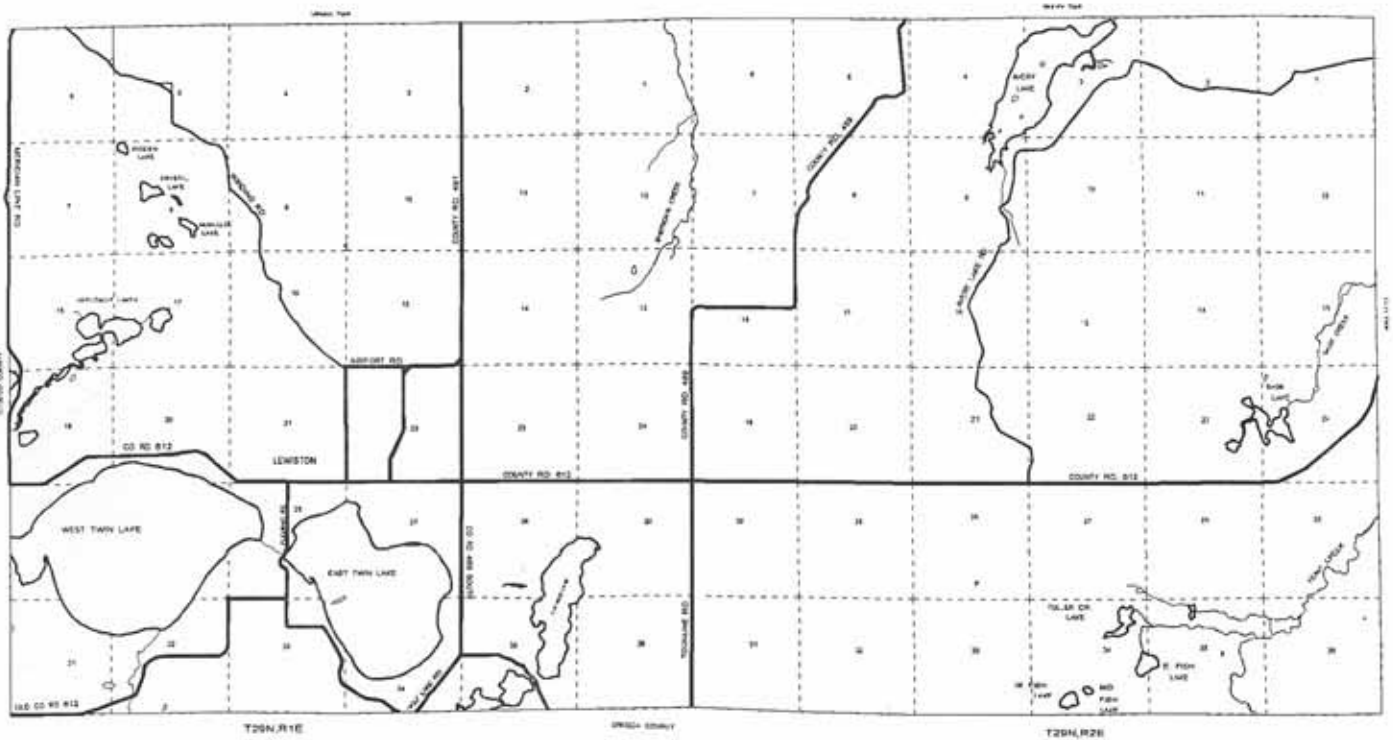




ALBERT TOWNSHIP



Comprehensive Plan 1997 Update

ALBERT TOWNSHIP COMPREHENSIVE PLAN

Albert Township
Montmorency County
Michigan

prepared for:

Albert Township Planning, Zoning and Sanitation Commission

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ACKNOWLEDGEMENTS

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INTRODUCTION

Purpose and Planning Process

The purpose of the Albert Township Comprehensive Plan is to provide guidelines for future development, while protecting the natural resources, preserving the rural character of the Township and maintaining the pleasant small town atmosphere of the community of Lewiston. This plan presents extensive background information on the Township including socio-economic data; description and mapping of natural resources; and inventory of existing community facilities. The background information is analyzed to identify important characteristics, changes and trends occurring in the Albert Township. Goals and policies were developed to guide future development based on the background studies, key land use trends and community issues. These goals, along with a detailed map of existing land use provides the basis for the Future Land Use Map which specifies where the various types of future development ideally will be located in the Township. Another component of this plan is a Community Recreation Plan. A Michigan Department of Natural Resources approved recreation plan will allow Albert Township to apply for grant funding to improve and develop recreational opportunities in the community. The goals, objectives and policies of the Comprehensive Plan will provide a framework for the future of Albert Township and can be implemented through the zoning ordinance, recreation plan and facilities plan.

Location and Regional Setting

Albert Township is located in the southwest corner of Montmorency County. The County is situated in the northeastern region of Michigan's lower peninsula. Figure i.1 illustrates the Township's location in relation to a number of other communities in Michigan. Albert Township comprises nearly 70 square miles (44,960 acres) of the County's 582 square miles (372,539 acres). The Township is approximately six miles (north-south) by twelve miles (east-west) and actually consists of two government surveyed townships side by side. The Township is bordered on the west by Charlton Township, Otsego County, and on the south by Greenwood Township, Oscoda County. The northern Township line borders Vienna Township and Briley Township and the east line borders Loud Township, all in Montmorency County. Figure i.2 provides is a base map of Albert Township.

Socio-Economic Information

According to the U.S. Census Bureau, the population of Albert Township in 1990 was 2,097 persons (1,011 male - 1,086 female), representing 31.9 persons per square mile for the Township's 65.8 square miles of land area. Additionally, over one-third of the population in Albert Township was 60 years and older. It is important to note that the figure presented by the 1990 Census does not reflect the actual number of persons residing in the Township during the summer months. According to the 1990 Census

Figure i.1

Location Map, Albert Township

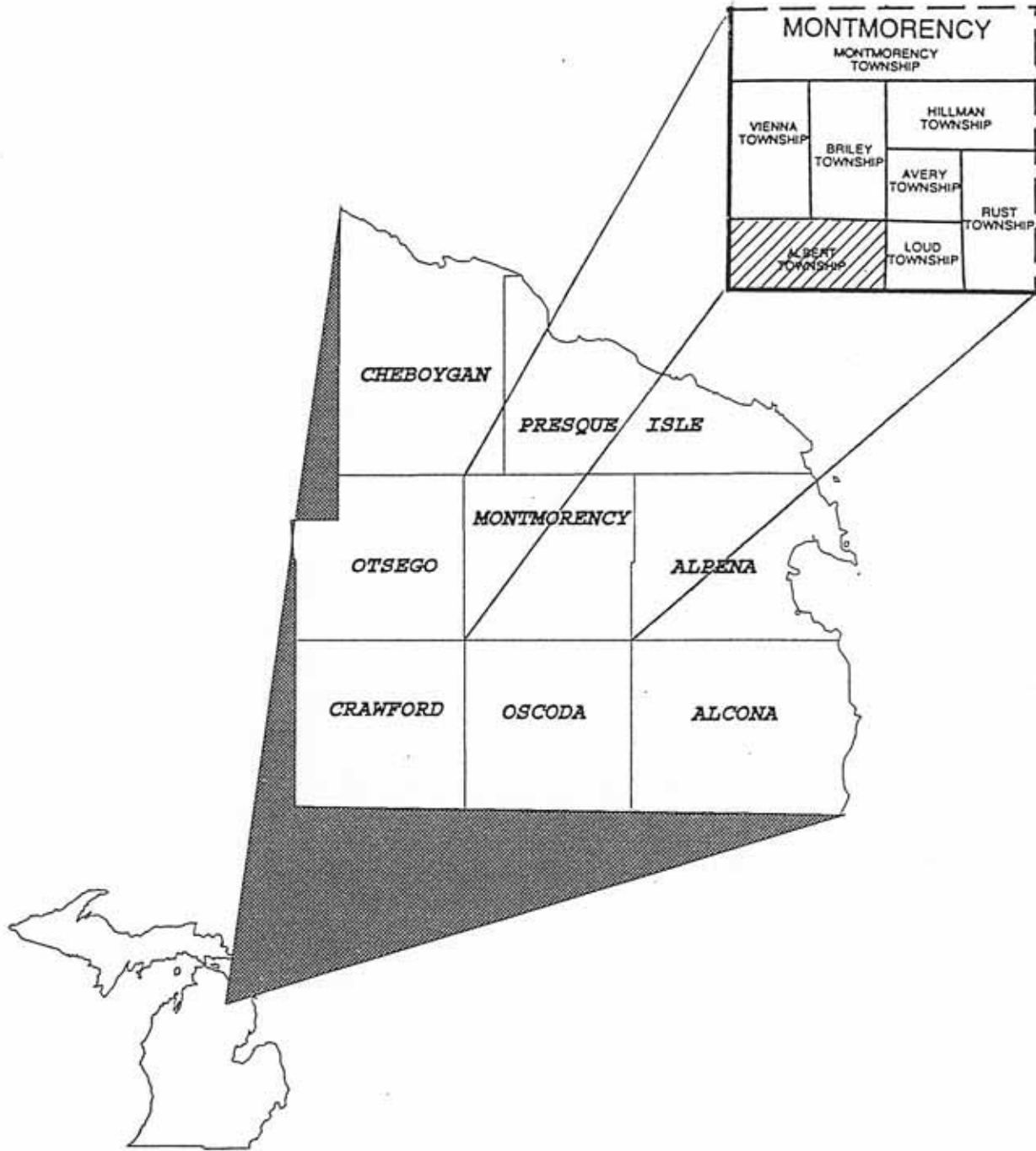
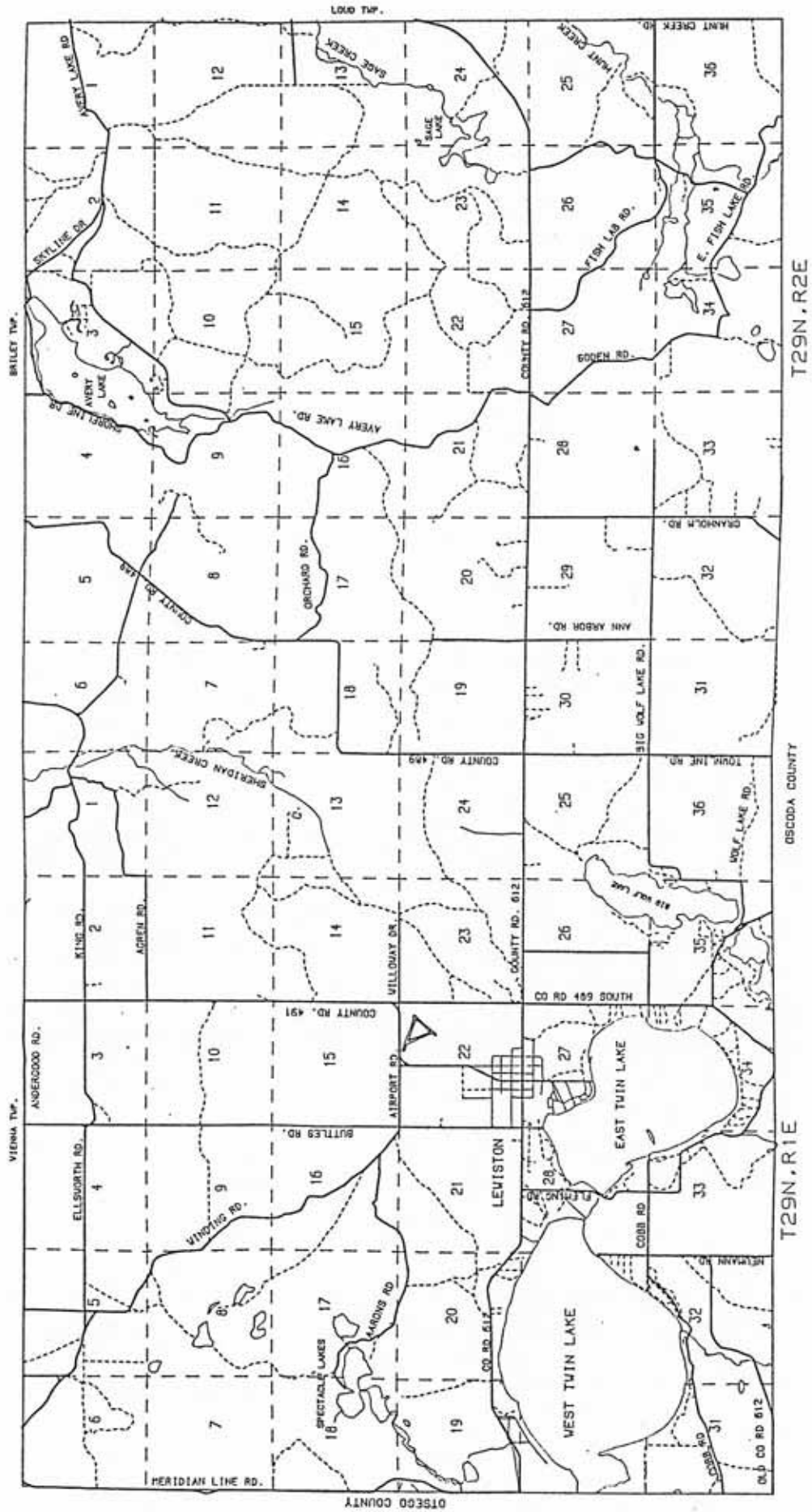


Figure i.2:
Albert Township Map



data, almost 60 percent of the total housing units are listed as seasonal, recreational or occasional use homes. With this in mind, it can be assumed that the Township's resident population more than doubles during the summer months. In addition, many summer visitors stay at private lodging places or at the homes of family and friends. This large seasonal fluctuation of seasonal population presents many challenges for the business community and the Township.

Over one-third of Montmorency County's commercial property valuation is located in Albert Township. The commercial businesses in Lewiston are the basic suppliers of employment and capital to the residents of the Township. Additionally, approximately one-third of the County's residential property value is within the Township. Albert Township is notable for both its high-value residential property and strong commercial activity, compared to other rural communities in the region.

History of Lewiston Area

The history of Albert Township shows a chronological progression from fairly intense lumbering to limited farming; to the birth of tourism in the mid 1930's which gave rise to retail trade, services and light manufacturing; and most recently to the evolution of a retirement-based community with significant proportions of its residents dependent upon pensions, social security and investment income.

The history of Albert Township centers around the unincorporated community of Lewiston. Lewiston was platted by the Michelson-Hanson Lumber Company in 1891 and named after Lewis Jenson, a company officer. One year later the first sawmill began operation. A second sawmill owned by the Kneeland-Bigelow Company began operation in the 1890's. By the turn of the century, approximately 800 people lived in the community. The two mills employed 150 men and with the labor intensive harvesting techniques of that era, many more men worked in the woods.

Seventy lumber camps supplied the raw material to the two sawmills in Lewiston. The primary mode of transporting logs from the forest to the mills was a narrow gauge railroad system. During the summer months logs were dumped into East Twin Lake for storage, then with a conveyer or "bull" chain were hauled up a chute into the mills for sawing. In the winter logs were stored on land, and then dumped into a heated pond to be thawed prior to sawing. A planing mill further processed the rough cut lumber prior to shipment to markets outside the area. Pine, hemlock and hardwoods such as oak and maple were processed at the mills.

As a turn of the century lumber town, Lewiston contained five hotels and seven saloons to accommodate the many lumberjacks and mill hands. While the resources seemed endless, in a mere twenty years much of the forests were depleted. By 1911, the mills had closed. Logging activity of hardwoods continued until 1929. The logs were hauled by railroad to Grayling and then to Bay City for processing. Along

with the loss of jobs, the area was further burdened with the loss of electricity when the mills closed. The resourceful residents of Lewiston existed without electricity until 1939 when Presque Isle Electric Cooperative began providing power to the area. Many people moved on to find work in other areas. Some of the vacant houses were moved out of town, while others fell into poor repair. Two major fires in 1914 and 1916 ruined most of the commercial district of Lewiston.

The first Township Hall was located on Lot 10 of Block 39 in Lewiston. This building burned during the fires of the teens. The Lewiston House was converted to the Township Hall and used until 1933. Another Township Hall was built next to the present Hall and used until 1969 when the current building was constructed.

In 1901, Chephas Buttles formed the Michigan Home Colony Company that bought cutover forest land and marketed parcels to farmers. One of the selling points was the oil and gas mineral rights would be sold with the land and some day this would likely be very valuable. A plat map of the southern one half of T.29N.-R.1E. from 1903 showed the major landowners were the Michigan Home Colony Company, Michelson & Hanson Lumber company, Salling, Hanson and Company and August Tungeman. Clearly, the largest landholder in this part of the Township was the Michigan Home Colony Company. A booklet produced as a promotional effort by the Michigan Home Colony Company provided a description of the soils, climate, waterways and transportation. The booklet extolled the excellent opportunities for farming, including testimonials from successful, happy homesteaders. The local booming economy provided good markets for the farmers produce. However, the soils were marginal for farming. When soils became depleted, farming activity decreased sharply.

During the Depression, the Civilian Conservation Corps (CCC) was organized to provide jobs and undertake conservation projects such as re-foresting the timber cutover lands. The CCC Camp 675 (Camp Lunden) was built in 1933 at the corner of 612 and Fish Lab Road. At its peak, the camp housed over 200 young men. One unique feature of this camp was reported in local histories. A scale model of the State of Michigan and the Great Lakes was built at the CCC Camp. The Great Lakes were filled with water and were stocked with fish. This replica of Michigan and the Great Lakes continued to be a tourist attraction long after the CCC Camp closed in 1936.

Tourism in the Township began as the lumbering and farming activity tapered off. The first lakeside subdivision (Royola) was platted in 1913. Several houses were moved from Lewiston to the Royola Subdivision on West Twin Lake. By the 1930's many more lakeside subdivisions had been platted. The lots were marketed to families in the industrialized cities of the lower Great Lakes as a chance to spend the summer in beautiful northern Michigan, away from the hot and dirty cities. Lewiston was promoted as an all season resort area with summer fishing and picnicking; and winter ice fishing, coasting and snowshoeing.

After World War II and the coming of age of the automobile society, the great influx of "weekenders," summer residents, retirees and tourists breathed new life into the Lewiston area. The seasonal and year round population has continued to grow. Today, the area has retained its up-north charm and pleasant living conditions.

The Status of Planning and Zoning in Albert Township

A zoning ordinance regulating land use activities was enacted by the Albert Township Board on September 3, 1971 and took effect on October 3, 1971. The ordinance has since been revised numerous times with the most recent comprehensive revision occurring in 1994. For over two decades the ordinance has provided guidance in regulating the location, density and standards for local development.

The Albert Township Planning, Zoning and Sanitation Commission adopted its first Comprehensive Plan in 1975. This plan was updated in 1988. The updated plan provided information on population, economy and housing; community infrastructure; land use and environment; issues, needs, and development; and future land use and implementation. As a part of the planning process, a planning survey was conducted. A total of 381 questionnaires were mailed with a 53% return rate. The survey compiled information on household characteristics; conditions of public facilities and services; community strengths, weaknesses and concerns; and a desired future for Lewiston.

In January of 1991, the Albert Township Planning, Zoning and Sanitation Commission adopted a Strategic Plan for Albert Township. The Strategic Planning Task Force had representatives from the Township Board, Planning, Zoning and Sanitation Commission, local businesses and the community at large. The Strategic Plan was a community based plan that addressed the most important development issues facing the Township over a five to ten year period. The plan was developed under the Community in Transition (CIT) program administered by the Michigan Department of Commerce. The intent of the CIT and rural development strategy programs was to provide the financial and technical resources to local units of governments to enable them to establish a community development program and undertake the projects or programs that are defined within the community's development plan. Unfortunately, this program was discontinued, which eliminated the funding source to assist in implementing identified development goals and objectives.

A Downtown Revitalization Plan was prepared for the Township in 1994. The plan "reviews the important physical, social and economic characteristics of the Albert Township business area and the greater Lewiston commercial market area. It combines those impressions with the attitudes and desires of merchants and consumers who responded to questionnaires to formulate a comprehensive downtown design plan and implementation program that will realistically address today's problems and provides for the future." The Community Development Committee has been working to implement goals and objectives of this plan.

The purpose of the current Comprehensive Plan Update is to synthesize the several past planning efforts and update portions of the plans which directly bear upon future land use. The revised and updated land use plan will in turn be used as a basis for re-examining the Township's zoning districts and land use development controls.

CHAPTER 1

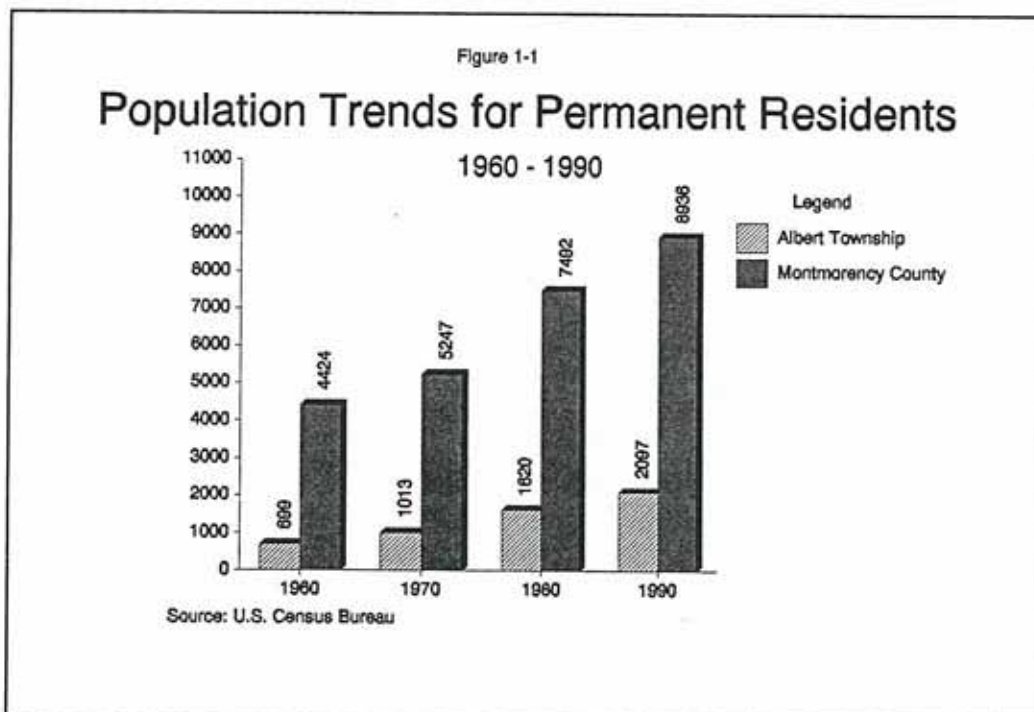
SOCIAL AND ECONOMIC CHARACTERISTICS

Population

According to the U.S. Census Bureau, the population of Albert Township in 1990 was 2,097 persons (1,011 male - 1,086 female), representing 31.9 persons per square mile for the Township's 65.8 square miles of land area. This population density can be compared to 16.3 persons per square mile for Montmorency County and 163.6 persons per square mile for the State of Michigan.

In discussing the population for Albert Township, however, it is important to note that the figure presented by the 1990 Census does not reflect the actual number of persons residing in the Township during the summer months. This situation can be seen throughout much of northern Michigan.

The Census tally, taken on April first, does not count residents who winter elsewhere. Respondents are asked to declare a permanent residence different from their April location, if more than six months are spent at the alternate address. However, many people fail to do so for reasons of misunderstanding or for tax purposes.



In reviewing the social and economic information derived from Census data, the figures presented for housing characteristics show that almost 60 percent of the total housing units are listed as seasonal, recreational or occasional use homes. With this in mind, it can be assumed that the Township's resident population more than doubles during the summer months. In addition, many summer visitors stay at private lodging places or at the homes of family and friends.

