

PARKS AND RECREATION MASTER PLAN

ALBERT TOWNSHIP

The abundant recreational opportunities in Albert Township and the plethora of natural resources, parks and recreation is a critical component of the community's Master Plan. For this reason, the Township's Parks and Recreation Master Plan is contained within the Master Plan document.

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 has updated it consistently since then.

A Parks and Recreation Plan is a foundation for the parks and recreation decisions made in the next five years, as well as projected future needs. *Positively Lewiston* includes all of the required elements of a Parks and Recreation Master Plan and therefore qualifies Albert Township for funding through the Michigan Department of Natural Resources (MDNR).

1. Community Description

A. History

The land that would eventually become Albert Township was first surveyed after Michigan achieved statehood in 1837, but the Township was not created or named until much later. In fact, when Michigan became a state, Montmorency County was part of Michilimackinac County, which at that time covered most of the northern lower peninsula.

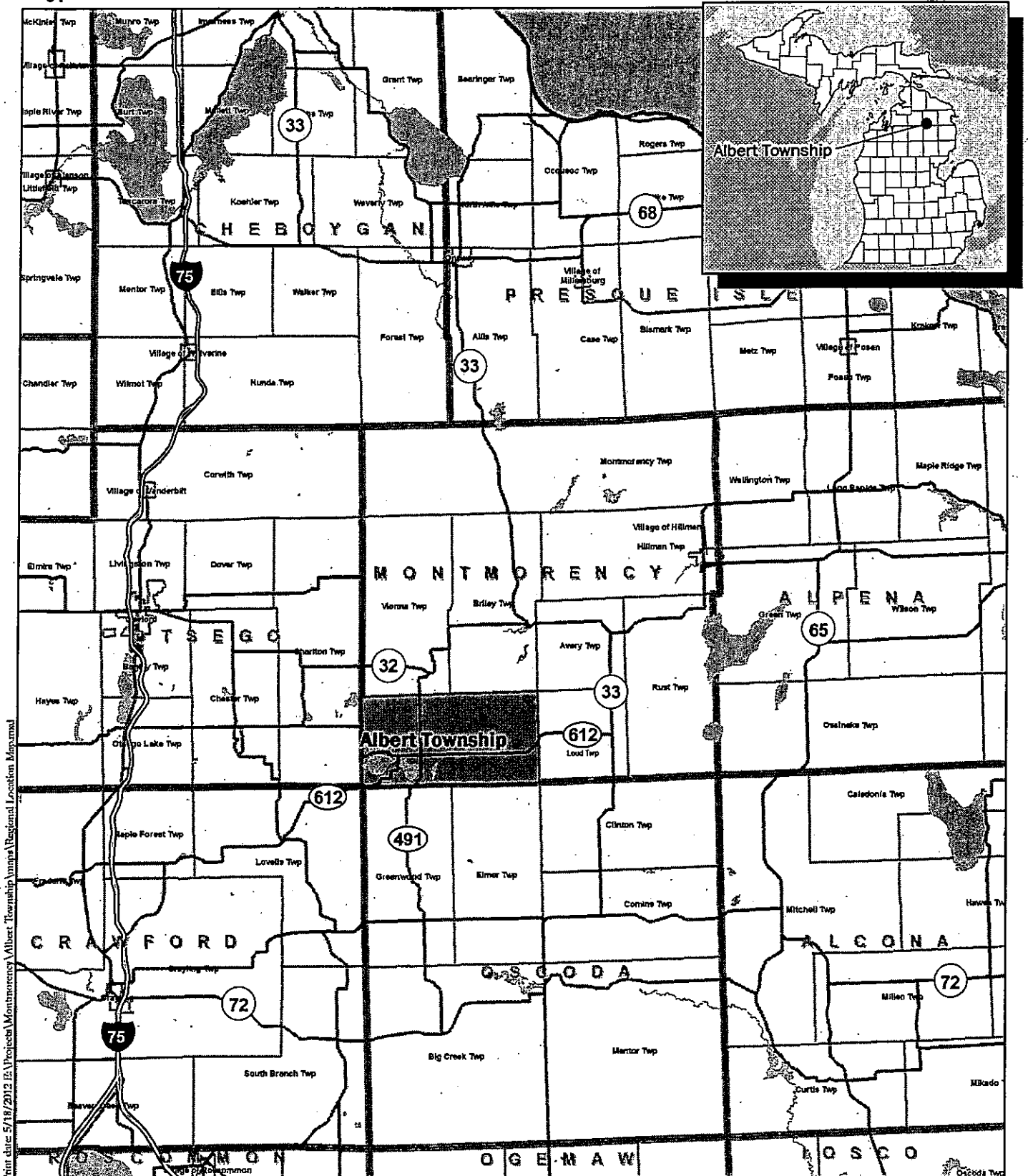
In 1840, surveyor Henry Schoolcraft outlined a plan to divide northern lower Michigan into counties. The county that would one day become Montmorency appeared – but was named Cheonoquet County. Three years later, the state legislature adopted the plan to carve out new counties in the area, but decided to forgo formally creating some of them until additional population moved north. At this time, Cheonoquet County was renamed Montmorenci, but the county would have to wait nearly 40 more years to be officially chartered (and to have today's spelling of its name made official).

In 1881, Montmorency County was officially created with three Townships – Briley, Rust, and Montmorency. At that time, what is now Albert Township was part of Briley.

The unincorporated village of Lewiston was platted in 1891 and later became a terminal of a branch of the Michigan Central Railroad. (The branch started in Grayling). During the Great Depression, the Civilian Conservation Corps' Camp Lunden was built in Albert Township as a way to put struggling residents back to work.

Today, with its lakes, forests, and small town charm, Albert Township is a desirable destination for tourists, seasonal and full time residents, alike.

Source: Montmorency County, Lewiston Historical Society



B. Demographics

Demographic analysis, or study of the characteristics of the population, is a fundamental element of master planning. Planning for future growth and development requires consideration of “how much” – how many people will need Township services, how much housing is affordable, how many new houses will be built, and other vital signs. One must understand these existing conditions and past trends in order to appropriately anticipate and plan for the future needs of the community.

The intent of a demographic analysis is to paint a general picture of the community: the population’s age, gender, family size, marital status, residency, educational status, and similar features. The analysis compares Albert Township to nearby communities, Montmorency County and the State of Michigan as a whole. Differences in demographic characteristics may indicate issues or areas in which land use planning and public policies are warranted; may identify strengths or assets that can be further developed or emphasized; or may identify weaknesses or issues that need to be addressed.

Most of the data presented comes from the US Census. Some, more specialized data, comes from ESRI, a private demographic and business information company. ESRI derives its data from several sources, including the Census Bureau’s sampling-based American Community Survey, US Post Office records, real estate analysis data, business data, and local sources. ESRI also uses projections based on older information. For most geographic levels, ESRI data is considered very reliable, and has consistently been within 2% of Census headcounts.

For purposes of analysis, where appropriate, comparisons have been made with neighboring communities, Montmorency County as a whole, and in some cases, the State of Michigan at large. The two communities used most frequently for comparison purposes are Briley Township, home of Atlanta (the County seat), and Vienna Township, Albert’s neighbor to the north.

POPULATION

Changes in the number of people residing in a community are an important indicator for community planning. Growing communities have different needs than do communities with stable or declining populations. Table 0.1 shows the relative populations of Albert Township and the comparison communities, while Figure 0.1 compares the population trend in Albert to the comparison communities.

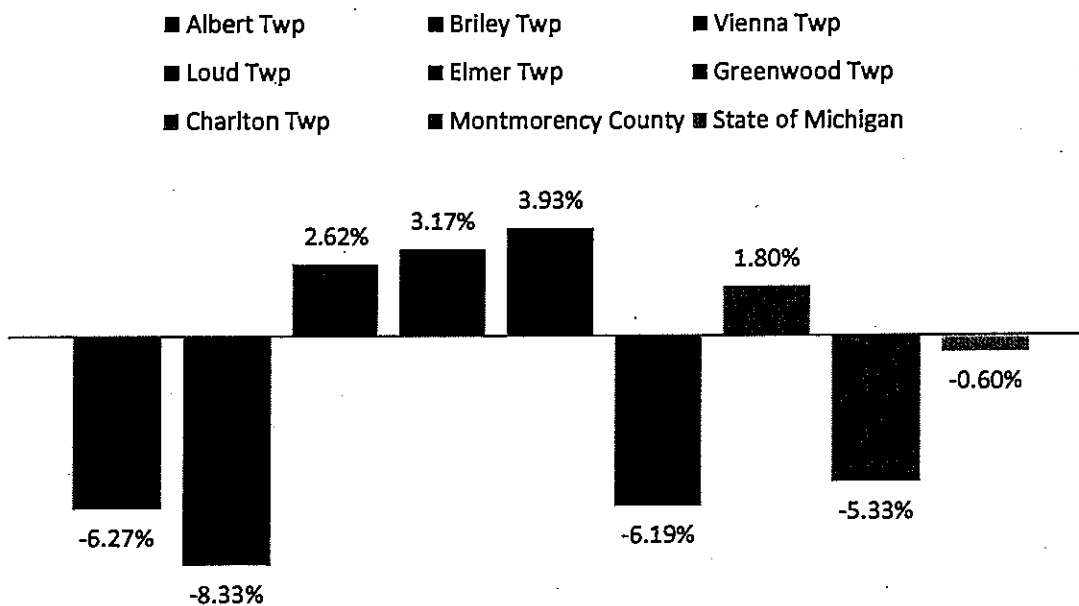
Table 0.1: Population

Population	Albert Township	Briley Township	Vienna Township	Loud Township	Elmer Township	Greenwood Township	Charlton Township	Montmorency County	State of Michigan
2000	2,695	2,029	572	284	1,095	1,195	1,330	10,315	9,938,444
2010	2,526	1,860	587	293	1,138	1,121	1,354	9,765	9,883,640

Source: US Census Bureau

Albert Township has lost population since 2000, as have several neighboring townships and the County as a whole. Other adjacent townships have gained population, which while high as percentages, are in reality small in number of people, due to the small population from which the growth occurred. The population loss in the last 10 years represents the first decline in population for Albert Township in at least 50 years (See Table 2.2 below). While Albert Township's population has certainly been impacted by the state and regional economy, along with the aging of the Baby-boom generation and national trend to have smaller families, efforts should be taken, including through the development and implementation of this Plan, to encourage moderate population growth so that decline does not become a continued trend.

Figure 0.1: Population Change 2000-2010



Source: US Census Bureau

Table 2.2: Population Change 1960-2010

	1960	1970	1980	1990	2000	2010
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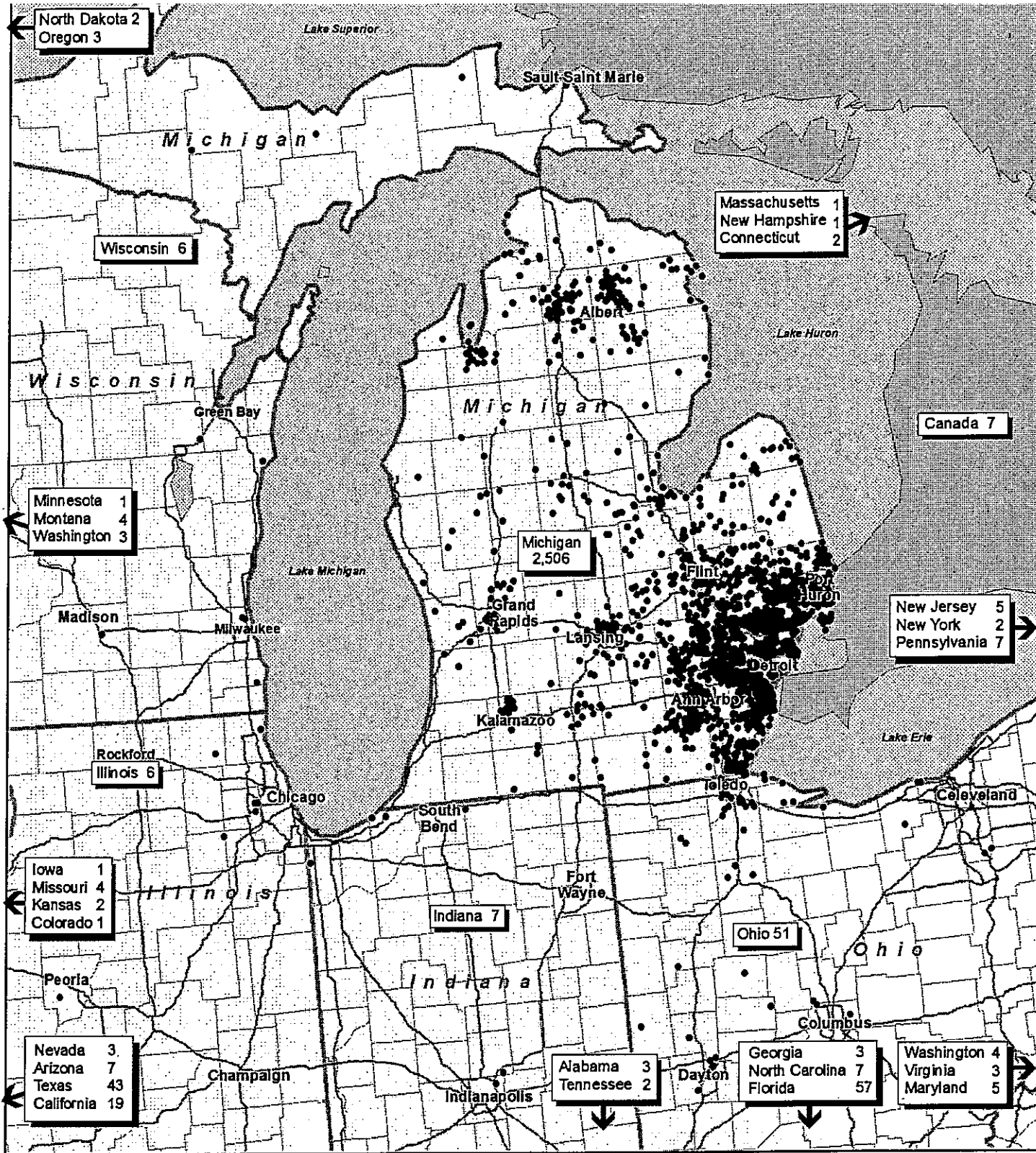
Albert Township	699	1,013	1,620	2,097	2,695	2,526
Montmorency County	4,424	5,247	7,492	8,936	10,315	9,765

Source: US Census Bureau, Albert Township Comprehensive Plan

PART-TIME RESIDENTS

Census data suggests about 50% of the 2,684 housing units in Albert Township are occupied by second homeowners (See Section D – Housing Tenure below). According to the US Census, the average household size in the Township is 2.07 people. This suggests that there are approximately 2,700 seasonal residents in Albert Township. Seasonal residents were likely not counted in the Census population count because Census responses are based upon a person's primary place of residence, not seasonal or part year residences. If and when all the seasonal residents are in the Township, Albert's population is likely over 4,200 people.

An analysis of Township tax records show that 50% of occupied residential properties within the Township are owned by someone with a permanent address outside of Albert Township. Map 2 shows the various locations, and the relative distribution of the locations Albert Township homeowners list as their permanent addresses. Certainly in some cases properties are owned by trusts, family members, banks, or investors, or are used as rentals, but the analysis provides further demonstration of the seasonal nature of the community and the locations from which these residents hail.



Map 2
Primary Address of
Seasonal Residents

Albert Township,
 Montmorency County, Michigan

Base Map Source: ESRI, 2009
 Data Source: Montmorency County Assessor, 2012
 0 20 40 Miles
 January 8, 2013

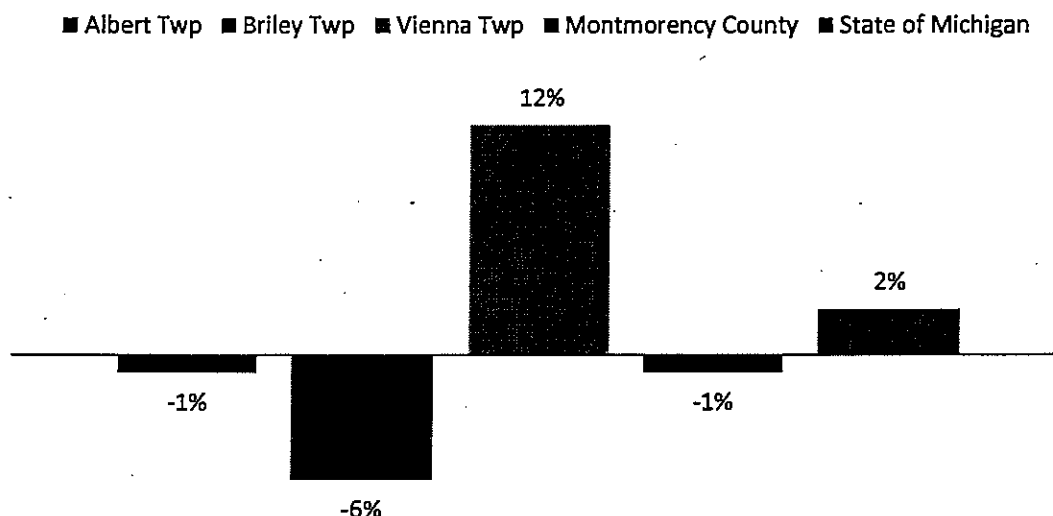


HOUSEHOLDS

This section analyzes the composition and characteristics of households in Albert Township. Changes in the number of households in a community are an indication of changing demand for housing units, retail and office space, and community services. Tracking household changes ensures sufficient land is set aside in appropriate locations to accommodate future growth and demand for housing.

