

**Briley Township**  
Montmorency County, Michigan

**Briley Township**  
11331 West Street  
PO Box 207  
Atlanta, MI 49709



# Briley Township Master Plan 2016



**The Elk Capital of Michigan**

8/2016

RESOLUTION OF ADOPTION  
BY THE BRILEY TOWNSHIP BOARD OF TRUSTEES  
Briley Township Master Plan

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

WHEREAS: The Briley Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township and;

WHEREAS: Briley Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Briley Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Montmorency County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Montmorency County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on October 10, 2016, before the Planning Commission, with notice of the hearing being published in the Montmorency Tribune on September 21, 2016, in accordance with Section 43(1) of the Act, and;

WHEREAS: The Briley Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on October 10, 2016, and;

WHEREAS: The Briley Township Board of Trustees has by resolution asserted the right to approve or reject the plan;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Briley Township Board of Trustees as the Briley Township Master Plan on this 17 day of Oct, 2016.

Motion: By Valentine-Flynn  
To Adopt the resolution as presented by the Briley Township Second: Zollars  
Ayes: Planning Comm for Briley Twp. Master Plan  
Zollars, VALENTINE FLYNN  
Nays:  
NONE

Absent: none  
Wh. mire, WurtSmith

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the Oct. 17, 2016 meeting of the Briley Township Board of Trustees.

# BRILEY TOWNSHIP 2016 MASTER PLAN

Briley Township  
Montmorency County  
Michigan

Prepared for:

Briley Township Planning Commission Members:

Gordon Green, Chair  
Bruno Wojcik  
Mary Freeman  
Vacant seat  
Vacant seat

Briley Township Board Members:

Mike Wurtsmith, Supervisor  
Mary Jo Whitmire, Clerk  
Bonnie Valentine-Flynn, Treasurer  
John Zollars, Trustee  
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Prepared by:

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Planning Staff: Denise Cline & Richard Deuell

Adopted by Planning Commission on October 10, 2016

Adopted by Township Board on October 17, 2016

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# Chapter 1

## Introduction

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### Purpose and Planning Process

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

- A. Is coordinated, adjusted, harmonious, efficient, and economical.
- B. Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
- C. Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.
- D. Includes, among other things, promotion of or adequate provision for 1 or more of the following:
  1. A system of transportation to lessen congestion on streets.
  2. Safety from fire and other dangers.
  3. Light and air.
  4. Healthful and convenient distribution of population.
  5. Good civic design and arrangement and wise and efficient expenditure of public funds.
  6. Public utilities such as sewage disposal and water supply and other public improvements.
  7. Recreation.
  8. The use of resources in accordance with their character and adaptability.

This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes and trends in Briley Township. A public input survey was conducted to gather input from residents and landowners. Based on information gathered from this survey and the background data, the Township Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps including soils, ownership, existing land use, and zoning, provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within the Township.

The Master Plan was developed by the Briley Township Planning Commission with the assistance from the Northeast Michigan Council of Governments (NEMCOG). This plan looks at a twenty year planning horizon, with required revisits every five years or sooner if needed.

# Location

Briley Township is one of eight townships in Montmorency County and is located in the northeast portion of Michigan's Lower Peninsula (**Figure 1.1**). Briley Township, which has a land area of approximately 70 square miles is bordered by Vienna Township to the west, Montmorency Township directly to the north, Albert and Loud Townships to the south, and Avery and Hillman Townships to the east. Centrally located in Montmorency County, Briley Township is home of the County seat, the unincorporated village of Atlanta.

The northern half of Briley Township is separated from the southern half by the 45th Parallel. The latitudinal line which marks equal distance between the North Pole and the Equator passes through the community of Atlanta.



Briley Township is located approximately seventy miles east of Lake Michigan and approximately forty miles west of Lake Huron. The community of Atlanta, Briley Township's most populated area, is located along M-32. Atlanta is 34 miles east of the City of Gaylord, 38 miles west of the City of Alpena, and 16 miles west of Montmorency County's most populated community, the Village of Hillman.

