

ALLIS TOWNSHIP COMPREHENSIVE PLAN
1998

Allis Township
Presque Isle County
State of Michigan

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1.0 Introduction

1.1 Location and Regional Context

Allis Township is located in the southwest corner of Presque Isle County in the northeast region of Michigan's Lower Peninsula. Allis Township is made up of two geographic townships: T33N-R2E and T34N-R2E excluding the City of Onaway. The Township is bordered on the north by North Allis Township, on the east by Case Township, on the south by Montmorency County's Montmorency Township, and on the west by Cheboygan County's Forest Township. A location map is provided as **Figure 1**, and a base map is shown as **Figure 2**.

Allis Township has 64.5 square miles of land area with a population of 887, as of the 1990 U.S. Census. Presque Isle County as a whole has 660.1 square miles of land area with a population of 13,743.

1.2 Purpose of Planning Process

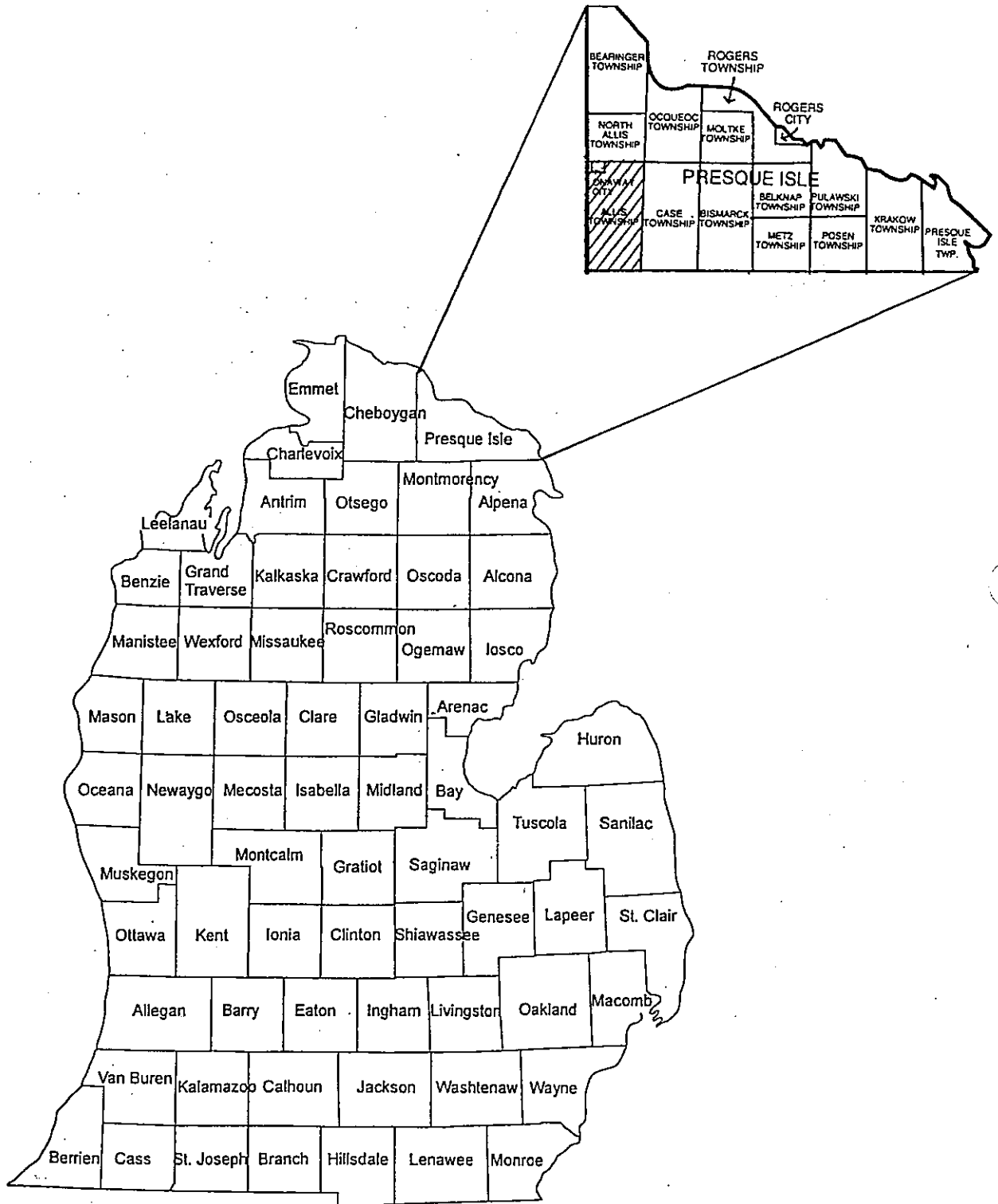
The purpose of the *Allis Township Comprehensive Plan* is to provide guidelines for future physical development of the community, while protecting the water resources, other natural resources and rural township character. This plan presents extensive background information for the Township and the surrounding area, including social and economic data, description and mapping of natural resources, and inventory of existing community facilities. The background information is analyzed to identify important characteristics, changes and trends occurring in Allis Township. Community concerns are identified based on Township Board and Zoning Board comments and citizen participation in planning workshop meetings. Community goals and policies are presented to guide future development based on these background studies, key land use trends and community issues. These goals, along with a detailed map of existing land use, provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within the Township. The Comprehensive Plan text also provides suggestions for implementation of the identified goals and policies.

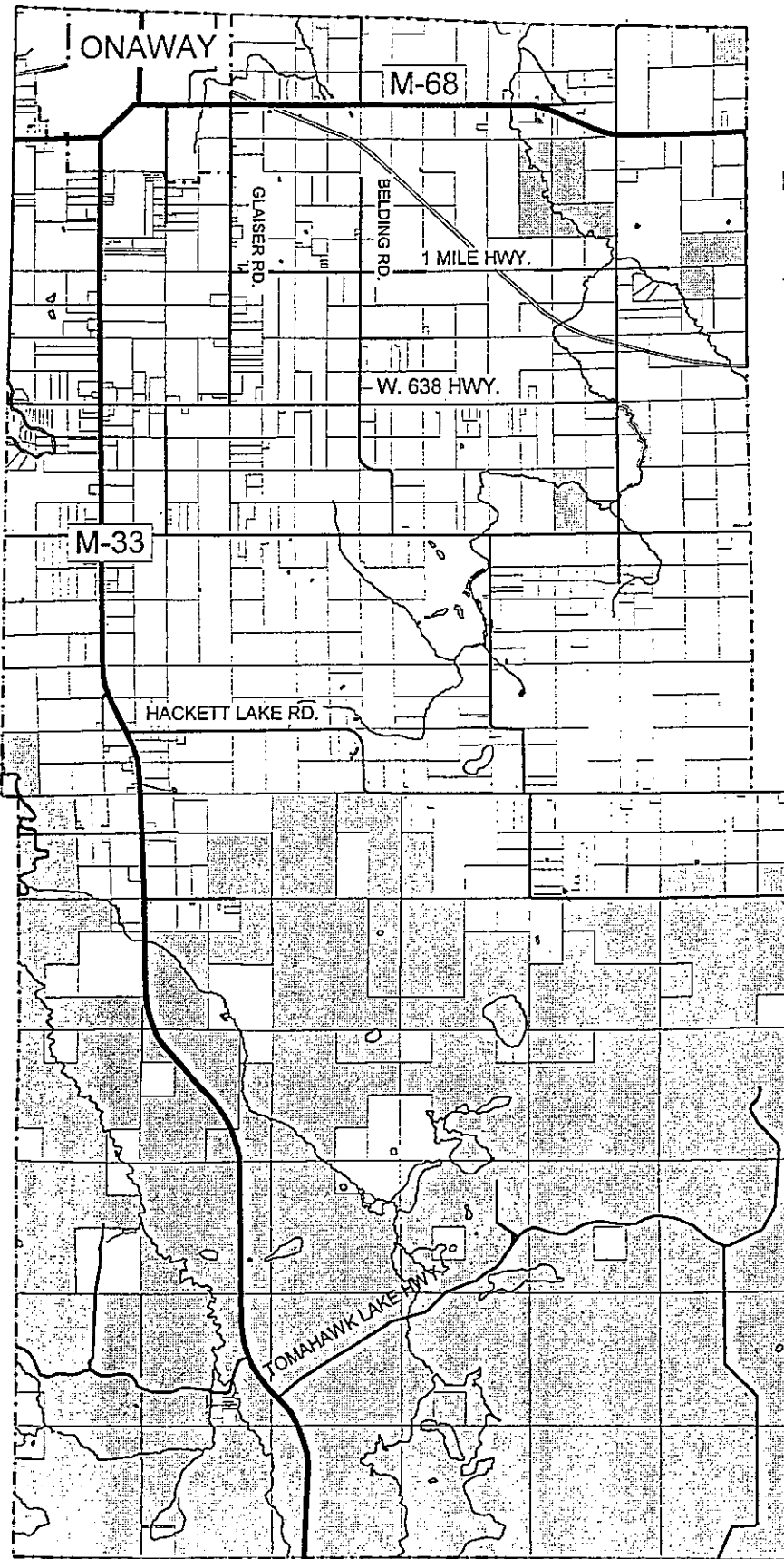
Allis Township is currently zoned under the *Presque Isle County Zoning Ordinance*, and is included in the 1980 *Presque Isle County Comprehensive Plan*. In recent years, the Township has considered exercising its legal right to establish local zoning as authorized by the Township Rural Zoning Act (PA 184 of 1943.) To gain local regulatory authority over land use and development activities, the Township now wishes to pursue local planning and zoning.