Table 1-1 illustrates population trends for permanent residents for Albert Township from 1960 to 1990, compared to Montmorency County. Whereas both the Township and County experienced population growth from 1960 through 1990, Albert Township had a greater percent change than did Montmorency County. During the 60's the percent change for the Township was 2.4 times higher than Montmorency County. The difference decreased to 1.5 times higher during the 80's. Additionally, in 1960 approximately 16 percent of the County population resided in Albert Township. This amount has steadily risen over the last three decades to 23 percent of the County population living in the Township in 1990. The higher growth rate in the Township could be attributed the attraction of the small town atmosphere, the presence of larger high quality lakes, and the conversion of summer cottages to year-round retirement homes.

Table 1-1 Population Trends for Permanent Residents Albert Township and Montmorency County, 1960 - 1990							
	1960	% change	1970	% change	1980	% change	1990
Albert Twp.	699	44.9	1,013	59.9	1,620	29.4	2,097
Montmorency County	4,424	18.6	5,247	42.8	7,492	19.3	8,936

Source: U.S. Census Bureau

Age Distribution and Racial Make-Up

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might require.

Age distribution for Albert Township from the 1990 Census reflects a population which is quite similar to that of Montmorency County, but is much older than the State of Michigan as a whole. Table 1-2 compares the age distribution from the 1990 Census for the Township, County and State. Over one third of the population in Albert Township is 60 years and older. Additionally, during the summer months this

percentage likely increases with the influx of summer retiree residents. By comparison, approximately one sixth of the state population is 60 years and older.

Median age is also shown in **Table 1-2**. At the time of the 1990 Census, median age for Albert Township was a few years older than that of the County and significantly older than the State.

Racial make up of the population of Albert Township is relatively homogenous. Of the 2,097 persons in the community in 1990, 2,075 were White, one was Black, 13 were of Native American decent, two were Asian and six were of another race.

Table 1-2 Age Distribution Albert Township, Montmorency County, State of Michigan - 1990					
Age Group	Twp. Pop.	Twp. %	Co. Pop.	Co. %	State %
Under 5	120	5.7	520	5.8	7.6
5-17	315	15.0	1,580	17.7	18.9
18-20	55	2.6	289	3.2	4.8
21-24	59	2.8	275	3.1	6.0
25-44	459	21.9	2,107	23.6	32.1
45-54	184	8.8	847	9.5	10.2
55-59	132	6.3	538	6.0	4.2
60-64	189	9.0	736	8.2	4.3
65 & over	584	27.8	2,044	22.9	11.9
TOTALS	2,097	99.9	8,936	100.0	100.0
Median Age	47.3		41.6		32.6

Note: Due to rounding, percent totals may not equal 100 percent.
 Source: Table 1, 1990 CPH-1-24, U.S. Bureau of the Census

Figure 1-2 shows population trends in Albert Township, Montmorency County and the State of Michigan from 1970 to 1990. The percentage of population in the 55 years and older category has steadily increased for the last two decades. This age group has consistently accounted for a greater percentage of the population in Albert Township and Montmorency.

Percent Population 55 Years and Older

Source: U.S. Census

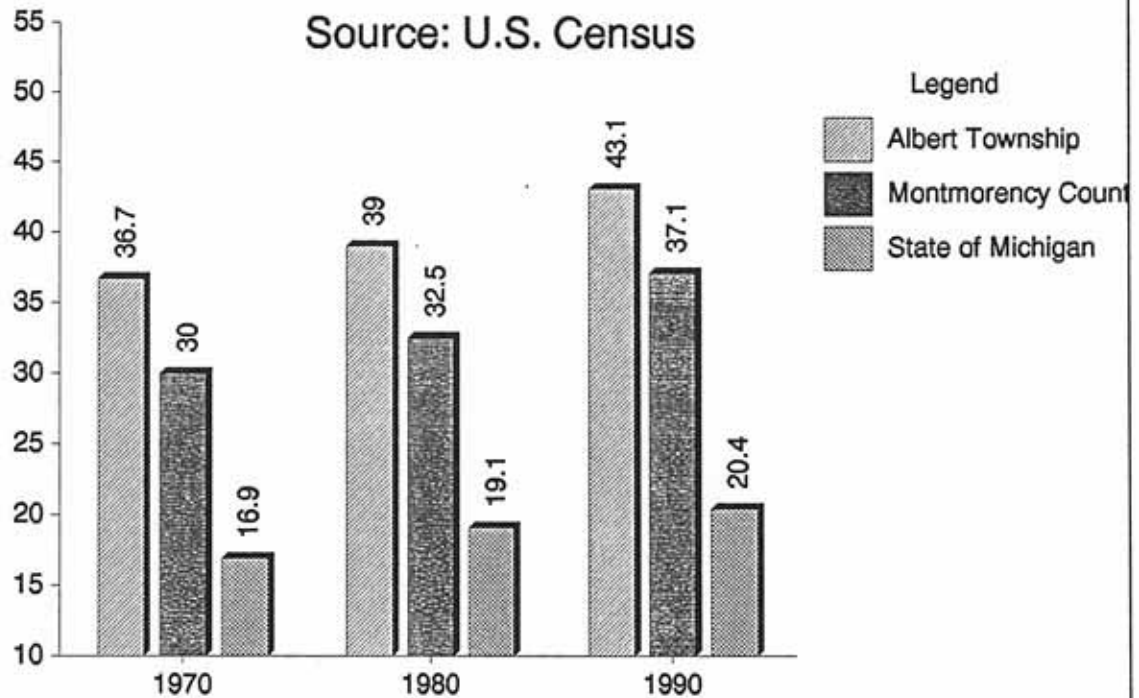


Figure 1-2

Household Size, Composition and Disability Status

Census data from 1990 shows that Albert Township had an average of 2.30 persons per household, as compared to 2.45 and 2.66 persons per household for the County and State, respectively. For the Township, the smaller household factor parallels the older population factor, representing a concentration of older, retired persons. This also correlates to the Township's older median age as noted above.

U.S. Census data shows a total of 911 households in Albert Township, of which 647 are family households and 264 are non-family households. A non-family household is a household with one person or a household with nonrelatives living together. Forty-seven of the family households are headed by females. Albert Township has no persons living in group quarters.

For tracking disability status, the U.S. Census breaks the population into two different age categories: working age and post-working age. Of the civilian non-institutionalized population in the age group 16-64 years in Albert Township, 12.2 percent are listed as having a work disability. Additionally, 2.4 percent of the same age group indicate that they have a mobility or self-care limitation. In the 65 years

and over age group 10.9 percent are shown as have a mobility or self-care limitation, as compared to 9.7 percent for Montmorency County and 20.2 percent for the State.

Income, Education and Employment

Income statistics for the 1990 Census reflect information from the 1989 calendar year, because the Census was taken in April of 1990. Generally speaking, income levels for the northeast Michigan area fall below those found in the State as a whole. **Table 1-3** compares income statistics for the Township, County and State.

Table 1-3 Income Statistics Township, County and State - 1989		
Governmental Unit	Median Family Income	Per Capita Income
Albert Township	\$21,199	\$ 9,987
Montmorency County	21,090	9,307
State of Michigan	36,652	14,154
Source: Table 9, <u>1990 CPH-5-24</u> , U.S. Bureau of the Census		

Education is an important factor in analyzing the capabilities of the local work force. Educational attainment is tracked by the U.S. Census Bureau. Statistics from the 1990 Census indicate that 72.0 percent of Albert Township residents are high school graduates or higher, as compared to 67.6 for Montmorency County and 76.8 percent for the State. Township residents with a bachelor's degree or higher amount to 10.4 percent of the population, while the County and State have 8.7 and 17.4 percent college graduates, respectively.

The Michigan Employment Security Commission (MESC) publishes monthly and annual employment data. Employment data on the civilian labor force is presented in **Table 1-4**, comparing Township, County and State for the years 1993 to 1995.

The unemployment rate for Montmorency County has traditionally been higher than that of the State. In fact, the County's unemployment rate has been ranking among the highest in the State over the past several years. **Figure 1-3** compares the unemployment rates for the Township, County and State for the last four years. The unemployment rate for Albert Township has been two to three percent higher than the State average. However, over the last four years, the unemployment rate for the Township has been nearly one-half the County rate. Some of this could be attributed

**Table 1-4
Civilian Labor Force Comparisons
Albert Township, Montmorency County, State of Michigan
1993 - 1995**

	Township			County			State (in 1,000s)		
	1993	1994	1995	1993	1994	1995	1993	1994	1995
Labor Force	825	825	800	3,650	3,500	3,400	4,690	4,753	4,719
Emplo y.	750	750	750	3,150	2,950	2,925	4,363	4,473	4,467
Unem pl.	75	75	75	500	550	475	327	281	252

Note: All numbers rounded to the nearest 25.
Source: Michigan Employment Security Commission

Percent Unemployment Rate

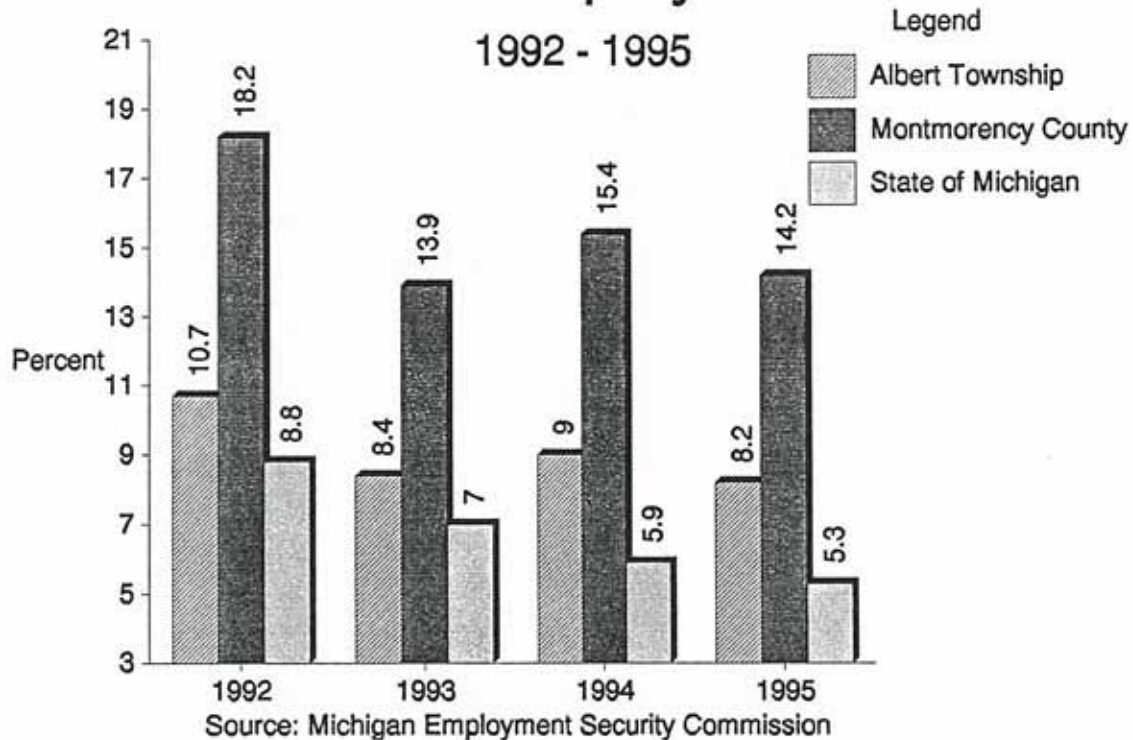


Figure 1-3

to the stronger local economy and some could be attributed to the high number of persons living on a retirement income, who no longer seek work.

Table 1-5 is a comparison between 1980 and 1990 of employment by occupational group and place of residence for persons 16 years and older. With the exception of the Farm, Forestry and Fishing category all show an increase for residents of the County and Township. It is important to note the census information reflects place of residence not location of employment. According to the 1990 U.S. Census the mean travel time to work for persons living in Albert Township was 14 minutes. This would indicate a segment of the population works outside of the Township.

Table 1-5 Employment by Occupational Group and Place of Residence, 1980 - 1990								
Occupation	Albert Township				Montmorency County			
	1980		1990		1980		1990	
	No.	%	No.	%	No.	%	No.	%
Executive, Administrative, & Managerial	57	11.4	58	8.6	199	9.8	227	8.5
Professional & Technical	35	7.0	53	7.9	200	9.8	301	11.3
Sales Occupation	71	14.1	78	11.6	184	9.0	253	9.5
Administrative Support	75	14.9	85	12.6	269	13.2	281	10.5
Protective Service	---	---	9	0.1	---	---	30	1.1
Service Workers, including Private Households	107	21.3	130	19.3	316	15.5	494	18.5
Farming, Forestry, and Fishing	25	5.0	20	3.0	131	6.4	128	4.8
Precision Production	63	12.5	113	16.8	279	13.7	406	15.2
Machine Operators	23	4.6	62	9.2	238	11.7	276	10.4
Transportation and Material Moving	27	5.4	39	5.8	140	6.9	153	5.7
Handlers and Laborers	19	3.8	26	3.9	80	3.9	115	4.3
Total	502	100.0	673	100.0	2,036	100.0	2,664	100.0

Source: U.S. Bureau of Census

Lewiston as a Commercial Center

The unincorporated community of Lewiston serves as an important center of employment and commerce. The following is a list of businesses and employers in Albert Township, most of which are located in the Lewiston vicinity. This list was compiled from the Chamber of Commerce and the Alpena Area 1996 edition of the Phone Guide. Albert Township also has one industrial park which is located on 40 acres, just north of "downtown Lewiston", off County Road 489. The industrial park has nine sites, four of which are currently developed.

Construction

American Aluminum Products
Anderson Electric
Bill Peyton, Painter
Bob Mossburg Construction
Fred Kark, Masonry Contractor
Fuzz Walter LTD
Gilchrist Plumbing & Heating
Helzer Plumbing & Heating
Homestead Construction
Hughes Construction
J B Roofing
Jack's Heating & Plumbing Supply
John Patson, Inc.
Keith Shumaker, Builder
Lewiston Concrete
Lewiston Excavating
Lewiston Fence & Gate
Lewiston Roofing
Lewiston Sand & Gravel
Mark Boadway Construction
North Shore Construction
Peaks and Valleys Roofing
Randy Pyle Construction
Rick Tuthill, Masonry
Robert Turppa, Builder
RSW Construction
Russ Morgan, Masonry
Scotty's Electric
Sheridan Valley Homes
Sweetwater Homes
Ted May Well Drilling
Timberland Log Building
Timbertown Roofing
Tom A. Buse Painting

Construction (cont)

Triple "L" Insulation, Inc. Vaden
Construction
Woodcum Well Drilling

Churches

Bethlehem Lutheran Church
First Baptist Church
Full Bible Chapel
Open Door Assembly of God
St. Francis Assisi
United Church of Christ

Financial/Insurance/Real Estate

Century 21 Northeast Realty
Community Federal Credit Union
First of America - Michigan
Huston Real Estate
J.R. Huber Real Estate
Bud Jones, Insurance
Real Estate One Up North
Red Carpet Keim, Ferguson & Assoc.
State Farm Insurance
Timbertown Real Estate, Inc.

Government

Albert Township
Johannesburg-Lewiston Area Schools
U.S. Post Office

Manufacturing

Carroll's Forest Products
Delta-Veyor
H.B. Carbide
Lewiston Forest Products

Professional Services

Frederick J. King, Land Surveyor
Gaylord Eye Care
Green's Funeral Home
James McCormick, Attorney
John P. Marconnit, DDS
Larry Beauregard, Land Surveyor
Montmorency Chiropractic Clinic
Montmorency Medical Clinic
NorthSport Therapy
Robert P.M. Nordstrom, Attorney
Thomas R. Zick, CPA

Resort/Accommodations

Lewiston Hotel, Inc.
Little Wolf Lake Resort
North Shore Resort
Redwood Motor Inn
Sheridan Valley Motel
Tim's Lewiston Lodge
Wendell's West Twin Resort

Restaurants / Bars

Bob's Corner
Iron Kettle Restaurant
Longhorn Saloon
Meeting Place Restaurant
Mr. G's Bar & Grill
Pizza Plus
Redwood Steak House
Talley's Log Cabin
Tim's Lewiston Lodge
Villager Restaurant

Retail / Wholesale

Advanced Home Entertainment
Antiques Depot
Bob Elston, Country Cupboards
Callihan's Corner
Carrousel Fun Center
Country Goose
East Twin Bait Shop
Elkhorn Antiques
Gaslight Gifts
Glen's Market
Green Thumb
Johnson Oil Company
Julie's Video Vision
Lewiston Antiques
Lewiston Floor Covering & Lighting
Lewiston's NAPA Parts
Lewiston Rental
Lewiston TrueValue Hdwe. & Lumber
Mason & Mills Auto Supply & Hardware
Mickey's Party Store
Needful Things
Northland Wood Stoves
R & S Gun & Sport Shop
Rack Stack & Repair, Inc.
Shade Tree Cabinets
Signs By D'Sign
Sunrise Convenience Store
Talent Station
The Fish Tank
Twin Lakes Marina
Village Shoppe
Village Drug
Woody's Market

Services

Anderson's Service
Barb's Sewing
Barry's Custom Auto Repair
Benson House
Bob's Corner
Bogan's Service Center
Certified Locksmith
Chimney Care
Doc Brock Chimney Repair
Family Hair Care
Good Earth Lawn Service
Jack & Sons Welding and Fabricating
Kevin's Services
Lewiston Area Chamber of Commerce
Lewiston AIS Home
Lewiston Septic Service
Lewiston Tree Service
Little Women Beauty Shoppe
Martin's Carpet Cleaning
Millennium Data Services
Sentinel Watch
Skip's Auto Repair
Smitty's Entertainment Center
Superior Carpet & Upholstery Cleaners
The Sewing Basket
Timbertown Barber
Timbertown Lanes
Timbertown Laundromat
Timbertown Quick Lube & Auto Care
Twin Lakes Collision

Transportation / Utilities

Gaylord Gas, Inc.
Liquid Transport, Inc.
Wolverine Gas & Oil

Housing Stock and Property Values

Data from the 1990 Census shows a total of 2,344 housing units for Albert Township: 2,054 single-family units, 50 multiple-family units and 240 mobile homes. The mean number of rooms for Township housing is 5.1 rooms per unit. The Census Bureau's measure of possible overcrowding is more than 1.01 persons per room. Only 20 Township housing units, or less than one percent, fall into the overcrowded category.

As mentioned in the discussion on population, housing characteristics for Albert Township suggest an increased summer population. The abundant water, woodlands and wildlife have attracted people to the area, many of whom reside in the Township only during the summer months. As noted earlier, the Township population more than doubles in the summer months due to the seasonal housing. This kind of increase in summer population can be seen throughout many northern Michigan communities, although it is significantly greater than the State. **Table 1-6** compares the Township, County and State, contrasting the total housing units with those designated as seasonal units.

Housing stock for Albert Township tends to be owner-occupied, with renter-occupied housing accounting for less than eight percent of the total housing units. In 1990, median rent for the Township was \$253, as compared to \$223 for the County and \$343 for the State. The higher median rent for the Township as compared to the County is most likely attributed to recreational/lakefront rental units.

One comparative measure of the local housing stock is housing value. The median value of owner-occupied year-round housing units for Albert Township from the 1990 Census was \$45,700 which is somewhat above the median housing value of \$41,700 for Montmorency County, but considerably less than \$60,600 for the State as a whole. Again the higher median housing value in the Township is attributed to lake front property values.

Geographical Area	Total Units	Seasonal Units	Seasonal %
Township	2,344	1,368	58.4
County	8,791	4,873	55.4
State	3,847,926	223,549	5.8

Source: Table 7, 1990 CPH-1-24, U.S. Bureau of the Census

Other characteristics of township property value can be obtained by analysis of State Equalized Value (SEV) figures. By law, the SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties.

Table 1-7 shows distribution of value among the different SEV categories in 1995, comparing Albert Township to Montmorency County as a whole. Analysis of the values of the different SEV categories can help identify community characteristics. As the table demonstrates, the majority of the Township's taxable property (80%) is residential, versus 70 percent residential SEV County-wide. Commercial property in the Township makes up approximately five percent of the tax base. Albert Township has very little agricultural and industrial property; less than one percent of each. It is important to note that over one third of the County commercial SEV is located in Albert Township. Additionally, approximately one third of the County residential SEV is within the Township. As the numbers show, Albert Township is notable for both its high-value residential property and strong commercial activity, compared to other rural communities in the region.

Table 1-7 Distribution of SEV Albert Township and Montmorency County - 1995				
Real Property	Albert Township		Montmorency County	
	Amount	% SEV	Amount	% SEV
Agricultural	51,100	0.06	\$ 11,032,477	3.91
Commercial	4,069,048	4.84	11,773,730	4.17
Industrial	386,900	0.46	6,454,350	2.29
Residential	67,328,675	80.23	197,355,563	69.96
Timber Cutover	0	0.00	4,052,150	1.44
Developmental	0	0.00	66,500	0.02
Total Real	71,835,723	85.59	230,734,770	81.79
Personal	12,085,741	14.40	51,373,946	18.21
TOTAL SEV	83,921,464	99.99	\$282,108,716	100.00

Note: Due to rounding, percent totals may not equal 100 percent.
Source: Montmorency County Equalization Department

CHAPTER 2

NATURAL RESOURCES

Without a doubt the greatest attractions for the residents and visitors to northern Michigan is the area's environment and the rural nature of this portion of the State. Recreational activities such as hunting, fishing, golfing, snowmobiling, boating and a multitude of other outdoor activities attract people from urban areas of Michigan and from other states as well. Many long time visitors decide to move to the area upon retirement. Because of the abundant outdoor recreational opportunities, the natural environment is a major economic base and income generator.

At the same time, the environment places constraints upon human activities. Certain critical and sensitive parts of the natural landscape cannot be altered by man without creating problems that are not easily corrected. The filling of wetlands and soil erosion due to the clearing of land for construction are but two examples. It is essential then, 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 problems related to undue alteration of the land, and maximizing the economic benefits of the tourist and recreation industry.

An analysis of Albert Township's physical environment can assist government officials in planning for future land use. Natural resources addressed in this chapter include climate, geology, topography, soils, water, vegetation and wildlife.

Climate

The climate is one factor which contributes to Albert Township's appeal as a recreational/residential community. The Township's climatic conditions are similar to those across northern lower Michigan: long cold winters, and moderate warm summers. Located in the central part of the northern lower peninsula, the Township is approximately 40 miles inland from Lake Huron and 50 miles inland from Lake Michigan. This geographical location combined with the surrounding topography minimizes the lake moderating effect of both great lakes. Local topography can influence temperatures and associated frost conditions. For example, low areas and depressions will often experience earlier frosts than surrounding uplands. The frost free season is typically June 1st to September 26th, which provides for an average 118 day growing season. **Table 2-1** contains weather statistics for Montmorency County.

Table 2-1 Average Annual Weather Statistics Montmorency County	
January average minimum temperature	9° F/-13° C
January average maximum temperature	28° F/-2° C
July average minimum temperature	54° F/12° C
July average maximum temperature	81° F/27° C
Days below 0 degrees F.	23
Days above 90 degrees F.	8
Average annual rainfall	28 in./ 71 cm.
Average annual snowfall	66 in./ 168 cm.
Source: Weather Station at Atlanta, Michigan	

The mean annual temperature for Montmorency County is 42.5° F. Summers can be categorized as moderately warm with an average of eight days exceeding 90° F. Between November and March on the average some 93% of the days are 32° F or below, with typically 23 days per year experiencing below zero temperatures. The average annual precipitation, including snowfall, is 30.18 inches. The average annual snowfall is 66 inches.