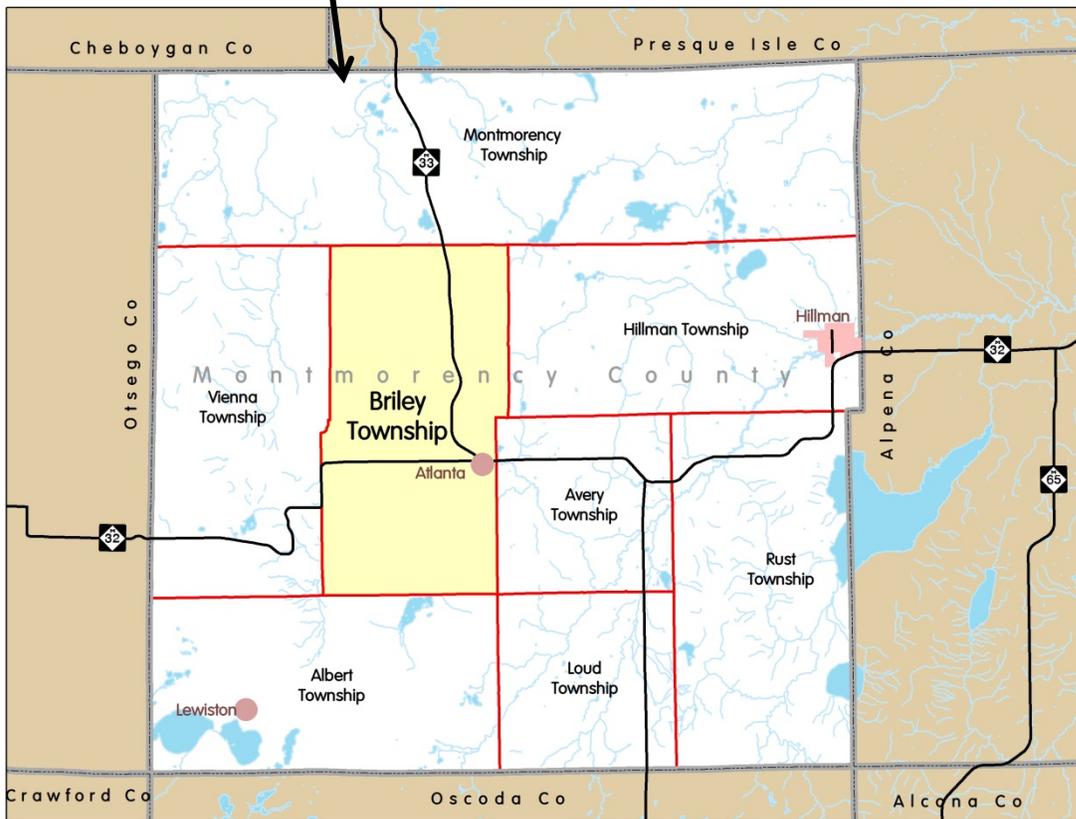


Figure 1.1

## Brief History

The presence of artifacts, such as arrowheads, show that the Ojibway Indians used the Atlanta area before white man. Lack of evidence of settlements, however, show that this area was used more for summer hunting while the permanent encampments were on the Great Lakes.

Montmorency County was organized in 1881, having been first part of larger counties in northern Michigan. Briley Township was one of the original three townships into which Montmorency County was first divided. Today the county is split into eight townships. Atlanta was incorporated as a village and was named the County Seat by an election vote in 1893. Atlanta has since reverted to Briley Township government.

Lumber was the first industry in the area, as was true for much of the rest of northern Michigan. Lumber companies were lured to the area because of the majestic White Pine stands. Logging camps were common in the area. The Thunder Bay River and its tributaries were used to float the logs to market in Alpena. Mills were built in Lewiston and railroads were constructed to move the timber to the new markets. At railroad crossings, towns began to develop. The towns of Green, Valentine, El Dorado and Big Rock were examples of such towns. Green was located at the intersection of what are now Meaford and DeCheau Roads, while Valentine was located at the intersection of the present-day M-33 and Co. Rd. 624. El Dorado was located just north of Avery Lake and Big Rock was four miles west of Atlanta on present-day M-32. All of these communities disappeared with the retiring of the railroads.