Michigan law requires that a zoning ordinance correspond to an adopted comprehensive plan in order to be valid and enforceable. The County adopted the *Presque Isle County Comprehensive Plan* nearly 20 years ago, but the individual townships did not adopt the plan. Allis Township wishes to pursue the comprehensive planning process as an independent governmental unit, and to develop a local zoning ordinance based on that plan.

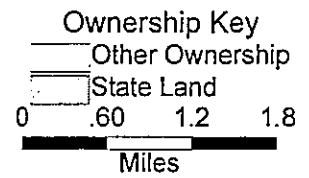
A number of significant social, economic and environmental changes have occurred since the adoption of the County's land use plan which affect the use of land and development patterns. For example, the composition of the population has changed over the past two decades, affecting age distribution, education level, employment characteristics, and income statistics. By documenting these socio-economic changes along with other community changes within a comprehensive plan, the Township will be better able to formulate appropriate land use goals and policies to guide development, and serve as the basis for enforceable zoning.

FIGURE 1
LOCATION MAP, ALLIS TOWNSHIP





**FIGURE 2
BASE MAP, ALLIS TOWNSHIP**



MAP BY: WADE-TRIM, INC



2.0 Socioeconomic Profile

An important component in the comprehensive planning process is understanding the community's social and economic characteristics. This chapter explores current and historical population changes, age distribution, household make-up, income, education and employment statistics, and housing characteristics for Allis Township. Where significant, Township data is compared to Presque Isle County, the State of Michigan and the U.S. The purpose of this exercise is to identify factors that could influence future land use decisions and to assist policy makers with these decisions.

2.1 Population

At the time of the 1990 U.S. Census, the population of Allis Township was 887 permanent residents (468 male – 419 female). For the purpose of this report, the 1990 U.S. Census information will be used when making comparisons to other governmental units.

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

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

In reviewing the social and economic information derived from Census data, the figures presented for housing characteristics show that nearly one-fourth of the total housing units are listed as seasonal, recreational or occasional use homes. With this in mind, it can be assumed that the Township's resident population increases by approximately 25 percent during the summer months. In addition, many summer visitors stay at private lodging places or at the homes of family and friends.

Population trends for permanent residents of Allis Township from 1940 to 1990 are shown in **Table 1**. Between 1950 and 1960 when many young working people moved to southeast Michigan to work in the auto industries, the Township experienced a population loss of 17.8 percent. The most significant increase occurred from 1960 to 1970 when the population increased by 20.6 percent. Historical population swings were even greater, however. At the turn of the century, and during the heyday of the lumbering era, Allis Township population was 1,758. Following the decline of the timbering economy, the Township lost nearly 70 percent of its population.

The 1990 Census shows a population density of 13.8 persons per square mile for Allis Township's 64.5 square miles of land area. The township's population density is significantly lower than the 20.8 persons per square mile for Presque Isle County and vastly less dense than the persons per square mile for the State of Michigan.

**TABLE 1
POPULATION TRENDS
ALLIS TOWNSHIP, 1940 - 1990**

Year	Population	Change	
		#	%
1940	717	-	-
1950	716	-1	>0.1
1960	588	-128	-17.9
1970	709	121	20.6
1980	843	134	18.9
1990	887	44	5.2

Source: U.S. Bureau of the Census

2.2 Age Distribution, Racial Make-Up and Disability Status

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining special needs of certain age groups. For example, a younger population tends to require more rental housing units or smaller homes, while an elderly population needs assisted care or nursing home facilities. Analysis of age distribution can be used by policy makers to identify current gaps in services and to project future service needs for housing, education, recreation and medical care. Age distribution figures for Allis Township, Presque Isle County and the State of Michigan from the 1990 Census are compared in **Table 2**. Analysis of the data indicates that the Township's population is considerably younger than that of the County. Median age for Township residents is more than five years younger than the median age of residents of the County, but nearly the same as the median age for State residents.

Racial make up of Allis Township population is relatively homogeneous. Of the 887 persons in the community in 1990, 869 were White, 15 were American Indian, Eskimo or Aleut, two were Black, and one was of Asian descent. **Table 3** compares the Township's racial composition to that of the County and State.

For tracking disability status, the U.S. Census breaks the population into two different age categories: working age and post-working age. Of the civilian non-institutionalized population in the age group 16-64 years in Allis Township in 1990, 5.8 percent are listed as having a disability that prevents them from working. Additionally, six percent of the same age group indicated they have mobility or self-care limitations. In the 65 years and over age group 13.3 percent are shown as having mobility or self-care limitations, which is the same as that of County, while the State level is 20.2 percent in that category.

**TABLE 2
AGE DISTRIBUTION
TOWNSHIP, COUNTY, AND STATE - 1990**

Age Range	Allis Township		Presque Isle County		State
	#	%	#	%	%
Under 5	61	6.9	854	6.2	7.6
5-17	217	24.5	2,649	19.3	18.9
18-20	35	3.9	455	3.3	4.8
21-24	35	3.9	507	3.7	6.0
25-44	245	27.6	3,485	25.4	32.1
45-54	103	11.6	1,355	9.9	10.2
55-59	50	5.6	773	5.6	4.2
60-64	42	4.7	949	6.9	4.3
65+	99	11.2	2,716	19.8	11.9
TOTAL	887	99.9	13,743	100.1	100.0
Median Age	33.2		38.5		32.6

Source: U.S. Bureau of the Census

**TABLE 3
RACIAL MAKE UP
TOWNSHIP, COUNTY, AND STATE - 1990**

Race	Allis Township		Presque Isle Co.		State	
	#	%	#	%	#	%
White	869	98.0	13,648	99.3	7,756,086	83.4
Black	2	0.2	11	0.1	1,291,706	13.9
Native	15	1.7	43	0.3	55,638	0.5
Asian	1	0.1	30	0.2	104,983	1.1
Other	0	0.0	11	0.1	86,884	0.9
Total	887	100.0	13,743	100.0	9,295,297	100.0

Source: U.S. Bureau of the Census

2.3 Households

Census data from 1990 shows that Allis Township has an average household size of 2.88 persons per household, as compared to 2.53 persons per household for Presque Isle County, and 2.66 persons per household for the State.