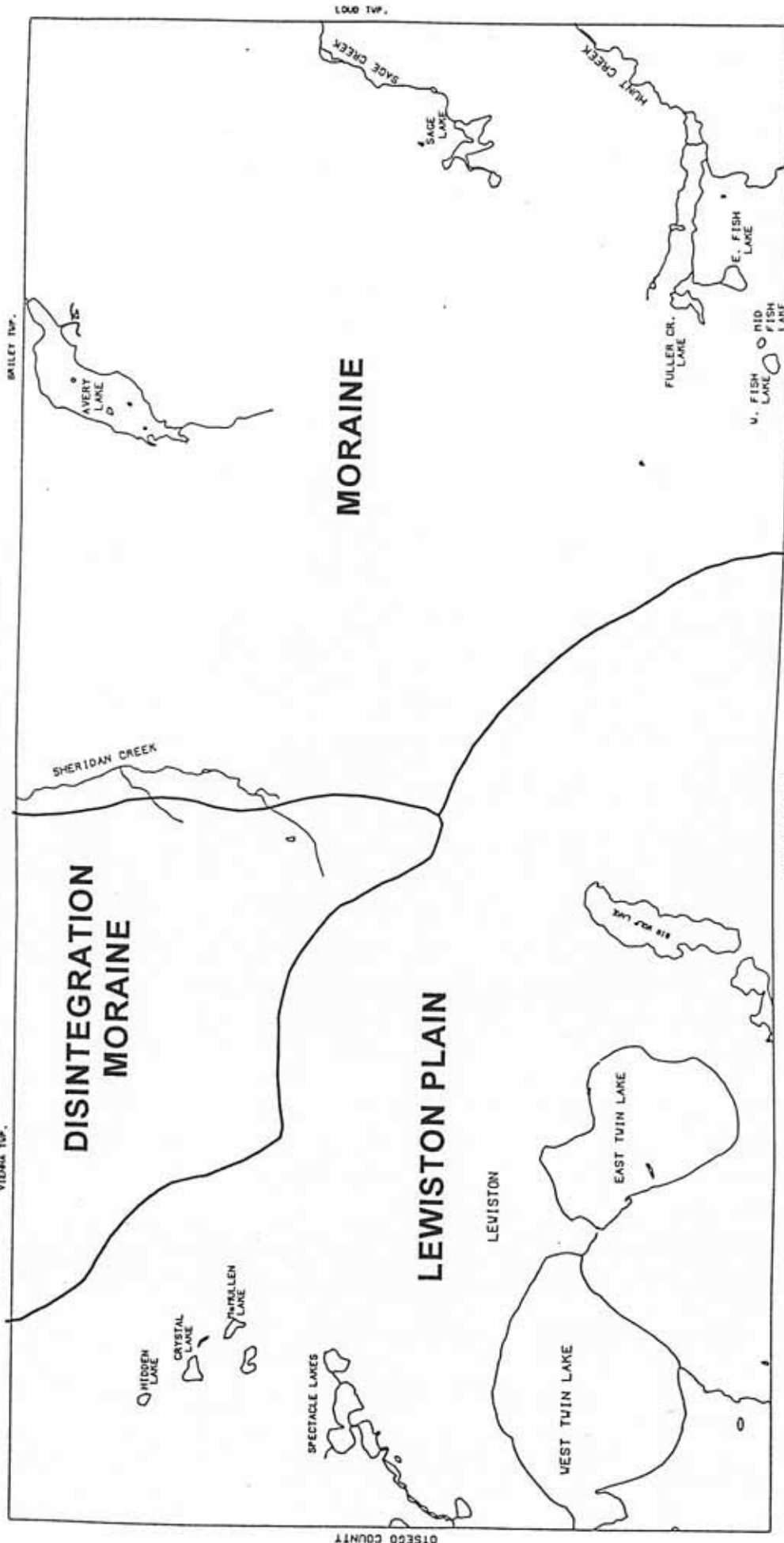
Geology

The geology of Albert Township, as well as the entire northern lower peninsula of Michigan, will be described in terms of surface geology or quaternary geology (materials deposited by continental glaciers) and bedrock geology (sedimentary rocks underlying the glacial deposits).

The quaternary geology of the Township developed 10,000 to 12,000 years ago through continental glacial activity. Numerous advances and retreats by the glaciers resulted in complex patterns of erosion and deposition. Furthermore, many creeks and wetlands in the Township are associated with landforms created by the glaciers which once covered this region. Ice blocks embedded within the soils eventually melted and left depressions (kettle holes) which are today's inland lakes and associated wetlands.

The surface geology of Albert Township is shown in **Figure 2-1**. Albert Township is dominated by glacial outwash sand and gravel deposits. Many of the lakes, rivers and creeks are located in these areas. The most significant outwash area is the Lewiston

Figure 2-1
Surface Landforms, Albert Township



Source: Base Files - Michigan Department of Natural Resources
Landforms - USDA Soil Survey, Montmorency County

Map Prepared by: Mary Ann Heidemann & Associates

Outwash Plain which covers much of the western half of the Township. There are other deposits of coarse-textured glacial till, which is composed of unsorted sands and gravels left by the glacier. These glacial till deposits created landforms called ground moraines and till plains. As can be seen on the surface geology map, these rolling uplands were further carved by the glacial floodwaters, creating outwash plains and drainageways. A prominent glacial landform, the Johannesburg Moraine, bisects the central part of the township in a northwesterly-southeasterly direction. During some periods the continental glacier's advance and retreat stagnated, that is to say, the ice at the face of the glacier melted as fast as it advanced south from the polar ice cap. The debris laden, glacial ice then deposited large amounts of materials in one locale. Acting like a large conveyer belt, the materials piled up at the front of the glacier forming moraines or glacial hills. The Johannesburg end moraine consists of medium textured glacial till which is mainly composed of nonsorted loam and silt loam with varying amounts of cobbles and boulders.

The sub-surface or bedrock geology of Albert Township consists of sedimentary rock that was laid down during the Late Mississippian ages of the Paleozoic Era. In Albert Township, the bedrock is covered by glacial deposits and generally is located at depth from 600 to 800 feet below the surface. The bedrock was formed from ancient seas which covered the area some 250-600 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed shale, limestone, and dolomite bedrock. The upper layer of bedrock is Coldwater shale. Other layers beneath the Coldwater shale include Sunbury shale, Berea sandstone, Bedford shale and Antrim shale. Antrim shale contains rich deposits of natural gas. In recent years, intensive exploration has resulted in numerous producing wells in the Township and throughout the region.

Topography

Slope is an important development consideration associated with topographic features. Steep roadway grades, septic field failures, soil erosion and excavation costs are some of the difficulties associated with severe grades. Development in areas with severe slopes and ravines should be restricted. If development is permitted, sensitive site planning should be required along these steep slopes to prevent soil erosion.

For comparison purposes, the mean Lake Huron elevation is 579 feet above sea level. Albert Township is approximately 40 miles from Lake Huron. Generally speaking, the elevation increases slightly in a westerly direction away from the lake, with the highest elevations found in the adjacent County of Otsego.

The highest point in the Township is south of the community of Lewiston at Comstock Hill with an elevation of 1,449 feet above sea level. The lowest elevation noted on USGS 7.5 minute quadrangle maps is Avery Lake at 891 feet above sea level. The

community of Lewiston has an elevation of 1,250 feet above sea level. As would be expected, the creeks or drainageways tend to be located at the lower elevations. For example, Sheridan and Hunt Creeks are approximately 940 feet above sea level, while East and West Twin Lakes have elevations of 1,223 and 1,219 respectively. Elevations for the remainder of the Township range from approximately 1,000 to 1,300 feet above sea level.

Soils

One important determinant of land use is the soil's suitability for development. Land uses must correspond to the capacity of the soils on which they occur, and soil suitability for each use should be determined before development occurs.

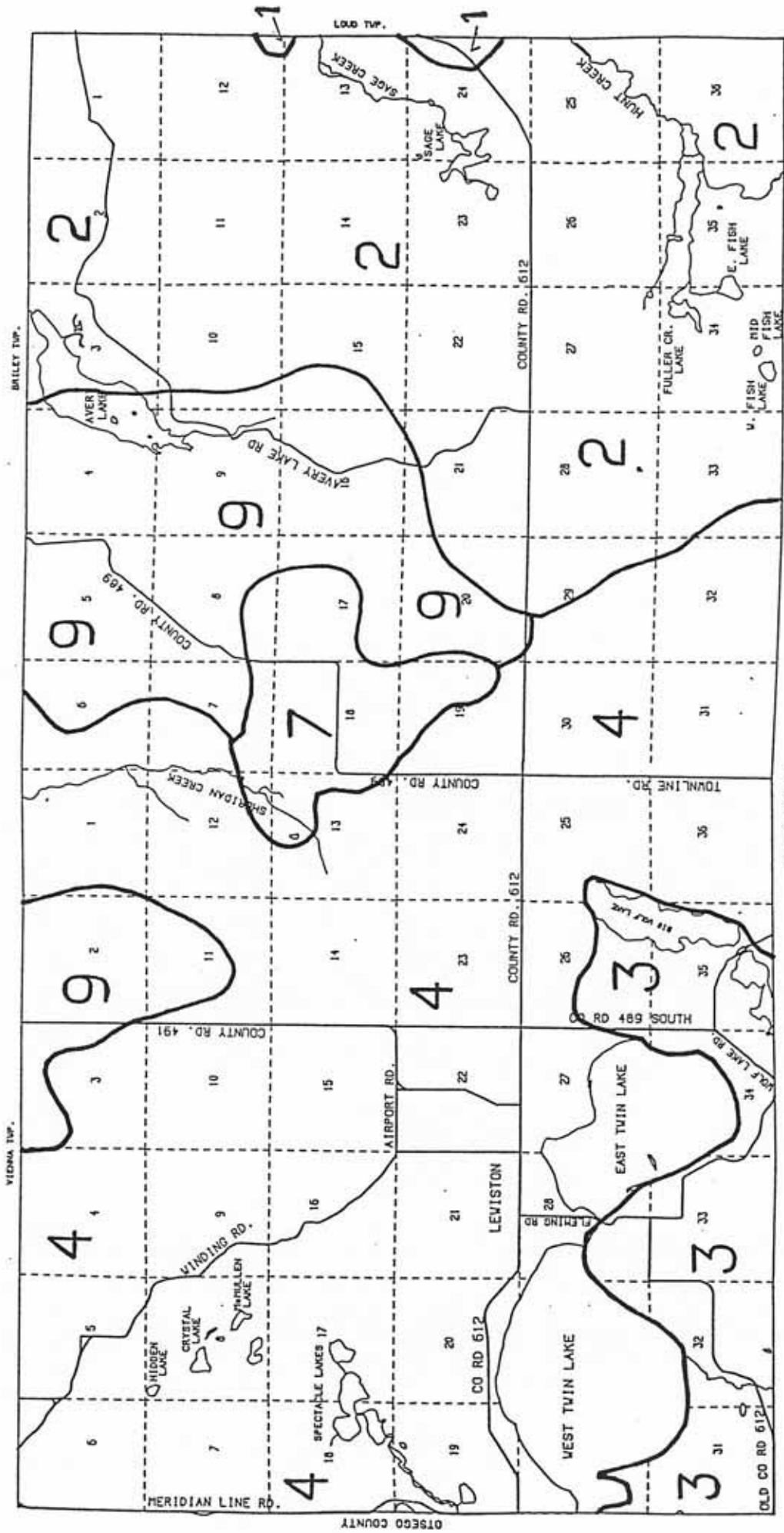
Residential land use is the most concentrated activity in Albert Township, with the highest density occurring within the community of Lewiston and around East and West Twin Lakes. Since a public sanitary sewer system is not available, each development site must be provided with an on-site septic system. The ability of the soil to accommodate a septic system, as well as the suitability for building foundations, are key factors in determining the practicality and cost of development.

The only published soil survey for Montmorency County was conducted in 1936. The U.S.D.A. Natural Resource Conservation Service is in the process of conducting a detailed, updated soil survey. Field work was completed in 1995. The final draft is being compiled, however, the survey will not be published for several years. A general soils map, developed during the current soil survey, is the reference used for this report and can be reviewed in **Figure 2-2**.

While soil association information presented in **Figure 2-2** can be used as a general guide for management of large tracts of undeveloped land, it should not be used for development of specific sites. The general soil map for Montmorency County shows six different soil associations occurring in Albert Township. The following is a listing and brief description of the general soils associations found in the Township.

1. Rubicon-Grayling-Tawas Association - Level to rolling, excessively well drained to very poorly drained, sandy and organic soils on outwash plains and outwash channels. Slopes range from 0% to 18%. At slopes less than 15 percent Grayling soils have slight to moderate septic field limitations. Rubicon soils have severe limitations due to poor filtering capacity. Tawas soils have severe limitations for septic systems due to high water table, slow perking and poor filtering capacity. All soils have severe limitations for septic fields were slopes are greater than 15%. For Rubicon and Grayling soils, limitations for dwellings, either with or without basements, range from slight (slopes 0 to 8%) to severe at slopes greater that 15%. Severe limitations for dwellings are encountered on Tawas soils as a result of high water table, low strength and shrinking and swelling.

Figure 2-2
 General Soils Map, Albert Township



Soil Association Description: See text on pages 2-5 and 2-7

- 2. Millersburg-Klacking-Horsehead Association** - Level to very hilly, well drained sandy to loamy soils on moraines. Slopes range from 0% to 35 %. Millersburg and Klacking soils have slight to moderate limitations for septic fields at slopes less than 15% and have severe limitations at slopes greater than 15%. Horsehead soils have severe limitations for septic fields due the poor filtering capacity. Onsite septic systems combined with shallow wells can create drinking water quality problems. All of the soils have severe limitations for septic fields were slopes are greater than 15%. Limitations for dwellings, either with or without basements, range from slight (slopes 0 to 8%) to severe at slopes greater that 15%.
- 3. Grayling Association** - Level to rolling, excessively well drained, sandy soils on outwash plains. Slopes range from 0% to 18%. These soils have severe limitations for septic fields due the poor filtering capacity. Limitations for dwellings, either with or without basements, range from slight (slopes 0 to 8%) to severe at slopes greater that 15%.
- 4. Graycalm-Horsehead association** - level to rolling, somewhat excessively drained, sandy soils on outwash plains. Slopes range from 0% to 18%. These soils have severe limitations for septic fields due the poor filtering capacity. All of the soils have severe limitations for septic fields were slopes are greater than 15%. Limitations for dwellings, either with or without basements, range from slight (slopes 0 to 8%) to severe at slopes greater that 15%.
- 7. Bamfield-Menominee-Lupton and similar soils Association** - Level to very hilly; well drained to very poorly drained; loamy, sandy and organic soils on moraines. Slopes range from 0% to 35%. These soils have severe limitations for septic fields due to perking slowly and poor filtering capacity. All of the soils have severe limitations for septic fields were slopes are greater than 15%. With the exception of Lupton soils, limitations for dwellings, either with or without basements, range from moderate at slopes less than 15% to severe at slopes greater that 15%. Limitations include shrinking-swelling, ponding and low strength. Limitations for dwellings on Lupton muck are severe.
- 9. Mancelona-Millersburg-Blue Lake Association** - Level to very steep, well drained and somewhat excessively drained, sandy and loamy soils on moraines. Slopes range from 0% to 70%. At slopes less than 15% Blue Lake and Millersburg soils have slight to moderate septic field limitations. Mancelona has severe limitations due to poor filtering capacity. All of the soils have severe limitations for septic fields were slopes are greater than 15%. Limitations for dwellings, either with or without basements, range from slight (slopes 0 to 8%) to severe at slopes greater that 15%.

Water Resources

One of the most valuable natural resources of Albert Township is water. Both groundwater and surface water are vital resources within the Township. In 1982, a public water distribution system was installed for the central business district of Lewiston. However, most residents of the Township must rely upon individual wells for drinking water. The surface water resources in Albert Township include Thunder Bay River and Au Sable River tributaries (Hunt Creek, Sage Creek, Crooked Creek, Sheridan Creek and Big Creek) along with West Twin Lake, East Twin Lake, Big Wolf and Little Wolf Lakes, Spectacle Lakes, and Avery Lake. These creeks and inland lakes are important scenic and recreational resources. It is therefore important that all water resources be protected and managed in a manner which would ensure their quality.

Groundwater

Important factors in the evaluation of groundwater are the quantity and quality of the water. The geologic and hydrologic features of the Township provide residents with sufficient water quantities. Water availability will not likely be a factor in limiting growth.

In general, Montmorency County has good water quality. According to the Montmorency County Groundwater Protection Manual prepared by NEMCOG, a review of domestic well water testing records by the Montmorency County Health Department showed a high degree of variability in several parameters. Naturally occurring iron concentrations in Albert Township are generally non-detectable, with some areas ranging from 0.1 mg/l to 0.8 mg/l (milligrams per liter), but most were below 0.5 mg/l and not considered a problem. Of the reports reviewed, less than 25% indicated sodium was present. The concentration when found averaged 16 mg/l. In general, the hardness of the county's groundwater ranges from 100 mg/l to 312 mg/l. The above ranges of values for the tested parameters are not considered to be at problem or nuisance levels. Nitrate concentrations in most cases were non-detectable, but when detected the levels ranged from 1 to 2 mg/l. Concentrations above 2 mg/l are usually considered to be the result of human activities. Localized problems have occurred in shallow wells, where nitrate concentrations have exceeded the 10 mg/l health standards. Potential sources of nitrate include septic system effluent, fertilizers, manure and seepage spreading.

According to the Albert Township Strategic Plan completed in 1991, all wells in the Township are in glacial drift, with none extending into the subsurface bedrock. The average well depth in the northern portions of Lewiston is 85 to 90 feet, with the average static water depth (the depth groundwater rises in the well casing before it has been pumped) at 67 feet. The average depth of wells around East Twin Lake is 38 feet, with an average static water level of 15 feet.

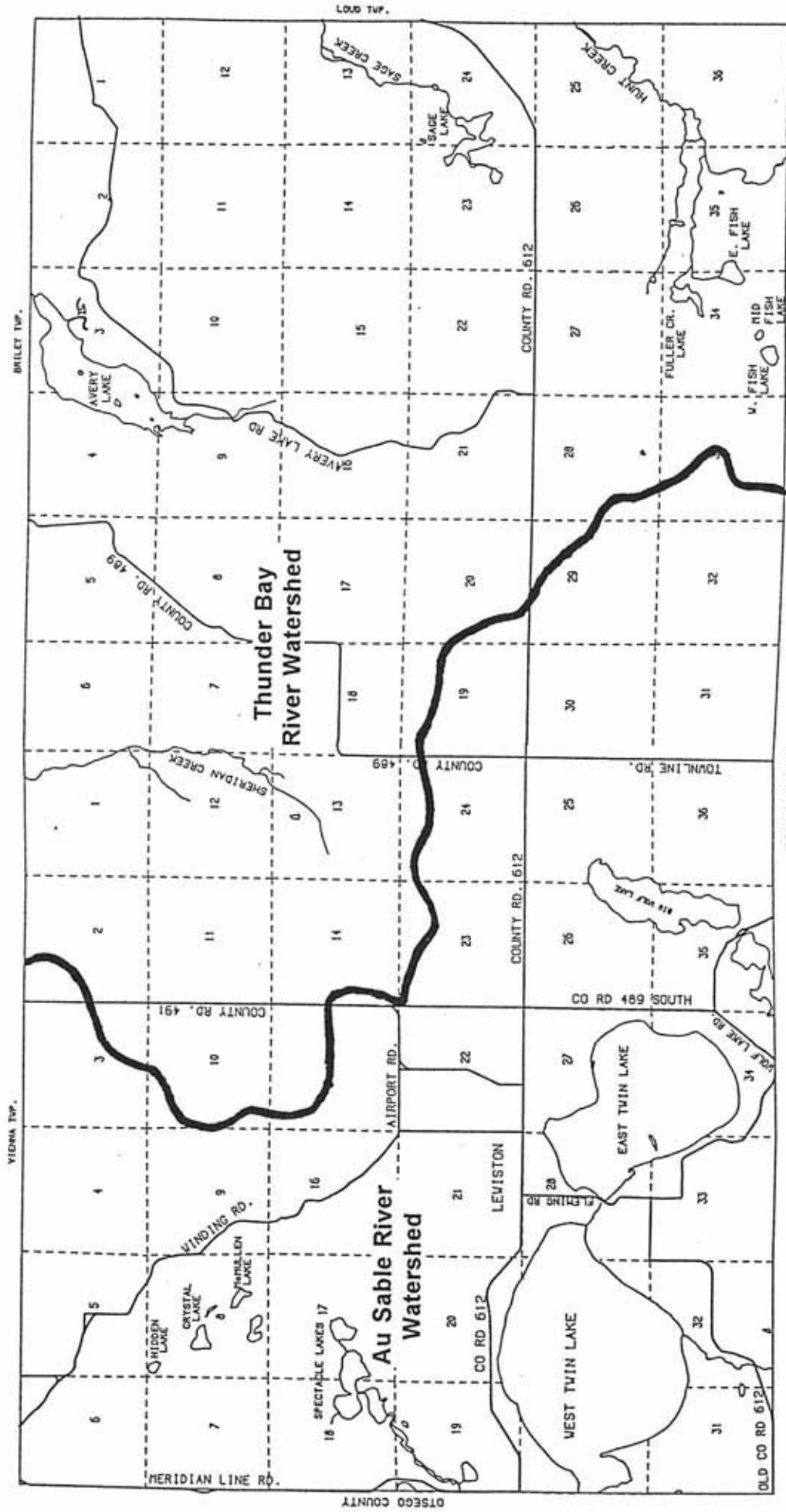
The vulnerability of drinking water aquifers to surface contamination is high in the Township due to highly permeable soils. A review of the Aquifer Vulnerability to Surface Contamination in Michigan Map prepared by the Center for Remote Sensing and Department of Geography at Michigan State University shows two vulnerability classifications: highly permeable soils over highly sensitive drift lithology and highly permeable soils over unknown drift lithology. Therefore, in Albert Township, water quality is potentially more of a limiting factor than water supply. For example, the combination of highly permeable soils, shallow wells, on-site septic systems and dense residential development can result in high nitrate levels in drinking water.

Surface Water

The Township is located within two major watersheds, the Thunder Bay River and the Au Sable River. Over half of the Township's surface water drains to the northeast and is a part of the Thunder Bay River system which includes the tributaries of Hunt Creek, Sage Creek, Crooked Creek and Sheridan Creek. Avery Lake, a part of the Crooked Creek sub-watershed, is also located within the Thunder Bay River system. The Twin Lakes, Wolf Lakes and Spectacle Lakes along with the Middle and West Branch of Big Creek are a part of the AuSable River Watershed. These surface waters flow to the southwest eventually emptying into the North Branch of the Au Sable River in Crawford County. According to the MIRIS Existing Land Use data, the surface area of the lakes alone accounts for some 2,977 acres or 6.6% of the Township area. **Figure 2-3** shows the major surface water resources and the major watersheds.

These creeks and lakes offer scenic and recreational amenities to Township residents and visitors. It is extremely important that the quality of these surface waters be protected from the negative impacts of development, such as nonpoint source pollution and loss of scenic views to open water. Additionally, these surface water resources and associated wetlands are important for surface drainage, groundwater recharge and wildlife habitat. Alterations to the water features can contribute to flooding, poor water quality, insufficient water supply and loss of valuable wildlife habitat.