Atlanta was founded in 1881, along a newly constructed road linking Alpena and Traverse City. That road is now state trunkline, M-32. Atlanta was named by road builder Alfred J. West, of Capac, Michigan because the area reminded him of Atlanta, Georgia, which he saw while fighting the Civil War. In 1881, West purchased a tract of land and constructed a sawmill and boarding house for a lumbering operation.

The settlers of Briley Township immigrated from other areas of the state and nation. Some came from foreign countries, including Germany and Canada. Early residents were employed by the expanding lumber industry. As stands of virgin white pine were logged off and the availability of timber decreased in the early 1900's, farming began to increase. Farming was promoted by the timber companies trying to sell off land. An early brochure extolled the ease in which the soil was tilled, failing to tell people that it was mostly sand and not particularly suited for farming.

Briley Township and Atlanta continued to grow through the mid-1900's with the expansion and improvement of rail lines and roadways. In 1914, Atlanta was serviced by the Boyne City, Gaylord and Alpena railway line. But by 1930, an economic downturn had closed the rail line.

Work crews from the Civilian Conservation Corps (CCC) camps planted red pine and other trees in the 1930's and 40's. As these stands grew, and as hardwoods and jack pines regenerated in logged areas, deer herds expanded and Briley Township became a popular hunting and recreation area, which it continues to be to this day. In 1918, elk were reintroduced to Northeast Michigan. They have successfully adapted to the area and have increased in numbers to the point where limited hunting is allowed. Atlanta has adopted and continues to use the name "Elk Capital of Michigan".

Many of Atlanta's early wooden structures have been destroyed by fires over the years. On January 10, 1942, the County Courthouse was ruined by a massive fire, destroying many historical and land records. In January 1943, fire destroyed more records, when the building that housed the Montmorency County Tribune caught on fire. The remaining records were moved to the Community Building, which caught fire in April of 1943.

Since the expansion of highway systems in the late 1950's and the development of the Interstate Highway System in the 1960's, seasonal home and year-round residential development has continued to grow throughout northern Michigan, including Briley Township. In the past, many areas in northern Michigan were difficult to reach from downstate urban areas. But now, easy access via I-75 has opened up many of these areas to development. Briley Township is now more easily accessible and this has caused, and continues to cause, an increase in the purchase and division of land into smaller parcels for year-round and seasonal homes.

## **Planning and Zoning in Briley Township**

Briley Township's first Comprehensive Plan was completed in August of 1975. The first Zoning Ordinance was adopted on April 8, 1976 and has been in effect since June 8, 1976. Briley Township has a Planning Commission and a Zoning Board of Appeals. The township has a part-time Zoning Administrator who performs the majority of his duties from March to October of each year, in conjunction with the building season.

# Chapter 2

## Socio-Economic Characteristics

### Population

The 2010 Census showed that Briley Township experienced a population decrease of 8.3% (169 people), from 2000 to 2010. Briley Township, along with the majority of townships in Montmorency County, experienced a decrease in population. Loud, Rust and Vienna Townships are the only townships in Montmorency County to experience population growth between 2000 and 2010. Montmorency County also experienced a population decrease from 2000 to 2010. The County has experienced a loss of 550 residents (7.2 percent) of its total population from 2000 to 2010. Briley Township's population density is 26.6 persons per square mile and by comparison the County has 17.4 persons per square mile. The county population had increased significantly since 1960 (an increase of 121% or 5341 people) with the population peaking in 2000 at 10,315.