Table 4 depicts household characteristics, showing that 69.1 percent of Allis Township household are classified as married couple families, whereas married couple families make up 62.8 percent of County households, and married couple families account for 55.1 and 56.1 percent of households in Michigan and the United States, respectively. This household characteristic is consistent with a larger average household size as in Allis Township.

2.4 Income and Wealth

Three measures of income (median household, median family and per capita) are illustrated in **Table 5** for the Township, County and State. Income statistics for the 1990 Census reflect information from the 1989 calendar years. The income of Allis Township residents is somewhat lower than that of the County, and significantly lower than the State.

The table also illustrates poverty statistics comparing Allis Township to the other units of government. The poverty threshold for the 1990 Census was set at \$12,674 for a family of four. At 10.8 percent, the poverty rate for all persons in Allis Township is approximately the same as that of the County at 10.9 percent and the State at 10.2 percent.

**TABLE 4
COMPARATIVE HOUSEHOLD CHARACTERISTICS
TOWNSHIP, COUNTY, STATE, AND COUNTRY - 1990**

Household Type	Allis Township		Presque Isle County		Michigan		United States	
	Number	%	Number	%	Number	%	Number*	%
Married Couple Families	210	69.1	3,377	62.8	1,883,143	55.1	52,817	56.1
Single Male Families	21	6.9	153	2.8	113,789	3.3	2,884	3.1
Single Female Families	19	6.3	395	7.3	442,239	12.9	10,890	11.6
Single Person Non-Families	47	15.5	1,307	24.3	809,449	23.7	22,999	24.6
Other Non-Families	7	2.3	144	2.7	170,711	5.0	4,258	4.6
Total Households	304	100.1	5,376	99.9	3,419,331	100.0	93,328	100.0

* In thousands

Note: Due to rounding totals may not equal 100%

Source: U.S. Bureau of the Census

**TABLE 5
FAMILY, HOUSEHOLD AND PER CAPITA INCOME
TOWNSHIP, COUNTY, AND STATE – 1989**

Place	Median Family Income	Median Household Income	Per Capita Income	% of Families Below Poverty Level
Allis Township	\$23,333	\$22,000	\$8,382	10.8
Presque Isle Co.	\$25,199	\$20,941	\$9,654	10.9
State	\$36,652	\$31,020	\$14,154	10.2

Source: U.S. Bureau of the Census

2.5 Education

Education is an important factor in analyzing the capabilities of the local work force and in the economic vitality of a community. The U.S. Census Bureau tracks educational attainment. Statistics from the 1990 Census indicate that 65.7 percent of Allis Township residents (25 years of age or older) are high school graduates or higher, as compared to 63.7 percent for Presque Isle County and 76.8 percent for the State as a whole.

Township residents with a bachelor's degree or higher amount to 6.8 percent of the population, while County and State have 8.7 and 17.4 percent college graduates, respectively. These statistics are illustrated below in **Table 6**.

**TABLE 6
EDUCATIONAL ATTAINMENT
TOWNSHIP, COUNTY, AND STATE - 1990**

Place	High School Graduate Or Higher %	Bachelors Degree or Higher %
Allis Township	65.7	6.8
Presque Isle County	63.7	8.7
State	76.8	17.4

Source: U.S. Bureau of the Census

2.6 Employment

The Michigan Employment Security Commission (MESCC) publishes monthly and annual employment data. Employment and unemployment data on the civilian labor force is presented in **Table 7**, comparing Allis Township, Presque County and the State of Michigan for the years 1995-1997. It is important to note the information reflects place of residence not location of employment. The unemployment rate for Allis Township and Presque Isle County has traditionally been significantly higher than that of the State.

**TABLE 7
CIVILIAN LABOR FORCE AND UNEMPLOYMENT RATE COMPARISONS
BY PLACE OF RESIDENCE
TOWNSHIP, COUNTY, AND STATE**

	Allis Township			Presque Isle County			State (in 1000s)		
	1995	1996	1997	1995	1996	1997	1995	1996	1997
Labor Force	450	450	450	6,300	6,275	6,300	4,745	4,807	4,986
Employment	400	400	400	5,275	5,425	5,525	4,491	4,572	4,776
Unemploy	75	50	50	1,025	850	775	254	234	210
Unemploy %	14.5%	12.1%	10.7%	16.3%	13.7%	12.2%	5.3%	4.9%	4.2%

Note: Figures are rounded to the nearest 25
Source: Michigan Employment Security Commission

Table 8 shows employment by occupation for persons working in the Presque Isle County Area. MESC does not track this particular data at the township level. More than 55 percent of the area's working population is employed in private service producing jobs, which generally pay less than government service jobs or manufacturing, construction and mining jobs.

**TABLE 8
EMPLOYMENT BY OCCUPATIONAL GROUP BY PLACE OF WORK
PRESQUE ISLE COUNTY, 1995 – 1997**

Occupation	1995	1996	1997
Manufacturing	225	250	300
Construction & Mining	475	475	475
Private Services	1,925	2,000	2,050
Government Services	825	850	825
Total	3,450	3,575	3,650

Note: Figures are rounded to the nearest 25
Source: Michigan Employment Security Commission

2.7 State Equalized Value

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

Table 9 shows the distribution of value among the different SEV categories for 1997, comparing Allis Township to Presque Isle County as a whole. As the table demonstrates, the majority (54.7 percent) of the Township's taxable property is residential, whereas the County's taxable residential property makes up 70.6 percent of the total SEV. These figures show that rural residential living is a significant characteristic of the County and the Township. Property classified as agricultural makes up 24.2 percent of Allis Township, while total agricultural property for the County is only 10.4 percent. These numbers indicate that farming is important to the economy of Township. Commercial property is 6.4 percent of the Township's SEV, and County commercial property amounts to only five percent of the total SEV. Nearly two percent of the Township's SEV is classified as industrial.

**TABLE 9
DISTRIBUTION OF STATE EQUALIZED VALUE (SEV)
ALLIS TOWNSHIP AND PRESQUE ISLE COUNTY - 1997**

Category	Allis Township		Presque Isle County	
	Amount	% SEV	Amount	% SEV
Real Property:				
Agricultural	4,162,700	24.2	43,132,000	10.4
Commercial	1,098,900	6.4	20,668,200	5.0
Industrial	319,300	1.9	10,478,860	2.5
Residential	9,424,900	54.7	294,021,525	70.6
Timber Cut-over	553,200	3.2	14,548,900	3.5
Developmental	0	0.0	10,500	Less than 0.1
Total Real:	15,559,000	90.4	382,859,985	92.1
Personal:	1,658,050	9.6	32,662,621	7.9
TOTAL SEV	17,217,050	100.0	415,522,606	100.0

Source: Presque County Equalization Department

2.8 Total Housing Stock

An evaluation of the housing stock and property values can be very beneficial in determining community housing needs. Data from the 1990 Census shows a total of 441 housing units in Allis Township: 361 single-family units, two multiple-family units and 78 mobile homes. Table 10 illustrates the types of housing structures existing at the time of the 1990 Census, comparing Allis Township and Presque Isle County. Single-family attached and detached dwelling units make up the majority (81.9 percent) of the housing stock. The percentage of single-family dwellings for the Township and County are quite similar. Allis Township has a higher percentage of its residents living in mobile homes, as compared to the County as a whole.

The average number of rooms for a Township dwelling of 5.2 rooms per housing unit in 1980 increased to 5.6 rooms in 1990. The Census Bureau's measure of possible overcrowding is more than 1.01 persons per room. Just eight Township housing units fall into the overcrowding category, as of the 1990 Census.