Figure 0.2 shows the change in the **Number of Households** in Albert Township and the comparison communities over the past 10 years. Albert Township lost 16% of its population between 2000 and 2010, but only 1% of its households. Vienna Township gained 2.62% in population, and 12% in households. The State of Michigan also lost population in that period, but gained households. These changes are consistent with the national pattern of households getting smaller, as shown in Table 2.4: Average Household Size.

Figure 0.2: Change in Number of Households, 2000-2010



Source: US Census Bureau

Average Household Size is another indicator of community composition. Larger average household sizes generally mean more children and fewer single-parent families. Nationally, household sizes are shrinking as young singles wait longer to get married and life expectancy increases for the senior population. Table 2.4 compares the change in average household size since 2000 for Albert Township, the comparison communities, the County, and the State.

Households in Montmorency County are significantly smaller than the State average, and Albert Township's households are among the smallest in the county. The average age in the Township is much higher than the State, pointing to a correlation between an older population with grown children not living at home, and reduced household size. However, the size of households is declining across the board, consistent with national trends.

Table 0.4: Average Household Size, 2000-2010

Household Size	Albert Twp	Briley Twp	Vienna Twp	Montmorency County	State of Michigan
2000	2.19	2.26	2.45	2.29	2.56
2010	2.07	2.18	2.36	2.18	2.53

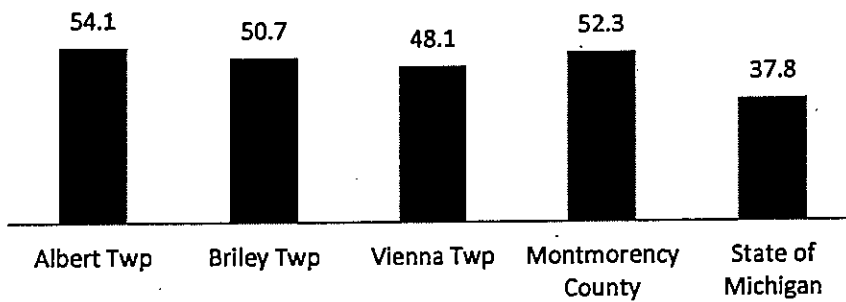
Source: US Census Bureau

AGE

The **Age** of a community's population has very real implications for planning and development, whether it is an increased or decreased need for schools to serve the population under 18, or a need for housing alternatives and services for empty nesters and older residents.

Figure 0.3 compares the median ages (the mid-point where half the population is younger and half is older) of Albert Township and the comparison communities. The median age of communities across northern Michigan is much higher than in more urbanized areas and the State in general, and Montmorency County is no exception. However, even compared to Briley and Vienna Townships, Albert Township has a high median age – 54.1 years.

Figure 0.3: Median Age, 2010



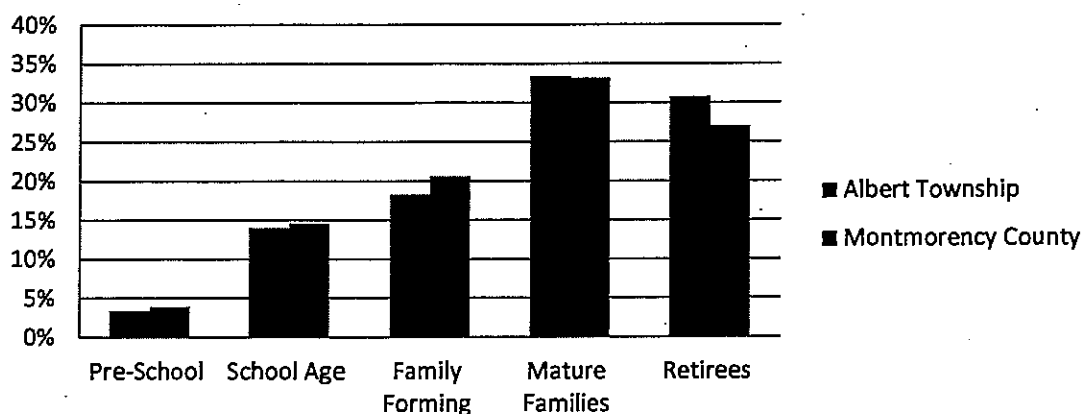
Source: US Census Bureau

Age structure (analyzing which proportions of a municipality's population are in which stages of life) gives a nuanced view of the makeup of a community. To compare age structure, the population is divided into the following groupings:

- Under 5 (Pre School)
- 5 to 19 (School Aged)
- 20 to 44 (Family Forming)
- 45 to 64 (Mature families)
- Over 65 (Retirement)

Figure 0.4 compares the age structure of Albert Township with that of Montmorency County overall. The Township and the County have very similar distributions, with large numbers of mature families and retirees, although the County trends slightly younger. With over half of Albert Township's population over 54 years old, it is unlikely there will be considerable growth in the younger age groups. Without incentives such as good jobs and access to services that individuals in the family-forming years need to stay in or move to the Township, it is likely that the population will continue to decrease due to the aging of the population. However, the high quality of the Johannesburg-Lewiston School District gives the Township an asset to build on as it works to retain young adults and families.

Figure 0.4: Age Structure, 2010



Source: US Census Bureau

EDUCATION

This section analyzes the level of Educational Attainment in Albert Township and the comparison communities for persons age 25 or older. Table 2.5 shows that Albert Township residents are significantly more educated than the surrounding communities – a higher percentage graduated from high school, a higher percentage attended college, and generally a higher percentage earned college degrees and advanced degrees. The higher rates of high school graduation and college attendance are a testament to the Johannesburg-Lewiston school district, which is very well-regarded.

The data shows that Albert Township has a well-educated potential labor force, but some of the high educational attainment may be retired professionals moving into the community either for year-round or seasonal residence. This well-educated, older population can be a valuable resource for a variety of community service, civic and cultural endeavors.

Table 0.5: Educational Attainment, 2010

	Albert Twp	Briley Twp	Vienna Twp	Montmorency County	State of Michigan
Less than High School	10.6%	18.9%	15.6%	16.1%	19.6%
High School Graduate	91.4%	81.1%	84.4%	83.9%	80.4%
Attended College	48.2%	35.2%	29.5%	40.6%	51.8%
Associate Degree	10.1%	7.2%	3.4%	8.8%	6.3%
Bachelor's Degree	5.3%	5.4%	4.7%	5.8%	15.5%
Advanced Degree	7.5%	5.0%	1.0%	4.8%	8.9%

Source: US Census Bureau

C. Projections

The following projections predict of what the populations of Albert Township and Montmorency County will look like in 2020 and 2030. These projections estimate future needs of the community and services that should be planned particularly in regards to housing, jobs, retail, public services, recreation, and park space in the community over the next 20 years.

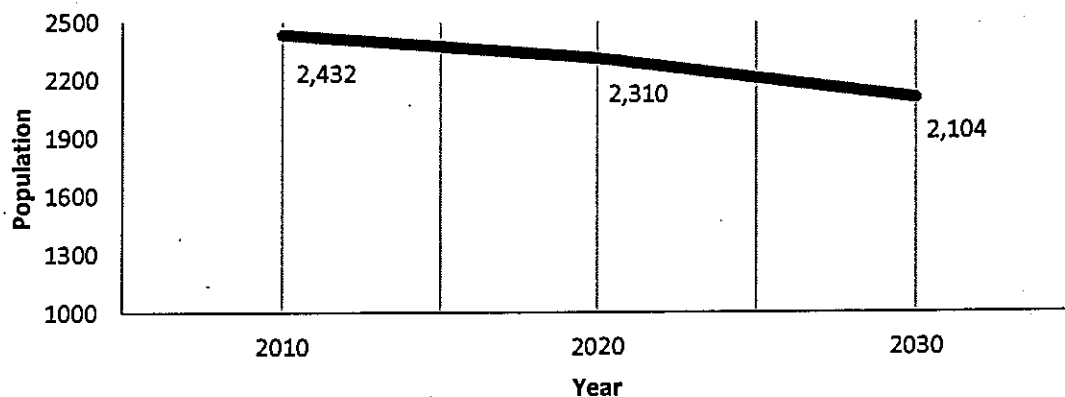
Projections like this help crystalize the vision, allowing the community to see, numerically, what it will look like in 10-20 years.

Methodology. To prepare these projections, McKenna used 2010 US Census population data broken down into ten-year age groups. Each population cohort was moved ten years forward to project to 2020 – for instance 21-30 year olds became 31-40 year olds. Mortalities were factored out using reasonable rates for each age group. 3% of each group was removed to account for net migration - this assumption does not account for new development that may occur and bring new residents to the community, but it is reasonable considering recent trends and the current economic and housing conditions in the region. To account for specific trends in the Township, 5% of 10-19 year olds were removed as they aged into the 20-29 year olds to account for graduates finding jobs in other communities and an additional 5% of 40-49 year olds were added as they aged into the 50-59 year old category. Finally, using the statewide birth rate and the estimated number of females of childbearing age, a new 0-10 age group was calculated. The process was then repeated to obtain the population and age cohorts for 2030.

ALBERT TOWNSHIP

As shown in Figure 0.5, the Albert Township Population is expected to continue to decrease gradually over the next twenty years, mainly due to the older population.

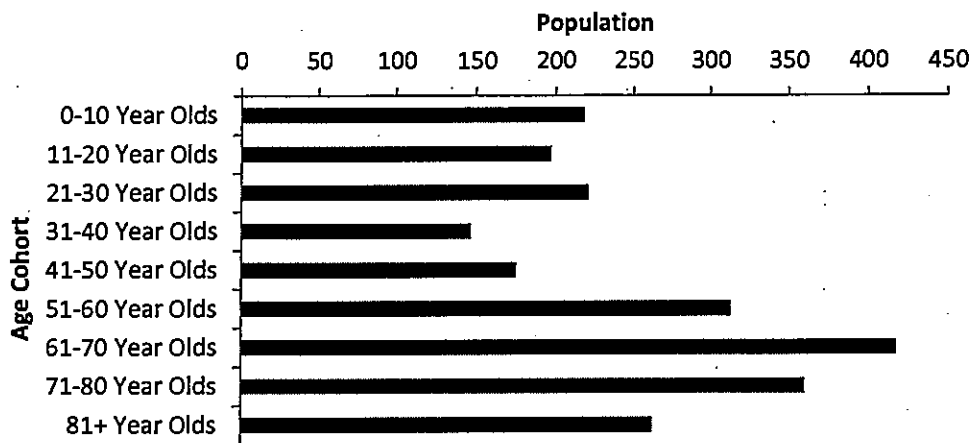
Figure 0.5: Albert Township Population Projection



Source: US Census Bureau, McKenna Associates projection

As shown in Figure 0.6, the Albert Township's Age Distribution is expected to include more retirees and senior citizens in 2020 than it does today. The Township should consider the needs of people in these age groups as they live longer and increase in proportion to the whole population. Currently, older retirees often need to move away for improved health care, housing/assisted living options and services. The overall aging trend could be modified slightly if the Township remains attractive to 40-60 year old residents who continue to move to the Township, along with efforts to keep younger residents in the community with access to good jobs.

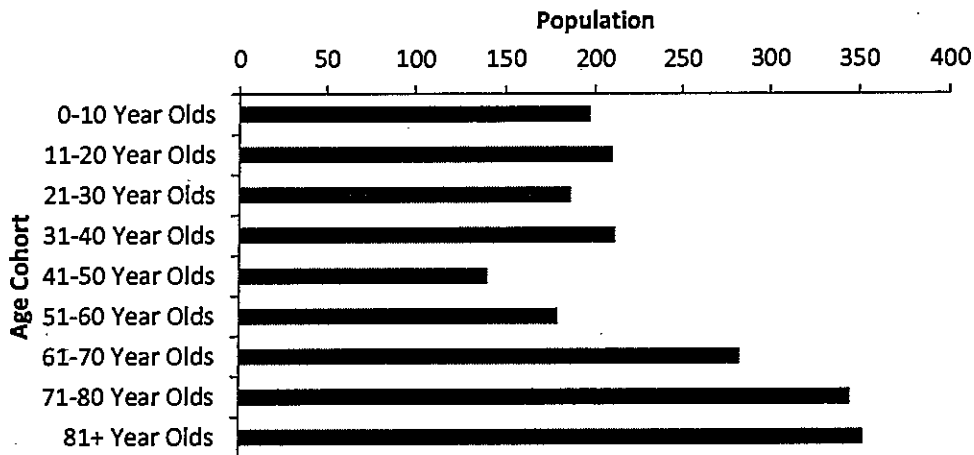
Figure 0.6: Albert Township Age Distribution, 2020 Projection



Source: US Census Bureau, McKenna Associates projection

Figure 0.7 shows an even larger proportion in the oldest age cohorts in the Albert Township community in 2030.

Figure 0.7: Albert Township Age Distribution, 2030 Projection

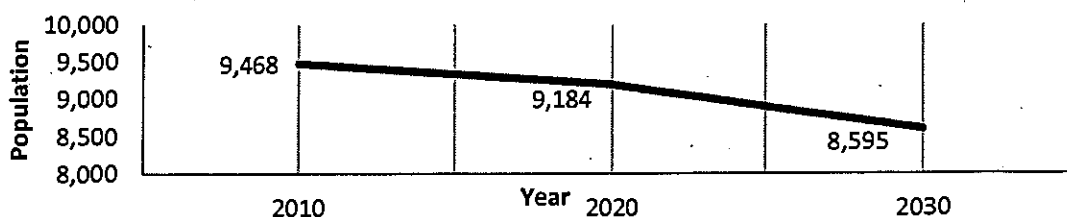


Source: US Census Bureau, McKenna Associates projection

MONTMORENCY COUNTY

As shown in Figure 0.8, the Montmorency County Population is expected to decrease over the next twenty years. This population decrease could reflect a lack of job creation with corresponding impacts to the regional economy, as well as a decline in the amount and quality of services and infrastructure provided to the Township by the County.

Figure 0.8: Montmorency County Population Projection

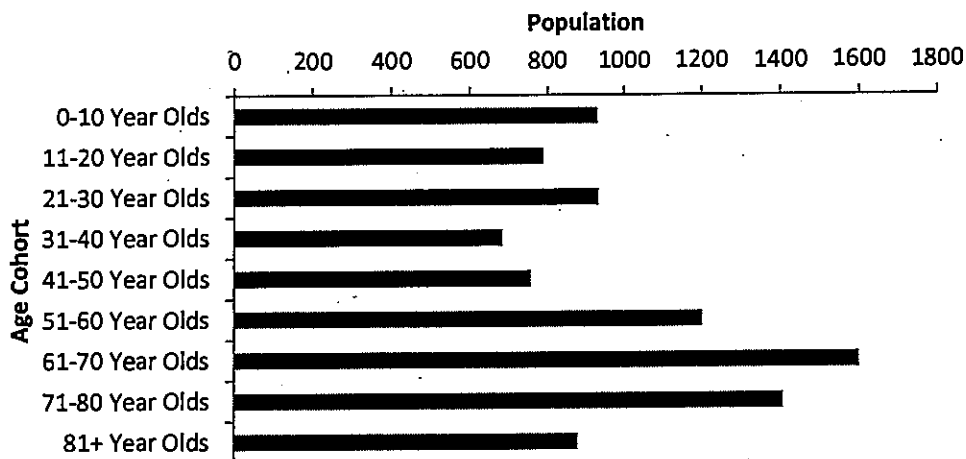


Source: US Census Bureau, McKenna Associates projection

As shown in

Figure 0.9, the Montmorency County Age Distribution is expected to include more young families in 2020 than it does today, as well as people just entering retirement. The increase in children will cause more demand for schools and recreation, while the seniors will have specific needs of their own.

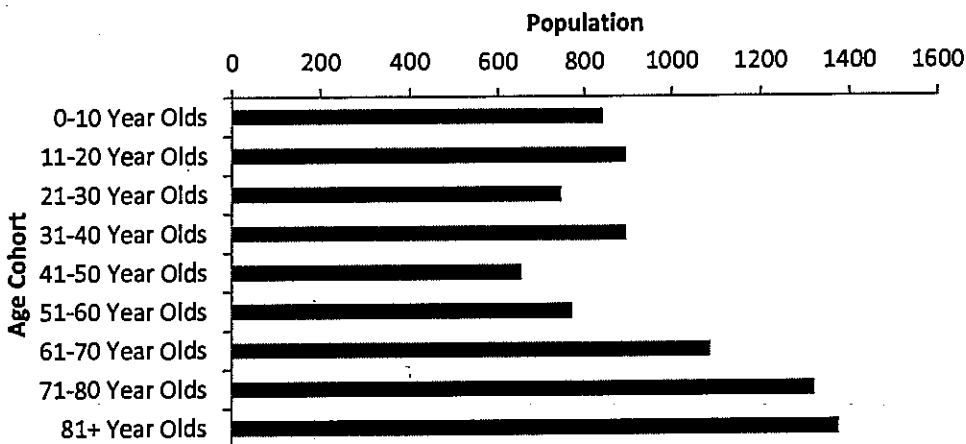
Figure 0.9: Montmorency County Age Distribution, 2020 Projection



Source: US Census Bureau, McKenna Associates projection

As Figure 0.10 illustrates, in 2030 Montmorency County will have an increase in school population as families mature and children get older. The number of older people will continue to increase, but there will be fewer young families as a small generation of 20-somethings will likely produce fewer children than their predecessors.