### Population by Municipality

Briley Township had the third largest population by township in the county according to the 2010 Census. In comparison, Briley had the second largest decrease in population over the same period. Briley Township had the greatest increase in population between 1970 and 1980 with 28.5% (484 people). Between 2000 and 2010, most municipalities in Montmorency County lost population. The highest percentage losses were experienced by Avery Township (9.9%), Briley Township (8.3%), Montmorency Township (7.1%), Albert Township (6.3%), and Hillman Township (4.0%), see **Table 2.1**. Briley and Albert Townships lost the greatest number of people (169), while Hillman Township lost 92, Montmorency Township lost 85, and Avery Township lost 71 people. Loud Township (3.2%), Vienna Township (2.6%), and Rust Township (2.2%) all gained population.

Table 2.1

Population For Montmorency County & Municipalities, 2000-2010

Municipality	2000 Population	2010 Population	Percent Change	Numeric Change
Briley Township	2,029	1,860	-8.3%	-169
Albert Township	2,695	2,526	-6.3%	-169
Avery Township	717	646	-9.9%	-71
Hillman Township	2,267	2,175	-4.0%	-92
Loud Township	284	293	3.2%	9
Montmorency Township	1,202	1,117	-7.1%	-85
Rust Township	549	561	2.2%	12
Vienna Township	572	587	2.6%	15
Village of Hillman	685	701	2.3%	16
Atlanta CDP	757	827	9.2%	70
Lewiston CDP	990	1,392	40.6%	402
Canada Creek Ranch CDP	405	304	-24.9%	-101
Montmorency County	10,315	9,765	-5.3%	-550

Source: U.S. Bureau of the Census

Note: Red text indicates decline; Green text indicates increase

## Seasonal Population

In 2010, the Census reported that there were 1,571 homes in Briley Township. Of these, only 53% (833) were permanent residences. There were 634 homes classified as seasonal, recreational, or occasional use. Because the decennial U.S. Census is conducted in April, the numbers only reflect those persons who live in the township on a year-round basis. A rough estimate of the number of township seasonal residents can be calculated by multiplying the number of township seasonal housing units (634) by the township's average household size (2.18), for a total of 1,382 persons. Seasonal residents, therefore, bring the total township residents to 3,242 compared to the actual 2010 Census figure of 1,860 persons. This figure does not include those seasonal visitors or tourists staying in area motels, campgrounds or family homes. It is impossible to obtain accurate count of the number of the tourists who annually visit the area. (See Table 2.9)

## Age Distribution

The 2010 Census data shows that 1,092 residents (58.7%) of Briley Township's population was 45 years old or older, a percentage that has increased from 50.1 percent in 2000 (see Table 2.3. The shift towards an older population could be due to the existing residents getting older along with in migration of retirees. The age group 45-64 is the most populous age group in Briley Township (654), while 438 residents fall in the age group of 65 and over.

Increase in the median age is also evidence of a relatively stable population that is getting older. The median age of residents in Briley Township increased from 45 to 50.7 (12.7%) during the period 2000-2010, exceeding the same trend as Montmorency County (See Figure 2.1). The median age of residents in Montmorency County increased from 47 to 52.3 (11.3%) during the period 2000-2010, (see Table 2.2). At the same time the State's median age increase from 35.5 to 38.9 (9.5%) years. The difference in median age between the County and State increased from 2000 to 2010 as the County's population make-up "ages" at the faster rate. Briley Township median age is 50.7 years. Rust Township has the lowest median age (44.5) while Canada Creek Ranch (CDP) has the highest median age (64.4).

In conclusion, shifts in the Township's demographic make-up are changing the population structure. Long term trends in the increase in median age continue at a faster rate than the State of Michigan and US. The rate has increased with the down turn in the economy, as young families move to other areas for employment. An aging population needs access to social and medical services.