Figure 2-3
Watershed and Surface Water Resources, Albert Township



Source: Watershed Boundaries - USDA Natural Resource Conservation Service
 Digital Base - Michigan Department of Natural Resources

Lakes can be classified into three types based on water quality or the level of productivity. *Oligotrophic* lakes have very little nutrient accumulation and as a result have little aquatic plant and algae growth. The water is very clear and the lakes can support cold water fish. In *Mesotrophic* lakes there is a greater presence of nutrients which results in lowered clarity and the presence of aquatic plants. *Eutrophic* lakes have large amounts of aquatic plants due to higher nutrient levels. The presence of suspended algae will cause the water to be turbid. Dying plants may also produce unpleasant smells and the thick weed growth will interfere with boating and swimming. The aging or eutrophication of a lake from a high quality (oligotrophic) lake to warm, weedy, poor quality (eutrophic) lake is a natural process. However, this process can be greatly influenced by human activity. Changes in the watershed can alter the quality and quantity of runoff which, in turn, can influence the rate of eutrophication.

Biologists use three measurements to describe the trophic state of a lake: secchi disk readings of water transparency, chlorophyll-a and total phosphorus. The trophic state is a measure of how productive a lake has become. Plants, aquatic weeds, plankton, and algae as well as the fish that feed on the plants are what is being produced. These three measurements are used in a formula to calculate a number called the Trophic State Index (TSI). A TSI value up to 38 indicates an oligotrophic lake, 39-48 is mesotrophic and 49-100 is eutrophic.

A 1979 NEMCOG study classified the trophic state of East and West Twin Lakes as upper mesotrophic with water quality of both lakes being very good. East Twin Lake had a TSI value of 39.8 and was ranked 11th among the 51 basins sampled throughout the NEMCOG Region. West Twin Lake had a TSI value of 41.3 and was ranked 18th. Little Wolf Lake was classified as mesotrophic. The north and south basins of the lake had TSI values of 44.5 and 42.1 respectively, which rank 37th and 25th out of the 51 basins sampled.

The Michigan Department of Natural Resources has monitored the water quality of several lakes. In 1974, the Trophic State Index (TSI) was as follows: East Twin Lake (44), West Twin Lake (41) and Little Wolf Lake (43). In 1990, the TSI calculations were East Twin (41) and West Twin (40). TSI values in this range indicate the lakes are mesotrophic.

While the current quality of surface waters in Albert Township is good, the threat of potential water pollution from point and non-point sources is a major concern. Proper land use management can help control water quality conditions in Albert Township. Some methods to maintain and improve water quality include: fertilizer/pesticide application regulations, septic tank inspection regulations, soil erosion and sedimentation regulations, and lake/stream greenbelt regulations.

Wetlands and Woodlands

A wetland is land where water is found, either on the surface or near the surface, at any time during the year. Poorly drained soils and water-loving vegetation also may be present. Wetlands are often referred to as marshes, swamps or bogs. Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve 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.

Wetland areas in Albert Township are typically associated with old glacial drainageways. Wetland complexes are found adjacent to surface water resources listed above. For reference purposes, wetland areas are mapped on the existing land use map in Chapter 4.

In addition to the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion, and act as a buffer from noise on heavily traveled highways. State and federal forest land encompasses approximately 49% of the total land area of the Township. In addition, privately owned forested lands, some used for hunting purposes, can be found scattered throughout the Township. Forested areas are also mapped on the existing land use map in Chapter 4.

The dominant forest associations in Albert Township are aspen/white birch, oak (red and white), pine (jack, white and red) and northern hardwoods (sugar maple, American beech and basswood) in the upland areas. Wetland forest species include lowland hardwoods such as black ash, slippery elm and red maple and lowland conifers such as northern white cedar, black spruce and eastern tamarack. **Figure 2-4** depicts the forest cover types and acreage according to the updated MIRIS Existing Land Cover/Use Data.

Fish and Wildlife

Sport fishing is popular in the many lakes and creeks. Cold water tributary creeks, such as Hunt Creek support resident populations of trout. Several inland lakes support good resident populations of warm water fish such as northern pike, largemouth and smallmouth bass, walleye, yellow perch, bullhead and various panfish species.

Figure 2-4

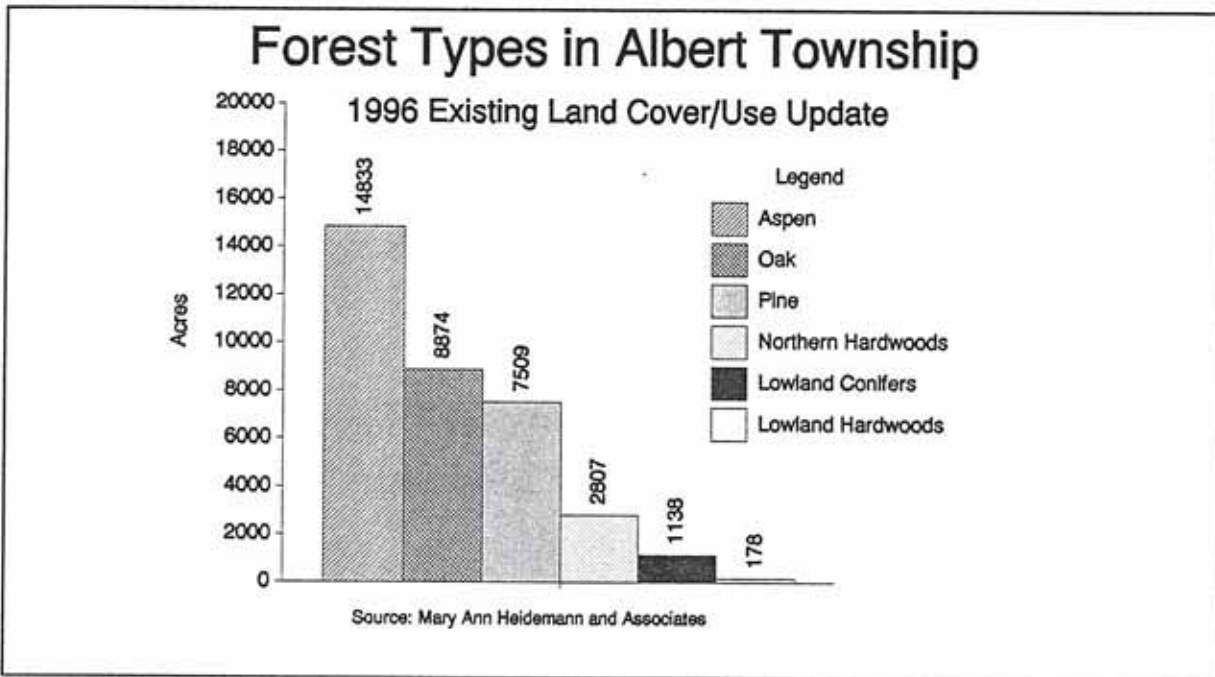


Figure 2-4

The Fisheries Division of Michigan Department of Natural Resources is attempting to establish and maintain a viable fishery on a number of the lakes. East Twin Lake is stocked with 65,000 walleye every other year. Avery Lake receives 15,000 walleye on the same stocking schedule. A fish survey of East Twin Lake showed a good population of walleye have been established. The MDNR stocked Tiger Muskie in West Twin Lake, but discontinued the planting program in the early 1990's.

The Hunt Creek Fisheries Research Center is located in the southeast corner of the Township. The research area includes Hunt Creek and several small lakes. All of these waters are off limits to sport fishing. The coldwater/trout research in the areas of fisheries habitat, stream sediment loading, and strain evaluations have received national recognition. In particular, research on sand bedloads in streams documented the negative impacts on trout populations. As a result of these findings numerous projects to reduce streambank erosion and road/stream crossing erosion have been undertaken throughout Michigan.

The forested and wetland regions of the Township provide the habitat for several game and non-game species of wildlife common to northern Michigan. Game species found in the Township include white-tailed deer, ruffed grouse, woodcock, wild turkey, squirrel, black bear, raccoon, snowshoe hares and cottontail rabbit. Other game species important to trappers are beaver, muskrat, raccoon and weasel. Fox,

woodchuck, badger, porcupine, opossum, skunk, coyote, common loon and waterfowl are common non-game species.

Scenic Features

Approximately 79 percent of the land area in Albert Township is forested with upwards of 49 percent under state and federal ownership. Tree-lined roadways offer short range forested views. Occasional breaks in the forest cover resulting from harvesting operations or natural openings do offer some distant views of the landscape. Glacial moraines in the eastern part of the Township have created a rolling topography which is covered with a visually pleasing mix of woodlands and small open areas. These hills and valleys offer excellent vistas of the forested landscape. The western part of the Township is relatively level, undulating topography. Pine and oak forests predominate the undeveloped areas. Due to the presence of the attractive water resources, most of the Township's residential and commercial development occurs around and nearby lakes in the southwest quarter.

Views of the creeks, rivers and lakes are limited to road crossings or parks and from residences that border the larger lakes such as West and East Twin Lakes. In general, undeveloped forestlands offer a pleasant natural and scenic character appreciated by residents and visitors alike.

Sites of Environmental Contamination

The Michigan Environmental Response Act 307 of 1982, as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) of the Michigan Department of Environmental Quality (DEQ) is charged with administering this law. A site of environmental contamination, as defined 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 an annual list of environmentally contaminated sites by county, showing the sites by name, Site Assessment Model score, pollutant(s) and site status. The April, 1995 Michigan Sites of Environmental Contamination, that contains information as of January 15, 1995, identifies nine sites within Montmorency County. The Act 307 List is broken down into seven categories under three major headings. Of the nine sites listed for Montmorency County, one is located in Albert Township. The Lewiston Laundromat is listed in the "cleanup actions taken or in progress" category. The definition of this category is: Sites where a remedial action plan has not been approved by the DEQ and where interim response activity or evaluation has been provided or is being provided for by potentially responsible parties or other sources. Listed pollutants are chloroform and TCE.

The Michigan Sites of Environmental Contamination - Leaking Underground Storage Tank or LUST (vol. 1, April 1994) lists 16 sites in Montmorency County with three located in Albert Township. The sites are listed as follows: Johnson Oil Company, County Road 612 and 489; Nihranz Shell, Route 1, Box 140 and William's Service Station, corner of Kneeland and Salling Roads. These sites are listed under the State's "cleanup actions taken or in progress" category.

Surface Water and Air Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. There are no point source permit holders in Albert Township at this time.

Air Quality is monitored by the Air Quality Division of the Michigan Department of Environmental Quality. Standards have been established as acceptable levels of discharge for any of the following air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, lead, and trace metals. These pollutants are monitored on a continuing basis at selected locations around the state. Monitoring in recent years has shown the level of pollutants in the region to be within the established acceptable standards.

Air discharge permits are required for businesses discharging more than the acceptable level of any of the regulated air pollutants. In 1990, Lewiston Wood Products was issued a permit to install a cyclone device to remove particulate matter resulting from sawing and secondary processing of wood products.

Summary

Review of the natural resources in Albert Township indicate the environment is currently in good shape, however these resources are extremely vulnerable to change. Residents highly value the natural resources and scenic features of the Township, as indicated in the community survey. The environmental features of Township are an important asset to the community, and need continued protection.

CHAPTER 3

COMMUNITY SERVICES AND FACILITIES

One of the primary contributors to the quality of life of a community is the type and variety of services made available to both local residents and visitors to the area. In many cases, a smaller community does not have the financial resources to provide all or even most of the services which are often provided by local government in larger communities. However, community organizations and volunteer groups help fill the service gap in small communities, by providing a variety of services to residents.

This chapter of the comprehensive plan will identify the types and extent of services now available to residents of Albert Township. As noted in Chapter 1, current growth trends will likely increase the need to upgrade or expand available services and facilities in order to maintain a satisfactory living environment in the Township.

Water and Sewage Disposal

At the present time, most homes and businesses in Albert Township are served by private drinking water wells. The only area served by a public water system is the Lewiston central business district. The service area includes businesses located on either side of Kneeland Street from County Road 612 south two blocks to the 50+ Club. The system was installed in 1982 as a stop gap measure when use of on-site septic systems threatened drinking water quality and the community was not able to move forward with a sewage facility plan.

According to the Albert Township Strategic Plan completed in 1991, all drinking water wells in the Township are in glacial drift, with none extending into the subsurface bedrock. Wells located in this glacial drift can produce in excess of 500 gallons of water per minute, the highest yield in the County. The vulnerability of drinking water aquifers to surface contamination is high in the Township due to highly permeable soils. Therefore, in Albert Township, water quality is potentially more of a limiting factor than water supply. For example, the combination of highly permeable soils, shallow wells, on-site septic systems and dense residential development can result in high nitrate levels in drinking water.

There are no public sewage or wastewater disposal systems within the Township. Rather, residents rely on private on-site septic systems. Generally, these systems were satisfactory in the past, when development was scattered or seasonal in nature. A *Facility Plan for Wastewater Collection and Treatment* was prepared for Albert Township by Williams & Works, Engineers, Planners and Architects in 1981. The *Facilities Plan* and a technical report completed in 1980, *Water Quality and Septic System Suitability*, examined water quality problems, delineated problem areas, and recommended system alternatives to correct existing and potential future problems.

Furthermore, the Facility Plan delineated a proposed service area for a community sewer system. Difficulties in obtaining grant funding prohibited the Township from implementing the recommendations. Albert Township is presently working with Wade-Trim to update the Facility Plan for Wastewater Collection and Treatment.

Housing density in the Lewiston area is increasing as vacant lots in subdivisions are developed. With the higher density and the conversion of seasonal homes to year-round use, water quality problems associated with on-site septic systems will become an increasingly important issue. In addition, soils in the Township are not always ideal for sitting septic filter fields. Lots with high water tables pose special problems for on-site sewage disposal. Even sandy soils, which percolate well, may lack filtering action necessary to protect nearby drinking water wells or lakes and streams. Irrespective of the development of a community sewer system, the Township may need to consider septic system regulations, especially in high density residential development areas and adjacent to local inland lakes.

Storm Water Drainage

Lewiston has a small 1200 foot storm water system in the central business area. This collection system terminates at the edge of the district and flows into a retention pond where run-off is absorbed into the sandy soils. The 1988 Comprehensive Plan identified two storm water drainage problem areas: flooding in the Lions Club Park area on Kneeland Street and flooding and ponding in the Pine Beach subdivision. Due to the presence of sandy soils in much of the Township, storm water run-off is not a major problem. However, as the area becomes more developed and the amount of impermeable surfaces increase, storm water run-off tends to become more of an issue. Given the aquifer vulnerability and the high quality lakes, storm water management practices designed to protect surface and ground water quality should be considered.

Solid Waste

Albert Township operates a solid waste transfer facility where residents and visitors can dispose of their solid waste. The facility is located on County Road 491 approximately one half mile north of County Road 612. The transfer facility is staffed and open for selected hours on Monday, Wednesday, Friday, Saturday and Sunday. Persons are charged a nominal fee per bag to drop off household waste at the facility. This tipping fee is used to offset the Township's costs for operating the transfer facility. The Township contracts with a private company to haul the solid waste to the Montmorency-Oscoda licensed landfill. City Environmental Services (CES) of Waters Michigan currently holds the contract to service the transfer station. CES and Browning-Ferris Industries Waste Systems (BFI) of Onaway provide residential and commercial waste collection in the Township. Additionally, City Environmental

Services maintains recycling drop-off bins at the transfer facility. A yard waste drop-off and composting facility is maintained by Albert Township at the transfer facility.

The Northeast Michigan Council of Governments (NEMCOG) is the designated solid waste management planning agency for Montmorency County. Operating in this role, NEMCOG prepared the County's Solid Waste Management Plan as required by P.A. 641 of the State of Michigan. NEMCOG subsequently prepared a five year update of the 20 year plan and has assisted the County in amending the plan.

Utility Services

Presque Isle Electric Cooperative, Inc. supplies electric service to the residents of the Township.

Natural gas is provided by Michigan Consolidated Gas Company to residences and businesses in the southwestern part of the Township. Service is provided in the Lewiston area and around the lakes of West Twin, East Twin, Big Wolf and Little Wolf.

Local telephone service is provided by General Telephone and Electronics (GTE) North, while residents and commercial users have the option of choosing long distance service from several providers. Cable television service, provided by Northstar Cablevision, is available to residents in the Lewiston Area.

Police, Fire and Ambulance Services

Law enforcement protection for Albert Township is primarily the responsibility of the Montmorency County Sheriff Department and the Michigan State Police. The Montmorency County Sheriff Department is located in Atlanta, the county seat. The State Police Post is located in the Township Hall in office space supplied by the Township. Six State Police Troopers are shared between this post and two other posts in Mio and Atlanta.

Albert Township operates a combined fire unit and ambulance service. The station is located in the Community of Lewiston on County Road 612. Fire protection and ambulance service for Albert Township is provided by an all-volunteer force. The volunteer unit is composed of 28 members, made up of one licensed paramedic, three licensed medical specialists, eight licensed emergency medical technicians, and six licensed medical first responders. The remainder serve as volunteer firefighters. The Township owns two ambulances, two pumper trucks and one tanker truck. Under a cooperative exchange with the Michigan Department of Natural Resources, the Township uses and maintains a large 6x6 pumper truck and two smaller pumper units owned by the State of Michigan. In exchange, the Albert Volunteer Fire Department agrees to help suppress wildfires. Fire protection is provided within the Township boundaries which covers 70 square miles. The ambulance service extends outside

the Township boundaries into parts of Greenwood Township in Oscoda County, Lovells Township in Crawford County and Charlton Township in Otsego County.

Transportation

The major highway transportation facilities that indirectly serve Albert Township are Interstate 75, US-23 and M-33 as north-south arterials and M-32 as an east-west arterial. Both M-33 and M-32 pass through Montmorency County. M-32 is located two miles north of the Township and is accessed via County Roads 491 and Meridian Line Road.

M-33 is located five miles east of the eastern Township line and is accessed by County Road 612. Access to the two major north-south transportation corridors (I-75 and US-23) is provided by M-32, M-33 and numerous county roads. These highway transportation facilities provide a vital link bringing goods, services and people to and from the region. The proposed freeway extension of US-131 will likely connect to I-75 somewhere between Frederic and Vanderbilt. Once completed this transportation facility will provide improved access to southwestern Michigan and the Chicago area.

The Montmorency County Road Commission is responsible for maintenance of all public roads in Albert Township. According to the 1988 Comprehensive Plan, the County maintains 29.42 miles of primary roads and 64.3 miles of secondary roads. A county maintenance and storage garage is located in the Township approximately one half mile north of County Road 612 on County Road 491.

Public Transit Service is provided by the Montmorency County Commission on Aging (MCCOA). As a result of funding sources the primary ridership are seniors. However, anyone is able to ride the busses. Funding for operation of the service is provided by a county mileage, user fees and state and federal grants. MCCOA operates a sixteen passenger and a nine passenger bus. This is not county-wide dial-a-ride bus service, but tends to operate on a flexible route schedule. Typically a bus makes one trip per week to Gaylord and one trip per week to Alpena for shopping. One bus makes three trips per week to Petoskey to transport dialysis patients for treatment. Passenger rail and commercial bus service to the Montmorency area is not available.

Regional air service is available at Alpena County Regional Airport, located west of the City of Alpena. Commercial air service is provided by United Express, offering transportation between Alpena and Detroit Metro Airport, with four flights on weekdays, two on Saturday and three on Sunday. Two charter services, Welch Aviation and Aviation North, also operate from the airport. Air freight service is provided by United Express, United Parcel Service and Federal Express. Phelps Collins Air National Guard Base also shares the airport's runways. Other airports in the region include the Pellston Regional Airport in Pellston, which has commercial service provided by Northwest Airlinck to Detroit Metro Airport and United Express to

Chicago O'Hare Airport. Air freight/cargo service includes Federal Express and United Parcel Service. The Cherry Capital Airport in Traverse City has commercial passenger service provided by Northwest Airlink and Northwest Airline to Detroit Metro Airport; and United Express and American Eagle to Chicago O'Hare Airport. Air freight service includes Federal Express, Airborne Express and United Parcel Service.

Schools, Libraries, Museums and Churches

Albert Township is in the Johannesburg-Lewiston Area Schools district. This district includes Albert Township and part of Vienna Township in Montmorency County; part of Greenwood Township in Oscoda County; and Charlton Township and parts of Dover and Chester Townships in Otsego County. Students in the elementary and middle school grades (K-8) attend classes in Lewiston. Students in high school (9-12) are bussed to Johannesburg to attend classes. Johannesburg-Lewiston Area Schools district is part of the Cheboygan-Otsego-Presque Isle Intermediate School District.

Alpena Community College (ACC) located in Alpena, Kirtland Community College located in Roscommon and North Central Michigan College (NCMC) located in Petoskey, are two-year institutions. They serve the higher education needs for the region's population. They offer several associate degree programs, career and technical training, liberal arts and transfer programs. NCMC has an institute for business and industry training that provides customized training programs. NCMC also offers classes at the J. Richard Yuill Alpine Center in Gaylord. ACC has a center for economic and human resources development. In addition, NCMC and ACC are host sites for universities which offer bachelor degree programs in business administration, accounting and nursing, as well as a master's degree in business administration.

The Lewiston Branch of the Montmorency County Library is located adjacent to the Albert Township Hall, in downtown Lewiston.

The Lewiston Historical Museum, located on Kneeland Street, contains many exhibits that detail the event filled history of the Lewiston Area.

The following is a list of churches located in Albert Township:

Bethlehem Lutheran Church
First Baptist Church of Lewiston
Full Bible Chapel of Lewiston
Lewiston Congregational United Church of Christ
Open Door Assembly of God
St. Francis of Assisi Catholic Church

Cemeteries

There are three cemeteries in the Township. Albert Townships owns and operates two of the cemeteries. The main cemetery is located on North Kneeland Street and has been recently expanded by a land donation from the Lewiston Lions Club. The other Township cemetery is the Albert Township East (Finnish) Cemetery located east of Lewiston on County Road 612. St. Francis of Assisi Catholic Church maintains a cemetery on County Road 491.

Medical Facilities and Services

Medical facilities located in the Lewiston area include the Montmorency Medical Clinic, Montmorency Chiropractic Clinic, Northsport Therapy, Inc., John P. Marconnit, DDS and Gaylord Eyecare. For health care services not available at these local facilities residents travel to Alpena General Hospital in Alpena, Burns Clinic/Northern Michigan Hospital in Petoskey, Munson Medical Center in Traverse City, Grayling Mercy Hospital in Grayling and Otsego Memorial Hospital in Gaylord.

District Health Department Number Four is often able to fill health care needs of the community which are not available or affordable elsewhere. The Health Department service area includes Alpena, Cheboygan, Montmorency and Presque Isle Counties and is headed by a twelve member board who are representatives from the County Boards of Commissioners. The Health Department employs nearly 100 full-time and part-time persons. Programs offered by the Health Department fall under three categories: home health care services, environmental health services and personal health services. Other home health care services include the Andy Scholette Memorial Hospice and a number of private home health care providers.

There are no private nursing homes in the Township. The Benson House, an adult foster care home, is located in Lewiston and can accommodate up to six persons.

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 Presque Isle, Montmorency, Alcona and Alpena Counties. NMCMH operates the Lewiston AIS home in the Township. AIS homes provide structured and assisted community based living environment for developmentally disabled persons.