Figure 0.10: Montmorency County Age Cohorts, 2030 Projection



Source

D. Economics

INCOME

Albert Township's Median Household Income is lower than Vienna Townships's, but is higher than Briley Township's and Montmorency County as a whole (See Table 2.9).

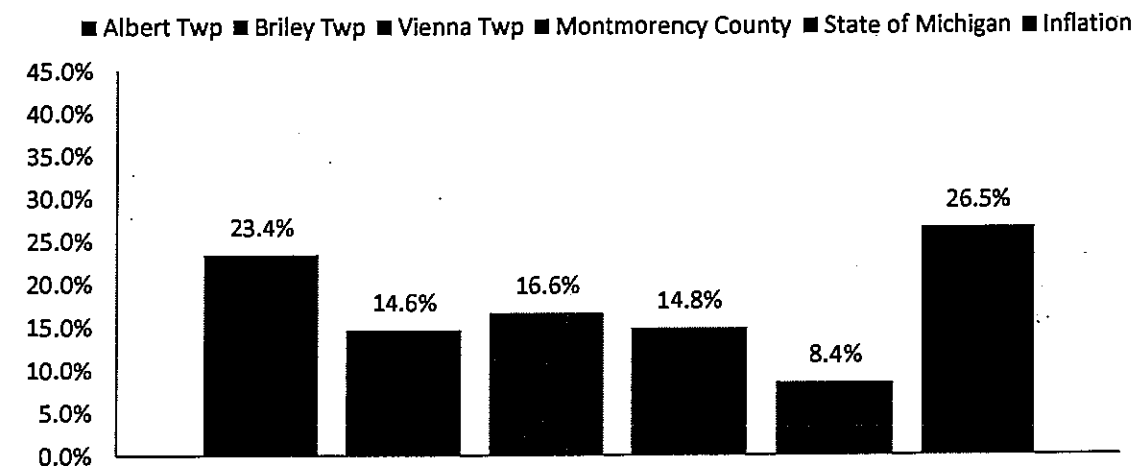
Table 0.9: Median Income, 2000-2010

	Albert Twp.	Briley Twp.	Vienna Twp.	Montmorency County	State of Michigan
2000	\$30,445	\$27,264	\$35,909	\$30,005	\$44,667
2010	\$37,568	\$31,250	\$41,875	\$34,447	\$48,432

Source: US Census

Figure 0.11 shows the growth in median household income over the past 10 years. The thick black bar indicates the rate of inflation. The rate of income increase in Albert Township has lagged behind the growth rate of inflation for the past ten years, although not by as much as the comparison communities, the County, or the State. In general, when incomes do not grow as fast as inflation, it indicates that the purchasing power of community members is decreasing.

Figure 0.11: Growth in Median Income Since 2000



Source: US Census

OCCUPATION

This section addresses the **Employment** of Albert Township residents. This is not an analysis of what kind of jobs are available or what businesses are located within the community, but rather in what occupations members of the community are employed, regardless of where they work. Thus, commuters from Albert Township to other areas are included in this analysis, but commuters from other locations coming into the Township are not.

The greatest numbers of Albert Township residents are employed in Manufacturing, Retail, Tourism and Entertainment, and Education and Health Care (see Table 2.10). The four highest categories in the County are the same, but in a different order – Education and Health Care is the largest employment sector in Montmorency County as a whole.

Table 0.10: Occupational Sectors, 2010

	Albert Township		Montmorency County	
	Number	Percentage	Number	Percentage
Agriculture and Mining	36	4.3%	162	5.2%
Construction	43	5.1%	268	8.5%
Manufacturing	161	19.1%	409	13.0%
Transportation and Utilities	43	5.1%	199	6.3%
Information	12	1.4%	44	1.4%
Wholesale Trade	19	2.2%	42	1.3%
Retail	129	15.3%	326	10.4%
Finance, Insurance, and Real Estate	7	0.8%	136	4.3%
Tourism and Entertainment	121	14.3%	373	11.9%
Education and Health Care	120	14.2%	590	18.8%
Professional Services	77	9.1%	209	6.6%
Other Services	46	5.4%	198	6.3%
Government	39	4.5%	187	5.9%

Source: US Census Bureau

COMMUTING

Because of Albert Township's rural location, many residents commute relatively long distances to work. Table 0.11 shows the commute time of Albert residents, with an average commute time of 20.6 minutes.

Table 0.11: Commuting Destinations, 2010

Time of Commute	Places of Work Within this Radius	Percentage of Residents
Under 10 Minutes	In and around Greater Lewiston	19.1%
10-25 Minutes	Atlanta	28.6%
25-50 Minutes	Gaylord	16.5%
50+ Minutes	Alpena/Cheboygan	35.7%

Source: US Census Bureau

2. Administrative Structure:

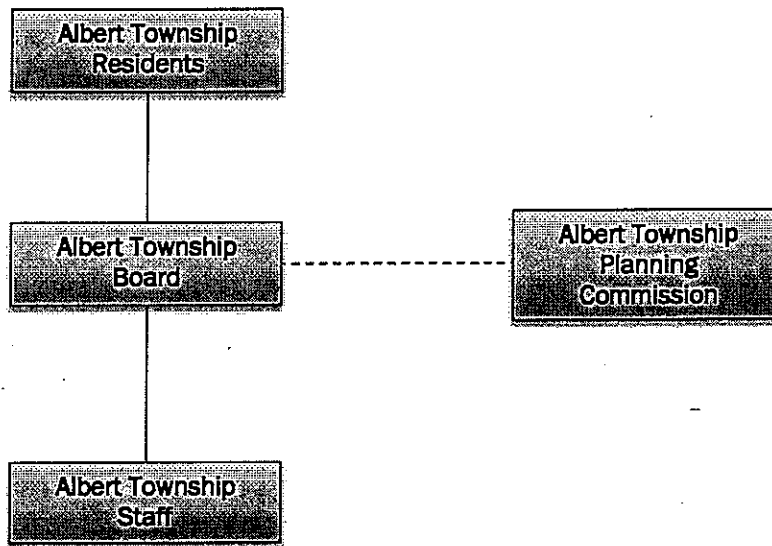
A. DESCRIPTION OF ADMINISTRATION STRUCTURE AND STAFF

Albert Township does not have a parks and recreation department, and does not run any recreational programs. The operation and maintenance of the township parks is under the jurisdiction of the township board.

Parks and recreation planning decisions generally originate with the township planning commission, which makes recommendations to the township board, often with the assistance of a consultant and consistent with the township's adopted parks and recreation master plan.

The township does not employ any staff that work solely on parks and recreation duties. However, the township secretary takes reservations for township parks for special events, and two members of the maintenance staff are responsible for the upkeep of the park and recreation facilities.

FIGURE 0.1: ALBERT TOWNSHIP ADMINISTRATIVE STRUCTURE FOR PARKS AND RECREATION



B. BUDGET INFORMATION AND FUNDING SOURCES

Table 0.1 summarizes the albert township parks and recreation budget from 2008-09 through 2012-2013. Despite the declining availability of funds, the township's parks and recreation projects have been completed under budget for each of the past four fiscal years, and are on track to do so again in 2012-2013.

TABLE 0.1: PARKS AND RECREATION BUDGET AND EXPENDITURES, 2009-2011

Fiscal Year	Budget	Actual Expenditures
2008-09	\$21,725	\$18,230
2009-10	\$34,225	\$29,852
2010-11	\$26,491	\$12,377
2011-12	\$10,690	\$10,298
2012-13	\$11,608	\$5,038*

SOURCE: ALBERT TOWNSHIP, 2012

*CURRENT FISCAL YEAR

There is currently no independent revenue source for parks and recreation (e.g. User fees, millage, etc.) in the township. The vast majority of revenue comes from transfers from the general fund with only small amounts coming from independent revenue sources. Private donations have been helpful for past capital improvements, but are not a steady form of funding.

C. VOLUNTEERS AND PARTNERSHIPS

As is common in smaller communities, the township relies heavily on volunteers in order to maintain a quality parks and recreation system. Volunteer citizens often assist with the planning and organization of community-wide events and festivals held within the parks. In addition, maintenance and upgrades to the facilities are often completed or implemented by volunteers (with assistance from township staff) in order to reduce the costs of specific improvements. Volunteers are especially important to the Johannesburg-Lewiston little league, which is run entirely by volunteers.

D. MDNR GRANT HISTORY

Albert Township has not received any grants from the Michigan natural resources trust fund.

3. Inventory of Existing Parks

Albert Township has an abundance of natural resources and outdoor recreation space. This section describes the parks and recreation facilities available to the community, including Township-owned properties, State park and forest lands, and private facilities.

For planning and management purposes, recreation professionals classify parks and recreation facilities based on the type of facility and expected usage. Frequently, a six-tier classification system is used, as follows:

Mini-Parks

Mini-parks are small, specialized parks, usually less than an acre in size, that serve the needs of residents in the surrounding neighborhood. A mini-park may serve a limited population or specific group such as tots or senior citizens. Mini-parks usually serve people within a radius of 1/4 mile to 1/2 mile. The Public Library has a mini-park that is used by the patrons and the Children's Story Hour. This is the only mini-park in the Township.

Neighborhood Parks

Neighborhood parks are typically multi-purpose facilities that provide land for intensive recreation activities, such as field games, court games, crafts, playgrounds, skating, picnicking, etc. Neighborhood parks serve a population up to 5,000 residents located within a one half- to one-mile radius. There are four Township-operated recreation areas that meet the criteria for neighborhood parks, plus Lewiston K-6 School, which also fits into this category.

Community Parks

Community parks typically contain a wide variety of recreation facilities to meet the diverse needs of residents from several neighborhoods. Community parks may include areas suited for intense recreational facilities, such as athletic complexes and swimming pools. These parks usually contain other facilities not commonly found in neighborhood parks such as nature areas, picnic pavilions, lighted ball fields, and concession facilities. Community parks serve a 1 - 2 mile radius. Buttles Road Park is the only park serving Albert Township that is classified as a community park.

Regional Parks

Regional parks are typically located on sites with unique natural features that are particularly suited for outdoor recreation, such as viewing and studying nature, wildlife habitats, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail use. Many also include active play areas. Regional parks serve a large area, usually with a 3 - 5 mile radius. There are three recreation areas serving Albert Township that are regional parks, all owned and operated by the State of Michigan.

Linear Parks

Linear parks are developed for one or more modes of recreational travel, such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and/or pleasure driving. Some linear parks include active play areas. Linear parks often link other parks or components of the recreation system, community facilities, commercial areas, and other focal points, although in more rural areas like Albert Township they sometimes merely provide recreational access to natural areas. The MDNR trails near Buttles Road are examples of linear parks.

Private and Special Use Facilities

Special use recreation facilities are typically single-purpose recreation facilities, such as historic amenities, golf courses, nature centers, outdoor theaters, interpretative centers, or facilities for the preservation or maintenance of the natural or cultural environment. The historic CCC Camp Lunden is an example of a Special Use Facility in Albert Township.

There are a few private recreation facilities in the Township, such as the curling club and the bowling alley. There are also private operations supporting the natural recreational opportunities, such as marinas and outdoor equipment stores. Smitty's Family Fun Center closed in the mid-2000s, but the facility is still standing and could potentially be re-opened.

ACCESSIBILITY

Each recreation area in the list below has been evaluated on how well it serves people with disabilities. Parks and other facilities are rated on a 1-5 scale, according to the following criteria:

1 = none of the facilities/park areas meet ADA accessibility guidelines

2 = some of the facilities/park areas meet ADA accessibility guidelines

3 = most of the facilities/park areas meet ADA accessibility guidelines

4 = the entire park meets ADA accessibility guidelines

5 = the entire park was developed/renovated using the principles of universal design

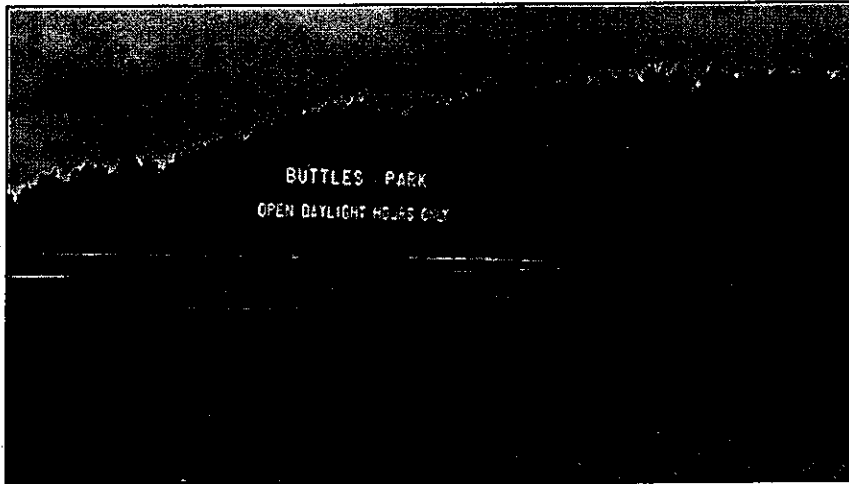
TOWNSHIP OWNED AND/OR OPERATED PARKS

Albert Township owns or maintains five parks – Buttles Road Park, Lewiston Village Park, Bingham Park, Lions Park, and the East Twin Lake Public Beach.

Buttles Road Park

Classification:
Park
Size: 40 acres
Accessibility

Buttles Road Park is northwest of the community, just corner of Buttles Airport Road. At 40 largest park operated Township. The park softball fields, two and two horseshoe playground equipment and facilities for picnics such as a pavilion, outdoor picnic tables, restrooms, and barbecue grills. Some parts of the park retain their original natural character, but are open for snowmobiling, hiking, and other outdoor recreation.



Community

Assessment: 3

located south of the Road and acres, it is the by Albert includes two tennis courts, pits. It also has

The restrooms and picnic pavilions, including the picnic tables, are designed to be accessible, but the outdoor recreation component is not.

Lewiston Village Park

Classification: Neighborhood Park
Size: 2 acres
Accessibility Assessment: 4

Lewiston Village Park is located to the Township Hall in It features two tennis courts, but community gathering place and picnic facilities. Most of the



immediately adjacent downtown Lewiston. it is most popular as a thanks to its gazebo park is accessible.

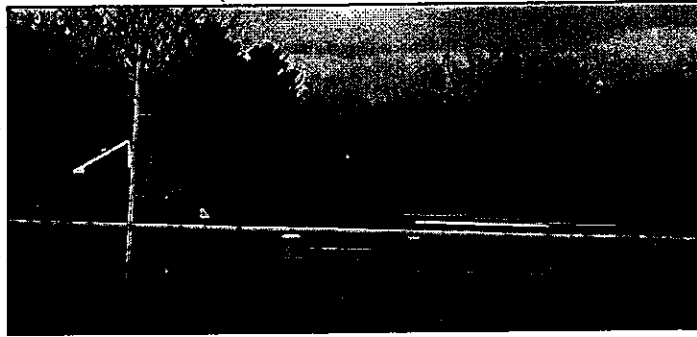
Bingham Park

Classification: Neighborhood Park

Size: 2.5 acres

Accessibility Assessment: 4

Bingham Park, in the heart of Lewiston, hosts the youth baseball league for Albert Township. Its facilities include a field, a concession stand, picnic area, and playground. Most of the park is accessible.



Lewiston, Albert regulation restrooms, equipment.

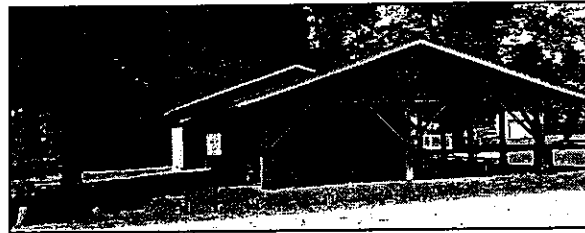
Lions Park

Classification: Neighborhood Park

Size: 1 acre

Accessibility Assessment: 3

Lions Park is located just south of community, across the street from the Beach (see below). The park is popular as with a pavilion, barbecue grills, and outdoor picnic tables. Much of the facility, including the pavilion and tables, is accessible, although some areas are not.



Lewiston East Twin Public a picnic spot,

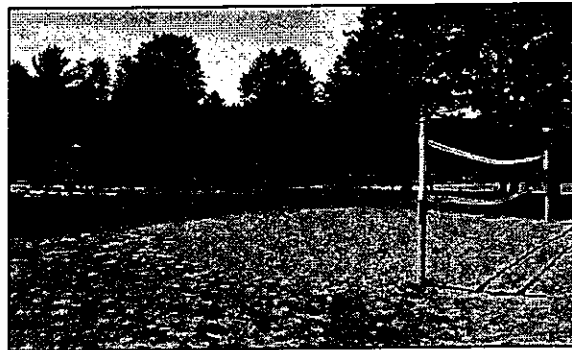
East Twin Lake Public Beach

Classification: Community Park

Size: Less than 1 acre

Accessibility Assessment: 3

East Twin Lake Public Beach is the public Twin Lake, located at the north end of the addition to the swimming beach, the park playground equipment, restrooms, and picnic also has bike racks. The picnic area and accessible, but other portions of the park are not. Immediately next to the Township's park is a public access to the lake for non-motorized craft such as canoes and kayaks. The boat launch is operated by the DNRE and is no longer available for motorized craft because of concerns over the safety of swimmers.



access to East lake. In contains facilities. It restrooms are

LEWISTON SCHOOL

The Johannesburg – Lewiston Area School District operates one school within Albert Township – Lewiston K-6 School. Located at the north end of the unincorporated village of Lewiston, the 20-acre school grounds provide approximately the same level of service as a Neighborhood Park

The grounds of the school feature a basketball court, a soccer field, and playground equipment. Inside the school, the gymnasium and auditorium stage have been used for community recreation as well.