2.9 Housing Tenure

According to the U.S. Census Bureau, the national rate of home ownership has grown from 55.0 percent in 1950 to 64.2 percent in 1990. In 1990, Allis Township home ownership rate of 61.5 percent of occupied homes is slightly less than the national rate. Housing occupancy characteristics are illustrated in **Table 11**.

**TABLE 10
TYPE OF HOUSING STRUCTURES
TOWNSHIP, AND COUNTY - 1990**

Unit Type	Allis Township		Presque Isle County	
	#	%	#	%
1 unit structures - detached or attached	361	81.9	7,409	83.1
2-4 unit structures	2	0.5	177	2.0
5-9 unit structures	0	0.0	152	1.7
10 or more unit structures	0	0.0	113	1.3
Mobile home or trailer	78	17.7	1,066	12.0
Totals	441	100.1	8,917	100.1

Source: U.S. Bureau of the Census

2.10 Age of Structures

Generally, the economically useful age of residential structures is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities considered standard for today's life-styles is diminished. When a community's housing stock approaches that age, the need for housing rehabilitation, demolition and new construction will begin to increase.

Table 12 below compares residential structure age of Allis Township, Presque County and the State of Michigan. At the time of the 1990 Census, 14.4 percent of the Township's housing stock had exceeded that 50 year age limit, whereas, the County and States older homes amounted to 26.3 and 20.8 percent, respectively. Generally speaking, the Township's housing stock is newer than that of the County and the State.

**TABLE 11
HOUSING OCCUPANCY CHARACTERISTICS
ALLIS TOWNSHIP AND PRESQUE ISLE COUNTY - 1990**

Category	Allis Township				Presque Isle County			
	#of Total Units		% of Total Units		#of Total Units		% of Total Units	
Occupied Housing	304		68.9		5,376		60.3	
Owner-Occupied		271		61.5		4,498		50.4
Renter-Occupied		33		7.5		878		9.8
Vacant Units	137		31.1		3,541		39.7	
Vacant Seasonal		104		23.5		3,044		34.2
Vacant Other		33		7.5		497		5.6
Total Housing Units	441	441	100.0	100.0	8,917	8,917	100.0	100.0

Data compiled by Wade-Trim
Source: U.S. Bureau of the Census

**TABLE 12
COMPARATIVE AGE OF STRUCTURES
TOWNSHIP, COUNTY, AND STATE - 1990**

Year Structure Built	Allis Township	Presque Isle County	State
	%	%	%
1980- March 1990	23.3	14.5	13.6
1979- 1939	62.3	59.2	65.6
1939 or earlier	14.4	26.3	20.8
Totals	100.0	100.0	100.0

Source: 1990 U.S. Bureau of the Census

2.11 Housing Values and Rent

One comparative measure of the local housing stock is housing value. The median value of owner-occupied year-round housing units for Allis Township in 1990 was \$33,800. This is somewhat less than median housing value of \$44,000 for Presque Isle County, and substantially less than the median housing value of \$60,600 for the State as a whole, as indicated in **Table 13**. **Table 13** also illustrates comparative rental rates, showing that median rent for Allis Township is \$208 and is \$207 for Presque County. The median rent statewide in 1990 was \$343.

TABLE 13
COMPARATIVE DISTRIBUTION OF HOUSING VALUES AND RENT
TOWNSHIP, COUNTY, AND STATE – 1990

Financial Characteristics	Allis Township		Presque Isle Co		State	
	#	%	#	%	#	%
Value Specified Owner-Occupied Housing Units ^a	83	100.0	3,061	100.0	1,916,142	100.0
Less than \$50,000	66	79.5	1,822	59.5	737,217	38.5
\$50,000 - \$99,999	17	20.5	1,080	35.3	814,496	42.5
\$100,000 - \$149,000	0	0.0	115	3.8	219,194	11.5
\$150,000- \$199,999	0	0.0	35	1.1	79,313	4.1
\$200,000 or more	0	0.0	9	0.3	65,922	3.4
Median Value	\$33,800		\$44,000		\$60,600	
Contract Rent: Specified Renter-Occupied Housing Units ^b	19	100.0	719	100.0	925,304	100.0
Less than \$250	12	63.2	512	71.2	232,954	25.2
\$250- \$499	7	36.8	202	28.1	536,905	58.0
\$500- \$749	0	0.0	3	0.4	128,873	13.9
\$750- \$999	0	0.0	0	0.0	17,827	1.9
\$1000 or more	0	0.0	2	0.3	8,745	1.0
Median Rent	\$208		\$207		\$343	

^a Specified housing units include only one-family houses on less than ten acres without a commercial establishment or medical office on the property.

^b Contract rent is the monthly rent agreed to, or contracted for, regardless of any furnishing, utilities, or services that may be included.

Source: U.S. Bureau of the Census

3.0 Community Services and Facilities

One of the primary contributors to the quality of life of a community is the type and variety of services available to both local residents and visitors to the area. In many cases, a smaller community does not have the financial resources to provide all or even most of the services which would normally be considered essential. The more populated the community, the greater the variety of public, semi-public and private services made available to residents.

This chapter of the comprehensive plan will identify the types and extent of services now available to residents and businesses in Allis Township. Even though these services may be sufficient for the needs of the current population, future development may increase the demand to upgrade or expand the services and facilities the Township needs to maintain a satisfactory living environment in the future.

3.1 Water and Sewage Disposal

Allis Township does not provide public water or sewage disposal systems for Township residents. However, the City of Onaway does provide public water to a limited number of customers near the city limits. Those served include: two businesses and two residences on M-33 south of Onaway; Presque Isle Electric & Gas, Presque Isle County Road Commission garage and two residences on M-68 east of Onaway; and three residences on Hayner Road.

The majority of the residents and business owners must rely on on-site private wells for domestic drinking water needs and private on-site septic systems for wastewater disposal. Based on District Health Department #4 water well records, 301 wells (267 domestic) are known to exist in Allis Township. However, this does not include older wells installed prior to Health Department permitting and record keeping or wells constructed without a permit. Of the recorded wells, the average depth is 135.8 feet, and the average capacity is 18.5 gallons per minute.

Regarding on-site sewage disposal systems, the following summary was provided by the Health Department Sanitarian:

"The soils throughout the Township range from sand to clay with some limestone near the surface west and north of Onaway. It is common to find sand, loam and clay on the same lot or parcel. When dry sand and light loams are encountered the sewage absorption bed is placed below the ground surface. If only heavy loams and clays are present elevated absorption beds have been very successful. The final grades over the top of those raised systems are from about one to four feet above the original ground surface. The higher systems are placed on the heaviest soils. For a three-bedroom home the size of the absorption bed would range from 600 square feet in sand to about 750 square feet for elevated systems over clay.

Approximately 50 percent of the homes in the Township had sewage systems installed under the Sanitary Code since 1968. The sewage systems have an average life of about 30 years, however, if there is heavy use the system may only function for two to ten years."

3.2 Solid Waste

Allis Township does not presently offer solid waste management or municipal waste disposal service. Residents rely on private waste haulers for pick up. The haulers must dispose of the rubbish in a licensed landfill. Thunder Bay Sanitation and A&K Sanitation use the Montmorency/

Oscoda/Alpena Landfill in Montmorency County's Loud Township. Waste Management uses the Elk Run Landfill in Allis Township, which is open only on Wednesdays, and the company owned landfill in Waters on other days.

Presque Isle County provides recycling drop-off sites in Millersburg and Hawks, and at the North Allis Township Hall, Ocqueoc Township transfer station and Krakow Township transfer station. Clear glass, newspaper, tin cans and #2 plastics are accepted. Recyclables are then transported to Emmet County transfer station.

3.3 Utility Services

Presque Isle Electric and Gas Cooperative, Inc. supplies electric service to all areas of the Township.