Service Organizations and Clubs

For a community the size of Lewiston there are a large number of organizations and clubs. This is a reflection of the very active and involved residents of the area. The following is a listing of service organizations and clubs:

Alcoholics Anonymous
American Legion Auxiliary # 198
American Legion Post # 198
American Association of University Women
Beta Sigma Phi, Perceptor Gamma Kappa Chapter
Boy Scout Troop #18
Community Sharing
Cub Scout Troop # 3018
Eastern Star Lewiston Chapter #516 OES
Fun Country Cruisers Club
Fun Country Mushroom Hunters Club
Girl Scouts #762
Habitat for Humanity
Johannesburg/Lewiston Band Boosters
Johannesburg/Lewiston Athletic Boosters
Johannesburg/Lewiston Little League
Lewiston 50 Plus Club
Lewiston Area Chamber of Commerce
Lewiston Branch of the National Farm & Garden Club
Lewiston Curling Club
Lewiston Extension Study Group
Lewiston Fun Ones Snowmobile Club
Lewiston Historical Society
Lewiston Lake Quilters
Lewiston Lioness Club
Lewiston Lions Club
Lewiston Mushroom Club
Lewiston Nifty 50 Band
Lewiston Sportsmen's League
Lewiston Study Group of Family Community Education
Little Wolf Lake Property Owners Association
Masonic Lodge #581
Pine Beach Association
Parent Teachers Association - Lewiston
Sheridan Valley Ski Club
Timbertown Wings of the Goldwing Road Riders Association
TOPS - Take Off Pounds Sensibly
Twin Lakes Property Owners Association
V.F.W. Fun Country Post # 6335
V.F.W. Auxiliary Fun Country Post # 6335
WOWS

Recreational Facilities

Albert Township's Community Recreation Plan is included in this report as Chapter 6. A complete inventory of recreation sites and facilities in and near the Township is a component of the recreation plan. Facilities owned or operated by Albert Township are described in detail, and a long range action plan for improvements or expansion of the facilities is provided.

CHAPTER 4

EXISTING LAND USE, ZONING CONTROLS AND RECENT DEVELOPMENT

Pattern of Land Divisions

Albert Township covers nearly 70 square miles (44,960 acres) of total area, including approximately 2,977 acres of surface water. The Township's political jurisdiction covers two geographic townships, T29N-R1E and T29N-R2E, including the unincorporated community of Lewiston.

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing patterns of land divisions is one way to analyze the status of land use and development. Land division patterns for Albert Township discussed below were referenced from the Montmorency County Plat Book.

Land division patterns for the Township indicate the most intensive development is occurring in the southern one-half of T29N-R1E, where much of the land has been broken into smaller parcels. Residential subdivisions and small tracts, both commercial and residential, are found in the community of Lewiston (Sections 22 and 27) and adjacent to East Twin Lake, West Twin Lake, Little Wolf Lake and Big Wolf Lake.

Approximately 80 percent of the land in T29N-R2E is owned by the State of Michigan, along with about 15 percent of the land in T29N-R1E. Public land ownership accounts for nearly 49 percent of the ownership in the entire township. One 40 acre parcel, located in section 36 of T29N-R1E is under federal ownership.

Land divisions for the remainder of the Township are a mixture of sizes, ranging from five acre parcels to tracts greater than 300 acres. Clearly the most prevalent, non-subdivision, parcel size in private ownership is the ten acre parcel. In T29N-R1E some areas, such as sections 7, 13, 23 and 24, have been almost entirely subdivided into five and ten acre parcels. A review of plat books from 1984, 1973 and 1962 shows much of the parcelization into five and ten acre parcels has occurred since 1960. Prior to 1960 much of the private ownership was 40 acre or larger parcels with some individuals owning several sections of land.

The downtown commercial area of Lewiston combined with the surrounding residential and lakeshore residential development offers a strong small town community identity. The up-north, resort atmosphere is very appealing to residents and tourists. A short drive from Lewiston and the more intensely developed residential areas, places one into a rural, heavily forested countryside. Larger tracts of public lands prevail in the

eastern one-half of the Township. This combination of a small community surrounded by thousands of acres of undeveloped forestlands is surely a major draw for Albert Township.

Existing Land Use Statistics

Michigan Resource Information System (MIRIS) land cover/use data was compiled by the Michigan Department of Natural Resources in the early 1980's using 1978 aerial photographs. This computerized land cover/use information was updated using 1987 aerial photography and extensive field inspections. The MIRIS land classification system was used for the update. Categories were mapped to greater detail than during the 1978 land cover/use inventory, which had a minimum type size of 2.5 to 5 acres. The smaller type size provides a better representation of various urban built-up categories. Additionally, with the new detailed USDA soil survey available as ancillary information, the wetland areas were mapped to greater detail.

Existing land use statistics for Albert Township are listed as **Table 4-1**. Each of the

Table 4-1 Existing Land Use Statistics Albert Township - 1996	
Land Use Type	Percent of Total Land Area
Upland Forests (deciduous & coniferous)	75.7
Wetlands (forested and nonforested)	3.9
Agricultural (pasture and hayland)	0.3
Nonforest (upland openings and old fields)	6.2
Residential (single family and multi-family)	6.1
Water (includes aquatic bed wetlands)	6.6
Industrial/Extractive/Transportation	0.6
Institutional/Recreational/Cemeteries	0.3
Commercial	0.3
TOTALS	100.0
Source: Michigan Resource Information System, Land and Water Management Division, Michigan Department of Natural Resources, updated by Mary Ann Heidemann & Associates, 1996	

land use categories shown is discussed in detail later in this chapter. For reference, Albert Township's existing land use map is provided as **Figure 4-1**.

Forest and Wetlands

Upland Forests make up Albert Township's largest single land use category. Approximately 34,023 acres, or 75.7 percent of the Township's land area is made up of the forest category. The dominant upland forest associations in Albert Township are aspen/white birch, oak (red and white), pine (jack, white and red) and northern hardwoods (sugar maple, American beech and basswood) in the upland areas. As can be noted from **Table 4-1**, 3.9 percent of the Township's land area is made up of wetlands. Over 1,747 acres of the Township's land area is included in the wetland category, consisting of shrub wetlands, fresh-water marshes, wet meadows, open bogs and emergent wetlands. Wetland forest species include lowland hardwoods such as black ash, slippery elm and red maple and lowland conifers such as northern white cedar, black spruce and eastern tamarack. Aquatic bed wetlands are included in the water category.

It is important to note that existing land use statistics used in this report are based on Michigan Resource Information System (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.

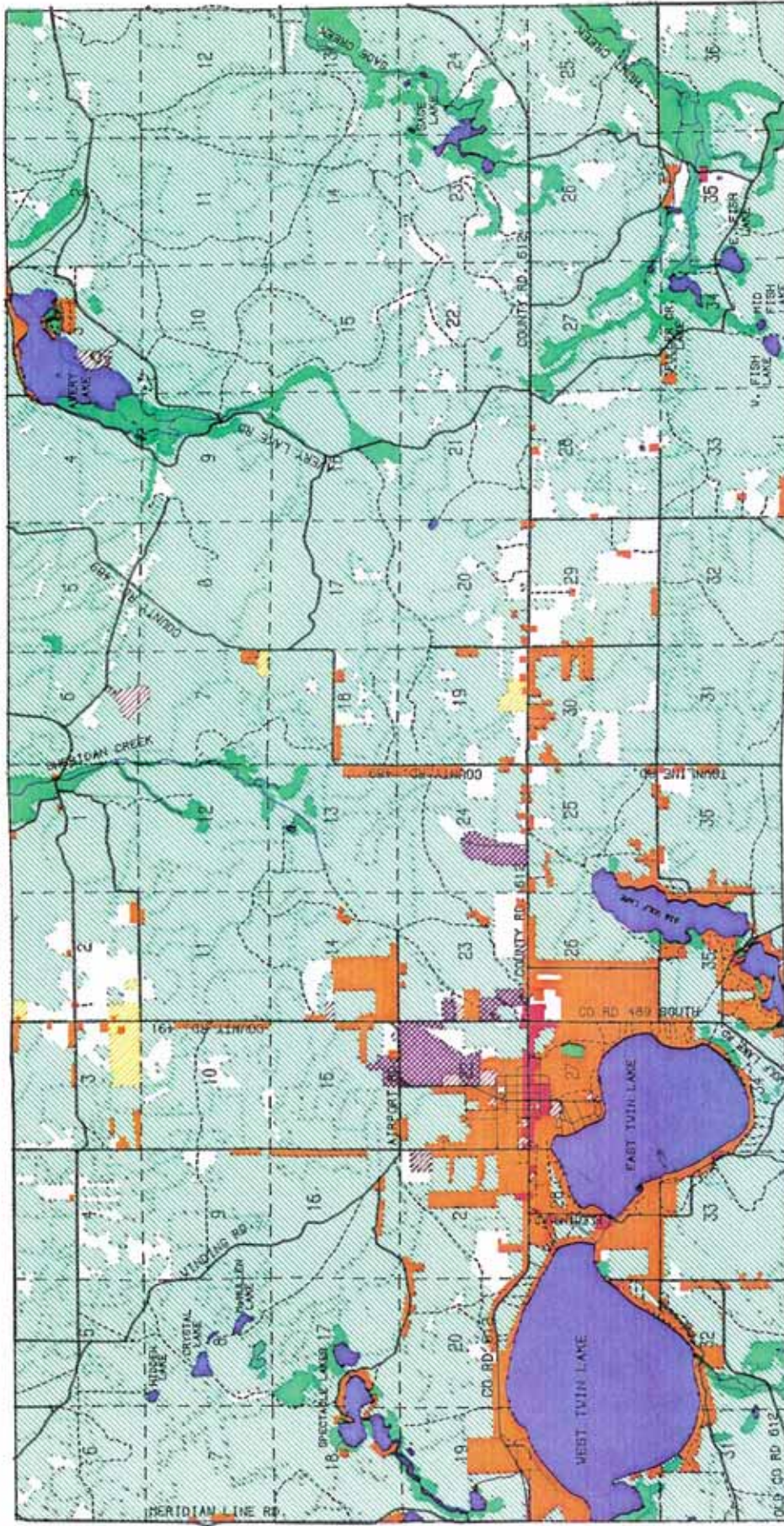
Agricultural Land Use

Agriculture has never been a predominant land use in the Township. Soil conditions and short growing seasons have limited sustainable agricultural activities. Presently, farming activity accounts for only 0.3 percent of the total land area. Hay and pasture are the two agricultural activities noted on the current land cover/use inventory.

Nonforest

Nonforested land is defined as areas supporting early stage of plant succession consisting of plant communities characterized by grasses or 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. Nonforested land makes up over six percent of the Township's land area and is scattered throughout the Township.

Figure 4-1
**ALBERT TOWNSHIP
 EXISTING LAND USE MAP**



- Legend**
- Residential
 - Commercial
 - Industrial/Extract./Transpor.
 - Institutional/Recreational
 - Agricultural
 - Water
 - Upland Forests
 - Nonforest
 - Wetlands

Source: MIRIS Base & Land Use Files Map Production: MAHA Land Use Update: 1996

Residential Development

According to the MIRIS Land Cover/Use update, 6.1 percent or 2,738 acres of the Township's total land area is used for residential purposes. Due to the forest cover and dispersed residential development in parts of the Township, it is likely homes and cabins located on larger tracts were not identified. For the most part, residential development found in the community consists of single-family dwellings. The heaviest concentration of residential development occurs within the community of Lewiston and adjacent to West Twin Lake, East Twin Lake, Big Wolf and Little Wolf Lakes. Contributing to the Township's rural residential character, small clusters of residential development can be seen along roadways such as County Road 491, County Road 612, County Road 489, Buttles Road and Neuman Road.

Water

The water category includes all areas which are predominantly or persistently covered with water. Water bodies include aquatic bed wetlands identified in the MIRIS Existing Land Cover/Use update. The category includes lakes and reservoirs. Over six percent of Albert Township is covered with water and primarily includes West Twin Lake, East Twin Lake, Big Wolf and Little Wolf Lakes, Spectacle Lakes, Avery Lake and several small lakes within the Hunt Creek Research Area.

Industrial and Extractive Development

In addition to industrial and extractive development, this land use category includes transportation and utility facilities. Development falling under this category make up only 0.36 percent of the community. While these land uses cover approximately 266 acres of the Township, one half of the land area in this category is the abandoned Lewiston Airport. The remaining area includes the Lewiston Industrial Park, a sand and gravel operation, the Township waste transfer/recycling/composting center, a power substation and a variety of industrial uses along County Road 491 between County Road 612 and Airport Road.

Institutional/Recreational Land Use

As **Table 4-1** indicates, land devoted specifically for institutional and recreational purposes amounts to 0.3 percent, or about 143 acres of Albert Township. Land uses included in this category are public parks and campgrounds, schools, churches, public buildings such as the township hall and fire department, quasi-public facilities such as the curling club, and cemeteries.

Commercial

Albert Township has 119 acres or 0.3 percent of the total land area in commercial land uses. Residents in Albert Township generally rely on commercial providers in Lewiston, Atlanta, Gaylord or the City of Alpena. As **Figure 4-1** indicates, almost all of the commercial enterprises in the Township are located in the central downtown business district of Lewiston and east and west of Lewiston along County Road 612.

Existing Land Use and Zoning Controls

A zoning ordinance regulating land use activities was enacted by the Albert Township Board on September 3, 1971 and took effect on October 3, 1971. The ordinance has since been revised numerous times with the most recent comprehensive revision occurring in 1994. For over two decades the ordinance has provided guidance in regulating the location, density and standards for local development.

Table 4-2 shows the relative amount of acreage occupied by each Township zoning district. The zoning district that covers the most land area is Rural Residential which accounts for nearly 55 percent of the land area of Albert Township. A vast majority of the public land is in this zoning district. The next largest single zoning district is the Forest Recreation District which accounts for 19 percent of the land area in the Township. The intent of this district is to promote the continuance of agricultural, forested, open country land uses. Four zoning districts are classified as residential orientated and provide areas for single family residences, multi-family, condominiums, and mobile homes. These R-1, R-2, R-3 and Mobile Home Park districts account for 18 percent of the Township. The two commercial districts, Commercial-Pedestrian District, C-P and Commercial-Vehicular District, C-V account for 0.4 percent of the Township. While Industrial and Extractive zoning districts cover 1.4 percent of the total land area.

The Planned Unit Development and Multiple Use District can be established on any contiguous tract of land containing two or more acres of land. Provided ordinance requirements are met, a combination of uses permitted in any of the zoning districts are allowed. A greenbelt overlay district applies to all lakefront and streamfront properties within 400 feet of the river, lake, canal, or channel as defined in the ordinance.

Table 4-2
Zoning Districts by Area Occupied and Percent
Albert Township Zoning Ordinance

Zoning District	Area in Acres	% of Total Area
Commercial-Pedestrian	15.3	0.03
Commercial-Vehicular	167.6	0.37
Extractive	114.3	0.25
Forest Recreation	8,518.8	18.92
Industrial	518.6	1.15
Mobile Home Park	38.7	0.09
Single-Family Residential	5,374.3	11.94
Single-Family/Two-Family Res.	2,603.8	5.78
Multiple-Family Residential	62.6	0.14
Rural Residential	24,606.5	54.66
Water	2,992.0	6.65
Totals	45,012.5	99.98

Source: Albert Township Zoning Ordinance Map, 1996

Recent Development

According to the number of building permits issued, Albert Township has been growing and developing steadily over the last six years. **Table 4-3** shows the total number of building permits issued along with the number of new homes, mobile homes, commercial enterprises, and additions and accessory buildings for 1990 through 1995. As can be noted in the table, residential addition and accessory buildings such as garages, sheds and pole barns make up the largest number of permits being issued. A steady number of new homes are being constructed. The number of mobile homes sited in the township have dropped in recent years. Albert Township has led the County in total number of building permits issued in the last six years. Typically, one quarter of the building permits issued in Montmorency County are in Albert Township.

**Table 4-3
Building Permits Issued
Albert Township, 1990 - 1995**

Year	New Homes	Mobile Homes	*Additions & Accessory	New Commercial	Additions & Storage	Total Permits
1995	32	0	85	6	4	127
1994	32	1	85	2	3	123
1993	19	4	83	3	4	113
1992	26	3	72	0	2	103
1991	31	4	93	1	2	131
1990	22	5	83	0	3	113

* Includes additions, garages, sheds and pole barns
Source: Montmorency County Building Department

CHAPTER 5

COMMUNITY GOALS AND OBJECTIVES

In developing community goals and policies, it is important to analyze existing community characteristics, such as: social and economic features, environmental resources, available services and facilities, and existing land use. In addition to examining existing characteristics, another important tool in the development of community goals and policies is to identify community assets and problem areas.

At a planning workshop in July of 1996, the Albert Township Planning, Zoning and Sanitation Commission identified community assets worth preserving and community problems. A brief description and list of identified assets and problems follows.

Albert Township Assets to Preserve

Planning Commission members noted that Albert Township is blessed with many assets, both natural and man-made. The abundance of high quality natural resources was the driving force behind the early settlement of the area and continues to be integral facet in the sustained health and vitality of the community. The small town atmosphere, historical character and strong sense of community create the identity and pride of the Lewiston Area. Specific assets include:

- Natural Resources - lakes, trout streams, wetlands, forest lands and wildlife
- Open space
- Quality and integrity of wildlands
- Numerous Township and state forest parks
- Access to the lakes and streams
- Quietness and peacefulness of the wildlands
- Quality and integrity of lakes and streams
- Recreational opportunities, such as hunting, fishing, skiing, golfing, morel mushroom hunting and baseball
- Small town character, ambience and services
- Downtown business district

- Historical character of community
- Zoning for wise development of the area
- Adequate free parking downtown
- Excellent school system
- Industrial park
- Volunteer fire and ambulance service
- Recycling/composting program
- Quality of housing

Albert Township Problems to Address

From the Planning Commission problem list below, it is clear that problems do exist in Albert Township which need to be addressed. These problems include transportation and utility issues, the need for jobs and business activity, a desire for resource protection, and for particular tourism and recreational items, as well. The specific list is shown below.

- Disintegrating County road system and a lack of regulations on construction of private roads and access
- Need for Class A county roads providing connections to State Trunk Lines
- Traffic safety issues at major intersections such as County Roads 612, 491 and 489 and along major roadways are most critical during peak tourism seasons
- Need for municipal sewer and water system in downtown and densely developed residential areas
- Strategic and downtown plans are not being fully implemented such as enhancing the downtown with a streetscape/revitalization project
- Lack of sidewalks and pathways within Lewiston for pedestrian and bike use
- Parking of large commercial vehicles in residential neighborhoods

- Lack of employment opportunities with benefits results in the loss of young people after graduation from high school and college and, in turn, equates into a shortage of qualified employable people in the area
- Loss of business activity in the downtown area, resulting in vacant buildings and a lack of competitive businesses such as grocery stores
- Need for more low impact, environmentally friendly industries
- Public transit for all residents and tourists
- Lack of professional services such as medical, mental health, family counseling and drug and alcohol abuse counseling
- Need to maintain State Police and County Sheriff patrols
- Lack of social amenities and cultural activities for all ages
- Services for the aging population
- Shortage of safe, affordable housing for all age and income groups, for example, low-cost rental units, nursing homes and condominiums
- Protecting natural resource while providing large tracts of land for large resort-type facilities, such golf courses, condominiums and conference centers
- Jet skis and similar watercraft usage can be dangerous and very noisy
- No controlled snowmobile access to area trails
- Need for a larger meeting/reception hall in the community
- Need to expand size of parks and baseball fields
- There is a shortage of motel accommodations during peak tourists seasons
- Protecting property owners while allowing for extraction of natural resources, such as oil and gas
- Soil erosion and run-off control

Goals and Objectives

Natural Environment

The following goals and objectives have been developed to address identified problems and protect community assets.

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

Objectives:

- Encourage a land use pattern that is oriented to the natural features and water resources of the area by evaluating type and density of proposed developments based on soil suitability; slope of land; potential for ground water and surface water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways and wildlife corridors.
- Limit and control the density and type of residential and commercial development adjacent to lakes, ponds, streams, and wetlands.
- Maintain greenbelt areas adjacent to lakes, ponds, streams, and wetlands through enforcement of the greenbelt section of the Township's zoning ordinance.
- Implement groundwater protection and stormwater management regulations in the Township's zoning ordinance, while encouraging the continued natural use of wetlands as groundwater recharge, stormwater filtering and stormwater holding areas.
- Limit development on steeply sloped areas. Require erosion control measures where construction is permitted. Require slope stabilization and revegetation on disturbed slopes or in extraction areas.
- Encourage planting of native tree and shrub species when properties are developed.
- Encourage the retention and management of existing forest lands by appropriate zoning and by supporting the efforts of the Montmorency County Conservation District and the Center for Wildland Conservation.

Land Use Standards and Controls

Goal: Ensure the sustainable/wise use of land while protecting the social, economic and natural resources and preserve the friendly small town character, ambience and services.

Objectives:

- Implement this Township Comprehensive Plan through the zoning ordinance, recreation plan and development of a capital improvement program.
- Control the location of new development by designating appropriate areas for new residential, commercial, and industrial land uses.
- Establish open space and landscape requirements for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, and roadside landscaping; and encourage the retention of open space and scenic vistas with PUD's, clustering, and conservation easements..
- Develop regulations and standards to protect the community against high noise levels and exterior lighting glare.

Infrastructure

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

Objectives:

- Develop a capital improvements program to facilitate the maintenance and improvement of the Township's infrastructure.
- Upgrade necessary County Roads for ingress and egress to Class A standards.
- Improve and maintain county road network that serves more densely populated areas and the commercial and seasonal needs of Albert Township.
- Work with the Montmorency County Road Commission and the Michigan Department of Transportation to plan for safe vehicular and pedestrian safety at intersections and on roadways.
- Develop construction standards for private roads and access.

- Develop standards and encourage shared road access where appropriate.
- Develop bicycle paths, pedestrian walkways and sidewalks to serve the more densely populated areas and commercial districts.
- Support the continuation and expansion of public transit to better serve the needs of senior citizens and other transit dependent Township residents.
- Expand the public water system to provide safe, clean drinking water to selected new growth areas and existing developed areas with water quality problems.
- Support the development of a community wastewater collection and treatment facility to serve areas identified in the ongoing wastewater collection and treatment study.

Residential

Goal: Encourage the provision of safe and sanitary housing for all income levels and age groups.

Objectives:

- Support the availability of an adequate supply of low to moderate income family and senior citizens housing (rental and owner-occupied) that is located near community facilities and shopping areas.
- Designate areas appropriate for all types of residential development including single family, multi-family, condominium, low to moderate income rental complexes, and extended care facilities.
- Encourage participation in the Montmorency County Housing Commission and Michigan State Housing Development Authority (MSHDA) programs to rehabilitate substandard housing and to provide needed moderately priced rental units in the Township.
- Preserve the integrity of existing residential neighborhoods by protecting from intrusion of incompatible uses.

Commercial Areas and Activities

Goal: Promote a varied business environment and foster growth and cooperation among area businesses to meet the needs of residents and tourists, while preserving the health and small town appeal of downtown Lewiston.

Objectives:

- Maintain an identifiable central business district by implementing the Downtown Revitalization Plan and concentrating commercial development in commercial areas.
- Develop design standards for buildings in commercial zoning districts to encourage an organized theme or image of the community, e.g. the Timbertown theme.
- Encourage businesses to locate in vacant buildings and on vacant lots in the central business district by limiting the amount of commercially zoned property outside of this area.
- Develop innovative planning and zoning techniques to regulate linear or strip commercial development along county roads.
- Make parking (public and private) needs a consideration for all expansions and new development.
- Require landscape buffers where commercial uses are adjacent to residential uses.
- Support the Lewiston Area Chamber of Commerce's ongoing community-wide public relations program designed to assist the service and information needs of tourists and leave them with a favorable impression of the Lewiston Area.

Industrial Development

Goal: Encourage the retention of existing industries and establishment of new industries to diversify the local economy and to create more stability and self-sufficiency for the community.

Objectives:

- Ensure that industrial developments take place in an environmentally sensitive manner and are harmonious with the existing community.

- Encourage low impact industries which are compatible with the northern Michigan environment, that do not pollute the air, soil, or water nor offend because of noise, odor, or visual impact.
- Require landscape buffers where industrial uses are adjacent to residential uses.

Employment and Business Environment

Goal: Increase employment opportunities to sustain the Township population.

Objectives:

- Support the Montmorency County Economic Development Commission's business and industry attraction program.
- Provide the necessary community infrastructure improvements to make Albert Township conducive to appropriate economic development.
- Continue and improve efforts to develop the area for both seasonal and year round public recreation.
- Support the Lewiston Area Chamber of Commerce's regionally focused, coordinated approach to market local businesses such as restaurants, retail shops, professional services and construction.
- Accommodate trend towards electronic and data transfer related businesses.