The school and much of the surrounding grounds are accessible for persons with disabilities. The District works in cooperation with the Township, and the school grounds are kept open for public recreation use.

STATE-OWNED FACILITIES

The State of Michigan owns and operates several state forest areas within the Township's boundaries.

Avery Lake State Forest

Classification: Regional Park

Size: 30 acres

Accessibility Assessment: 2

Avery Lake State Forest encompasses most of the northeastern portion of Albert Township. Available activities include fishing, swimming, and boating on Avery Lake, snowmobile trails, and camping in two separate locations within the forest. Hunting is permitted in much of the forest. Because of its rustic nature, only small portions of the forest are accessible.

Little Wolf Lake State Forest

Classification: Regional Park

Size: 8 Acres

Accessibility Assessment: 2

Little Wolf Lake State Forest is the smallest of the three state forests in Albert Township. Located southeast of the Lewiston community, Little Wolf Lake also offers camping and lake-based recreation, including fishing and swimming. Little Wolf Lake is more developed than its sister forests, with more man-made features and a prohibition on hunting. Still, only small portions of the forest are accessible to persons with disabilities. Little Wolf Lake offers camping for tents and campers shorter than 40 feet.

Buttles Road MDNR Facilities

Classification: Linear Park

Size: 6 miles of trails

Accessibility Assessment: 1

Located along Buttles Road, these state-maintained nature trails are popular for hiking and cross-country skiing, depending on the season. The unpaved trails run through undisturbed natural areas, but do not connect directly to Buttles Park or the core downtown Area. The NEMCOG's Non-Motorized Transportation Plan calls for a connection between these trails, Buttles Park, the Lewiston community, trails to the north, and the east and west sides of East Twin Lake (along Fleming Road and County Road 489). The Township will encourage and assist in these improvements.

OTHER PUBLIC AREAS

Sage Lake Flooding Area

Classification: N/A

Size: Less than 1 acre

Accessibility Assessment: 1

The Sage Lake Flooding Area is a natural open space area along Sage Lake, in the far eastern portion of the Township. It provides an opportunity for passive recreation along the side of the lake, which is difficult to reach in other places. It is not accessible.

CCC Camp Lunden

Classification: Special Purpose Facility

Size: Less than 5 acres

Accessibility Assessment: 2

Camp Lunden is a historic site located within Albert Township which was used during the 1930's by the Civilian Conservation Corps, a "New Deal" jobs program. There are many similar sites throughout Northern Michigan. However at this site, notably the workers landscaped an earthen scale model of the State of Michigan in front of their barracks. The dug out lakes--Superior, Michigan, Huron, Erie and St. Clair--were fed by an artesian well and stocked with fish. The site is only partially accessible to people with disabilities.

PRIVATE RECREATION FACILITIES

Many community organizations and others operate private recreation facilities within Albert Township.

Table 0.1: Private Recreational Facilities in Albert Township

Activity	Name
Social Clubs	Lewiston 50+ Club Moose Lodge American Legion VFW
Bowling	Timber Town Lanes
Curling	Lewiston Curling Club
Shooting	Lewiston Sportsmen Club
Snowmobiling	Lewiston Fun Ones Lewiston Motor Sports
Boating	Twin Lakes Marina East Twin Bait Shop
Mini-Golf	Buddy's
Museum	Lewiston Historical Museum
Accommodations	Little Wolf Lake Resort North Shore Resort Sheridan Valley Motel Lewiston Lodge Tall Pines Bed and Breakfast Redwood Motor Lodge

GENERAL OBSERVATIONS

In general, Albert Township has abundant natural and recreation space and amenities. However, many of these amenities are designed to serve the needs of tourists and visitors, such as boating, snowmobiling, or hiking. While local residents enjoy the same activities, and indeed many came to Albert Township specifically to enjoy them, the Township would benefit from additional amenities, such as basketball courts, skate parks, community center, volleyball courts, ice skating, and playing fields for year-round residents, families, and particularly youth.

Table 0.2: Public Owned and/or Operated Recreation Facilities

Amenity	Number	Location(s)
Baseball/Softball Fields	3	Buttles Road Park Bingham Park
Basketball Courts	1	Lewiston K-6 School
Soccer Field	1	Lewiston School
Tennis Courts	4	Buttles Road Park Lewiston Village Park
Horseshoe Courts	2	Buttles Road Park
Playground Equipment	4	Buttles Road Park Bingham Park East Twin Public Beach Lewiston K-6 School
Camping	3	Avery Lake Big Oaks Little Wolf Lake
Hiking Trail	3	Buttles Road MDNR Facility Avery Lake Big Oaks
Picnic Facilities	5	Buttles Road Park Lewiston Village Park Bingham Park Lewiston Park East Twin Public Beach
Boat Launch	2	Avery Lake Sage Lake Flooding Area
Fishing Dock	2	Big Oaks Avery Lake
Snowmobiling	3	Avery Lake Big Oaks
Historic Site	1	CCC Camp Lunden
Nature Education	1	Hunt Creek Research Station
Restrooms	5	Buttles Road Park Bingham Park East Twin Public Beach Big Oaks Little Wolf Lake

It is also essential to consider the type of parks, their location, and their distribution throughout the Township. When evaluating parks and recreation service areas, it is important to closely consider where the residents in the Township live. The MDNR establishes a recommended service area for each park classification to determine the areas in the community that are lacking easy access to parks and facilities. The service area boundary for each type of park is as follows:

- Mini/Neighborhood Parks 0.25 – 0.5 miles
- Community Parks 0.5 – 3.0 miles

- Regional Parks

30 minute driving time

Park Locations and Service Areas are shown on Map 10. Attached at end of Plan.

Service Area of All Township Operated Parks is shown on Map 10: Attached at the end of Plan.

Site Development Plans: N/A, because the Township does not have any active site development plans.

4. Resource Inventory (Optional)

A. Natural Features

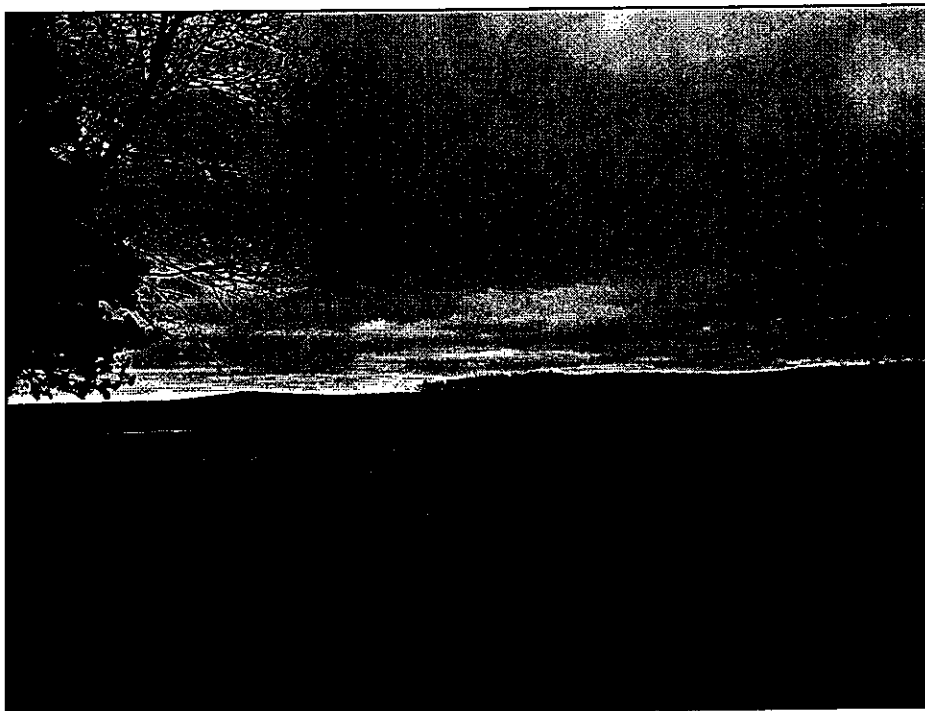
TOPOGRAPHY

The Township has some rolling hills, with the highest point being in the Comstock Hills, southwest of the unincorporated village of Lewiston, at 1,449 feet of elevation. The lowest point in the Township is Avery Lake, 891 feet above sea level. For reference, Lake Huron is 579 feet above sea level. Lewiston itself is 1,250 feet above sea level.

As shown in Error! Reference source not found., the hilliest part of the Township is the northeastern portion, which features rolling hills interspersed with small lakes. The central part of the Township and the area around the Lewiston community are generally flatter, with more hills popping up on the northwestern fringe and in the Comstock Hills in the southwest.

The slopes in various parts of the Township are an important consideration for development potential. Steep road grades, septic field failures, erosion, and excavation costs are all potential difficulties in hilly terrain. For this reason, most of the developed part of the Township is flat, while the areas with the steepest slopes are planned for natural preservation.

Gas and oil wells are very common throughout the Township. Fracking has not been an issue to date.



FARMLAND

Error! Reference source not found. shows the quality of farmland in Albert Township, as classified by the US Department of Agriculture (USDA). Using the Soil Conservation Service's soil classification system, soils are rated for their use and adaptability. According to the USDA, "prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, and few or no rocks. Its soils are permeable to water and air. Prime farmland is not excessively eroded or saturated with water for long periods of time, and it either does not flood frequently during the growing season or is protected from flooding."

The land in the Township is not considered prime farmland, however some areas are classified as "farmland of local importance." Some smaller areas are classified as farmland of local importance in the eastern part of the Township, but many of these are located within the Mackinaw or Au Sable State Forests and therefore are not open to farming. Agriculture is not a major land use or employer in Albert Township.

Soils in the Township are generally sandy. Sandy soils warm up quickly in spring (allowing seedlings a good start) and they are much easier to dig than clay-based soils. Sandy soil is very good for growing root vegetables (such as potatoes, carrots and parsnips). Asparagus and strawberries are other crops that grow well in sandy soils.

SOILS

The USDA National Resources Conservation Service and the National Cooperative Soil Survey report soils information for Montmorency County. The USDA groups soils into "associations," which are areas with distinctive proportional patterns of soils.

Overall, forty-three different soil associations are located in Albert Township. The Menominee loamy sand (95D), Lindquist sand (147B), Klacking sand (307B) Millersburg loamy sand (362B &D), Morganlake loamy sand (393B & 399D), Menominee Barnfield, sandy substratum Blue Lake (399D) and Morganlake-Ossineke, sandy substratum Blue Lake (424B & 424C) are considered suitable for agriculture, specifically crop land and pastures. The location of the six major soil associations is shown on **Error! Reference source not found.**, and each grouping is described as follows:

Millersburg-Klacking-Horsehead Association

Millersburg-Klacking-Horsehead soils are found in areas ranging from level to very hilly. It is sandy and drains well. It has some limitations for septic fields, especially at grades over 15% and can therefore create drinking water problems for sites in hilly areas. It is also inadvisable to build dwellings on this soil where grades are 15% or greater. Dwellings can be built on flatter land. The eastern portion of the Township is Millersburg-Klacking-Horsehead soil.

Grayling Association

Grayling soils are found mainly in flatter areas, and drains extremely well due to high sand content. They are not appropriate for septic fields because of limited filtering capacity. Dwellings can be built on this soil at slopes less than 15%. The southwestern portion of the Township, south of the Twin Lakes, is Grayling Association soil.

Graycalm-Horsehead Association

Graycalm-Horsehead soils are located in flatter areas. They are rarely appropriate for septic fields due to poor filtering. Dwellings should not be built on more than 15% grade on Graycalm-Horsehead soils. The western and central parts of the Township, including the Lewiston area, are Graycalm-Horsehead Association soils.

Bamfield-Menominee-Lupton Association

Bamfield-Menominee-Lupton soils are found with a variety of slope and drainage characteristics. They are unstable and can therefore be very poor for construction even on flat land and should not be used for septic fields. Bamfield-Menominee-Lupton soils can be found in the center of the Township along County Road 489.

Mancelona-Millersburg-Blue Lake Association

Mancelona-Millersburg-Blue Lake soils can be found on any slope. They drain well and can be used for septic fields at grades under 15%. Dwellings can be safely built at grades less than 15%. Mancelona-Millersburg-Blue Lake soils can be found in the north-central part of the Township, along both County Road 489 and County Road 491.

LAKES AND WATER RESOURCES

Albert Township is known for its inland lakes. There are over a dozen lakes completely or partially within the Township boundaries. The largest lakes are West Twin Lake (1330 acres) and East Twin Lake (974 acres), in the southwest part of the Township near the unincorporated village of Lewiston. Just east of the Twin Lakes are Big Wolf Lake and Little Wolf Lake. Little Wolf Lake is partially within Albert Township and partially within Oscoda County's Greenwood Township.

Sage Lake is on the far eastern edge of the Township, and Avery Lake is in the northeastern part near the Briley Township line. East, West and Middle Fish Lakes, Fuller Lake and Marshall Pond are in the southeast corner of the Township. The "Spectacle Lakes" are on the far western edge of the Township. And in the northwestern corner of the township, Shoepack, Hidden, Crystal, Little Crystal, and McMullen Lake form a chain of attractive small lakes.

Albert Township is in the watersheds of two rivers. The western portion of the Township, including the Lewiston area, is in the Au Sable River watershed. Streams in this part of the Township flow south toward the source of the Au Sable, which is near Mio. The river then flows east/southeast to Lake Huron.

The eastern portion of the Township is in the Thunder Bay River watershed. Streams in this part of the Township flow toward Fletcher Pond in Alpena County's Green Township. Fletcher Pond is connected to the Thunder Bay River system, which flows into Lake Huron at Alpena. Because both the Au Sable and the Thunder Bay Rivers flow into Lake Huron, the entirety of Albert Township is within the Lake Huron watershed.

The lakes within the Township are currently healthy and are assets for the community. Recreational activities on the lakes may include fishing, boating, swimming, and water sports.

Septic leakage is a concern for all lakes. Albert Township residents volunteer to take water samples bi-annually (every spring and fall) at East and West Twin Lakes since 1990. These samples are submitted to the State of Michigan's Department of Environment Quality Lake Water Quality Assessment Monitoring Program. Reports are received back at the end of each year reporting on the quality of the water. All reports have been excellent since the 1990's.



WOODLANDS/STATE FORESTS

Two large sections of Albert Township are within Michigan State Forests. The two forests are Mackinaw State Forest and Au Sable State Forest. Mackinaw includes swaths of land in northeastern Michigan, generally north of M-72 and east of I-75. Au Sable State Forest lands are generally south of Mackinaw lands.

Most of the eastern half of Albert Township is within one state forest or the other. The northeastern quarter of the community, including the area around Avery Lake, is in Mackinaw State Forest, while part of the southeastern region of the Township, near County Road 489, is in the Au Sable forest. There is also a portion of Mackinaw land in the northwestern corner of the Township.

All in all, about 49% of the Township, or 23,000 acres, is State-protected forest land. The extent of the State Forest land within Albert Township is shown on **Error! Reference source not found..**

The amount of State Forest land limits the development and tax base potential of some parts of the community, especially in the eastern half of the Township. Nevertheless, because the preservation goals of the State align with those of the community, the loss of potentially developable land is not a concern at this time.

The State of Michigan has indicated that it will be reducing its land inventory in the near future. Depending on the location of the land, the sale of State land could be an opportunity for additional development or a potential threat to natural preservation – or both. The Township will need to keep in close contact with the State regarding any land that will leave State control in order to ensure that both the preservation and development goals of the community are advanced.

Even in areas not protected as State Forests, much of Albert Township is wooded. The most common species of trees within the forests are birch, pine, and oak. Sugar maples can also be found.

The natural beauty of the forests has drawn residents to the community (both permanent and seasonal) for decades. The pristine forests are an asset and Albert Township has and will continue to leverage them for economic development purposes.

WETLANDS

Wetland areas are home to unique ecosystems and are important in keeping Michigan's water system clean because they filter out waste and chemicals, both naturally occurring and man-made. Wetlands are regulated by the State and development within them is discouraged.

Albert Township is not heavily covered by wetlands, but there are some significant wet areas within the community. There are wetlands surrounding many of the lakes, including both Twin Lakes near the Lewiston community, although these particular wetlands are not large.

The largest wetlands in the Township are near Sage Lake and Avery Lake, and in the southeastern corner. There are very large wetlands immediately across the border in Loud Township, meaning that these areas adjacent to Albert are unlikely to experience development.