Governmental Unit	2000	2010
Briley Township	45.0	50.7
Montmorency County	47.0	52.3
Michigan	35.5	38.9
United States	35.3	37.2

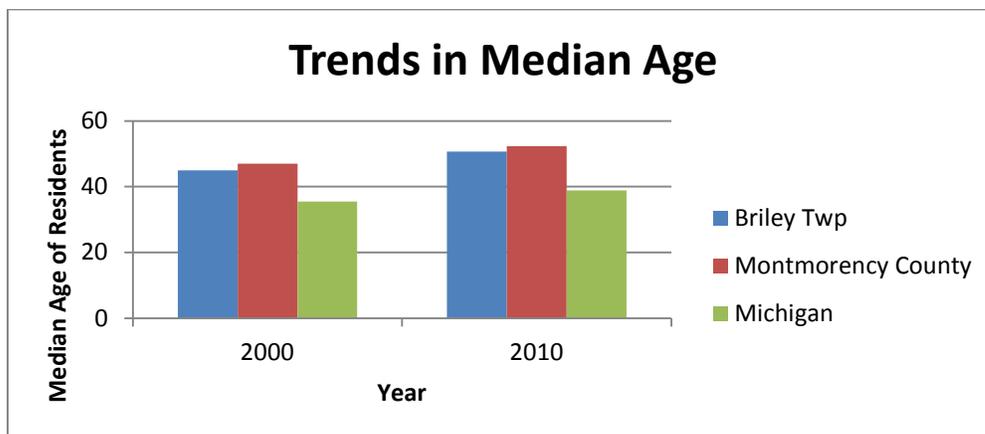
Source: U. S. Bureau of the Census

**Table 2.3**

**Age Distribution By Municipality For Montmorency County - 2010**

Community	< 5 Yrs.	%*	5-19 Yrs.	%*	20-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*	Median Age
<b>Briley Township</b>	82	4.4	271	14.6	77	4.1	338	22.3	654	35.2	438	23.6	50.7
<b>Albert Township</b>	85	3.4	353	14.0	74	2.9	392	15.6	845	33.4	777	30.7	54.1
<b>Avery Township</b>	25	3.9	92	14.2	17	2.6	101	15.6	228	35.3	183	28.3	54.8
<b>Hillman Township</b>	96	4.4	345	15.8	90	4.1	394	18.1	722	33.2	528	24.3	50.0
<b>Loud Township</b>	8	2.7	27	9.3	11	3.8	38	13.0	117	39.9	92	31.4	55.8
<b>Montmorency Township</b>	28	2.5	131	11.7	39	3.5	153	13.7	398	35.6	368	33.0	57.4
<b>Rust Township</b>	28	5.0	110	19.7	23	4.1	122	21.7	159	28.3	119	21.2	44.5
<b>Vienna Township</b>	25	4.3	101	17.1	22	3.7	118	20.1	189	32.2	132	22.5	48.1
<b>Village of Hillman*</b>	32	4.6	98	14.0	26	3.7	122	17.4	204	29.1	219	31.2	51.4
<b>Atlanta CDP*</b>	35	4.2	141	17.1	49	5.9	170	20.5	261	31.6	171	20.7	47.1
<b>Lewiston CDP*</b>	53	3.8	198	14.3	44	3.2	220	15.8	447	32.1	430	30.9	53.5
<b>Canada Creek Ranch CDP*</b>	6	2.0	21	7.0	8	2.6	28	9.2	93	30.6	148	48.6	64.4
<b>Montmorency County</b>	377	3.9	1,430	14.6	353	3.6	1,656	17.0	3,312	33.9	2,637	27.0	52.3
<b>Michigan</b>		6.0		20.8		6.8		24.7		27.9		13.8	38.9

\*Figure shows the percentage each age grouping represents of the local unit's total population. Source: U.S. Bureau of the Census