Health, Human and Public Services

Goal: Improve access to needed medical services and provide needed public safety and services.

Objectives:

- Continue to support the Township volunteer fire department and ambulance service.
- Improve the level of police service in all parts of the Township through special arrangements with the County Sheriff and the Michigan State Police.
- Continue to support solid waste management, recycling and composting programs to serve the needs of residents and businesses in the Township.

- Support efforts to recruit full-time physicians to establish a practice and live in Albert Township.
- Investigate the feasibility of establishing a small, 24-hour emergency medical facility to serve the needs of Lewiston residents and visitors.
- Support the public library.

Historical Preservation

Goal: Protect and preserve historic areas, sites, buildings, structures and features.

Objectives:

- Conduct a historic inventory within the township which classifies the age , architecture and history of historically significant buildings.
- Investigate the establishment of a historic district designation.
- Encourage the preservation and restoration of the identified structures through historic preservation and site plan review regulations.
- Develop plaques to be placed on historically significant buildings of interested owners to encourage community pride and preservation.
- Develop a historic building tour brochure which contains information on the history of Lewiston, historic structures and a map showing location of these buildings.

Recreation/Cultural

Goal: To ensure accessibility to adequate public recreation facilities and cultural activities for area residents and their guests

Detailed recreation objectives can be found in Chapter 6, Township Recreation Plan.

CHAPTER 6

COMMUNITY RECREATION PLAN

Introduction

Because of the recreational opportunities in Albert Township and the abundance of natural resources, the Township wishes to include recreation as a key component in the comprehensive plan.

In past years, the Township has provided recreation services and facilities to residents and visitors. The mix of Township owned facilities such as Lewiston Village Park, Buttles Road Park and Bingham Park along with other publicly owned (Avery Lake State Forest Campground) and privately owned (Lewiston Curling Club) facilities offers a wide range passive and active recreational opportunities. A description of these facilities is included in the recreation inventory, which begins on the following page. Albert Township plans not only to continue providing recreation services to its residents and visitors, but also to make improvements at the existing facilities.

As a recreation service provider, the Township recognizes the importance of planning for future recreation services and facilities. Albert Township adopted its first Recreation Plan in 1976 and revised the plan in 1978. A major factor in the provision of any service is the question of how projects will be funded. One possible source of funding for recreation projects is through grants available from Michigan Department of Natural Resources (MDNR).

To become grant eligible for MDNR funding, a community must have an approved recreation plan. Components of a MDNR approved recreation plan include:

- Community Description
- Recreation Inventory
- Administrative Structure
- Description of the Planning Process
- Action Program
- Basis for the Action Program
- Plan Review and Adoption

Elements of the community description can be found in earlier chapters of this report. A community location map and base map can be found in the Introduction. Chapter 1 discusses socio-economic characteristics of the Township, while data on the natural environment and existing land use patterns are found in Chapters 2 and 4, respectively. The remaining components of the recreation plan are covered in this chapter.

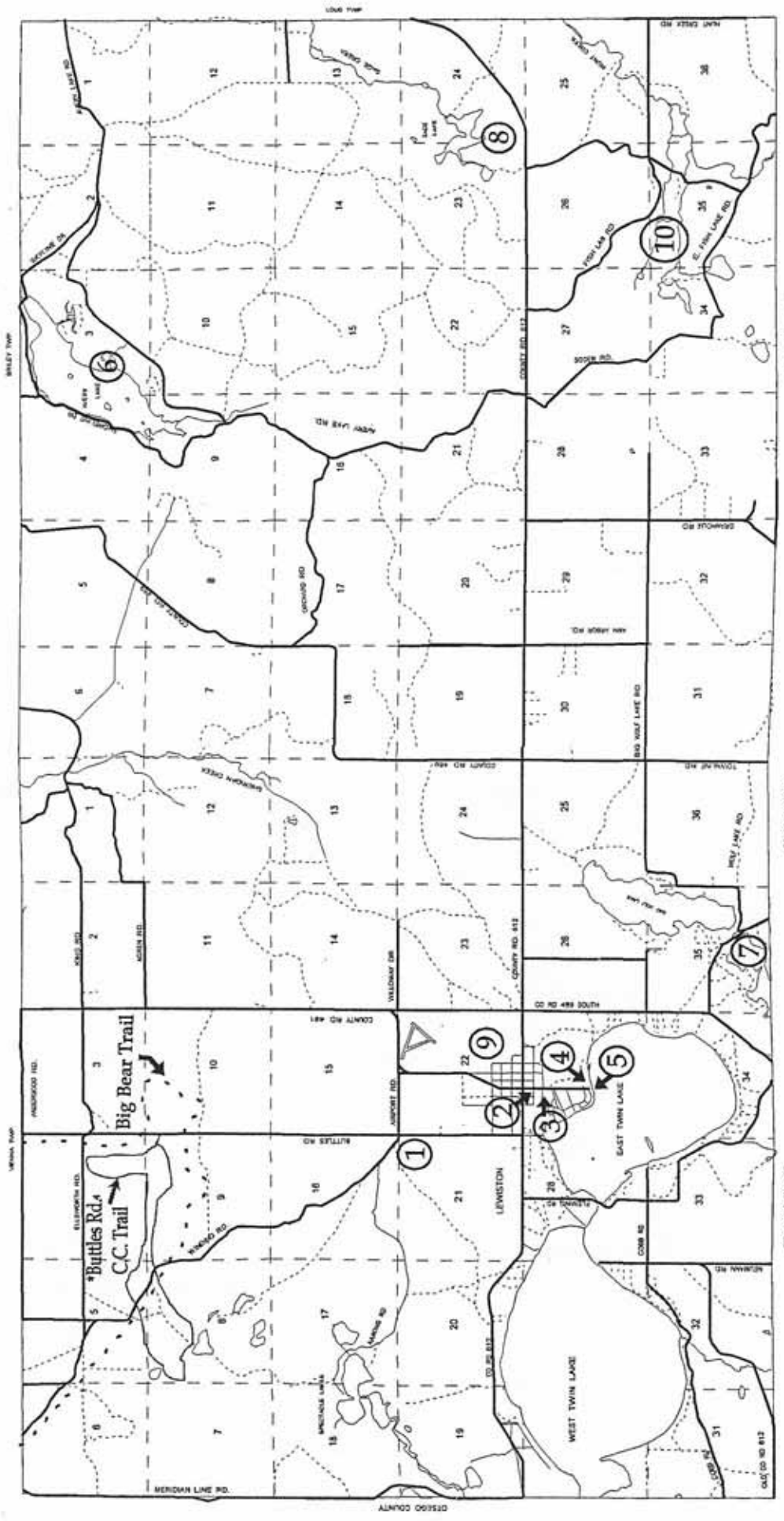
Inventory of Recreation Facilities in Albert Township

An inventory of existing recreation facilities located in Albert Township is provided below. Sites are grouped according to jurisdictional ownership. Township owned facilities are listed first; then other public sites, and finally privately owned recreation sites. Each listing is followed by a brief description of that location. Figures 6.1 and 6.2 illustrate the location of the public sites.

Albert Township either owns or maintains five properties which are currently being used for recreational purposes. Table 6-1 contains information on these facilities.

Table 6-1 Facilities Owned and/or Operated By Albert Township			
Name	Location	Size	Facilities
Buttles Road Park	Buttles Road, approx. one mile north of County Road 612	40 ac.	2 ball fields 2 tennis courts picnic area picnic pavilion playground equipment 2 horseshoes courts outdoor toilets barbecue grills
Lewiston Village Park	Adjacent to the Township Hall	2 ac.	2 tennis courts 2 shuffleboard courts shrub and garden area picnic area
Bingham Park	S. Kneeland Ave.	2.5 ac.	regulation little league field sprinkler system electric scoreboard concession stand playground equipment outdoor toilets picnic area, parking
Lions Park	Corner of Grant and Kneeland, across the street from the East Twin Lake Public Beach	(1 ac.)	picnic pavilion outdoor picnic area playground barbecue grills
East Twin Public Beach	South end of Kneeland Street	< 1 ac.	bath house swimming beach DNR boat ramps

Figure 6.1:
Publicly Owned Recreation Site Locations
Albert Township



- 1. Buttes Road Park
- 2. Lewiston Village Park
- 3. Bingham Park
- 4. Lions Park
- 5. East Twin Public Beach

- 6. Avery Lake and Big Oaks State Forest Campgrounds
- 7. Little Wolf Lake State Forest Campground
- 8. Sage Lake Flooding
- 9. Lewiston School, Montmorency Street
- 10. Hunt Creek Research Station

Table 6.2 contains information on other publicly owned lands in Albert Township. There are four State owned facilities in the Township. All of these facilities are located adjacent to water and provide boat ramps and public access to the water bodies. With the exception of Sage Lake Flooding Area, the facilities offer developed activities such as camping and swimming. The Lewiston School located on Montmorency Street has a basketball court, gymnasium, stage and playground area.

<p align="center">Table 6-2 Other Publicly Owned Facilities</p>			
Name	Location	Size	Facilities
Avery Lake State Forest Campground	Section 3 of T.29N.-R.2E.	30 ac.	Two locations, with a total of 14 campsites fishing swimming area outdoor toilets
Big Oaks State Forest Campground	Section 9 of T.29N.-R.2E.	NA	23 campsites boat ramp, fishing swimming area outdoor toilets
Little Wolf Lake State Forest Campground	Section 35 T.29N.-R.1E.	8 ac.	28 campsites swimming area special fishing regulations outdoor toilets
Sage Lake Flooding Area	Section 23 & 24 T.29N.-R.2E.	NA	boat ramp fishing
Lewiston School Johannesburg- Lewiston Area School	Montmorency Street	10 ac.	basketball court gymnasium stage playground
Hunt Creek Research Station	Fish Lab Road	NA	environmental education school field trips special tours

There is a wide range of privately owned recreational and cultural opportunities within the Township. Table 6.3 is a listing of these facilities.

Table 6-3 Privately Owned Facilities			
Name	Location	Size	Facilities
Lewiston 50+ Club, Inc.	Kneeland Street	NA	Social activities for seniors, two large meeting rooms, full kitchen, available for rent
Northland Lanes	Salling Ave.	NA	Eight bowling lanes
Lewiston Curling Club	Salling Ave.	NA	Two sheets of ice
Lewiston Sportsman Club	Private building on Township owned property, Hanson St.	NA	Activity space with seating capacity of 50
Lewiston Sportsman Club Shooting Range	Located at Sheridan Valley Ski Club	NA	Rifle, pistol and archery ranges Trap and skeet shooting range
Sheridan Valley Ski Club	Section 6 & 7 T.29N.-R.2E.	115 ac.	Downhill skiing - 5 ski hills
Lewiston Fun Ones	North County Road 489	10 ac.	Snowmobile clubhouse
Twin Lakes Marina	Between West and East Twin Lakes	NA	Boat docking and rental
East Twin Bait Shop	Kneeland & Grant Street	NA	Boat livery
Little Wolf Lake Resort	Wolf Lake Road	5 cabins	Cabins, boats, playground and beach
North Shore Resort	Co. Road 612		Cabins, beach and boats
Redwood Motor Inn	County Road 612	50 rooms	Indoor pool, whirlpool and sauna
Tim's Lewiston Lodge	Fleming Road	14 rooms	Meeting room with seating capacity 30, restaurant, outdoor horseshoe pits, boat docking and swimming
Wendell's West Twin Resort	Veeder Road	5 cabins	Fishing boats, small basketball court, playground equipment, horseshoe pits, boat dock and swimming
Smitty's Entertainment Center	County Road 489	NA	Mini-golf, go-carts, arcade and pool tables
Carousel Drive-in	County Road 612	NA	Mini-golf
Lewiston Historical Museum	Kneeland Street	NA	Historical exhibits about the Lewiston area

Community Recreation Events

There a number of community events held in the Lewiston area throughout the year. These following is a listing of the community events:

Community Event

Snowmobile Drag Race	January/February
Snowmobile Poker Run	January/February
Curling Bonspeil	January
Mushroom Festival	May
Classic/Antique Car Show	June
Little League Tournament	June/July
4th of July Parade/Craft Show	July
Timbertown Festival	July
Arts and Craft Fair	August
Sportsmen's Club Tournaments	Throughout summer months
Lewiston Sportsman Club Buck Pole	November

Other Montmorency County Recreational Facilities

Residents of Albert Township can also utilize recreational facilities outside the township bounds. Information on recreational opportunities outside of Albert Township was obtained from the Montmorency County Recreation Plan revised in 1995 by the Northeast Michigan Council of Governments. There are a number of additional public and private recreational facilities in Montmorency County. Some 17 township/state campgrounds and parks offer a wide range of recreational activities from picnicking and baseball to hiking and swimming. The Hillman Community Schools, Atlanta Community Schools and the Hillman Community Center all have recreational facilities. There are ten other sites that offer water recreational opportunities that are not classified as campgrounds or local government and private parks. These public access sites have boat launches, parking areas and toilets. All are maintained by the Michigan Department of Natural Resources. In addition, there are 19 privately owned recreational facilities open to the public. The county recreation plan also indicated there were about 20 resorts for fishermen and hunters scattered throughout the county, some of these are located in Albert Township.

Trails

There are eight recreational facilities classified as trails that are in or run through Montmorency County. The Buttles Road Trail and the Big Bear Creek ORV Trail are in Albert Township. Below is a listing of trails in Montmorency County.

Avery Hills Snowmobile Trails, DNR Forestry, 56 miles in Thunder Bay River State Forest

Big Bear Creek ORV Trail, Albert Township

Brush Creek Snowmobile Trail, 46 miles, Thunder Bay River State Forest

Buttles Road Cross Country Ski and Hiking Trail, Albert Township

Clear Lake-Canada Creek Ski Trail, operated out of Clear Lake State Park

Clear Lake-Jackson Lake Hiking Trail, DNR Forestry, 10 miles

Elk Trail, 15 miles, Briley and Montmorency Townships to Millersburg

High Country Trail, DNR Forestry, 85 miles, through Montmorency, Presque Isle and Otsego Counties.

Mackinaw State Forest Scenic Drive, 48 miles, begins and ends north of Atlanta.

Additionally, snowmobilers have access to other trails in adjacent counties.

Access to Muskrat Lake Trail, 25 miles, Oscoda County

Access to Roll Trail, 25 miles, Crawford and Oscoda Counties

Access to North Branch Trail, 17 miles, Otsego County

Access to Grayling/Lovells Trail, 45 Miles, Crawford County

Fairgrounds

The Montmorency County 4-H Fairgrounds are located on M-33 north of Atlanta. The fairgrounds are located on 109 acres with exhibition buildings, grandstand, track, and food booths. A historical log cabin has been moved to the site for historical displays. The fairgrounds is used for an annual fair, a car show and a flea market.

Regional Recreational Opportunities

Several communities in the counties surrounding Montmorency County have varied recreational opportunities. To the east, the City of Alpena has a number of recreation facilities such as a golf course, athletic fields, a historical museum, the Alpena County Fairgrounds and an indoor pool at the high school. The distance to these facilities would limit all but occasional usage for residents of Albert Township.

To the west, Gaylord offers many golfing opportunities. Additionally, Albert Township's neighbor has the Otsego County Airport, the Otsego County Fairgrounds, ski clubs & trails, and a community hockey rink and indoor pool. Oscoda and Crawford Counties offer a number of indoor and outdoor recreational opportunities, similar to those found in Montmorency County. One important privately owned recreational facility is the Garland Resort, located six miles south of Lewiston in Greenwood Township, Oscoda County. Garland Resort is a 4-star resort, one of only four in Michigan. Garland has four 18 hole golf courses, basketball courts, tennis courts, bicycle trails, nature trails, outdoor and indoor pools, cross-country skiing, skating, sleigh rides, a restaurant, a conference facility, 160 luxury rooms, 30 cottages, and a paved jet strip. The Lakeview Hills Country Inn Resort just south of Lewiston has a Championship Croquet Court and 15 miles of groomed cross-country ski trails. In addition, there are over 25 golf courses within 45 minutes of Lewiston.

Administrative Structure and Funding

Albert Township has no formal parks and recreation board or commission. The Albert Township Board is responsible for the development and administration of recreation facilities and programs in the Township.

Under the provisions of Michigan's Township Planning Act, recommendations for recreation planning are made by the Albert Township Planning, Zoning and Sanitation Commission to the Township Board which has final authority for recreational policy, administration and funding. The PZ & S Commission, with the assistance of a consultant, developed the Community Recreation Plan. The Commission is also responsible for updating the plan. The Township Board must adopt the recreation plan and approve any amendments to the plan.

The Albert Township Board consists of five members: supervisor, clerk, treasurer and two trustees. Township personnel who are employed on a part-time basis include: zoning administrator, fire chief, fire department secretary, bookkeeper and two transfer site operators. The Township has a full time secretary and a full time assessor. The Township also employs a full time year round maintenance person and a full time, seasonal maintenance person. The zoning administrator is responsible for issuing zoning permits and zoning ordinance enforcement. The fire chief is responsible for overseeing all activities of the volunteer fire department/ambulance service. The full

time secretary provides clerical support to the Township Board and records minutes for Township Planning, Zoning and Sanitation Commission and Zoning Board of Appeals meetings. The assessor updates and maintains tax parcel information for all properties in the Township.

The Township Clerk is responsible for keeping the Township records, paying bills, voter registration and cemetery records, while the Treasurer is charged with keeping the Township's financial records, including receipt of tax payments.

Other recreational facilities and activities utilized by local residents are administered both formally and informally by organizations serving multiple jurisdictions. Albert Township is located within the Johannesburg-Lewiston Schools district, making any of that district's recreational facilities and activities available to Township residents. Township youth may also participate in non-school related recreation organizations such as the Lewiston Little League and Pewee Football.

Albert Township's recreational activities and facilities are primarily funded through the Township's general fund. Table 6.4 illustrates recreation spending for the past three years, in comparison to the Township's total budget. For the proposed 1996-1997 budget, \$10,150.00 has been budgeted as a recreation line item, demonstrating that the Township Board does routinely allot funding for recreational purposes. Note, labor for recreation areas is budgeted in the Township Hall and grounds maintenance line item.

Table 6.4			
Township Budget and Recreation Expenditures, 1993 - 1996			
BUDGET			
<i>FY Ending 3/31</i>	<i>1995-1996</i>	<i>1994-1995</i>	<i>1993-1994</i>
Total Township	\$281,555	\$266,349	\$271,700
EXPENDITURES			
Recreation	\$8,920.04	\$5,410.69	\$6,596.94

Source: Albert Township Balance Sheets, 1993-1996

Description of the Recreation Planning Process

Albert Township adopted its first comprehensive plan in 1975 and has been zoned since September of 1971. The Township has a recreation plan developed in 1976 and revised in 1978. The Township is aware of the need to plan for future

improvements at locally owned recreation sites and consider in more detail how these projects could be funded.

With these needs in mind, Albert Township signed a contract with professional community planning consultant, Mary Ann Heidemann & Associates in January of 1996 to update their 1988 comprehensive plan. In addition, the Township entered into an agreement with the same consultant to develop a community recreation plan meeting MDNR requirements. The recreation plan is incorporated as a chapter in the comprehensive plan document.

Research for updating the comprehensive plan and writing the draft document began in January of 1996. This research included socio-economic data, natural resources, existing land use and recreation inventory information required by MDNR as part of the recreation plan. Over the next six months, the consultant met monthly with members of the Planning, Zoning and Sanitation Commission who reviewed and helped edit the draft recreation plan prior to submittal to MDNR.

To encourage public participation in the recreation planning process, all meetings with the Albert Township Planning, Zoning and Sanitation Commission were open to the public and posted in local public places.

A meeting of the consultant and the Township Planning, Zoning and Sanitation Commission was held on August 8, 1996 to devise an action plan based on suggestions obtained from a July 16, 1996 work session. On September 19th another meeting was held with the consultant and Township to review and revise the draft document. Finally, interested citizens were invited to attend a public hearing on January 7, 1996. Notice was published in The Montmorency County Tribune, as well as posted in local public places. Three interested citizens attended the public hearing. After the public hearing the complete document was finalized for initial submittal to MDNR.

Recreation Goals

Albert Township, because of its environmental attributes, expanses of state land and low population density, currently enjoys a favorable reputation as an outdoor recreation area. To sustain and increase the current level of recreational activities for all age groups, the Township should encourage the growth of open-space recreation.

- Support operation of public and private camping facilities at designated locations of the township.
- Through zoning and review procedures, proposed subdivisions, site condominiums, planned unit developments, commercial and industrial

developments should be encouraged to provide or participate in the development of neighborhood parks.

- Purchase a large tract of land adjacent to Lewiston to set aside for future development of open space recreation such as a golf course, driving range and the winter activities.
- Maintain open space and scenic vistas by encouraging PUD, clustering, and conservation easements.
- Maintain existing and establish new trails for horseback riding, bike, motorized recreational vehicle, ski and walking use in the Township.
- Provide a designated and regulated snowmobile route through Albert Township to connect the community to regional state designated snowmobile trails.

Albert Township has an excellent system of parks, ball fields, and recreational facilities. To meet the needs of a growing population and the increased tourist activity, it is important to improve and expand these recreational facilities. Recreational facilities should be developed to meet the needs of the whole community, all age groups and income levels.

- Encourage the consideration of recreational facilities as an integral part of community development plans.
- Provide playground equipment for township parks.
- Expand and improve the Lions Park and the East Twin Lake Beach area to accommodate increased usage.
- Upgrade all ball fields to meet current athletic standards, including lighting.
- Provide bathroom facilities at all township parks.
- Develop an outdoor basketball court within the community of Lewiston.
- Provide picnic and play ground facilities within the central business area of Lewiston.
- Construct an ice rink to be used for casual skating and organized ice hockey.
- Provide more public beach and water access in a park and picnic area setting for residents, seasonal residents and visitors.

Community-wide programs that provide opportunities for year-round recreation, personal enrichment, art, musical and theatrical groups are contributors to the quality of life and attractiveness of the Township. It is important to ensure accessibility to adequate public recreation facilities and cultural activities for area residents and visitors. Coordinated programs and facilities that reflect the character and desires of the community can play a key role in attracting new commercial and industrial activities.

- Support the development and maintenance of a youth center and coordinated activity programming.
- Construct a community center with a large seating capacity to accommodate a wide variety of educational, recreational, and social activities.
- Encourage community arts and crafts, musical and personal enrichment programs for all age groups and for seasonal and year round residents.
- Encourage community based skiing, swimming, and health clubs.
- Encourage cultural facilities and events that meet the needs of the entire community.

Basis for Action Program

For each project discussed in the short-term capital improvements and programs section of the Action Program, a rationale or basis for need will be presented on the following page.