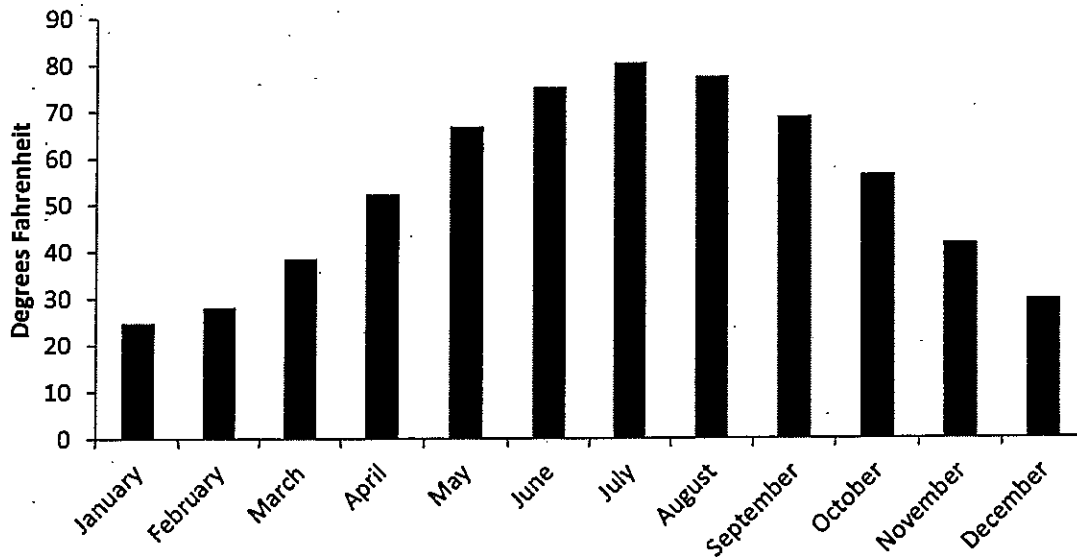
The wetlands in Albert Township and the surrounding area are shown on **Error! Reference source not found..**

CLIMATE

Albert Township's climate is similar to that of most of Northern Michigan. The winters are long and cold, but the summers are mild and pleasant. The average high temperature in January is 24.7 degrees Fahrenheit, while the average high temperature in July is 86.4 degrees Fahrenheit. The Township averages about 23 days per year with a temperature below 0 Fahrenheit.

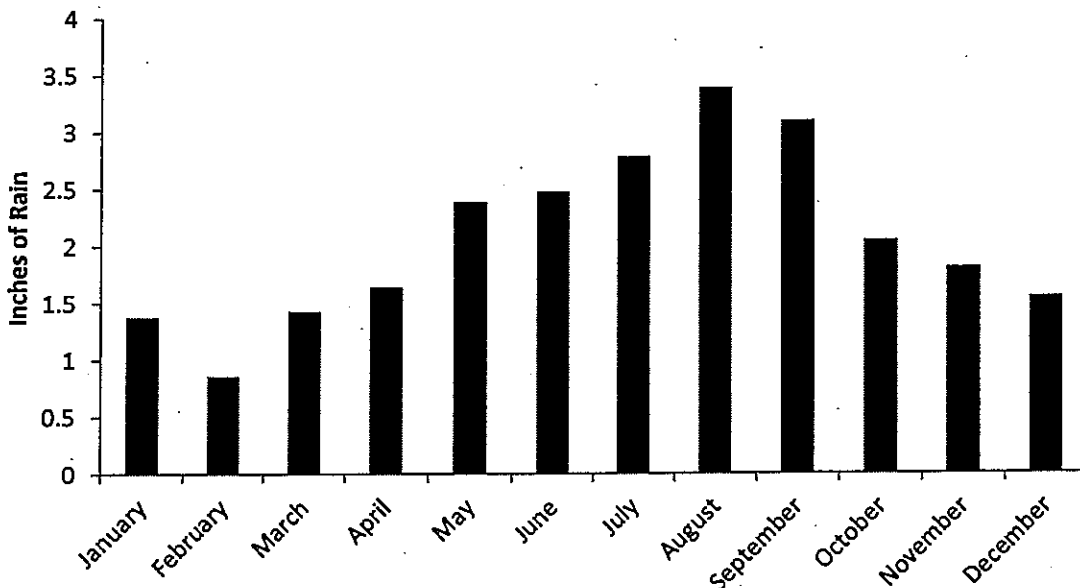
The Township is located about 60 miles inland from Lake Huron and 100 miles inland from Lake Michigan, so the moderating impact of the lakes is smaller than in some coastal communities.

Figure 0.1: Average High Temperature Per Month, Montmorency County



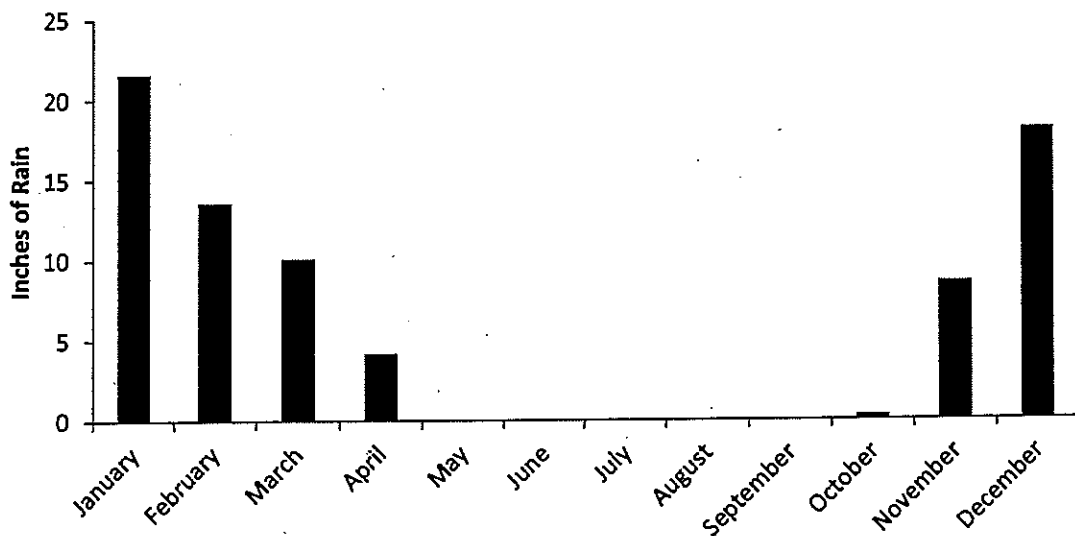
Source: Montmorency County

Figure 0.2: Average Rainfall per Month, Montmorency County



Source: Montmorency County

Figure 0.3: Average Snowfall per Month, Montmorency County



Source: Montmorency County

NATURAL FEATURES CONCLUSIONS

Albert Township is filled with beautiful natural landscapes. Its woodlands, lakes, and rolling hills attract tourists, seasonal residents, and year-round residents. Protection of these natural amenities should be the goal in most of the Township. There is little development pressure on the Township, and most of the community is not prime farmland.

However, as development occurs, protecting natural resources will be crucial. Therefore, development should be limited to areas surrounding the already developed portions of the community (around the Lewiston area and surrounding the lakes).

Natural features that are accessible to the public while retaining their character and ecosystems will contribute a more sustainable community – both environmentally and economically. The beautiful countryside is one of Albert's biggest draws, and it can and should be preserved for future generations.



5. Description of the Planning Process

A. Comparison to Recreation Standards

ACREAGE ANALYSIS

Table 0.3: Albert Township Park Land Acreage Analysis

Park Classification	NRPA Guideline Acreage per 1,000 Residents	Albert Township Recommended Acreage	Actual Acreage in Township	Surplus/Deficiency
Mini Parks	0.25	0.63	0.17	-0.46
Mini / Neighborhood Parks	2.0	5.05	6.00	+0.95
Community Parks	5.0	12.63	40.00	+37.37
Regional Parks*	10.0	25.26	68.00	+42.74
Total	15.25 – 17.0	38.52 – 42.94	114.17	+80.60

*Does not include non-programmed or undeveloped State Forest land

The table above evaluates Albert Township's park acreage in comparison to national guidelines for communities throughout the State. However, the standards are general in nature and do not reflect the quality of the facilities, the character of the community or other local differences that affect community recreation facility needs. Thus in evaluating the results, the actual conditions and trends present in the Township must be taken into account. While the Township has a relatively large surplus of recreation land based on the population, additional amenities may be needed to serve the needs of the residents, especially those who live in Albert Township year-round.

MDNR also publishes standards for the recommended numbers of various recreation facilities based on the population of a community. Table 0.4 compares Albert Township to the MDNR standards. The Township exceeds the standards for most types of facilities, although some facilities, such as a golf course or skating rink, do not exist in the Township at all.

Table 0.4: MDNR Recreation Facility Standards

Amenity	State Standard	Approx. Availability in Albert Township
Basketball Court	1 per 5000 people	1 per 2,500 people
Tennis Court	1 per 2000 people	1 per 600 people
Volleyball Net	1 per 5000 people	1 per 2,500 people
Baseball/Softball Field	1 per 5000 people	1 per 800 people
Soccer/Football Field	1 per 10,000 people	1 per 2,500 people
Swimming Pool	1 per 20,000 people	1 per 2,500 people
Golf Course	1 per 50,000 people	0
Skeet Shooting	1 per 50,000 people	0
Ice Skating	1 per 100,000	0

As part of the *Positively Lewiston* Master Plan process, Albert Township decided to include an update to the community's Parks and Recreation Plan. Citizen input played a critical role in the development of the plan. As a result, recommendations described within the action plan reflect the needs and ideas of those who use the Township's parks and recreation facilities. The plan process included seven tasks that are discussed below.

B. Public Input

As required by the MDNR, public input for this Parks and Recreation plan was obtained through several different outreach efforts.

The first was a meeting of Parks and Recreation stakeholders from the various organizations that operate in the community. The second was a Town Hall Meeting open to the general public. Both took place on June 18, 2012 and a summary of the results is included in Appendix A. The Township also circulated a community survey as part of the overall Master Plan process which contained several parks and recreation-related questions. The results of the survey follow

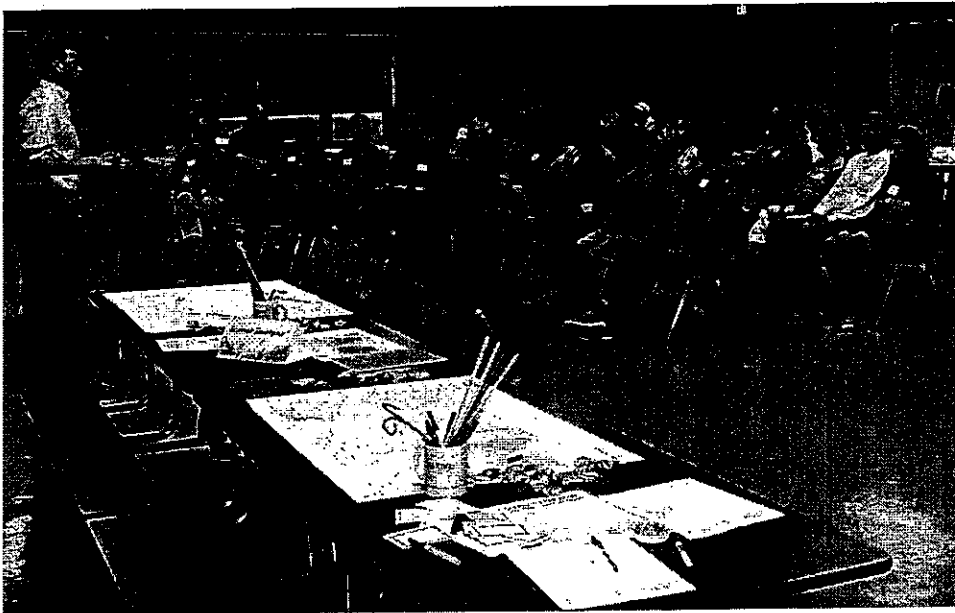
. COMMUNITY COLLABORATION SUMMIT

Focus Groups.

On June 18, 2012 the Township hosted a full day of public input events designed to create a consensus vision for the community. Almost 100 community members participated and the discussion was lively and upbeat.

The morning was dedicated to **Township Staff and Elected Officials**. McKenna conducted round table discussions with the staff at 9 am and Township Board members at 10 am at Township Hall.

In the afternoon, focus groups were convened in the Lewiston K-6 School Cafeteria. **Service Groups/Churches, School Administration, Parks and Recreation, and the Business Community/DDA** stakeholder groups each had lively discussions. Each focus group had at least 4-6 participants, although the business group was much larger, with over 15 people actively discussing ideas.



Town Hall Meeting.

The evening session, a Town Hall Meeting, was open to the general public. The meeting began with a presentation from McKenna on the plan findings to date, and an overview of local and national trends likely to impact the Township. Then small group visioning discussions were convened, with participants selecting discussion topics of their choice. Residents were asked what they are "proud of" and what they are "sorry for" in the community, and then asked to discuss and prioritize their visions for the future.

The comments and complete results of each of the sessions are included in Appendix A.

COMMUNITY SURVEY

In May 2012, the Township Planning Commission prepared a community survey to use to obtain additional input about the Township, community concerns and priorities. The survey was made available on the Township website and on request at Township Hall and Library. Approximately 100 responses were received from residents all over the Township.

Respondents reported that their highest priorities for the Township are:

- Preservation of natural features,
- Improving the appearance of residential neighborhoods
- Maintaining unpaved roads
- Development of communications technology infrastructure.

The survey also showed that planning in Albert Township should focus most strongly on:

- Preserving rural character
- Preserving open spaces
- Economic Development and Jobs
- Non-motorized transportation

Respondents stated that their favorite things about Albert Township are being close to nature and the availability of the lakes, while their least favorite part of living in the community is the lack of jobs.

The full results of the survey are reported in Appendix B.

C. Adoption Process

REVIEW AND ADOPTION PROCESS

The *Positively Lewiston* review and adoption process is described below:

30 Day Comment Period:

Public Hearing:

Township Board Adoption:

Distribution to NEMCOG and Montmorency County:

6. Goals and Objectives

Goal 1: Maintain and enhance existing community parks.

1.1 Adopt a capital facilities program to prioritize and identify funding for expanding existing amenities that would serve the Township's population and to support the ongoing activities at those facilities.

1.1.1 Expand and improve Bingham Park, and evaluate it against other baseball/softball facilities in the region.

1.1.2 Add amenities to Buttles Park to create a year-round regional attraction for a wide spectrum of community members.

1.1.3 Renovate Lewiston Village Park, including the tennis courts, to make it a focal point of the Downtown area.

1.1.4 Maintain Lions Park as a high-quality outdoor event facility.

1.2 Prepare and implement a regular maintenance plan to keep the Township's parks in good condition.

1.3 Repair and replace worn out and damaged equipment.

Goal 2: Provide new opportunities for passive recreation, allowing residents and visitors to enjoy the natural beauty of the Township

2.1 Pursue the acquisition of natural areas in the community and protect them for one of three purposes: "keep out" natural areas for strict preservation and restoration, "look only" natural areas (may include nature trails, sitting areas, and other passive recreation), and "look-and-touch" natural areas (nature education centers and natural resources gardens) at which people are allowed to touch nature, to hands-on grow nature, to hands-on sustain nature, and to practice sustainability using nature.

2.2 Promote the development of equestrian/hiking non-motorized trails in the Township's preserved natural spaces.

2.3 Work to achieve an integrated design for recreation facilities convenient to residential areas.

2.4 Use signage and maps to connect the local trail system with established trail systems.

Goal 3: Provide for the recreational needs of all segments of the existing and future population in locations that will ensure that the recreation areas and facilities are accessible to all segments of the population.

3.1 Regularly update the Five-Year Parks and Recreation Master Plan in order to remain in compliance with the MDNR.

3.2 Seek grant funding and other financial assistance to help acquire and develop recreational facilities and achieve the recreation goals of this Plan.

3.3 Improve accessibility across all parks in the Township.

3.4 Improve and expand the restrooms at all parks in the Township where improvements have not been completed recently.

7. Action Plan

SYSTEM WIDE RECOMMENDATIONS

In addition to capital investments in programs and facilities, the Township must also evaluate the current system and review long-range options for providing parks and recreation. The following are system wide recommendations that should be evaluated annually and used in the long-range planning of parks and recreation.

Park Maintenance and Function

The Township is fortunate to have a good parks system with a wide variety of amenities dispersed throughout the greater Lewiston area. Unfortunately, some of these facilities and amenities are in need of improved stewardship. A primary goal for the Township is to restore the existing facilities and amenities to a pristine condition, and develop a plan to ensure they are maintained and protected from vandalism into the future.

Pathway/Bike Path Connections

The Township is committed to providing pedestrian and bicycle pathways and connections throughout the greater Lewiston area, as well as improving and expanding the hiking trails in the less developed parts of the Township. The Township should continue to develop pathways and connections, as described in detail later in this chapter.

Barrier Free Accessibility

The Americans with Disabilities Act (ADA) has established guidelines to provide barrier-free accessibility at all public facilities. It is important to provide access to the Township's facilities according to these guidelines so that all residents may enjoy them. As parks and recreation facilities are improved or developed, a high priority must be placed on upgrades that improve barrier-free accessibility with improvements to proper surfaces for wheelchairs, accessible picnic tables, and play equipment that provides universal access.

Continued Public Involvement

The Township should continue to solicit residents' suggestions on planning, use, and improvement of parks and recreation facilities and programming. This can be accomplished with focus groups, public meetings, surveys, website input, or through resident feedback solicited at Township events.