**Figure 2.1**

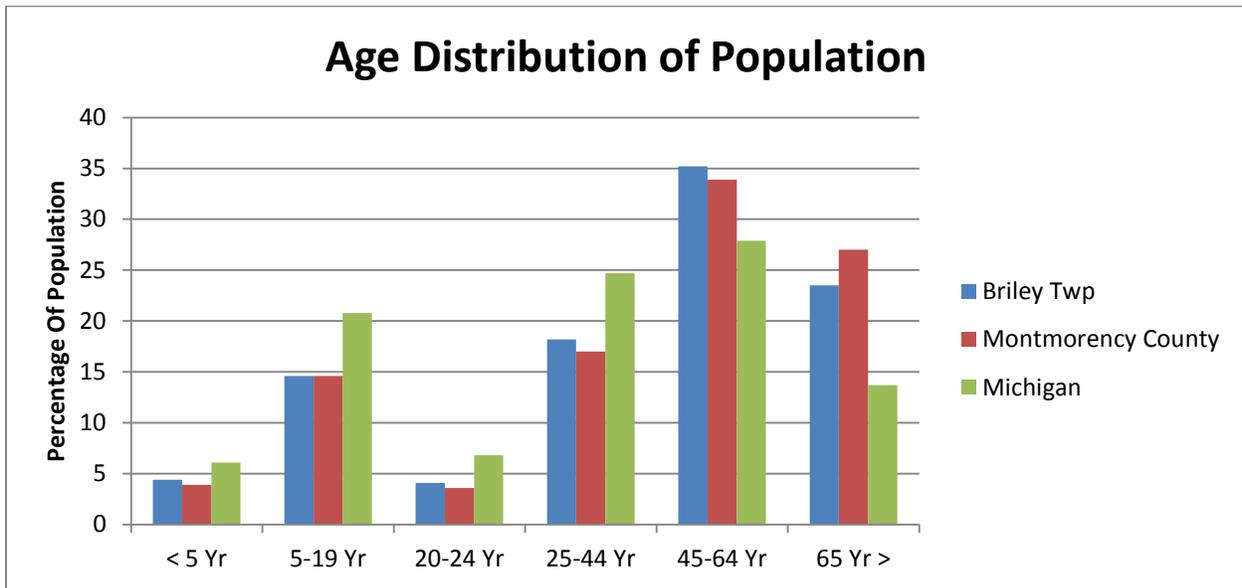


Figure 2.2

The population can be divided into six general age groups:

1. Under 5 years of age (82 Residents or 4.4%)
2. 5-19 years old (Children and young adults who may both work and attend school/college) (271 Residents or 14.6%)
3. 20-24 years old (Young Adults who may both work and attend college) (77 Residents or 4.1%)
4. 25-44 years old (This group makes up the bulk of the workforce) (338 Residents or 18.2%)
5. 45-64 years old (This group makes up majority of the population) (654 Residents or 35.2%)
6. 65 years and older (Those at or near retirement age) (438 Residents or 23.5%)

**Figure 2.2** shows the distribution of these age groups. Briley Township has slightly more residents 24 years and younger than Montmorency County as a whole. The Township does however have fewer people 24 years old or younger than the State as a whole. Numbers of persons in the 25 to 44-year age bracket is significantly lower in Briley Township in comparison to Michigan. However Briley Township has a substantially higher portion of its population in both the 45-64 group and 65 years and older group than the State as a whole. Planning now to ensure the transportation, recreation and health care needs of this aging population are met will help avert a potentially critical situation for the Township.

Another indication of the changing population is the higher median age reported in the last Census. According to the U. S. Census Bureau, the median age of residents within the Township increased from 45 years of age in 2000 to 50.7 years of age in 2010. This upward trend is similar to that found in the rest of the State (from 35.5 to 38.9 years) and the Nation (from 35.3 to 37.2 years). Records from the 2010 Census indicate that Briley Township's median age of 50.7 years is significantly higher than that of the State, or the United States as a whole. Several other townships in Montmorency County also have an unusually high median age. A combination of factors may influence this trend, including an aging population, retirees moving into the area, and the tendency for younger persons to leave the area upon completion of high school. In Briley Township this is quite evident in the fact that 23.5% of its population is aged 65 or over, 45-

64 years old is 35.2% of the population. The 20-24 year old group is only 4.1% (77 persons), showing that young adults are leaving the township. (See **Table 2.3**)

## Household Characteristics

**Table 2.4** presents information on household characteristics gathered in the 2010 US Census. Information includes total number of households, average household size, householder living alone, householder 65 years & older living alone, and households with an individual 65 years & older. The average household size in Montmorency County is smaller than the state average. According to the 2010 Census, of the 1,571 households in Briley Township, 268 were reported as householders living alone. Of the 268 households, there were 123 householders living alone and 65 years and older. The average household size was 2.18 as compared to Michigan where the average household size was 2.49.