Natural gas is provided by Aurora Gas to the Onaway Schools complex, Road Commission garage, Presque Isle Electric and Gas Cooperative, and a few residential customers. Residents may purchase propane gas or fuel oil from several suppliers throughout the area. Some residents elect to heat with wood. Presque Isle Electric and Gas has agreed to install natural gas lines to nearly all of the remaining developed areas before 1998 year end.

General Telephone and Electronics (GTE) North provides local telephone service, while residents and commercial users have the option of choosing long distance service from several providers. Cable television service, provided by Northwoods Cable, is available to residents in portions of the Township. Areas served by cable include M-68 through the Township, most of M-33, West 638 Highway from the Black River crossing to 3 ½ miles east of M-33, ½ mile of Hackett Lake Highway, all of Glasier Road, and Belding Road to Three Mile Highway. Many residents not served by cable utilize individual satellite systems for increased television reception.

3.4 Police, Fire and Ambulance Services

Law enforcement protection for Allis Township is primarily the responsibility of the Presque Isle County Sheriff Department. The Michigan State Police from the Rogers City post provide assistance as necessary, but they regularly patrol only state highways, such as M-68 and M-33 in the Township. Presque Isle County is also included in the Huron Undercover Narcotics Team (HUNT).

Fire protection for Allis Township is available through a joint agreement with the City of Onaway and North Allis Township, and is provided on a volunteer basis. Onaway Area Ambulance Service with on-call volunteer EMTs and First Responders is available for Township residents through a similar joint arrangement with the City and North Allis Township. LifeLink, a private ambulance service, offers advanced life support services and is staffed around the clock. Countywide enhanced 911 emergency service, operated from Presque Isle County Sheriff Department, is available for all county residents.

3.5 Transportation

Two state trunklines, M-68 and M-33, run through Allis Township. M-68 runs east/west across the northern portion of the Township. M-33 runs north from the Township's southern boundary to M-68 and joins with M-68 and continues to the western boundary. The Michigan Department of

Transportation is responsible for maintenance of the state trunklines. Other local roads are under County or Township jurisdiction, and are maintained by the Presque Isle County Road Commission.

Public transit service in the local area is not available. Limited bus service is provided locally by Thunder Bay Transportation Corporation carrying residents to mental health services, and by Presque Isle County Commission on Aging which provides bus service to out-of-town medical appointments, shopping trips and entertainment activities for senior citizens.

Local rail service is no longer available. The former Detroit and Mackinaw railroad right-of-way, which crosses through Allis Township, was converted to a MDNR snowmobile trail connecting Hawks and Mackinaw City.

Regional air service is available at Alpena County Regional Airport, located approximately 50 miles east of Allis Township on M-32. Commercial air service is provided by United Express, offering flights between Alpena and Chicago with connections to most major cities. Commercial flights to Detroit with connections to major cities are provided by Northwest Airlines from Pellston Regional Airport in Emmet County, approximately 40 miles from Allis Township. United Express, United Parcel Service and Federal Express provide air freight service.

The Onaway Airport (Leo Goetz Airport), located on M-211 in the City of Onaway, does not offer scheduled commercial service but accommodates small private aircraft. The airport is designated as "general utility" with a paved 2,600-foot runway. The facility is equipped with photosensitive lighting and is plowed during the winter months. The facility also includes six private hangars, tie-down facilities, and an administration building with restroom facilities and telephone.

3.6 Municipal and County Facilities

In addition to providing office and meeting space for township government, the Allis Township Hall, located at the corner of Glasier Road and West 638 Highway, is rented to local residents for private social events. A pavilion and ballfield are also located on the site and are often in use. The Presque Isle County Road Commission's west side garage is located on M-68, just outside the Onaway city limits. The building houses equipment storage, maintenance facility and office space. Equipment and materials are also stored outside the building.

3.7 Library, Schools, Churches and Cemeteries

The Onaway Public Library is a branch of the Presque Isle District Library and is located on State Street (M-68) in the City. This is the closest and most convenient library for Allis Township residents. However, the main library staff in Rogers City provides support services, such as inter-library loan, computer search, book ordering and processing, and reference related services. The Friends of the Library actively volunteer to assist the library through fund raising and contributed labor.

Allis Township is incorporated within the Onaway Area School District, serving the K-12 population and having an enrollment of approximately 1,000 students. Head Start and Early Childhood Education are available for pre-schoolers. In addition, the school system provides adult education and enrichment classes. The Seventh Day Adventist Church operates a Christian Elementary School for students in grades 1-8, and is located on M-68 just west of the Onaway city limits.

Township residents also utilize the Burt Lake Christian Academy in Emmet County, approximately 30 miles west of Onaway.

Alpena Community College (ACC), a two-year institution, serves the higher education needs for the region's population. ACC offers several associate degree programs, career and technical training, liberal arts and transfer programs, and has a center for economic and human resources development. In addition, ACC has a joint agreement with Lake Superior State University offering bachelor degree programs in business administration, accounting and nursing, as well a masters in business administration program.

Post high school education is also available locally at North Central Michigan College (NCMC) in Petoskey, offering programs similar to ACC. NCMC, like ACC, offers higher-level degree programs through an arrangement with Lake Superior State University.

Churches located in Allis Township are Assembly of God on M-33 south of the Onaway city limits, Seventh Day Adventist on M-68 west of the city limits, and Onaway Baptist Church on M-68 east of the city limits. In addition, Township residents may utilize churches in Onaway. They include: St. Paul Catholic, Holy Cross Lutheran, United Methodist, Reorganized Church of Latter Day Saints, and First Baptist

Three cemeteries are located in the Township. The Allis Township Cemetery is located on West 638 Highway about ½ mile east of M-33. Elmwood Cemetery and St. Paul Catholic Cemetery are located on adjacent parcels on M-68 just west of Onaway.

3.8 Medical Facilities

Because of Allis Township's central location in northern Michigan, residents and visitors needing medical treatment may access services at Community Memorial Hospital in Cheboygan, Northern Michigan Hospital in Petoskey or Alpena General Hospital. A few of the services offered by these hospitals include specialty and outpatient services, 24-hour fully staffed emergency rooms, emergency transportation, alcohol and drug treatment and mental health treatment. These hospitals are affiliated with numerous nearby health clinics. Additionally, specialty medicine physicians are on staff at all three facilities.

District Health Department #4 is often able to fill health care needs of the community, which are not available or affordable elsewhere. The Health Department service area includes Alpena, Cheboygan, Presque Isle and Montmorency Counties and is headed by a board made up of representatives from the participating County Boards of Commissioners. Programs offered by the Health Department fall under three categories: home health care services, environmental health services and personal health services.

Hitchcock Adult Care and Lois Adult Foster Care are located in Allis Township serving adults needing assisted living care. Thompson's Foster Care also provides assisted living services and is located just outside the east boundary of the Township on M-68.

3.9 Recreational Facilities

One important attraction sought by residents and visitors is the abundant recreational opportunities of the local area. The State of Michigan state forests located in Allis Township provide year-round recreation opportunities for all users. Approximately 18,200 acres or 24.4 square miles of the Mackinaw State Forest covers nearly 80 percent of Allis Township's southern half (T33N-R2E.) Tomahawk Creek Flooding and Shoepac Lake areas in the offer rustic camping, hiking, fishing, hunting, swimming and similar activities. The 70-mile High Country Pathway passes through the state forest, as well.

A designated snowmobile trail, utilizing the former D&M railroad grade, passes through the northern portion of the Township. The total distance of the trail is approximately 70 miles, connecting Hawks and Mackinaw City. Additionally, outdoor recreational opportunities are available to residents and visitors using the lakes, streams and forests of the Township for rest and relaxation.