BASIS FOR THE ACTION PLAN

Existing Conditions	Proposed Action
Bingham Park: Heavy use due to popular Little League and frequent use by regional tournaments. Lack of space for expansion means a need for additional baseball/softball fields elsewhere.	Maintain existing facilities to high standards to continue to attract regional tournaments and keep participation in Little League strong.
Buttles Park: Ball fields do not have lighting, radio-controlled vehicle area susceptible to vandalism. Some existing facilities in need of refurbishment. Additional space available for both programmed recreation and improved access to natural areas. Portions are not accessible.	Install lights at ball fields, develop RV camping facility, build skateboard park, build basketball/tennis courts, create ice skating rink in winter, expand non-motorized trails, improve handicap accessibility, and pave and expand parking lots. No winter plowing of the parking lot so it will not be damaged by use as a trailhead for snowmobiles.
Lewiston Village Park: Tennis courts have deteriorated. Benches and gazebo are well-used during events, but not frequently used on average days.	Refurbish tennis courts and improve access to the surrounding Downtown area.
East Twin Public Beach: Well-used by families, especially to swim and use playground equipment. No facilities for boat launching.	Maintain existing facilities.

Existing Conditions	Proposed Action
Lions Park: Used for events and community gatherings. Facilities are in slight disrepair.	Maintain and improve existing facilities.
General: Township lacks an indoor community center for events and winter recreation.	Develop an indoor community center, either at Buttles Park or at another location in the Township.

ACTION PLAN

Table 0.5: Parks and Recreation Action Plan summarizes the overall system recommendations as well as specific improvements to individual parks. Some are multi-year efforts that will involve time and coordination, while others are park improvements that require largely monetary investment. Table 0.5 incorporates the top recommendations that require capital improvement in the next five years for planning purposes.

Priorities should be reviewed on an annual basis and adjusted to respond to updated findings and identification of funding opportunities. In particular, costs should be closely monitored, as the proposed plan estimates are in 2012 dollars and are strictly preliminary. Actual costs for each project will be more specifically determined as site surveys, programming elements, and engineering plans are developed if applicable, as well as through further analysis of the proposed improvement. If funding levels are lower than required to implement the Plan based on the schedule provided, the implementation could be stretched over additional years.

Table 0.5: Parks and Recreation Action Plan

Year	Project	Estimated Cost	Funding Source
Year 1 – 2013	Initial investigations of non-motorized trails	\$500	TGF, GR
	Encourage concrete barriers to protect radio control park	\$5,000	D/P, TGF, GR
	Begin refurbishing tennis courts at Lewiston Village Park	\$7,500	D/P, TGF, GR
	Develop Comprehensive plan for Buttles Park	\$5,000	TGF, GR
	Begin construction of lights at Buttles Park softball fields	\$10,000	GR, D/P
Year 2 – 2014	Prioritize Comprehensive Plan for Buttles Park and begin implementation	\$20,000	D/P, TGF, GR
	Complete refurbishing of tennis courts at Lewiston Village Park	\$7,500	D/P, TGF, GR
	Develop and prioritize comprehensive plan for non-motorized trails	\$2,500	D/P, TGF, GR
	Complete construction of lights at Buttles Park softball fields	\$10,000	D/P, TGF, GR
Year 3 – 2015	Continue implementation of prioritized projects in Buttles Park	\$10,000	D/P, TGF, PRR, GR
	Plan and begin implementation of accessibility improvements at Township Parks.	\$10,000	D/P, TGF, GR, PRR, OG

Year	Project	Estimated Cost	Funding Source
Year 4 – 2016	Continue implementation of prioritized projects in Buttles Park	\$10,000	D/P,TGF, PRR, GR
	Begin implementation of non-motorized trails	\$5,000	TGF, GR, PRR, OG
	Investigation of land for conservation and natural education	\$500	D/P,TGF
Year 5 - 2017	Consider need and uses for indoor community center	\$500	D/P,TGF
	Review accomplishments and determine next steps for prioritized projects	\$500	D/P,TGF
	Update Five Year Parks and Recreation Plan	\$10,000	TGF, GR, PRR, OG
Funding Source		TGF = Township General Fund	
D/P = Donation or Partnership		OG = Other Government Resources	
GR = Grants		PRR= Parks and Recreation Revenue	

APPENDIX- A

*Positively Lewiston – The Albert Township Maser Plan and Parks and Recreation Plan
Public Input Day Results
June 18, 2012*

FOCUS GROUPS

1. Staff/Administration

The staff/administration group offered behind-the-scenes insights into the community that gave context to the discussions in the Focus Groups and the Town Hall Meeting.

What is good about Albert Twp.?

- Tight knit community. Everyone knows each other.
- "Home-town atmosphere" "Up north feel".
- RV / four-wheelers / boating / snowmobiles bring a lot of business. Can drive to bars. Montmorency County (along with Oscoda and Crawford) allows them to drive on the side of the county roads (only 25 mph). Brings people in from the water. A few complaints that people drive over driveways but this could be improved.
- Good school system. School of choice system, so students come from Hillman, Gaylord. They don't have to live here to go to school.
- Park system.
- Beautiful lakes.
- Hunting and fishing. The area has lost some of this, has to do with the kill off on the deer (5 tag a day, herd is too small now, allowing them to be overhunted and no baiting). More bird hunting now (now that other predators have been killed off through hunting, i.e. coyotes). Albert Twp. has elk and some bears.

What's good about Lewiston?

- Nice little shows, like car shows, Timber-town, Snow-Drift Rally. Cool events – lots of people benefit, especially the Little League. Could be taken to the next level, pull from neighboring communities.
- Business owners come together pretty well.
- How the local businesses work together, on their own, to make physical structures match, buildings facades.
- Community gathering that happens in parks and lakes.

What does the township maintain?

- Parks, cemeteries, community water. All houses are on well water and septic.

Working at the transfer site:

- Problem with recycling (only can recycle what Alpena has a contract to sell – paper, plastic (only 1 and 2, hardly anything). No glass. The issue is that we really don't have true recycling.
- Almost no trash pickup, have to take to the transfer site.
- New thing: can have a dumpster at your site, a small truck drives around and will pick up.
- No facility for hazardous materials. This stuff (tires, batteries, computers) ends up in the woods, the landfill doesn't take most stuff. No place for dropoff, there is a Goodwill but you have to drive far. Solution: think regionally or attract industries to Albert that will take some of these products and reuse them.

Things that could be improved/planned for:

- The township becoming more involved in Lewiston. Township govt. is missing out on opportunities with local business. Economic development promotion role, not just putting people together.
- Town should look better, more appealing, more welcoming. First Federal looks nice, ACE, these buildings are stretching outside of town but the center of town looks poor/dead in comparison. It is probably cheaper to buy on the outskirts than deal with older properties in the core that have septic issues which prevent downtown renovations. Vacancy in the downtown.
- Spinoffs from the auto shows: gas station, little league park (Bingham), restaurants.
- Tax base down.

What would you love to see?

- Growth, more businesses. But issues with this, vacant building with septic problems, high rents and repair.
- Bingham Park could be expanded, improved.
- Don't want big box retail or fast food chains, want to keep the small businesses around.
- Family friendly, hometown atmosphere.
- Buttles walking path to connect the downtown.
- Consider ORV-friendly campground on Buttles. 40 acres owned by the township for a campground. Start with a couple sites, if it works, add on more. Only one State Park, but no campground.
- Want to bring in bikes and skiers (have a lot of ski trails).
- Need to bring in industries. No proper sewage hookup.
- Sewer system is KEY, more important than sidewalks or trees. Want utilities in the ground. Would not only change the aesthetics but would help prevent power outages because one accident could take out the town's power supply.
- Broadband – could bring industries (low-level, or research) that don't pollute. How is currently being used: seasonal individuals that stay in touch with work, relatives, friends, etc. (ex: Talleys and the library has wifi).
- Cemeteries need some clean up. Jack pines should be replaced with flowering trees.
- The parks generally have a lot of trees (even around the businesses).
- Preserving the "Up-North character".
- Change out the picker posts (so people can't drive on lawns), many of them are rotten. Need more grants for repair – like replacing the cemetery fence.
- Need more lodging, no where for people to stay. People stay in Garland (they have housing, meals, entertainment).
- Snow-Drift Rally: (residents opened up their homes so that people could stay, people come from out of the state for this event).
- New farmers market: just started last Saturday (June 16).
- Timber fest should be expanded, get the rides in. Difficult to get volunteers. Need to attract new individuals, not just the same old people.
- Morel festival – hunting for morel mushrooms. Fishing tournaments (fish are coming back a little).
- Need a festival in the winter.
- Radio Control Park (needs fencing).
- Try to get events, in the Michigan Triple A or Pure Michigan (opportunities to get hook-up). The Chamber puts this out but the Chamber does not work together with the Township (unresolved issues).
- New medical clinic: Urgent Care (affiliated with OMH, same records, \$15 sports physicals that then goes to the local schools). OMH owns and operates. Before, had to drive to Gaylord or Grayling. Added imaging, physical therapy. Have never had these services before.
- Stuff for little kids but lacking things for teenagers. A lot of vandalism occurs. Maybe a skateboard park. The High School is in Johannesburg (about a half hour bus ride). Schools are trying to keep kids busy (Basketball, volleyball camps but they are only a couple weeks into summer). Some youth groups with activities. Trouble age group: 14,15,16 [not enough to do, can't drive, too much money to drive to other towns every day to do things]. Only one basketball court (tennis courts could be turned into a basketball court).

- Kids can ride bikes, bike paths. Get to the lakes with bike paths.

2. Township Board Session

Township Board members expressed their vision for both the future of the community, as well as their thoughts on the importance of the Master Plan and the visioning process.

Goals for the Township:

- Lewiston is not the only thing in the Township; Albert is a lot of area.
- Bring in business, especially industrial jobs, to keep people here. Jobs for young people.
- Once young people leave and get a college degree, they don't often come back because there are not jobs. Only one lawyer needed.
- A laid back, resort kind of town. Retirement community.
- A lot of people that own businesses are from downstate to reap the benefits of low taxes, low employee wages. Native businesses tend to pay a little higher wages.
- Attracts many residents and seasonal residents because of the sports.
- Water system within the town proper, no sewer system though. In 1980's a grant was allocated for a sewer system but some lakefront residents didn't want it, it was shot down (people were afraid of the costs and that it would attract too many people, change the character of the community). Would need a treatment plant. The closest sewer system is Gaylord. In July, federal grant for 90% for design and engineering with a loan to cover construction.
- The rest of the township: bike paths and walking paths/trails, along the lakes too – many requests from people all the time, many people into exercise and staying fit.
- Development for young people and senior citizens that don't want to live in their homes anymore. Planned Unit development. Affordable housing for young families. (Some foreclosure homes are available for lower income brackets ~\$79,000). NO MOBILE HOME PARKS. Stick built homes are reasonable. Duplex housing, own and rent the other (for young couples) or small singles so that people can get mortgages.
 - PUD vision: Condominium type complex, assisted living complex. Close enough to town so that they can walk to the ice cream parlor or go the bakery and take a leisurely walk.
 - Want it mixed with young families.
 - Medical facility has helped make this possible.
 - Sites: non-conforming lots, all residential, walkable to downtown. South of downtown for villas.
- Rural development loans available.
- Recent development: trailers in skyline, people building an accessory building with water and sewage, always depreciate.
- What type of businesses do the residents want to see? What would make them spend a Sunday afternoon downtown?
- A large amount of equestrian now. A blacksmith with roping classes for people. Pole barns being constructed. Horse trails at four corners that they could tie into. Mostly likely possible because there are no ordinances against horses. Need a commercial source for horse feed and gear.
- Need to keep teenagers busy and young adults, especially if they can't find a job. Parks can be added onto to provide more opportunities for sports facilities. Pavilion that can be flooded into a skating rink for the winter.
- County has limited social services, roads, council for aging, district library, sheriff, and economic development office. (Albert has its own fire service and ambulance service).
- Albert Twp. provides almost 40% of the County's tax base.
- Putting up a cell tower: some upfront costs but you get revenue because you can bring in carrier companies.
- Add into zoning ordinance that any cell tower must allow for co-locations.

- Gas and oil companies – have leases on almost every 40 acres. A lot of people don't have mineral rights, the State has them. Township gets personal property off the equipment, but they aren't paying as much as they should be.
- We're a retirement, tourist town.
- Ice fishing tournaments, bass fishing tournaments. Need fish that are approved by the DNR.
- Need to get a boat ramp [launch] on East Twin Lake. The old one was closed and the property owners don't want one.
- Acquiring land for a park, a really nice beach, just right of East Twin Lake. 3 residents on it. Do a conference center in one of the two larger homes. Another home with a big patio could be a nature center. An eagle nesting site on the property. Could put in walking and bike trails.
- 23 Block: northwest corner: put in a nursing home (multi-bedroom housing with a shared common area and kitchen) or apartments. Close enough to get to the Catholic or Lutheran Church, if they have their own bus, could get downtown. Allows for the elderly to stay in the same community with their family and friends. A walking path to the park across the street. Would bring in professionals to live in the community.
 - Issues with the ordinance, have to have two parcels, with granny flats. But how do you properly assess these units? Need to amend the zoning ordinance to allow for this type of development.
- A community park/garden – a problem with water, have to drill a well. Buttles might be a good place because there is already water. They want one by the Masonic Temple.
- Expand natural gas services: 489 is served but a stretch on 491 is not served by natural gas. Lewiston is completely served with natural gas.
- East of town, no cell phone or internet service. If a cell tower was to be built: check map for locations. There is one tower on Buttles Road, outside Albert, in Vienna Township. There is a cell tower AT&T in the southwest corner of Section 23.
- Township allows farming on 5 acres; it all depends on what they are doing. Livestock issues can come up. Mostly people are raising chickens; there are 2-4 horses per lot, some hogs, a little bit of cattle.
 - No prime farmland, mostly sand but specialty crops: potatoes, asparagus, hemp and strawberries could be grown and sold for more money, could be sold at farmers market. Orchards?
 - Have a 10 acre minimum for agriculture. Where would they zone? Either a tiny bit north (run into issues with State land) or east, just north of Co. Rd. 612. [Sections 19, 20, 21].
 - Incubator in Hillman for agriculture. Get tied into this? Albert folks to work with this organization, make things like jams and jellies.
- Jobs:
 - Men: lawn care in summer, snowplow in winter, put docks in, take docks out, clearing trees.
 - Women: lack of daycare (a new one just opened in town, within her home, but it is not well known or advertised).
 - Florist shops –funerals keep it afloat.
 - What people want: a clothes store. A candy store.
 - Problem: only six months of revenue. Shops that can work both seasons are the ones that are successful. (Winter sports and festivals help the businesses).
 - HB (industry) has been hiring.
 - True Tech employees some people but don't think they are hiring.
- Want a community swimming pool and a soccer field [have to go to Gaylord just to play – what about an enclosed soccer facility]. Other communities would come play at them. Everyone is used to driving within a 30 min./mile radius.
 - YMCA??? (Two stories with pool on ground level).
- New roller rink proposed. North of ACE hardware. Used to be one but it burned down.

3. Service Groups/Churches

The Service Groups and Churches Group provided insight into life in Albert Township, including the joys and struggles of living in the small town.

Why did you choose to live here?

- Very friendly, close community. The people are great; very accepting and it's a quint small town.
- Good schools, students.
- Businesses are here.
- Lewiston residents welcome people from other areas.

How do you describe Lewiston and Albert Twp. to your friends?

- Small town, very friendly people.
- Many small non-profits with lots of fundraisers, that work well together and provide benefits.
- Most of us come from somewhere else, "a melting pot of people to get away from the big city", people choose to live in Lewiston.
- A lot of retired folks that move here want to continue to volunteer and be involved with their community.

If you could change something about Lewiston or Albert Twp.?

- More things for the kids to do, especially in the summer [the winter they are going to school]. Library program during the summer but parents have to get them there. Boy Scouts happens sometimes. Really young – a cooperative preschool [folded a couple years ago]. The school has empty rooms, can we put a Headstart program in the school.
- Need a sewer system. If the lakes get polluted, it is a problem. At first, it was just small cottages but now, there are 'McMansions'.
 - Some sewage is draining into the lake. Water testing has been done, back in 1998 a study, but associations do regular water testing.
- Add more sidewalks and bike paths (esp. to Buttles Park – a paved shoulder). In town, speed limits are slower but along Meridian it is more dangerous with trucks.
- Buttles Park – could cut down some of the trees.
- Paths for snowmobiles are on the shoulders (off the main roads) and could be paved for bike paths/running trails.
- Equestrian trails.
- A lot of kids have skateboards but no skate park.
- Downtown, in front of Bingham Park, a grassy field where a skate park could go – tons of parents around.
- Preserve the lakes.
- Senior condos: Independent and assisted living in the same area.
- Don't have a town hall – receptions, banquet halls (churches are used sometimes but there are not big enough or more than one events). Hard to have weddings. – Potential lot next to Dollar General (parking available).
- Garden club, upkeep is the main thing, behind the DDA for beautification but how will maintain the flowers and plants (watering an issue).
- Beautification of downtown: a maintenance program for cleaning out the storm drains, it floods downtown, especially in front of the library and True Value Hardware. Storm drains are the responsibility of the road commission.
 - Trash downtown – needs some cleaning up. Also, sand is on the sidewalks. The sidewalk is the township's responsibility. Only one full time and one part time person responsible (with the addition of another part time employee to help take care of the cemeteries and parks).
 - Community action based beautification. Designate roads to certain groups (adopt the road/sidewalk) to keep up maintenance. – Community action days.
- Bury the electrical lines. Can require undergrounding with new development but it is very expensive to do it now.

Potential for economic development and business: [what can we plan for?]