Existing Conditions	Proposed Action
Buttles Road Park- Is an excellent active recreational park with undeveloped areas for additional facilities. There is no outdoor lighting, the bathrooms are port-a-johns and the playground equipment is not adequate.	Provide outdoor lighting for the ball fields. Construct restrooms and changing rooms. Upgrade and expand the playground equipment.
Lewiston Village Park - This is an important downtown park. Presently, there are not enough benches and picnic tables in the park. There is no playground equipment or readily accessible public restrooms in the park or within the downtown area.	Provide permanent benches and picnic tables in the park. Develop access and signage system for restroom facilities adjacent to the park. Develop outdoor basketball courts.
Bingham Park - The park has a regulation little league ball field with associated facilities. There is no outdoor lighting or fencing that separates the park from adjacent residences.	Add outdoor lighting for evening games. Construct a fence and/or landscaping to separate the park from adjacent residences.
Lions Park and East Twin Lake Beach Area - Increased use of these facilities has caused overcrowding during peak recreational periods. Expansion and improvements are needed. The bath house is in disrepair. Public restrooms need to be added. There is no playground equipment in the parks.	Combine and expand the parks by purchasing adjacent parcels. Develop a site plan that addresses parking, access, landscaping, picnic and play areas. Construct a new bath house/restroom/concession facility. Develop a playground area with wooden playground equipment.
Community Center - Currently there is no community center in the Lewiston Area. Activities requiring a large seating capacity must be held outside the community. There is also a need for a youth center that could be housed in the community center.	Construct a community center with an approximately 500 person seating capacity to accommodate a wide variety of educational, recreational, cultural and social activities. Support the development of a youth center and coordinated activity programming.
Pathways - With the exception of the downtown business district, there is only one sidewalk/bike path within the Lewiston Area. There is a need for additional walkways/bicycle paths to connect major attractions in the Township.	Construct walkways/bicycle paths to connect the residential neighborhoods, central business district, school and Township parks.
Open Space - As the community develops the loss of open space in the Lewiston area will become an irreversible condition.	Purchase a large tract of land between 20 and 80 acres adjacent to Lewiston to set aside for future development of open space recreation such as a golf course, driving range and the winter activities.

Action Program

The action program is presented below in two tables that describe improvements to existing facilities and the development of new facilities. Anticipated funding sources will be in the form of cash from the Township general fund, in-kind labor, and Michigan Department of Natural Resources (MDNR) grant sources are: Land and Water Conservation Fund (LWCF), Michigan Natural Resources Trust Fund (MNRTF) or other appropriate grant programs.

Capital Improvements Schedule for Existing Facilities

EXISTING FACILITIES	YEAR	IMPROVEMENT	COST & ANTICIPATED FUNDING SOURCE
Buttles Road Park	1997	Upgrade and expand playground equipment.	Estimated cost - \$5000 Presque Isle Electric Cooperative
	2000	Provide outdoor lighting for the ball fields and construct restrooms and changing rooms facility.	Lighting- estimated cost \$40,000 Building - estimated costs \$35,000 Michcon
Lewiston Village Park	1997	Develop access and signage system for restroom facilities adjacent to the park.	Estimated cost - \$1000 General Fund
	1998	Provide permanent (3) benches and (3) picnic tables.	Estimated cost - \$2,500 50+ Club
	1999	Construct basketball court	\$28,000 Community donations, Lions Club
Lions Park and East Twin Lake Beach Area	1997-98	Combine and expand the parks by purchasing adjacent parcels.	Lake lots (2) \$300,000 Off lake lot \$70,000 Back lots (3) \$9,000 Trust Fund
	1998	Develop a site plan that addresses parking, access, landscaping, picnic areas, play areas and a new bath house/restroom/concession facility.	Estimated cost \$20,000 Trust Fund
	1999	Develop per site plan	Estimated cost \$100,000 Trust Fund
Bingham Park	1997	Construct a 200' fence and/or landscape screening to separate the park from adjacent residences.	Fence \$3,000 Landscape Screening \$5,000
	1998	Add outdoor lighting for evening games.	\$36,000 Little League Fund Raiser

Capital Improvements Schedule for Proposed New Facilities

NEW FACILITIES	YEAR	DEVELOPMENT	COST & ANTICIPATED FUNDING SOURCE
Community Center	2001	Construct a community center with a 500 person seating capacity to accommodate a wide variety of educational, recreational, and social activities. Support the development of a youth center and coordinated activity programming.	Estimated cost of 100' x 80' building \$672,000 Lions Club
Open Space	1999	Purchase a large tract of land between 20 and 80 acres adjacent to Lewiston to set aside for future development of open space recreation	Estimated cost \$1000 per acre Trust Fund
Pathways	1997-1999	Construct walkways/bicycle paths to connect the residential neighborhoods, central business district, school and Township parks. Path - bituminous 10' wide	CBD to school - 2640 ft. \$30,000 CBD to VFW Hall - 3960 ft. \$46,000 CBD to Buttles Road Park - 6600 ft. \$76,000 ISTEA funds with local match

Plan Review and Adoption

Recreation plan review and adoption activities are described below in chronological order. Documentation for each of the activities is attached at the end of this chapter.

November 13, 1996 - Draft recreation plan was submitted to Michigan Department of Natural Resources (MDNR), Recreation Division for informal review. Albert Township Board and Planning, Zoning and Sanitation Board also were provided an opportunity to review draft plan. (Copy of transmittal letter is attached.)

November 15, 1996 - Planning Consultant received notification from MDNR that draft plan would be reviewed within 30 days. (Copy of letter is attached.)

November 26, 1996 - Planning Consultant received correspondence from MDNR offering suggestions for revisions before plan could be approved. Responses to all comments received were included in the final plan. (Copy of letter is attached.)

December 4, 1996 and December 24, 1996 - Notice of combined public hearing on the comprehensive plan and recreation plan was published in the Montmorency News. (Copy of affidavit of publication is attached.)

January 7, 1997 - Combined public hearing for the comprehensive plan and recreation plan was held. (Copy of public hearing minutes are attached.)

January 20, 1997 - Albert Township Recreation Plan was presented to the Township Board and adopted at the regular January meeting. (Copy of the resolution of adoption is attached.)

February 6, 1997 - Copies of the Albert Township Recreation Plan were forwarded to Northeast Michigan Council of Governments and Montmorency County. (Copies of transmittal letters are attached.)

Mary Ann Heidemann & Associates

Main Office:

Community Planning, Landscape Architecture and Environmental Services

West Office:

150 South Third
Rogers City, MI 49779
(517) 734-4172

Main Fax: (517) 734-7602
West Fax: (616) 582-7534

P.O. Box 121
Boyne City, MI 49712
(616) 582-9846

November 13, 1996

Mike McDonald, Supervisor
Recreation Grants Section
Michigan Department of Natural Resources
P.O. Box 30425
Lansing, MI 48909

Re: Informal Review of Draft Recreation Plan for Albert Township

Dear Mr. McDonald,

Enclosed is a draft copy of the Albert Township Recreation Plan. On behalf of the Township, I invite your early and informal review, and I encourage suggestions for improvements.

This firm is under contract with Albert Township to assist in the preparation of a comprehensive plan. Part of the comprehensive plan development includes the incorporation of a recreation plan component into the plan document. Therefore, only the chapters relevant to recreation planning (Introduction through Chapter 6) are being sent for your review. Chapters 7 and 8 pertain solely to the comprehensive plan and are not included.

We anticipate the comprehensive plan will be complete and ready for the required public hearing in late December. The Township proposes to hold a joint public hearing for both the comprehensive plan and the recreation plan. Therefore, you will note that the recreation plan review and adoption process section is incomplete. Before final submittal, your recommendations and suggestions, along with a description of the public hearing and adoption, will be incorporated into the recreation plan.

If you have any questions during your review process, don't hesitate to contact me at our Boyne City Office.

Sincerely,



Richard Deuell, AICP
Resource Planner/GIS Specialist

**NATURAL RESOURCES
COMMISSION**

JERRY C. BARTNIK
KEITH J. CHARTERS
LARRY DEVUYST
L. THORNTON EDWARDS, JR.
PAUL EISELE
DAVID HOLLI
WILLIAM U. PARFET

STATE OF MICHIGAN



JOHN ENGLER, Governor

DEPARTMENT OF NATURAL RESOURCES

STEVENS T MASON BUILDING, PO BOX 30028, LANSING MI 48909-7528

K. L. COOL, Director

REPLY TO:

RECREATION GRANTS SECTION
BUDGET AND PROGRAM SUPPORT DIVISION
OTTAWA BLDG
PO BOX 30425
LANSING MI 48909-7925

November 14, 1996

Mr. Richard Deuell, AICP
Resource Planner/GIS Specialist
Mary Ann Heidemann & Associates
P.O. Box 121
Boyne City, MI 49712

Dear Mr. Deuell:

SUBJECT: Albert Township Recreation Plan

Thanks for submitting your Albert Township Recreation Plan.

It is my goal that staff will be assigned to review it in a timely fashion so that you will receive either approval or any concerns that we might have by December 15, 1996.

Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Michael L. McDonald".

Michael L. McDonald, Supervisor
Recreation Grants Section
Budget and Program Support Division
517-335-3042

MLM:lh

cc: Mr. David Paffi, Albert Township
Ms. Jeanne Powers, DNR

NATURAL RESOURCES
COMMISSION

JERRY C. BARTNIK
KEITH J. CHARTERS
NANCY A. DOUGLAS
L. THORNTON EDWARDS, JR.
PAUL EISELE
DAVID HOLLI
WILLIAM U. PARFET



JOHN ENGLER, Governor
DEPARTMENT OF NATURAL RESOURCES

STEVENS T MASON BUILDING, PO BOX 30028, LANSING MI 48909-7528

K. L. COOL, Director

REPLY TO:

RECREATION GRANTS SECTION
BUDGET AND PROGRAM SUPPORT DIVISION
OTTAWA BLDG
PO BOX 30425
LANSING MI 48909-7925

November 25, 1996

Mr. Richard Deull, AICP
Resource Planner/GIS Specialist
Mary Ann Heidemann & Associates
150 South Third
Rogers City, MI 49779

Dear Mr. Deull:

SUBJECT: Albert Township Recreation Plan

We have reviewed the Draft Recreation Plan for Albert Township which you recently submitted to our office. We have found the plan to be a good foundation for the development of a final community recreation plan. There are, however, some revisions that need to be incorporated into the plan. We will be able to approve the plan once the revisions noted in the enclosed sheet have been adequately addressed.

We are providing a copy of our review form for your use. Individual items marked "X" have met the recreation plan requirements. Plan deficiencies are explained under the "NOTES:" for each section, and require plan revision for approval.

Please provide our office with a revised complete plan which address these items. Also, prior to plan approval, we must receive: 1) copy of signed resolution of plan adoption by the park and recreation commission and governing body; and 2) copies of plan transmittal letters to both the county and regional planning agencies.

The plan can be both revised to meet our letter and then adopted by the Township Board before sending the final copy to us. This will save mailing in a "final" draft.

If you have any questions about this matter, please call me.

Sincerely,

Michael L. McDonald, Supervisor
Recreation Grants Section
Budget and Program Support Division
517-335-3042

MLM:lh

Attachment

cc: Mr. David Paffi, Albert Township
Ms. Jeanne L. Powers, DNR



Notice

Public Hearing Notice
for the
Township of Albert
Comprehensive Plan
and
Community Recreation Plan
7:00 P.M. Tuesday,
January 7, 1997
Albert Township Hall
Kneeland St., Lewiston
The Albert Township Planning,
Zoning and Sanitation Com-
mission will hold a Public Hear-
ing on the draft Comprehen-
sive Plan and Community Rec-
reation Plan at 7:00 P.M. on
January 7, 1997 in the Albert
Township Hall on Kneeland
Street in Lewiston. All interest-
ed persons are invited to at-
tend the hearing and com-
ment on the draft plan. For
additional information or to
review the plan contact the
Township Hall, 786-2513.

27 and 30


State of Michigan
County of Montmorency

ss

Thomas C. Young, being duly sworn, says: I am the
publisher of the Montmorency County Tribune, a
newspaper published and circulated in said County.

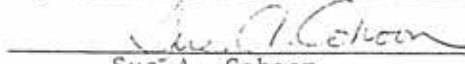
The attached is a printed copy of a notice which
was published in said paper on the following dates
to-wit:

- December 4, 1996
- December 24, 1996



Thomas C. Young Publisher

Subscribed and sworn to before me this 17th
day of January A.D. 1997



Sue A. Cohoon

Notary Public, Montmorency County, Michigan.
SUE A. COHOON
My Commission expires Notary Public, Montmorency Co., MI
My Comm. Expires Aug. 29, 2000

No. _____
Filed _____

Judge of Probate

**ALBERT TOWNSHIP
PLANNING, ZONING & SANITATION COMMISSION**

P.O. Box 153
Lewiston, MI 49756

MINUTES OF ALBERT TOWNSHIP
PLANNING, ZONING & SANITATION COMMISSION MEETING
January 7, 1997

(517)786-2513

A special meeting of the Albert Township Planning, Zoning and Sanitation Commission was called to order at 7:00 p.m. with the following members present: John Righi, Chairman; Charles Keller, Vice Chairman; Marilyn Zick, Secretary; William Dely, James May, Frederick Priehs and Robin Walter. Robert Allen and Jeffery Michael were absent. Also present were Rick Deuell of Mary Ann Heidemann & Assoc., Town Board members Richard Anderson, Dennis Hunter and Marcia Bolser, and Rober Cohoe, Zoning Administrator. The Chairman introduced and welcomed new Commission members Robin Walter and William Dely.

The public hearing on the Update of the Albert Township Comprehensive Plan and Community Recreation Plan was declared open by the Chairman. He explained the purpose of the public hearing and the procedures to be followed, and then called on Mr. Rick Deuell, of Mary Ann Heidemann & Assoc., for his presentation. Mr. Deuell explained that the Planning Commission has been working with his firm since early 1996 on the revisions to the Comprehensive and Community Recreation Plans and has held a series of meetings to review the revisions chapter by chapter. Mr. Deuell briefly outlined the material contained in each chapter and the updating process used, with special emphasis on Chapter 5. Existing Land Use Plan, Chapter 6. Community Recreation Plan, and Chapter 7. The Future Land Use Plan. Several maps were displayed and identified, including the Present Land Use Map, an Opportunities and Constraints Map, and a Future Land Use Map. Mr. Deuell explained that, once adopted, this Plan becomes a foundation for the future development of the community. Some of the means for implementing the Plan are through the Zoning Ordinance, the Recreation Plan (which is a part of the document), and also through such other processes as a Capital Improvements Program for the community. The final chapter of the Plan will document the adoption process and include such items as the minutes of the public hearing, copies of the legal notices and legal transmittals.

There was no one present from the general public to ask questions or comment either for or against adoption of the Plan. Dennis Hunter commended Mr. Deuell on a well-written Plan and advised that the Community Recreation Plan will be on the January 20th Town Board agenda for adoption. The Zoning Administrator added that it has been an extreme pleasure working with Dr. Heidemann's office and that he felt we now have a Plan that is usable, readable and understandable. Righi concurred that the Township has been very fortunate in having made the connection with Mary Ann Heidemann & Assoc., both in the update of the Comprehensive Plan as well as the Zoning Ordinance. There being no further questions or comments, MOTION was made by Zick, seconded by May and carried to close the public hearing.

MOTION was made by Dely to adopt the Albert Township Comprehensive Plan 1997 Update, supported by Keller and carried. It was noted that Mary Ann Heidemann & Assoc. will be responsible for the printing of the original color-coded Present Land Use and Future Land Use Maps. It was agreed that 20 bound copies of the complete Plan with maps plus 20 extra copies of the maps will be provided to the Township, but at the Township's expense. Bolser asked Mr. Deuell to submit an invoice on printing costs for approval at the January 20th Town Board meeting. Righi expressed his appreciation to the Town Board for their support in hiring a professional consultant to work with the Planning Commission, and also thanked the Commission members, Zoning Administrator and Recording Secretary for all the extra time and effort put into the rewrite of the Plan.

The Chairman opened Site Plan #96-9 for Lewiston Family Dentistry (formerly Elkhorn Antiques), which had been reviewed at the December 11th meeting. However, since there was not a quorum present at that meeting, no official action could be taken. Righi went through the Committee Checklist, including, under Additional Comments, to require entrance/exit directional signs to direct traffic flow of traffic exiting the premises to Bay Street rather than C.R. 612, and also that any future lighting on the exterior of the building would have to be directed on the structure or sign so as not to be a nuisance or hazard to traffic. After discussion, MOTION was made by May to approve Site Plan #96-9 for Lewiston Family Dentistry, to include the restrictions listed under "Additional Comments". MOTION was seconded by Keller and carried unanimously by the seven members present.

Righi announced that, with the resignation of Harold Ott from the Commission, the Commission has to appoint a representative to the Zoning Board of Appeals, and that Jeff Michael would be willing to serve on that Board. MOTION was made by Keller, seconded by Zick and carried, to appoint Jeff Michael as the Planning Commission representative to the Zoning Board of Appeals.

Commission members were reminded that the regular January Planning Commission meeting date has been changed to Wednesday, January 29th, at which time Mr. Scott Chernich, a Lawyer from Lansing, will be present to discuss a Civil Infractions Ordinance. Members were also reminded of the Site Plan Seminar in Traverse City on Thursday, January 30th, and it was suggested that those attending plan to carpool.

MOTION was made by Keller, seconded by Dely that the meeting be adjourned.

Respectfully submitted,



Lynn L. Biesenthal
Recording Secretary

cc: Planning Commission Members
Town Board Members
Zoning Administrator

Mr. Rick Deuell, Mary Ann Heidemann & Assoc.

ALBERT TOWNSHIP
RESOLUTION 96-2

A RESOLUTION ADOPTING A COMMUNITY RECREATION PLAN
BY THE TOWNSHIP OF ALBERT, MONTMORENCY COUNTY

WHEREAS, the Albert Township Board has directed the Albert Township Planning, Zoning and Sanitation Commission to prepare an update to the Comprehensive Plan, and that such Plan should include a Community Recreation Plan component; and

WHEREAS, the Albert Township Planning, Zoning and Sanitation Commission, along with the Albert Township Board and with the assistance of Mary Ann Heidemann & Associates, has prepared a draft Community Recreation Plan component; and

WHEREAS, the draft Community Recreation Plan component has been reviewed by the Michigan Department of Natural Resources, and all requested changes have been entered into the draft Plan; and

WHEREAS, the draft Community Recreation Plan component, along with the updated Comprehensive Plan, was presented at a public hearing on January 7, 1997; and

WHEREAS, the Albert Township Board endorses the recreation projects as outlined in the action plan section of the draft Community Recreation Plan;

NOW THEREFORE, BE IT RESOLVED, that the Albert Township Board does hereby adopt the revised Community Recreation Plan component of the updated Comprehensive Plan; and

BE IT FURTHER RESOLVED, that a copy of the Plan be forwarded for approval to the Michigan Department of Natural Resources, and a copy of the Plan be transmitted to the appropriate regional and local county planning agencies, with copies of those transmittal letters to those agencies submitted to the Michigan Department of Natural Resources along with the Plan.

The foregoing resolution offered by Board Member Dennis Hunter
and supported by Board Member Merrill Petoskey.


AYES: Richard Anderson; Dennis Hunter; John Righi; and Merrill Petoskey

NAYS: None

ABSENT: Marcia Bolser

Motion carried.

I, the undersigned, Clerk of the Township of Albert, do hereby certify that this document is on file with the Township of Albert and was adopted at the regular meeting of the Albert Township Board held on January 20, 1997.


Dennis H. Hunter
Albert Township Clerk

Mary Ann Heidemann & Associates

Main Office:

Community Planning, Landscape Architecture and Environmental Services

West Office:

150 South Third
Rogers City, MI 49779
(517) 734-4172

Main Fax: (517) 734-7602
West Fax: (616) 582-7534

P.O. Box 121
Boyne City, MI 49712
(616) 582-9846

February 6, 1997

Connie Marlatt, County Coordinator
Montmorency County
P.O. Box 415
Atlanta, Michigan 49709

Re: Albert Township Comprehensive Plan and Recreation Plan

Dear Ms. Marlatt:

Enclosed for your information is a copy of the Albert Township Comprehensive Plan which was adopted by the Township Planning, Zoning and Sanitation Commission on January 7, 1997. Additionally, the document contains a Recreation Plan Component based on Michigan Department of Natural Resources requirements. The Recreation Plan component was adopted by the Township Board on January 20, 1997.

In order to promote regional cooperation in planning and in providing recreational services, the Township would appreciate your retaining a copy of this Comprehensive and Recreation Plan on file.

Sincerely,



Richard Deuell, AICP
Resource Planner

cc: John Righi, Township Planning, Zoning and Sanitation Commission
Dennis Hunter, Township Clerk

Mary Ann Heidemann & Associates

Main Office:

Community Planning, Landscape Architecture and Environmental Services

West Office:

150 South Third
Rogers City, MI 49779
(517) 734-4172

Main Fax: (517) 734-7602
West Fax: (616) 582-7534

P.O. Box 121
Boyer City, MI 49712
(616) 582-9846

February 6, 1997

Diane Rekowski, Director
Northeast Michigan Council of Governments
P.O. Box 457
Gaylord, Michigan 49735

Re: Albert Township Comprehensive Plan and Recreation Plan

Dear Ms. Rekowski:

Enclosed for your information and review is a copy of the Albert Township Comprehensive Plan which was adopted by the Township Planning, Zoning and Sanitation Commission on January 7, 1997. Additionally, the document contains a Recreation Plan Component based on Michigan Department of Natural Resources requirements. The Recreation Plan component was adopted by the Township Board on January 20, 1997.

As you are aware, under Michigan's Township Planning Act, the regional planning commission must receive the Township's Plan when no county planning commission exists, as is the case for Montmorency County. By law, the regional planning commission (in absence of a county planning commission) shall approve or disapprove the plan within 45 days after date of receipt. In the event of disapproval, a notice of such disapproval shall be forwarded to the Township Clerk within 15 days.

Official communication on this matter should be addressed to: Dennis Hunter, Clerk, Albert Township, P.O. Box 153, Lewiston, Michigan 49756. If you have any questions on the content of the plan, don't hesitate to contact me.

Sincerely,



Richard Deuell, AICP
Resource Planner

cc: John Righi, Township Planning, Zoning and Sanitation Commission
Dennis Hunter, Township Clerk

CHAPTER 7

FUTURE LAND USE RECOMMENDATIONS

Overview

While considerable growth is occurring in Albert Township, according to the 1996 land use inventory (see Chapter 4) some 93 percent of the land area was classified as forest, farmland or open space including forests, non-forest open space, wetlands, agriculture and water. Seven percent of the Township's land was used for urban related purposes, including commercial, industrial, institutional/recreational and residential development. Projections clearly indicate that current growth rates will continue. Through land use planning and land use controls, Albert Township intends to ensure that existing urban, forest, open space and recreational land uses can continue; that irreplaceable natural resources such as water, wetlands and forestlands will be protected; and that reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts.

Future land use recommendations for Albert Township were developed by the Planning, Zoning and Sanitation Commission with assistance from the planning consultant. Recommendations are based on an analysis of several factors including: the pattern of existing land use, social and economic characteristics, environmental conditions, available community services and facilities, the existing patterns of land divisions and community goals and policies.

Additionally, an opportunities and constraints analysis of the Township was completed. The analysis considered land ownership, private recreation and hunting lands, developed areas, commercial areas, industrial park, slopes, hydric soils, septic limitations, views, parks and lake access and trails. This information was graphically displayed on a map. This map was used as another tool in developing the future land use plan for Albert Township.

Land Use Planning Areas

Listed below are the nine different land use planning areas used to develop the future land use recommendations. Detailed explanations of each land use planning area will follow. **Figure 7-1** is the Future Land Use Map of Albert Township which depicts the locations of land use planning areas.

- Conservation
- Forest Recreation
- Low Density Residential
- Medium Density Residential

- Mixed Residential
- Village Commercial
- General Commercial
- Industrial
- Extractive

Natural Resources

Conservation: The Conservation category is the most extensive land use category recommended for the Township. All state forest lands within the township are shown within the Conservation category. Additionally, private lands with extensive wetlands and steep slopes 18 percent or greater are designated within the Conservation category. Locations recommended for Conservation are indicated on the future land use map. Primary uses to be encouraged in the Conservation areas include hunting, fishing, skiing, hiking, camping and forestry. This plan encourages the establishment of contiguous reserve areas, river set backs, wetlands, quiet areas, scenic areas and wildlife habitat.