The Allis Township Hall and pavilion are available to local residents for social events, such as family reunions, wedding receptions, bridal and baby showers, and similar activities. Local Little League teams use the adjoining ball field for T-ball, softball and baseball. Allis Township is included in the *Presque Isle County Recreation Plan*, which was approved by MDNR in 1995. The plan allows for application of recreation grants by the county or by townships included in the plan until December 31, 2000. Allis Township's recreational goals from the plan include improvements and additions to the Township's property.

Recreational facilities in the City of Onaway including ball fields, tennis courts, basketball courts and horseshoe pits are often used by residents of the surrounding area. The Presque Isle County Council on Aging, a non-profit corporation, operates the Senior Citizens Centers in Onaway and Posen. Both facilities provide meals, entertainment and meeting space to area senior citizens aged 60 and over.

Many of the Onaway Area School's facilities are available for public use by special arrangement when not in use for school related activities. These facilities include the gymnasium, weight room, playground, track, and meeting rooms. Privately owned and operated recreational facilities in Allis Township include Onaway Speedway, Stoney Links Golf Course and Amy's Arena.



5.0 Existing Land Use

5.1 Pattern of Land Divisions

Allis Township covers approximately 64.5 square miles of land area and approximately 789 acres of water. The Township's political jurisdiction covers two geographic townships, T33N-R2E and T34N-R2E.

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

There are still a number of larger parcels in Allis Township, many of which are hunt clubs or active farms. Most are likely to remain undivided in the foreseeable future. The majority of the parcels in the Township's northern half is privately owned and range in size from ten acres to parcels of greater than 200 acres, with a limited number of small lots (one to ten acres). This combination of land division sizes is one of the features contributing to the Township's rural character. Approximately 80 percent (more than 18,000 acres) of the land in Allis Township's southern half is owned by the State of Michigan as part of the Mackinaw State Forest. The other 20 percent of the southern half is privately owned and is divided similarly to the northern area.

5.2 Existing Land Use Statistics

Existing land use statistics for Allis Township are listed as **Table 15**. Michigan Resource Information System (MIRIS) land use data compiled by Michigan Department of Natural Resources using 1978 aerial photographs, were updated using current photography and field inspection. Each of the land use categories shown is discussed in detail later in this chapter. For reference, Allis Township existing land use map is provided as **Figure 7**.

5.3 Forest and Wetlands

Forests make up Allis Township's largest single land use category. Approximately 23,415 acres or 55.4 percent of the Township's land area falls within the forest category. Included in the forested land are upland forests, supporting species such as oak, sugar and red maple, elm, beech, birch, aspen and hickory. Also included are upland conifer species like white, red, jack and scotch pine, spruce, fir and hemlock.

As can be noted from **Table 15**, 17.5 percent of the Township's land area is made up of wetlands. Over 7,000 acres of the Township's land area is included in the wetland category, consisting of shrub wetlands, fresh-water marshes, wet prairies, open bogs and emergent wetlands. Also included in the wetland category are stands of lowland hardwoods like ash, cottonwood, elm and soft maple, and lowland conifers such as cedar and tamarack.

**FIGURE 7
EXISTING LAND USE MAP
ALLIS TOWNSHIP**

(to be distributed at a later date)

**TABLE 15
EXISTING LAND USE STATISTICS
ALLIS TOWNSHIP – 1998**

Land Use Type	Number of Acres	Percent of Total Land Area
Forest	23,415	55.4
Wetlands/Lowland Forests	7,413	17.5
Agricultural	4,829	11.4
Nonforest/Open	4,332	10.2
Residential	848	2.0
Water	789	1.9
Recreational	326	0.8
Industrial/Extractive/Utilities/Transportation	168	0.4
Institutional	158	0.4
Commercial	22	0.1
Total	42,300	100.1

Note: Due to rounding totals may not equal 100%.

Source: Michigan Resource Information System, Land and Water Management Division, Michigan Department of Natural Resources, updated by Wade-Trim, Inc., 1998

It is important to note that existing land use statistics used in this report are based on Michigan Resource Information System (MIRIS) data. Forested and wetland information contained in the MIRIS data was not verified by field inspection when the data was compiled. Thus, areas shown as wetlands on the MIRIS system may not actually meet State and Federal criteria for legally regulated wetlands. However, the information is still valuable for general land use planning decisions.

5.4 Agricultural Land Use

Approximately 4,829 acres or 11.4 percent of the Township's total land area is devoted to agriculture. The two agricultural land use types currently occurring in Allis Township are cropland and permanent pasture. Cropland is defined as land used to produce crops such as small grains, hay or row crops including vegetables. Permanent pasture includes grasses and certain types of legumes that are grazed by animals. A commercial greenhouse is also included in this category. The existing land use map, **Figure 7**, indicates that agricultural activities are scattered throughout the northern portion of the Township. At least some farming is found in all 36 sections of T34N-R2E.

5.5 Nonforest/Open

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

5.6 Residential Development

As can be seen in **Table 15**, only 848 acres or two percent of the Township's total land area is used for residential purposes. Residential use is distributed throughout the northern half of the Township, with varied parcel sizes. For the most part, residential development found in the community consists of single-family dwellings. The heaviest concentration of residential development occurs along the road corridors. This category includes all types of residential uses.

5.7 Water

The water category includes all areas that are predominantly or persistently covered with water. Water bodies that are vegetated are placed in the wetlands category. The category includes rivers, streams, creeks, lakes and reservoirs. Less than two percent of Allis Township is covered with water and primarily includes Tomahawk Creek Flooding, Big Tomahawk Lake, Little Tomahawk Lake, Francis Lake, Shoepac Lake, Bear Den Lake, Loon Lake, Long Lake, Hackett Lake, Rainy River and associated streams, and Black River and associated streams. Water covers less than 800 acres of the total Township area and is shown in **Figure 7**, the existing land use map

5.8 Recreational Land Use

Recreational uses make up less than one percent of the Township's land area and include Stoney Links Golf Course, Onaway Speedway, Amy's Arena, and campgrounds and picnic areas at Shoepac Lake and Tomahawk Creek Flooding. Additionally, land categorized as forested and wetlands may also be used for outdoor recreational purposes.

5.9 Industrial and Extractive Development

In addition to industrial and extractive development, this land use category includes transportation and utility facilities, such as Presque Isle Electric and Gas and the Road Commission garage. Oil wells in the Mackinaw State Forest are also identified, as well as isolated gravel pits. The Elk Run Landfill (43 acres under MDEQ permit) in Section 5 of the southern portion of the Township is included in this category, however, two cells totaling less than eight acres actively receive waste material. Development falling under the industrial/extractive category makes up less than one percent of the community or approximately 170 acres.

5.10 Institutional Land Use

As **Table 15** indicates, land devoted specifically for institutional purposes amounts to less than one percent of Allis Township. Institutional land uses included in this category are the following: Onaway School complex, Allis Township Hall, Allis Township Cemetery, Elmwood Cemetery, St. Paul Cemetery, Seventh Day Adventist Church, Assembly of God Church, Onaway Baptist Church and American Legion Post.

5.11 Commercial

Allis Township has limited commercial development, less than 25 acres or less than one-tenth of one percent of the total land area. Residents in Allis Township generally rely on commercial providers in Onaway, or in larger regional shopping areas, such as Alpena, Cheboygan and Petoskey. **Figure 7** indicates the location of commercial enterprises in the Township and include Country Corner, Kammie's Kitchen and Porter's Survey.

The Onaway Speedway and Stoney Links Golf Course are both commercial enterprises, but are shown on the existing land use map as recreational due to the nature of the businesses.

Several home occupations or family businesses are operated from residential premises as an incidental use. These types of operations include bed and breakfast, excavating, construction, sawmill and tree service.