- Shop Lewiston campaign
- People that come here, seasonal, are used to brand names and a larger selection. People are used to Meijer, Walmart, one stop shopping. Glen's here is like 7-11 downstate. Also, people have habits of driving, they don't mind driving to destinations.
- People from Atlanta come to Lewiston to shop.
- Need another supermarket to add competition so that the quality is better. Esp. with produce or lack of organic foods.
- Any business must be supported by the local, 12-month residents.
- No fast food places.

4. School Administration

The School Administration Group discussed the successes and challenges of the Johannesburg-Lewiston School District, and also brought up some unique points about living in Albert Township.

Proud: New lighting at the bus stop

Need: Better signage for Lewiston School, especially from 612.

Why did you decide to live here?

- Found a piece of property that he wanted to build on. Stay here because they like it here.

Describing Lewiston:

- A community, people come to Lewiston because you want to, you don't just stumble upon it. An understanding that you will give back to the community, an unspoken rule. It is a great place to raise children. People come here with no family and find family.
- Unique, different character, a diamond in the ruff.
- Tally's (our cheers) and Garland attract people. It's a destination.
- Playground at school – a community play area.
- School website – up-to-date, music. (check it out)
- 10% of the students at Lewiston's school are school of choice students (95 total).

What would you change about Albert?

- As a non-resident: bring life back into downtown. What do we have that is unique? Other than Tally's and Garland. Something different, what would bring people here?
- Doughnut effect in the downtown. Need continuity. Many pole barn buildings; need brick or wood buildings.
- Disconnect from a small town community – groups against each other – each thinking they are doing the right thing. For example, loss of the local bank.
- Post office parking lot: a leased lot that is never kept up, potholes, unpaved.
- Meridian Line Road – addressing is confusing. Hard for emergency vehicles to find. A concern for the elderly and for those with small children.
- Curb appeal: the backs of all the buildings, back of the bank, stove place, bank place, put some effort into the back of buildings, add continuity.
- Murals on the side of buildings.

How does the school partner with the Township?

- From town, a sidewalk and bike path was built to the school.
- Playgrounds.
- Opening facilities to the public – only condition, have to have a custodian. Boy Scouts, Girl Scouts. Festivals.

- Working with public library.
- Recycling bin for people to bring in their cans.
- Help with the shelter in Atlanta.
- Band.
- Senior pass for senior citizens [above 60] to have free admittance to sport games, ex: football.

Popular recreation for students:

- Little league (and a juniors league, up to age 14) in the spring but in the summer, it's just swimming.
- Only a basketball court in the Lutheran Church.
- Need a lighted park for different sports.
- Unique – curling club, people drive over from Gaylord and Alpena (next one is Midland).
- Bowling alley – could have a potential junior league with bowling or curling but either organization doesn't have any junior league.

How to retain kids after they graduate from high school:

- Into nursing, pharmacy, a variety when they go to college.
- Very little opportunity.
- No internship.
- Look for opportunities with the aging population.
- Need cell phone service and broadband.

Trouble getting out to natural areas, like Buttrick Park that are difficult on a bike.

Some particular destinations:

- Lions Park [reservations for family reunions, events] – need a place for indoor events too, not just outside.

5. Recreation Focus Group

The Recreation Group expressed their love for Albert Township, while brainstorming potential improvements to the parks and recreational areas.

Why did you decide to live in Lewiston?

- I live here because of the lakes. I found it on the internet. I bought my house having never been here before.
- I started coming up here in the early 70s visiting friends and I fell in love with the place. When I retired, I didn't have to look everywhere for where I want to retire. I knew I was coming here.
- This is where I know everybody. I couldn't stay away. Everything I like is here.
- This is closer to the big cities than some of the areas further north.
- The quality of the recreational stuff (lakes, hunting, parks, etc) is great.

What is it like to live in Lewiston?

- Don't do anything wrong because everyone will know it in an instant.
- Everybody watches out for everyone.
- No stoplights. No traffic.
- I am amazed at the diversity of people to socialize with.
- Talley's brings people together.

What do you like about the recreational amenities in the Township?

- The ball field is used a lot. It's a premier thing that brings other people into town.

- Little League field at Bingham Park is one of the best fields in the area and hosts regional tournaments. Same thing with softball at Buttles.
- The Curling Club is a gem.
- People from Gaylord are helping with the RC track because they want a second place to do RC racing.

What kinds of improvements should be made to the parks?

- We need more things to keep kids out of mischief.
 - Bike Park
 - Skate Park
- More bike paths, walking paths linking the lakes to the town.
- RC Area was destroyed by 4-wheelers. They are putting up fence to protect it and will then reopen.
- The tennis courts need upgrading. They get used all the time, but they are in poor shape.
- Lake City has redone their tennis courts and they are a real asset for the community – and the improvements make the entire town look better.
- The grass at the beach is very rough and hard to walk on.
- We'd prefer to not have as much boat access but we understand why other people want more.
- DNR closed launch site near public beach because of fears of danger of boat launch next to swimming.
- Buttles Road is a defacto boat launch, but isn't really adequate.
- The beach could be used for more events.
- Restroom facilities at the beach need improvement.
- Campground at Buttles would be great.
- Lights at Buttles would also help the RC racing.
- The darkness is a value to us. We like to stargaze. Lights at Buttles are OK so long as they turn off eventually.
- Lions Park could be spruced up. Upgrade the picnic tables and grills. Lions Park could host concerts.
- In Australia, they supply the natural gas for grills in their parks.
- Boat access to town would be really fun – maybe a marina near the beach. The bait shop property next to the beach could be used for this.

What needs to be improved in the Township?

- More motels and hotels besides the lodge.
- Need condo-type development for older seniors who do not want to leave the community but cannot maintain their homes anymore. Also need assisted living, but a mid-point between that and homeownership is important.
 - Kneeland south of downtown could be a good location for this.
 - Independence, but close to everything
- No designated area for pedestrians.
- Town is not well lit. Also needs landscaping.
- Downtown does not need chains, but does need beautification and new businesses.
- "Downtown is a glaring eyesore in the midst of a beautiful area."
- You can have all the curb appeal you want, but if you still have empty buildings it will be a ghost town.
- Activities for kids can be downtown.
- Sidewalks connecting residential parts of town to Downtown and the lakefront should be continuous and lit.
- Also sidewalks should be installed on the south side of Lewiston (between Salling and the lake).
- There should be a running/biking loop laid out surrounding East Twin Lake. Salling-489-Memory Lane-Fleming.

- Garland is getting rid of their winter opening, which means no more cross-country skiing there. This is an opportunity for Albert to improve its trails such as the Buttles one owned by the DNR.
- People are healthy conscious and want opportunities to exercise.
- Walking and biking trails are an economic development driver – they bring people to businesses.
- If everyone came up just one more weekend, that would be a huge boost.
- Kids want to play basketball, want to rollerblade.
- Large population of widows and widowers. They want to stay here, but they need services, walkability, and places to live that they don't need to maintain.

Does Lewiston need public sewer and water?

- "You can do nothing in this town until you have sewers" "That's not true"

Twin Lakes Property Owners Association:

- Promote and protect the natural qualities of East and West Twin Lake is a goal.
- Want all lakefront homes zoned single family, no multi-family housing allowed.
- Maintain greenbelt.
- Reduce light pollution.
- Minimize impervious surfaces.
- No funneling or key holing on the lakes.
- Improve pedestrian access.
- Create room for the downtown to be accessible by boat.
- Improve fishing via their habitat program.

6. Business Community/DDA

The Business Community/DDA group was the largest focused group. It discussed ways to make Albert Township more economically competitive in the future.

Why is your business here in Lewiston?

- We like it here, nice, small community, light traffic.
- Snowmobiling first brought them, moved away from the hustle and bustle of Toledo.
- Healthcare, have had a relationship with a long time, wanted to continue to serve the area better.
- Real Estate Market – people in and out, creates a market of people flipping real estate every 3-5 years.

How do you describe Lewiston and the Township to your friends?

- Peaceful
- Beautiful
- Quite
- Safe
- Recreational aspect
- A tourist town but there is only a few places to stay, an issue. A bulk of the people that come up, have cabins.

What could we change to better position ourselves?

- "Broadband. Crucial for the future, all new businesses need it, and residents just as much." Two problems: First in town, the internet is not fast enough for the business. Second, out of town, broadband starts to die off after 3 miles, the prices go up and quality goes down.
- Need NEW fall, winter and spring activities.
- Young families, all about the jobs, if they will move away.
- Job magnets in Gaylord, if they can afford the gas, they will go.

- Placemaking – attractive, safe areas for positive congregation.
- Targeting small business, smaller industrial (10-20 employees) and support them.
- All the different events put on by the Chamber really help. Need more volunteers.
- Little League is a big draw because it is the best field in northern Michigan but it is only one field.
- Zoning – empty nesters, areas for younger people, senior citizens. Different type of living, (DDA wants PUD or cluster housing) where they don't have to take care of their yard. "I would like to see something like condos, on a small scale".
- No assisted living facility in Gaylord.
- In Albert, have meals on wheels for the elderly population but there is no transportation for the elderly. A lot of older individuals do not have driver licenses.
- Medical information needs broadband too.
- Bad roads, especially 612. Seven years behind improving it and the only road off of 75 going west that leads to Lewiston.
- Post office, bad road.
- More pedestrian and walking/bike paths along 612 and 49. Connect to the existing sidewalks downtown. Connect to the trails to rails – Gaylord trailhead [would have to acquire a right of way].
- Dock on East Twin so people can pull up and go into town, have concerts, use the park.
- Need signage for the commercial area in the industrial park. Need advertising – 491 is the best place to put these things.
- Business incubator type suggestions – forces the township to be educated for new business.
- DDA wants: tax abatements and other inducements to attract new business.

TOWN HALL MEETING

At the Town Hall Meeting, residents were split into six small groups: Economic Development, Parks and Recreation, Community Character, Housing, Lakes/Natural Features, and the Downtown Area.

Once in their groups, participants were asked first to discuss what they are "proud of" about the community and then what they are "sorry for." Then, each group came up with a consensus top 3 "prouds" and "sorries." The results are listed below, with repeated answers combined for ease of reporting.

PROUDS	Times Reported
Lakes and the Beach	++
Outdoor Recreation	++++++
Natural Resources and Beauty	++
Parks and Ball Fields	+++
ORV Trails for Snowmobiling and Four-Wheeling	+
Residents and Business Owners Committed to Community	+
High-Income Individuals Attracted to Lifestyle	+
Expanding Medical Center	++
Festivals and Community Events	++
Community Amenities: Tennis Courts, Libraries, Historical Society, Senior Center	++++
Lakefront and Woodland Living	++
Friendly Community	+

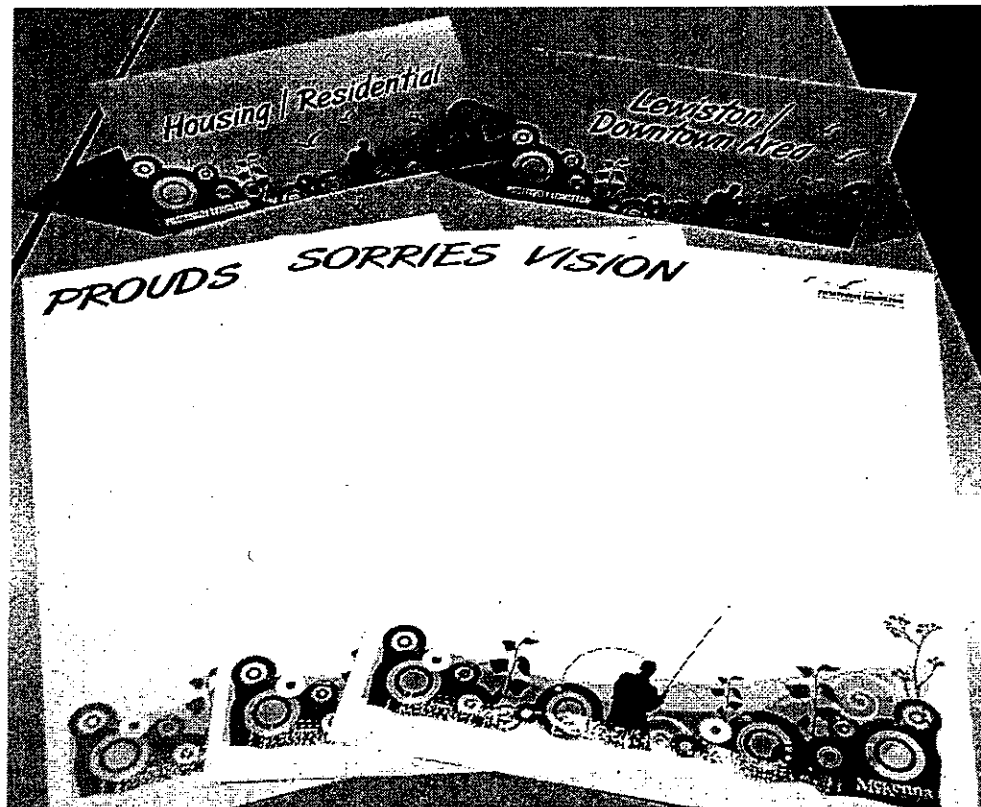
SORRIES	Times Reported
Appearance of Downtown and 612	+
Public Beach Needs More Care	+
Need Bike/Walking Trails to Parks and Downtown	+

Better Public Access to Lakes, including Boat Launches	+
Inconsistent Enforcement of Zoning and Other Regulations	++
Leaking Septic Tanks	++
Poor Support from County	+
Closed Minded Attitude of Township Leadership	+
Lack of Certain Types of Businesses	+
Downtown Vacancy, Especially the Ames Building	+
Need Quality Multiple-Family or Townhome-Style Housing	+
Poor Maintenance of Housing Stock, Especially in Lewiston itself	+
Not enough Sidewalks and Street Lights	+
High Rent for Seasonal Properties	+
Lack of Activities for Children and Teenagers	++

Once the "prouds" and "sorries" were compiled, participants were asked to discuss their vision for the future of Albert Township. Once again, each group came up with their top 3 goals. The goals were posted on the wall of the cafeteria and participants from all groups were given five votes each to assign to their favorite goals. The results of the voting are below, again with similar responses combined.

VISIONS for Albert Township	
	Number of Votes
Enhanced Downtown with New Businesses, Sidewalks, and Beautification	39
Preservation of Water Quality and Natural Resources	21
Expanded Activities for All Ages, Such as Swimming Pool, Skate Park, and Sledding Hill	17
Infrastructure to Support Population and Lakes	13
Maintenance Plan to Keep Parks in Good Shape	12
Improved Communications Infrastructure	8
Township Leadership Supports the Vision of the Residents	8
Expansion of Sidewalks, Especially Near Lewiston School	8
Bike Paths Around Lakes Connecting to Parks and Downtown Area	6
Improve Public Access to Lakes, Especially Buttles Road Boat Launch	5
Bike Paths Around Lakes Connecting to Parks and Downtown Area	6
More Lodging for Visitors	4
Improve and Simplify Zoning Ordinance	3
Encourage Pride in Homeownership	3

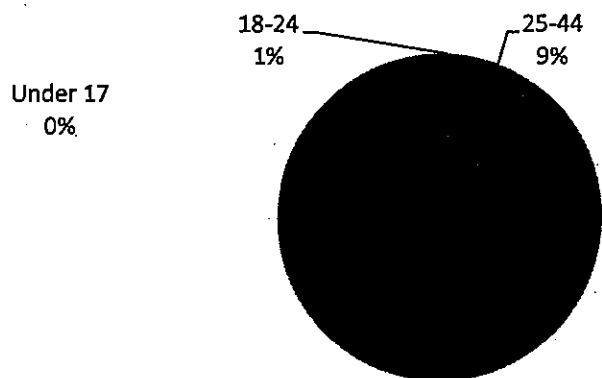
Sample of materials used at the Town Hall Meeting:



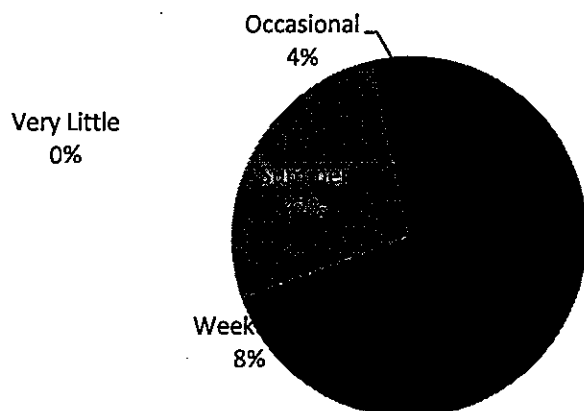
APPENDIX- B

Survey Results

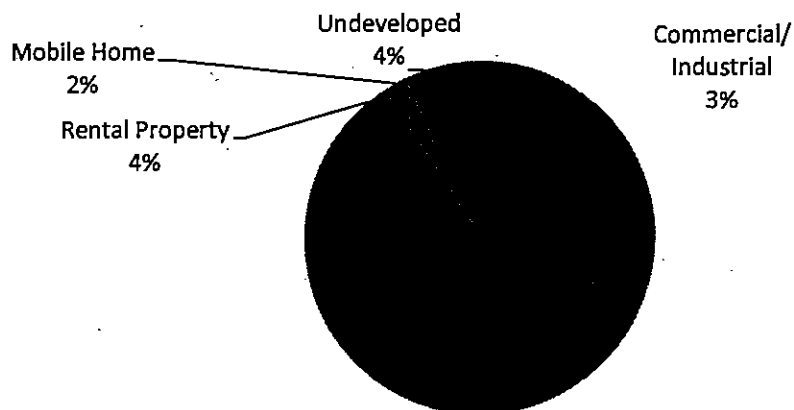
Question 1: What age range do you fall in?