The conservation category is further designed to provide protection to existing recreation property, areas planned for future recreation use, or other environmentally sensitive areas and natural resources, while allowing for very limited and low intensity development to occur. This development would be consistent with recreational and conservation uses. A minimum lot size of 20 acres is anticipated for the category. Very low density residential development (one house for every twenty acres) would be allowed with the ability to have one house for every ten acres under a special use permit. To protect sensitive areas and maintain larger tracts available for other uses, clustering based on density equivalents (one house per ten acres) should be encouraged.

Forest Recreation: The Forest Recreation category includes private forest and wildlands primarily used for hunting, open space recreation and forestry. One of the goals identified by the Township as part of this planning document is the retention and management of existing forestlands. Albert Township recognizes that the presence of wildlands contributes significantly to the scenic and rural character valued by the Township residents. Forest Recreation area designation is intended to encourage the continued forestry and recreational uses of areas on prime and locally important forestland soils. A minimum lot size of 10 acres is anticipated for the category. Lower density residential development (one house for every ten acres) would be allowed with the ability to have one house for every five acres along primary county roads under a special use permit.

This future land use plan recognizes that a few existing parcels may be less than the recommended minimum lot size. The plan recommendations in no way intend

to restrict the construction of new residences or continued residential use of these existing parcels.

Methods which other communities have employed to help protect and preserve the privately held conservation and forestlands while protecting a landowner's economic investment include the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), clustering requirements for residential uses and tax breaks or incentives for continuing forestry use. It is recommended that these alternatives be investigated for possible application in Albert Township, as a way to balance economic rights with wildlands preservation goals.

Residential

Residential land use categories in the Township are presented in three sub-categories: Low Density Residential, Medium Density Residential and Mixed Residential. The location of these categories are indicated on the future land use map, **Figure 7.1**. These categories are intended to provide a variety of different living environments and housing options, and are defined as follows.

Low Density Residential: The Low Density Residential development category is designed to accommodate single family dwellings at a maximum density of one unit per two acres. The large residential lots provide privacy from neighbors and/or other development. This development is located on roads with light vehicular traffic. No municipal water or sewer service will be available. Buffers or physical separation from incompatible uses (industrial and agriculture) are necessary when located adjacent to this type of development. Additional provisions are recommended to be incorporated into the Zoning Ordinance to allow for a cluster development pattern to avoid or minimize development impacts on environmentally sensitive areas, forests or farmland. The Low Density Residential land use category is consistent with the Township's resource goal to "Protect and preserve area natural resources, including wetlands, forest lands and agricultural areas."

This future land use plan recognizes that a few existing parcels may be less than the recommended minimum lot size. The plan recommendations in no way intend to restrict the construction of new residences or continued residential use of these existing parcels.

Medium Density Residential: The Medium Density Residential development category is primarily designed to accommodate single-family dwellings on small lots ranging in size from 12,000 square feet to roughly two acres. In locations where central water and sewer services become available, minimum lot sizes may be reduced to 8,500 square feet. The medium density residential category is intended to preserve existing residential development where land has already been

subdivided into smaller lots and to expand specific areas for future residential growth adjacent to the community of Lewiston. Principal uses would include single family dwellings, publicly owned and operated parks and home occupations contained within the dwelling. Other uses such as home occupations (utilizing space outside dwelling unit), bed and breakfast facility and churches may also be allowed in this area if designed to be compatible with the residential setting. The location of "neighborhood" businesses adjacent to these developments are compatible for support services.

Mixed Residential: The Mixed Residential development category is primarily designed to accommodate single-family, two-family and multiple-family dwellings on small lots ranging in size from 12,000 square feet to roughly two acres. In locations where central water and sewer services are available minimum lot sizes may be reduced to 8,500 square feet. Higher density residential uses, such as apartments, townhouses, condominiums, mobile home parks, convalescent or nursing homes and manufactured home developments would be allowed. Community uses such as parks, churches, schools, libraries or cemeteries, in addition to golf courses, resorts, home occupations (utilizing space outside dwelling unit), and bed and breakfast facilities may also be allowed in this area if designed to be compatible with the residential setting.

Commercial

Proposed commercial use areas in the Township are presented in two sub-categories: Village Commercial and General Commercial. These categories are intended to provide a variety of commercial types to serve residents and nonresidents and are defined as follows:

Village Commercial: The Village Commercial category is intended to preserve the area defined as "downtown" Lewiston and to expand specific areas for future compact, traditional commercial development adjacent to the downtown. In order to promote the traditional, compact commercial development, there would be no minimum side or front yard setback requirements. The minimum lot size would be 12,000 square feet or 8,500 square feet if central water and sewer is available. This compact commercial development with shared parking facilities will encourage a pedestrian traffic/shopping environment. Service, professional offices and retail establishments that do not require outside sales or displays are compatible uses. At present, residential uses exist in the Village Commercial area and add to the activity level downtown. It is intended that these residential uses will remain and that in-town or above-the-store residential uses may be added in the future, consistent with a Village center environment. This type of housing can be especially convenient and economical for younger apartment dwellers and senior citizens who can benefit from immediate pedestrian access to downtown.

General Commercial: The general commercial category includes existing commercial development and identifies specific areas for expansion adjacent to the existing commercial areas. Recommended uses include a wide variety of retail and service establishments with large parking lots or a cluster of smaller retail and service businesses that are located along a major thoroughfare. The minimum lot size would be 12,000 square feet. These uses tend to generate heavy vehicular traffic. The general commercial districts are located to serve vehicular traffic. This type of development often needs municipal water and sewer, or may need a satellite water or sewer system. Buffers should be used to separate general commercial from existing or new residential uses.

This future land use plan recognizes that a few existing commercial businesses in outlying areas are operating in areas surrounded by non-commercial uses. This plan further recognizes that these businesses provide important services to nearby residents. The plan recommendations in no way intend to infringe upon their continuance or expansion of services or facilities.

Industrial

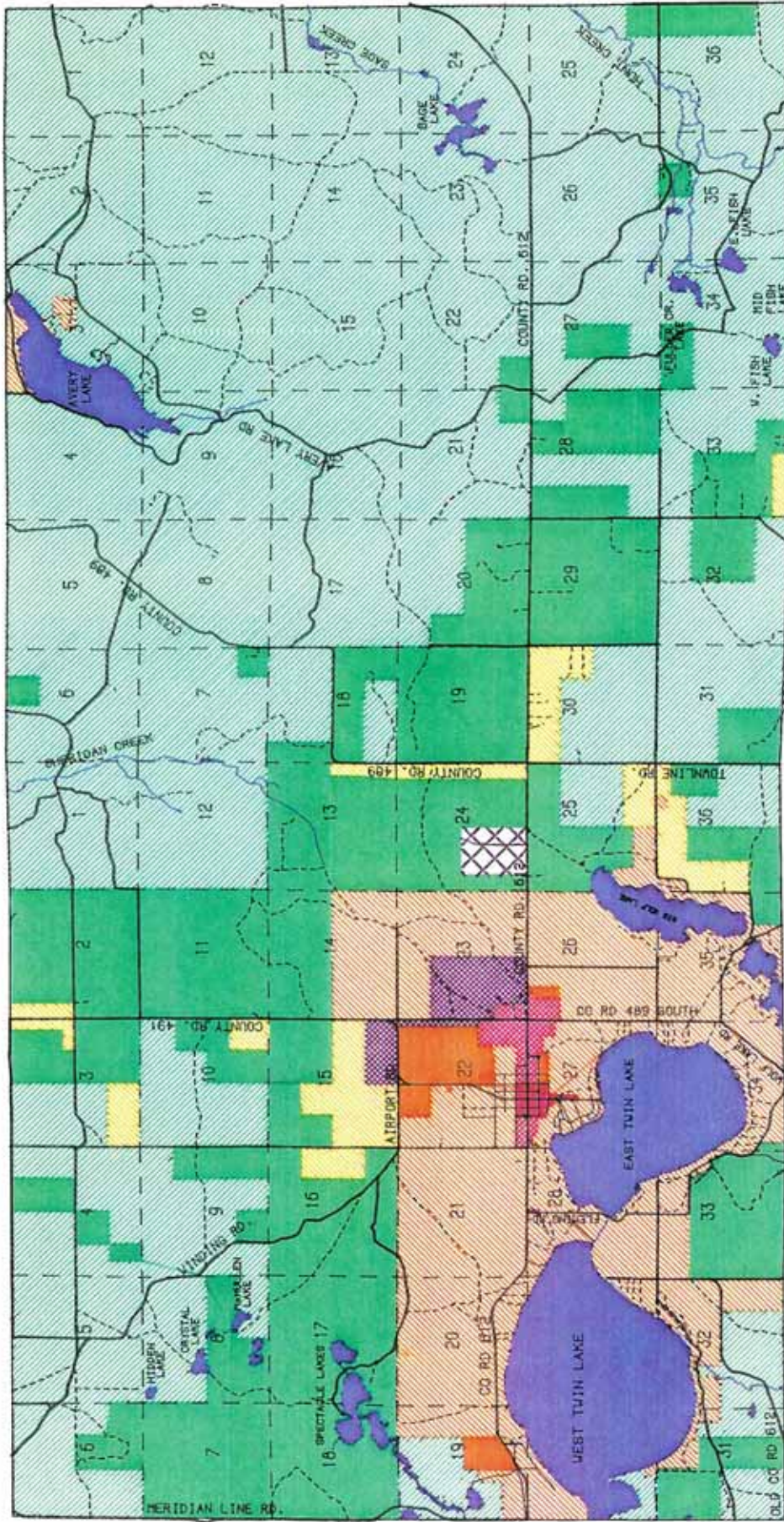
Proposed manufacturing/industrial use areas in the Township are presented in two sub-categories: Industrial and Extractive. These categories are intended to support existing manufacturing/industrial facilities and provide areas for future development. The plan recognizes the importance of manufacturing/industry to the health of the local economy.

Industrial: The Industrial future land use areas include existing manufacturing facilities, the industrial park, the old airport property, wholesale storage operations and areas to accommodate new industrial growth. The minimum lot size would be 2.5 acres or 1.25 acres in the Lewiston Industrial Park. The industrial future land use category is designed to provide sites for wholesale activities, warehouses, major repair operations, retail operations that require large outside storage areas, manufacturing and other industrial operations. Operations are subject to performance standards relative to impacts on the community. This district is compatible with a business district, but not compatible with residential districts without a required buffer.

Extractive: The extractive land use areas are designated on the future land use map. The permitted uses include sand and gravel operations, sod farming and borrow pits. The minimum lot size would be 40 acres. All sites are subject to site rehabilitation requirements. This future land use plan recognizes that a few existing extractive/sand and gravel facilities are operating in areas surrounded by other uses. The plan recommendations in no way intend to infringe upon their continuance or expansion.

Figure 7-1

ALBERT TOWNSHIP FUTURE LAND USE PLAN



- Legend**
- Low Density Residential
 - Medium Density Residential
 - Mixed Residential
 - Village Commercial
 - General Commercial
 - Industrial
 - Extractive
 - Conservation
 - Forest Recreation

CHAPTER 8

PLAN ADOPTION AND IMPLEMENTATION

Public Hearing

A combined public hearing on the proposed comprehensive plan and recreation plan for Albert Township as required by the Township Planning Act, Act 168 of 1959 as amended, was held on January 7, 1997. Section Nine of the Act requires that thirty days notice of public hearing be given in two publications at least two weeks apart and not less than seven days before the hearing. Notice of the public hearing was published in the Montmorency County Tribune on December 4th and December 24, 1996. A copy of the public hearing notice is reproduced at the end of this chapter.

The purpose of the public hearing was to present the proposed comprehensive plan and recreation plan and to accept comments from the public. In addition to the Planning, Zoning and Sanitation Commission members, the Zoning Administrator and three Township Board Members attended the meeting.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning, Zoning and Sanitation Commission workshop meetings, and input from the Township Board. During the hearing, maps of existing land use, color coded USDA soils maps, opportunities and constraints map and proposed future land use recommendations were presented.

Plan Adoption

At the close of the public hearing on January 7, 1997, the Planning, Zoning and Sanitation Commission formally adopted the comprehensive plan. The Community Recreation Plan was transmitted to the Township Board for their consideration and adoption.

Legal Transmittals

Michigan planning law requires that the adopted comprehensive plan be transmitted to the Township Board. The plan must also be submitted for review and comment to the local county planning commission or the Regional Planning Commission. Copies of these transmittal letters appear at the end of this chapter.

Plan Implementation

A comprehensive plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A

comprehensive plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

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

Zoning

The zoning ordinance is the most important tool for implementing the comprehensive plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. A zoning ordinance regulating land use activities was enacted by the Albert Township Board on September 3, 1971 and took effect on October 3, 1971. The ordinance has since been revised numerous times with the most recent comprehensive revision occurring in 1994. For over two decades the ordinance has provided guidance in regulating the location, density and standards for local development. The Zoning Ordinance should now be reviewed to ensure the ordinance is consistent with the goals and the future land use plan presented in this Comprehensive Plan update.

Grants and Capital Improvement Plan

A comprehensive 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 find it beneficial to prioritize and budget for capital improvement projects, (such as infrastructure improvements, park improvements, etc.). A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each

project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the master plan.

Recreation Plan

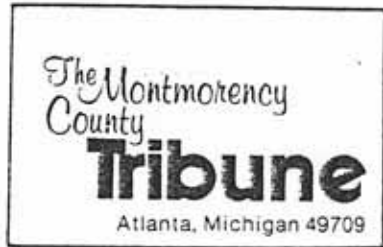
The Township must have a current DNR approved Community Recreation Plan to be eligible for recreation grant funding. Chapter 6 along with background information in the Introduction and Chapters 1 through 5 are the Community Recreation Plan for Albert Township. This document contains information on existing recreational facilities within the Township and the region, recreation goals and an action program for existing and proposed facilities. The Recreation Plan will cover a five year planning period (1997-2001). Grant funds should be pursued for recreation projects identified in the Community Recreation Plan.

Notice

Public Hearing Notice
for the
Township of Albert
Comprehensive Plan
and
Community Recreation Plan
7:00 P.M. Tuesday,
January 7, 1997
Albert Township Hall
Kneeland St., Lewiston

The Albert Township Planning, Zoning and Sanitation Commission will hold a Public Hearing on the draft Comprehensive Plan and Community Recreation Plan at 7:00 P.M. on January 7, 1997 in the Albert Township Hall on Kneeland Street in Lewiston. All interested persons are invited to attend the hearing and comment on the draft plan. For additional information or to review the plan contact the Township Hall, 786-2513.

27 and 30



State of Michigan

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County of Montmorency

Thomas C. Young, being duly sworn, says: I am the publisher of the Montmorency County Tribune, a newspaper published and circulated in said County.

The attached is a printed copy of a notice which was published in said paper on the following dates to-wit:

December 4, 1996

December 24, 1996

Publisher

Thomas C. Young

Subscribed and sworn to before me this 17th
day of January A.D. 1997

Sue A. Cohoon

Notary Public, Montmorency County, Michigan.

SUE A. COHOON

My Commission expires Notary Public, Montmorency Co., MI
My Comm. Expires Aug. 29, 2003

No. _____

Filed _____

Judge of Probate

**ALBERT TOWNSHIP
PLANNING, ZONING & SANITATION COMMISSION**

P.O. Box 153
Lewiston, MI 49756

MINUTES OF ALBERT TOWNSHIP
PLANNING, ZONING & SANITATION COMMISSION MEETING

(517)786-2513

January 7, 1997

A special meeting of the Albert Township Planning, Zoning and Sanitation Commission was called to order at 7:00 p.m. with the following members present: John Righi, Chairman; Charles Keller, Vice Chairman; Marilyn Zick, Secretary; William Dely, James May, Frederick Priehs and Robin Walter. Robert Allen and Jeffery Michael were absent. Also present were Rick Deuell of Mary Ann Heidemann & Assoc., Town Board members Richard Anderson, Dennis Hunter and Marcia Bolser, and Rober Cohoe, Zoning Administrator. The Chairman introduced and welcomed new Commission members Robin Walter and William Dely.

The public hearing on the Update of the Albert Township Comprehensive Plan and Community Recreation Plan was declared open by the Chairman. He explained the purpose of the public hearing and the procedures to be followed, and then called on Mr. Rick Deuell, of Mary Ann Heidemann & Assoc., for his presentation. Mr. Deuell explained that the Planning Commission has been working with his firm since early 1996 on the revisions to the Comprehensive and Community Recreation Plans and has held a series of meetings to review the revisions chapter by chapter. Mr. Deuell briefly outlined the material contained in each chapter and the updating process used, with special emphasis on Chapter 5. Existing Land Use Plan, Chapter 6. Community Recreation Plan, and Chapter 7. The Future Land Use Plan. Several maps were displayed and identified, including the Present Land Use Map, an Opportunities and Constraints Map, and a Future Land Use Map. Mr. Deuell explained that, once adopted, this Plan becomes a foundation for the future development of the community. Some of the means for implementing the Plan are through the Zoning Ordinance, the Recreation Plan (which is a part of the document), and also through such other processes as a Capital Improvements Program for the community. The final chapter of the Plan will document the adoption process and include such items as the minutes of the public hearing, copies of the legal notices and legal transmittals.

There was no one present from the general public to ask questions or comment either for or against adoption of the Plan. Dennis Hunter commended Mr. Deuell on a well-written Plan and advised that the Community Recreation Plan will be on the January 20th Town Board agenda for adoption. The Zoning Administrator added that it has been an extreme pleasure working with Dr. Heidemann's office and that he felt we now have a Plan that is usable, readable and understandable. Righi concurred that the Township has been very fortunate in having made the connection with Mary Ann Heidemann & Assoc., both in the update of the Comprehensive Plan as well as the Zoning Ordinance. There being no further questions or comments, MOTION was made by Zick, seconded by May and carried to close the public hearing.

MOTION was made by Dely to adopt the Albert Township Comprehensive Plan 1997 Update, supported by Keller and carried. It was noted that Mary Ann Heidemann & Assoc. will be responsible for the printing of the original color-coded Present Land Use and Future Land Use Maps. It was agreed that 20 bound copies of the complete Plan with maps plus 20 extra copies of the maps will be provided to the Township, but at the Township's expense. Bolser asked Mr. Deuell to submit an invoice on printing costs for approval at the January 20th Town Board meeting. Righi expressed his appreciation to the Town Board for their support in hiring a professional consultant to work with the Planning Commission, and also thanked the Commission members, Zoning Administrator and Recording Secretary for all the extra time and effort put into the rewrite of the Plan.

The Chairman opened Site Plan #96-9 for Lewiston Family Dentistry (formerly Elkhorn Antiques), which had been reviewed at the December 11th meeting. However, since there was not a quorum present at that meeting, no official action could be taken. Righi went through the Committee Checklist, including, under Additional Comments, to require entrance/exit directional signs to direct traffic flow of traffic exiting the premises to Bay Street rather than C.R. 612, and also that any future lighting on the exterior of the building would have to be directed on the structure or sign so as not to be a nuisance or hazard to traffic. After discussion, MOTION was made by May to approve Site Plan #96-9 for Lewiston Family Dentistry, to include the restrictions listed under "Additional Comments". MOTION was seconded by Keller and carried unanimously by the seven members present.

Righi announced that, with the resignation of Harold Ott from the Commission, the Commission has to appoint a representative to the Zoning Board of Appeals, and that Jeff Michael would be willing to serve on that Board. MOTION was made by Keller, seconded by Zick and carried, to appoint Jeff Michael as the Planning Commission representative to the Zoning Board of Appeals.

Commission members were reminded that the regular January Planning Commission meeting date has been changed to Wednesday, January 29th, at which time Mr. Scott Chernich, a Lawyer from Lansing, will be present to discuss a Civil Infractions Ordinance. Members were also reminded of the Site Plan Seminar in Traverse City on Thursday, January 30th, and it was suggested that those attending plan to carpool.

MOTION was made by Keller, seconded by Dely that the meeting be adjourned.

Respectfully submitted,



Lynn L. Biesenthal
Recording Secretary

cc: Planning Commission Members
Town Board Members
Zoning Administrator

Mr. Rick Deuell, Mary Ann Heidemann & Assoc.

Mary Ann Heidemann & Associates

Main Office:

Community Planning, Landscape Architecture and Environmental Services

West Office:

150 South Third
Rogers City, MI 49779
(517) 734-4172

Main Fax: (517) 734-7602
West Fax: (616) 582-7534

P.O. Box 121
Boyne City, MI 49712
(616) 582-9846

February 4, 1997

Dennis Hunter, Clerk
Albert Township
P.O. Box 153
Lewiston, Michigan 49756

Re: Albert Township Comprehensive Plan and Recreation Plan

Dear Mr. Hunter:

On behalf of the Albert Township Planning, Zoning and Sanitation Commission and in accordance with the provisions of Section Nine of the Township Planning Act 168 of 1959, I am formally transmitting to the Township Board the adopted Albert Township Comprehensive Plan.

The Comprehensive Plan was adopted unanimously by the Planning, Zoning and Sanitation Commission on January 7, 1997, following the required public hearing. Additionally, copies of the plan have been transmitted to NEMCOG, Montmorency County, and the Michigan Department of Natural Resources.

Feel free to call if you have any questions.

Sincerely,



Richard Deuell, AICP
Resource Planner

cc: John Righi, Township Planning, Zoning and Sanitation Commission

Mary Ann Heidemann & Associates

Main Office:

Community Planning, Landscape Architecture and Environmental Services

West Office:

150 South Third
Rogers City, MI 49779
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P.O. Box 121
Boyer City, MI 49712
(616) 582-9846

February 6, 1997

Diane Rekowski, Director
Northeast Michigan Council of Governments
P.O. Box 457
Gaylord, Michigan 49735

Re: Albert Township Comprehensive Plan and Recreation Plan

Dear Ms. Rekowski:

Enclosed for your information and review is a copy of the Albert Township Comprehensive Plan which was adopted by the Township Planning, Zoning and Sanitation Commission on January 7, 1997. Additionally, the document contains a Recreation Plan Component based on Michigan Department of Natural Resources requirements. The Recreation Plan component was adopted by the Township Board on January 20, 1997.

As you are aware, under Michigan's Township Planning Act, the regional planning commission must receive the Township's Plan when no county planning commission exists, as is the case for Montmorency County. By law, the regional planning commission (in absence of a county planning commission) shall approve or disapprove the plan within 45 days after date of receipt. In the event of disapproval, a notice of such disapproval shall be forwarded to the Township Clerk within 15 days.

Official communication on this matter should be addressed to: Dennis Hunter, Clerk, Albert Township, P.O. Box 153, Lewiston, Michigan 49756. If you have any questions on the content of the plan, don't hesitate to contact me.

Sincerely,



Richard Deuell, AICP
Resource Planner

cc: John Righi, Township Planning, Zoning and Sanitation Commission
Dennis Hunter, Township Clerk

Mary Ann Heidemann & Associates

Main Office:

Community Planning, Landscape Architecture and Environmental Services

150 South Third
Rogers City, MI 49779
(517) 734-4172

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West Office:

P.O. Box 121
Boyne City, MI 49712
(616) 582-9846

February 6, 1997

Connie Marlatt, County Coordinator
Montmorency County
P.O. Box 415
Atlanta, Michigan 49709

Re: Albert Township Comprehensive Plan and Recreation Plan

Dear Ms. Marlatt:

Enclosed for your information is a copy of the Albert Township Comprehensive Plan which was adopted by the Township Planning, Zoning and Sanitation Commission on January 7, 1997. Additionally, the document contains a Recreation Plan Component based on Michigan Department of Natural Resources requirements. The Recreation Plan component was adopted by the Township Board on January 20, 1997.

In order to promote regional cooperation in planning and in providing recreational services, the Township would appreciate your retaining a copy of this Comprehensive and Recreation Plan on file.

Sincerely,



Richard Deuell, AICP
Resource Planner

cc: John Righi, Township Planning, Zoning and Sanitation Commission
Dennis Hunter, Township Clerk