6.0 Community Goals and Policies

The purpose of this chapter is to set forth the Township's goals and policies to guide future development. In developing community goals and policies, it is important to analyze existing community characteristics, such as: social and economic features, environmental resources, available services and facilities, and existing land use. The data compiled in the earlier chapters clearly indicates that Allis Township is located in an environmentally sensitive area. In addition to examining existing characteristics, another important tool in the development of community goals and policies is to identify community assets and problem areas.

At a planning workshop on August 31 1998, members of the Allis Township Zoning Board and the Allis Township Board identified community assets worth preserving presented as **Table 16**, and community problems seen as **Table 17**. Items listed on the tables are presented in no particular order. Remarkably, the assets outweighed the problems by far.

TABLE 16
ALLIS TOWNSHIP ASSETS TO PRESERVE - 1998

- Good neighbors, friendly people
- Quiet
- Clean air and water
- Wildlife
- Forests
- Lakes and rivers
- Recreation
- Generally good road maintenance
- Good school system
- Low crime rate
- Ambulance, fire, law enforcement, 911
- Low property taxes
- Affordable housing
- Stable Township government

TABLE 17
ALLIS TOWNSHIP PROBLEMS - 1998

- Junk and blight on private property
- Lack of local land use decision making
- County zoning regulations are not always compatible with local land use activities
- County zoning enforcement is not always consistent throughout the county
- Potential problem with commercial and industrial uses scattered through residential areas
- Extent and size of home occupations need to be monitored
- Signs and billboards need to be tracked
- Young adults leaving the area for employment
- Lack of rental housing

In addition to the assets and problem identification exercise at the August workshop, the Zoning Board and Township Board also reviewed "The Goals of Integrated Land Use Planning." In the fall of 1995, these goals were developed for a series of reports entitled *The Michigan Trend Future Report* prepared by the Michigan Society of Planning Official. Of the nine goals in the report, Allis Township identified six that are compatible with this community. Those six goals are incorporated into local goals.

The outcomes of the August planning workshop in combination with the background plan research provided the basis for developing community goals and policies. The Allis Township Zoning Board developed the following goals and policies with guidance from the planning consultant:

1. Preserve, yet utilize, the natural environment and scenic beauty of Allis Township by protecting the water resources (both ground and surface water), wetlands, forests, fish and wildlife.
2. Preserve community character - rural setting, slow pace, and safe and friendly atmosphere.
3. Preserve and improve, when needed, community owned or operated services and facilities such as Township Hall and property, Township Cemetery, Fire Department and Ambulance Service. Encourage the improvement of utilities and community services provided by private and other public entities.
4. Maintain the existing agricultural land base as a valuable resource to ensure that agriculture is a viable component of the local economy.
5. Consider and evaluate the consequences of land use decisions across broader landscapes, such as watersheds, to avoid adverse impacts to adjacent communities and larger ecosystems.
6. Develop the mechanisms for encouraging intergovernmental cooperation from the federal to the local level and among adjacent communities.
7. Land use planning and zoning should be employed to promote commercial and industrial development in specific areas to enhance employment opportunities for Township citizens and develop a future land use plan which will more closely match existing land use patterns and environmental features.

7.0 Future Land Use Plan

7.1 Future Land Use Plan Development

The Zoning Board developed future land use recommendations for Allis Township with assistance from a professional planning consulting firm. Recommendations are based on an analysis of several factors including the pattern of existing land use, social and economic characteristics, environmental conditions, available community services, public participation, and community goals and policies. In addition, the Zoning Board invited the Township Board to attend planning workshops when goals, policies and future land use were discussed. Township Board members were routinely sent draft text during the planning process. Future land use recommendations will provide an overall framework for the management and regulation for all types of future development. It will also serve as a guide for evaluating zoning requests.

Future land use recommendations were designed to complement the community goals and policies. However, in instances where future land use recommendations may be contrary to community goals and policies, the goals and policies should take precedence.

The Township believes it is in the best interest of residents, property owners and visitors to exercise basic land use controls by developing a local zoning ordinance based on the recommendations of this future land use plan.

The recommended future land use plan suggests locations for seven different land use classifications: environmental conservation, forest recreation, agriculture, low density residential, high density residential, commercial and industrial/extractive. **Figure 8** illustrates future land use recommendations by category. The uses anticipated within each of these land use areas are discussed below. Following the guidelines of the State Land Division Act, the future land use plan also recommends a lot width to length ratio not exceeding one to four to avoid the problem of "bowling alley" lots.

7.2 Environmental Conservation

Because of environmental concerns regarding the protection of state forestland, karst (sinkholes) geologic features, river and stream frontage, and extensive wetlands in Allis Township, an environmental conservation category is recommended for the future land use plan. These areas should be protected from intense development without denying property owners reasonable economic use of the land. Single-family homes would be allowed, as well as hunting camps, home occupations, and agricultural activities if setback from stream banks to prevent runoff. It is also recommended that removal of stream bank vegetation during development be kept to a minimum through the implementation of greenbelt preservation regulations.

All state-owned forestland should be included, as well as privately owned wetlands and water frontage associated with Rainy River, Little Rainy River, Stoney Creek and Bowen Creek. Karst areas, which have been identified as "sensitive" by the *Northeast Michigan Karst Aquifer Protection Plan* prepared by Presque Isle Conservation District, are generally found on state land. Development in areas shown as environmental conservation is noted on the future land use map.

**FIGURE 8
FUTURE LAND USE MAP
ALLIS TOWNSHIP**

(to be provided at a later date)

7.3 Forest/Recreation Land Use

Forested lands are one of the most predominant land covers currently existing in Allis Township. In addition to the state forestland in the southern half of the Township, several privately owned forested parcels are scattered throughout. Many of these are hunt clubs, and in general, they are adjacent to state land. Other large wooded areas are found in the northern half of the Township and are recommended for this future land use category. Areas proposed as forest/recreation are illustrated on the future land use map, **Figure 8**. It is the recommendation of the future land use plan to preserve forest/recreation areas as such until growth pressure from existing development of the community demands expansion. Uses complimentary to forest and recreation activities are recommended in these areas. Those uses may include forestry and timber harvesting and processing, single-family dwellings, vacation homes, private retreats, and campgrounds. Farming activities where soil conditions are suitable would also be allowed. Likewise, the exploration and excavation of gas, oil, gravel and similar underground natural resources should be allowed where these resources are found.

7.4 Agriculture

Future land use recommendations for the agricultural category include large parcels of land in scattered areas throughout the northern half of the Township, as can be seen on the future land use map. Existing agricultural activities in these regions of the community generally consist of cropland and pasture. Some areas in this category are open or non-forested, where farming may have occurred in the past. Possible reuses for this land could be open space uses related to recreation. Additional compatible uses for the agriculture category are single family dwellings, home occupations, golf courses, private stables, kennels, communications towers, and campgrounds.

7.5 Low Density Residential Development

Intended use within the low density residential development category is primarily single family homes on larger rural lots, along with compatible public and community facilities such as churches, schools, cemeteries and the like. These areas, as shown on the future land use map, are generally located along M-68, M-33 and West 638 Highway. Most lots in this category are large, up to ten acres or more, and should be able to accommodate private septic systems and wells.

7.6 High Density Residential Development

Primary uses recommended for the high density residential category include two- and three-family dwellings, apartments, townhouses and the like. Additional uses such as lodging homes, convalescent and nursing homes, and housing for the elderly may also be permitted. When siting these types of development, special consideration should be given to soil suitable for septic system placement, since public sewer is not available in this area. An area on the south side of M-68, just east of Stoney Links golf course is recommended for high density residential development.

7.7 Commercial Development

As the future land use map shows, three areas are recommended for the commercial land use category. They are: (1) an area on the south side of M-68, east of Onaway, including Stoney Links/Stoney Creek and adjacent land; (2) an area on the east side of M-33 just south of the Onaway city limits and extending to the west side of M-33 south of Croad's Salvage operation; and (3) an area at the southeast corner of the M-33 and Hackett Lake Road. Hotels, motels, restaurants, taverns, retail stores, professional offices, financial institutions, golf courses, grocery stores, convenience stores and similar compatible uses are recommended for this category

This future land plan also recommends not only the retention of existing commercial activities conducted from the home, but encourages the development of future home occupations, provided such development does not pose a detrimental impact on the residential neighborhood character.