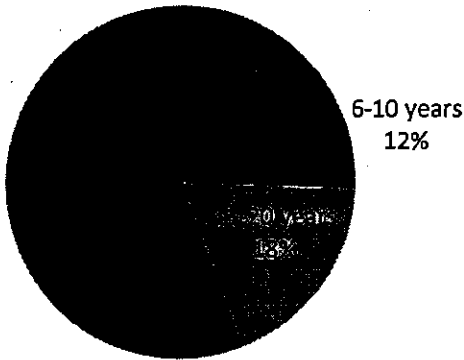
Question 2: How much of the year do you spend in Albert Township?



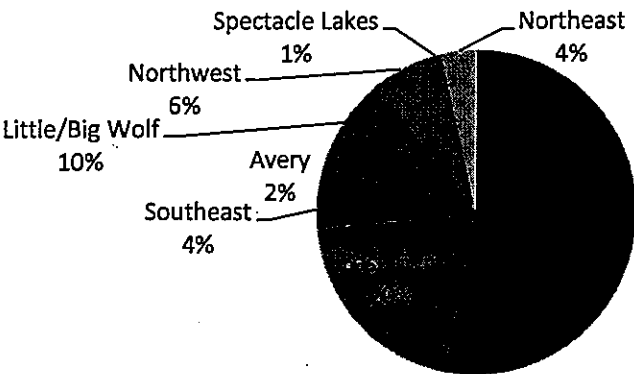
Question 3: What type of property do you own in Albert Township?



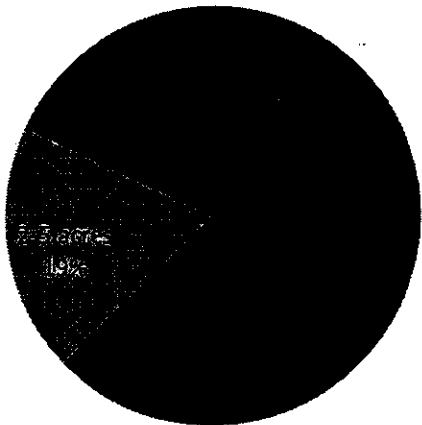
Question 4: How long have you lived in the Township?



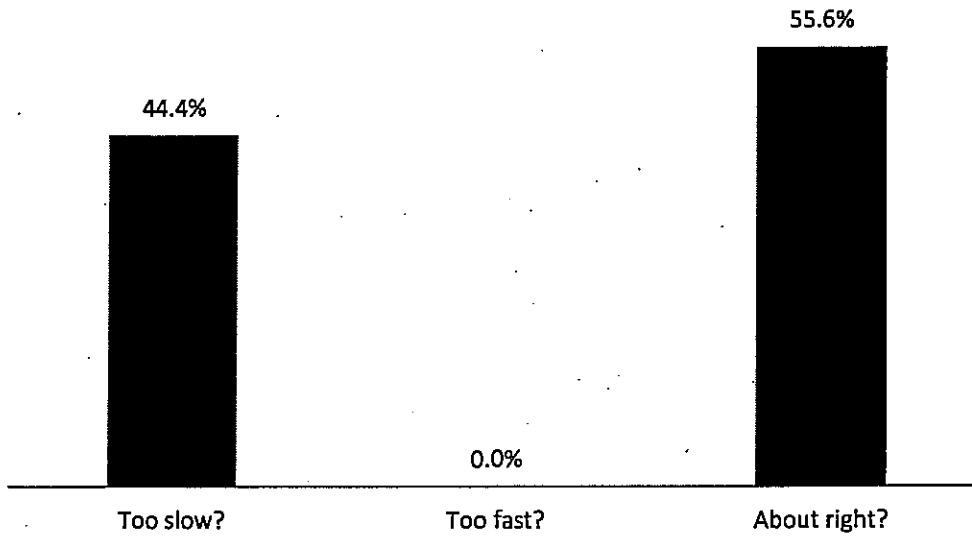
Question 5: What part of the Township do you live in?



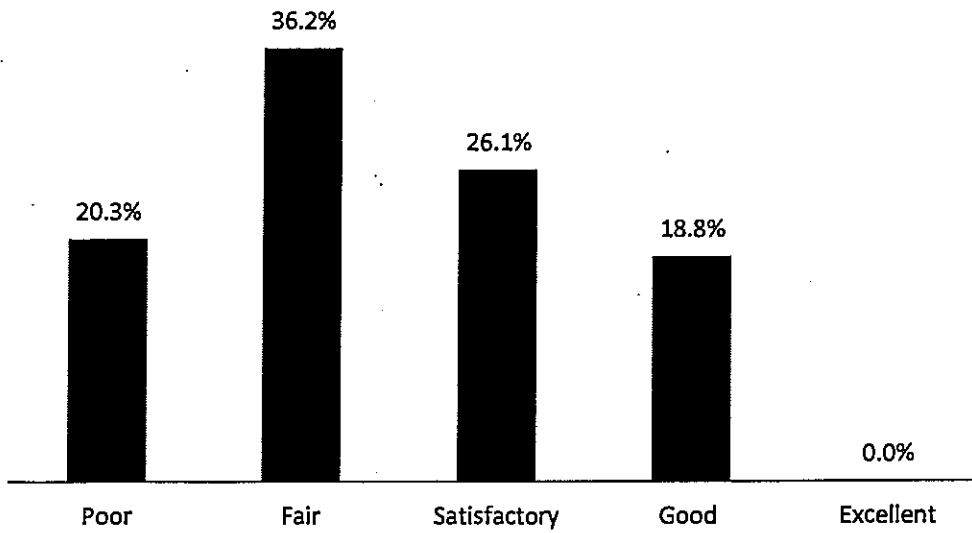
Question 6: How large is your lot?



Question 6: Is Albert Township growing....



Question 7: How would you rate the Township's efforts to direct growth?



Question 7: Please rate the following Township goals from "Not Important" to "Important"

Goal	Percentage Responding "Somewhat Important" or "Important"
Preserving Natural Features	94.9%
Maintaining Gravel Roads	88.3%
Preserving the Natural Environment	85.4%
Improving the Appearance of Neighborhoods	84.7%
Preserving Historic Elements	82.2%
Improving Parks and Recreation	79.5%
Developing Broadband and Internet	76.0%
Attracting Cell Towers	75.7%
Establishing Pedestrian and Bike Trails	75.0%
Communication between Government and Residents	72.2%
Improving EMT & Fire Service	71.1%
Expanding Commercial Development	70.7%
Expanding Industrial Development	70.6%
Attracting Assisted Living Facilities	69.9%
Improving Police Service	69.0%
Expanding Parks	67.5%
Attracting Retiree Housing	64.4%
Building Cross Country Skiing Trails	62.0%
Expanding Office Development	61.7%
Attracting Housing for Young Families	61.0%
Paving More Roads	54.9%
Building a Sewer System	54.1%
Providing Public Access to Lakes	52.6%
Assisting Agriculture	46.3%
Improving ORV Trails	44.3%
Improving Traffic Flow	35.9%
Building Equestrian Trails	25.3%

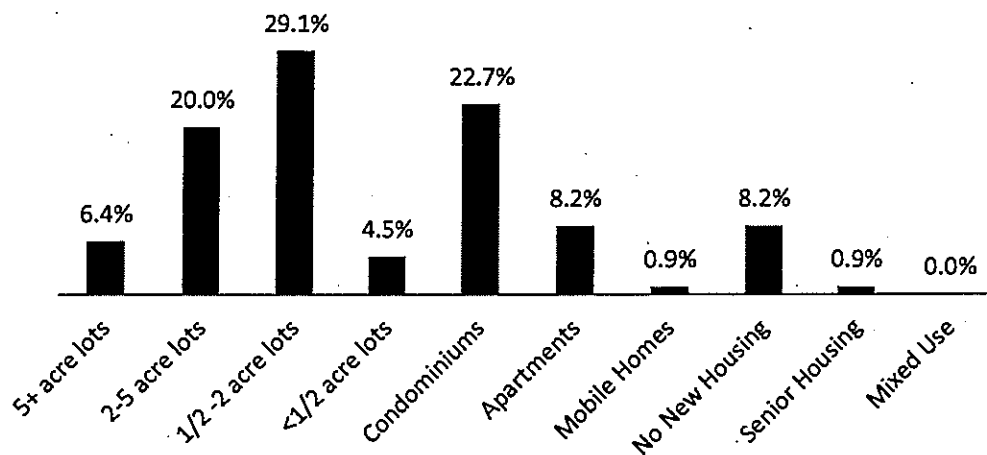
Question 8: Please choose the five most positive aspects of life in Albert Township

Characteristic	Votes
Close to Nature	44
Lake Living	43
Sense of Community	26
Good Schools	22
Rural Lifestyle	20
Recreation	16
Rural Character	15
Low Crime Rate	15
Little Traffic Congestion	14
Emergency Services	9
Downtown Lewiston	7
Good Condition of Roads	5
Large Lots	4
Employment Opportunities	2
Township Government	1
Orderly Growth	1
Convenience to Shop	1
Affordable Housing	1
Quality Housing	0

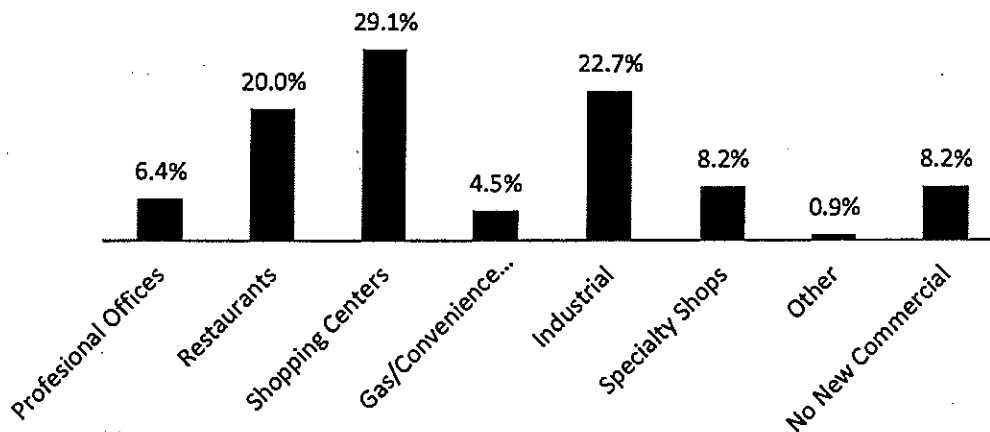
Question 9: Please choose the five most negative aspects of life in Albert Township

Characteristic	Votes
Lack of Jobs	55
Poor Internet	30
Poor Roads	22
Unattractive Develop	18
Proximity to Services	16
Poor Code Enforcement	11
Extractive Industries	9
Township Gov	8
Unregulated Growth	6
Lack of Affordable Housing	6
Overcrowding Lakes	6
Lack of Sense of Community	5
Pollution	4
Emergency Services	2
Crime	2
Little Traffic Congestion	0

Question 10: What type of housing should be built in the Township?



Question 11: What type of commercial development should be built in the Township



Question 12: Please rate the following Township services from "Poor" to "Excellent"

Services	Percentage Responding "Good" or "Excellent"
EMT Services	72.7%
Fire Protection	58.0%
Township Parks	49.3%
Elections	47.5%
Township Board	38.1%
Office Hours	37.3%
Planning Commission	34.9%
Zoning Enforcement	33.3%
Transit Site	29.5%
Parks and Recreation	25.0%
Recycling	25.0%
Street Condition	24.3%
Road Maintenance	19.4%

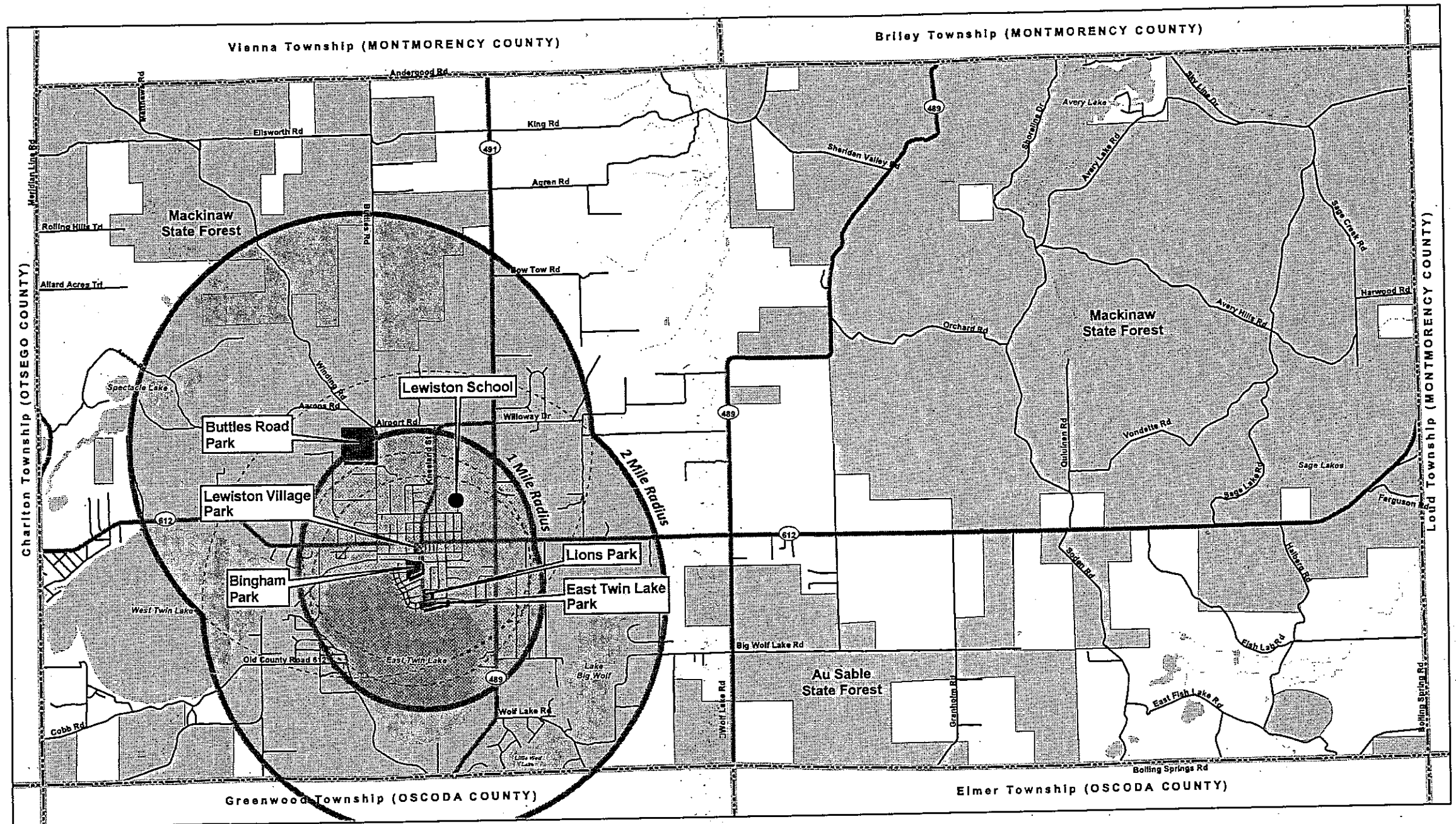
Question 13: Please state the degree to which you agree with the following potential goals for the Township:

Goals	Percentage Responding "Agree" or "Strongly Agree"
More Employment	91.4%
Preserve Open Spaces	86.5%
Preserve Rural Character	81.7%
Concentrate Commercial Development	72.5%
Attract Senior Living	63.9%
Construct Non-Motorized Paths	61.0%
Buffer Residential Development	52.6%
Encourage New Fast Food Businesses	20.8%

Additional Comments:

- For the zoning lady to realize it is a small town and she cannot run her mouth to people about someone's business when she does not have proof. She is a liability to the township and will get the township sued.
- PUD's
- Keep the >50 in mind and the young children activities in mind also. Young families bring vitality to the community. Seniors want to relax and enjoy "soft activities (ie. Walking, biking and Ti Chi in the park!
- If there is not change Lewiston will become a ghost town
- More single family homes
- Love the idea of a farmers market
- Would like public Rifle Range
- Rifle Range
- Albert Twp needs good jobs to draw people, not DDA
- Improve cosmetic appearance of Ames Market
- Better gas prices
- Fix up buildings in downtown Lewiston
- Fast Food so kids get jobs
- Transportation for seniors who no longer drive
- Need more street lights - 489, Wolf Lake Rad, residential roads off main street
- Beautifying downtown doesn't bring jobs to town to keep our youth here
- Twp. should have its own Police Dept (even if its part-time)
- Look into full time Fire Dept (EMS) do we really need it some of that money could go toward local police dept. Could be housed together.
- Need summer & winter events that bring people to town on weekends at least. Ball

File Date: 6/21/2012 E:\Project\Montmorency\Albert Township\map\Map X Parks Inventory Map.mxd



Map 10
Township Park Locations and Service Areas
Albert Township
Montmorency County, Michigan

- County Road
- Local Road
- Township Boundary
- Surface Water

- 1 Mile Radius
- 2 Mile Radius

- Township Parks
- State Forest
- School