7.8 Industrial and Extractive Development

This future land use category recognizes the need to provide employment opportunities for local residents as well as the need to protect the sensitive environment of Allis Township.

Recommended uses for the industrial use category include only clean industries, such as wholesale and warehousing, machine shops, building supply stores, research laboratories, light manufacturing, computer based industries, plumbing and heating businesses, and similar uses. Existing facilities for transportation and utilities operations, as well as existing gravel pits, are included in this category. Activities within this category should limit the use, storage or handling of hazardous materials. Groundwater protection requirements should be developed for this category.

8.0 PLAN ADOPTION AND IMPLEMENTATION

8.1 Public Hearing

A public hearing on the proposed comprehensive plan for Allis Township was held on Monday, November 30, 1998, as required by the Township Planning Act, Act 168 of 1959 (MCL 125.271 to 125.301). The Act requires that at least one public hearing on the plan is held. The Act further specifies that thirty days notice of public hearing shall be given in two publications at least two weeks apart and not less than seven days before the hearing. Notice of the public hearing was published in *The Onaway Outlook* on October 30 and November 20, 1987. The hearing notice publication is reproduced below.

Public Hearing Notice

for the

Allis Township Comprehensive Plan

7 p.m. Monday, November 30, 1998

Allis Township Hall

The Allis Township Zoning Board has scheduled a meeting on Monday, November 30, 1998 for the purpose of holding a public hearing on the draft Allis Township Comprehensive Plan. The hearing will be held at 7:00 p.m. at the Township Hall at the corner of Glasier Road and West 638 Highway.

A regular Zoning Board meeting will follow the hearing. All interested persons are invited to attend the hearing and comment on the draft plan and accompanying maps which are available for inspection by contacting: Judy Bancroft, Allis Township Clerk, 4578 Hayner Road, Onaway, MI 49765, telephone (517) 733-2036.

The purpose of the public hearing was to present the proposed comprehensive plan and to accept comments from the public. Those present included Zoning Board members: Gary Schroeder, Jim Putman, Trevor Most, Rick Dunbar, Ken Nash and Carol Latsch; Township Board members: Terry Wregglesworth, Judy Bancroft, Wayne Berry, Al Grzesikowski and Linda Leach; six interested citizens; *Onaway Outlook* Reporter Joseph Hefele; and Planning Consultant Fran Brink.

The public hearing began with the planning consultant providing a brief explanation of the plan process. Plan development included several workshop meetings, input from the Township Board, and consultant's professional judgement. During the hearing, maps of existing land use and proposed future land use recommendations were presented. Comments are included in the public hearing minutes, included as page 45.

8.2 Plan Adoption

At the close of the public hearing, the Zoning Board formally adopted the comprehensive plan as presented, but with one small change, the allowance for home occupations in other than commercial areas in the future land use recommendations.

8.3 Legal Transmittals

Michigan township planning law requires that the adopted comprehensive plan be transmitted to the Township Board. The plan must also be submitted for review and comment to the local county planning commission. Prior to the public hearing, the draft plan was sent to the Presque Isle County Planning Commission, and following adoption, the final plan was sent to the county planning commission. Copies of these transmittal letters appear as pages 46, 47 and 48.

8.4 Plan Implementation

A comprehensive plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A comprehensive plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

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

8.5 Zoning

A zoning ordinance is the most important tool for implementing the comprehensive plan. Zoning is the authority to regulate private land by creating land use zones and applying development standards in various zoning districts. A zoning ordinance will provide guidance in regulating the location, density and standards for local development. It is recommended that a zoning ordinance for Allis Township be developed and to ensure the ordinance is consistent with goals and the future land use plan presented in this comprehensive plan document.

8.6 Grants and Capital Improvements Investments

A comprehensive plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements. A Capital Improvements Program (CIP) is one tool, which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in implementation of the communities goals defined in the comprehensive plan.

8.7 Summary

This Allis Township Comprehensive Plan is intended to encourage a land use pattern which will promote the health, safety and general welfare of Allis Township residents. The future land use plan establishes districts in consideration of the social and economic characteristics of the Township, the natural resources of the area, the compatibility of adjacent land uses and the Township goals defined during the planning process. This plan should be used to help guide future development in Allis Township.

minutes



December, 1998

Terry Wregglesworth, Supervisor
Allis Township
18019 West 638 Highway
Onaway, MI 49765


Dear Mr. Wregglesworth:

On behalf of the Allis Township Zoning Board and in accordance with the provisions of the Township Planning Act 168 of 1959, I am transmitting to the Township Board the adopted *Allis Township Comprehensive Plan*.

The comprehensive plan was adopted unanimously by the Zoning Board on November 30, 1998, following the legally required public hearing.

Sincerely,

WADE-TRIM, INC.



Fran Brink, AICP
Certified Planner

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cc: Gary Schroeder, Zoning Board Chair
Judy Bancroft, Township Clerk



November 3, 1998

Norman Quaine Jr., Chair
Presque Isle County Planning Commission
239 East Woodward
Rogers City, MI 49779

Re: Draft Comprehensive Plan, Allis Township

Dear Mr. Quaine:

Enclosed for your information and review is a copy of the draft Comprehensive Plan for Allis Township. Under Michigan's Township Planning Act, the County Planning Commission must receive the Township's Plan for approval or disapproval, and Allis Township wishes to comply with this requirement. The Act allows a 45-day review period after receipt. In the event of disapproval, a notice of such disapproval should be forwarded to the Township Clerk within 15 days after disapproval.

Please note that at this time the Plan is still in draft form. A public hearing for the Plan has been scheduled for 7:00 P.M. November 30, 1998 at the Allis Township Hall. Your attendance at the hearing is invited, in addition to any written comments you may have in response to your statutory review. The existing land use map and draft future land use map have been prepared in full-color presentation size and are available for inspection with Judy Bancroft, Township Clerk, (517)733-2036. As a cost saving measure, production of page size color maps will be delayed until the Plan is adopted.

While you may certainly call this office with questions or comments, any official correspondence regarding the Plan should be directed to: Gary Schroeder, Chair, Allis Township Zoning Board, 19984 Hackett Lake Hwy., Onaway, MI 49765. A duplicate copy of the correspondence to this office would be appreciated for record keeping purposes, and to speed any desired changes.

Thank you for your time and interest.

Sincerely,

WADE-TRIM, INC.



Fran Brink, AICP
Certified Planner

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cc: Gary Schroeder, Zoning Board Chair
Judy Bancroft, Township Clerk



December, 1998

Norman Quaine Jr., Chair
Presque Isle County Planning Commission
239 East Woodward
Rogers City, MI 49779

Re: Draft Comprehensive Plan, Allis Township

Dear Mr. Quaine:

As you will recall, you received a copy of the draft Comprehensive Plan for Allis Township for review by the Presque Isle County Planning Commission. Based on our phone conversation of November 30, you indicated that the Planning Commission would not be providing a formal approval or disapproval within the required 45-day review period. Rather, the Commission's lack of formal written response indicated approval of the plan.

A public hearing on the draft plan was held on the evening of November 30, and the Township Zoning Board adopted the plan with a minor change at the close of the hearing. As further required by state law, I am transmitting to you the adopted final plan document for reference and permanent file with the County Planning Commission.

Thank you for your interest in the important project.

Sincerely,

WADE-TRIM, INC.



Fran Brink, AICP
Certified Planner

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cc: Gary Schroeder, Zoning Board Chair
Judy Bancroft, Township Clerk