<b>MUNICIPALITY</b>	Total Households	Avg. Household Size	Householder Living Alone	Householder Alone 65 yrs. & Older	Household w/ Individual 65 yrs. & older
<b>Briley Township</b>	1,571	2.18	268	123	320
<b>Albert Township</b>	1,218	2.07	392	210	540
<b>Avery Township</b>	298	2.17	91	50	132
<b>Hillman Township</b>	919	2.25	288	143	332
<b>Loud Township</b>	150	1.95	57	32	68
<b>Montmorency Township</b>	526	2.12	149	73	245
<b>Rust Township</b>	223	2.52	52	31	83
<b>Vienna Township</b>	249	2.36	62	35	99
<b>Village of Hillman</b>	300	2.02	130	73	117
<b>Atlanta CDP</b>	360	2.2	145	58	132
<b>Lewiston CDP</b>	689	2.02	247	137	304
<b>Canada Creek Ranch CDP</b>	156	1.95	43	29	95
<b>Montmorency County</b>	4,416	2.18	1,359	697	1,819

Source: U.S. Bureau of the Census

## School Enrollment and Educational Attainment

According to the 2009-2013 American Community Survey 5-Year Estimates, 234 persons in Briley Township over the age of three years were enrolled in school, 193 in kindergarten to 12<sup>th</sup> grade, and 38 in college. Of the 1512 persons 25 years and older, 77.7 percent were high school graduates, while 15.3 percent attended school into the 9<sup>th</sup>-12<sup>th</sup> grade with no diploma and 6.9 percent had completed less than the 9<sup>th</sup> grade. 18.1 percent of residents had attended some college with no degree, 7.1 percent had Associate's degrees, 5.6 percent had earned a Bachelor's degree, and 2.9 percent had earned a graduate or professional degree. Briley Township has a slightly lower percentage of residents with a bachelor's degree or higher than Montmorency County, and a significantly lower percentage than the State as a whole. (Table 2.5 and Figure 2.3).

**Table 2.5**  
**Educational Attainment**

	<b>Briley Township</b>	<b>Montmorency County</b>	<b>State of Michigan</b>
Population 25 years and over	1512	7,518	6,594,586
Less than 9 <sup>th</sup> grade education	6.9%	3.9%	3.4%
9 <sup>th</sup> – 12 <sup>th</sup> grade, no diploma	15.3%	11.2%	7.7%
High school graduate	44.0%	41.5%	30.4%
Some college, no degree	18.1%	24.4%	24.0%
Associate degree	7.1%	9.0%	8.6%
Bachelor's degree	5.6%	6.3%	15.9%
Graduate or professional degree	2.9%	3.7%	10.0%
Percent high school graduate or higher	77.7%	84.9%	88.9%
Percent bachelor's degree or higher	8.5%	9.9%	25.9%

2009-2013 American Community Survey 5-Year Estimates

### School Enrollment

The Atlanta School District provides K-12 education at the school complex located east of the community of Atlanta. In the 2012-2013 school year there were 254 students enrolled with a resulting Student/Teacher Ratio of 17 (Table 2.7). Student demographics consist of 133 males and 121 females; with a race make-up shows 233 white students and 21 identified as minority, of which 16 were Hispanic. Some 54 percent or 137 students were eligible for free lunch and 19 students eligible for price reduced lunch. Table 2.6 shows a steady decline in number of students attending school at the Atlanta Area Schools over the last eight years. From 397 students in 2005-2006 to 254 in the 2012-2013 school year; 143 students 36 percent decline.

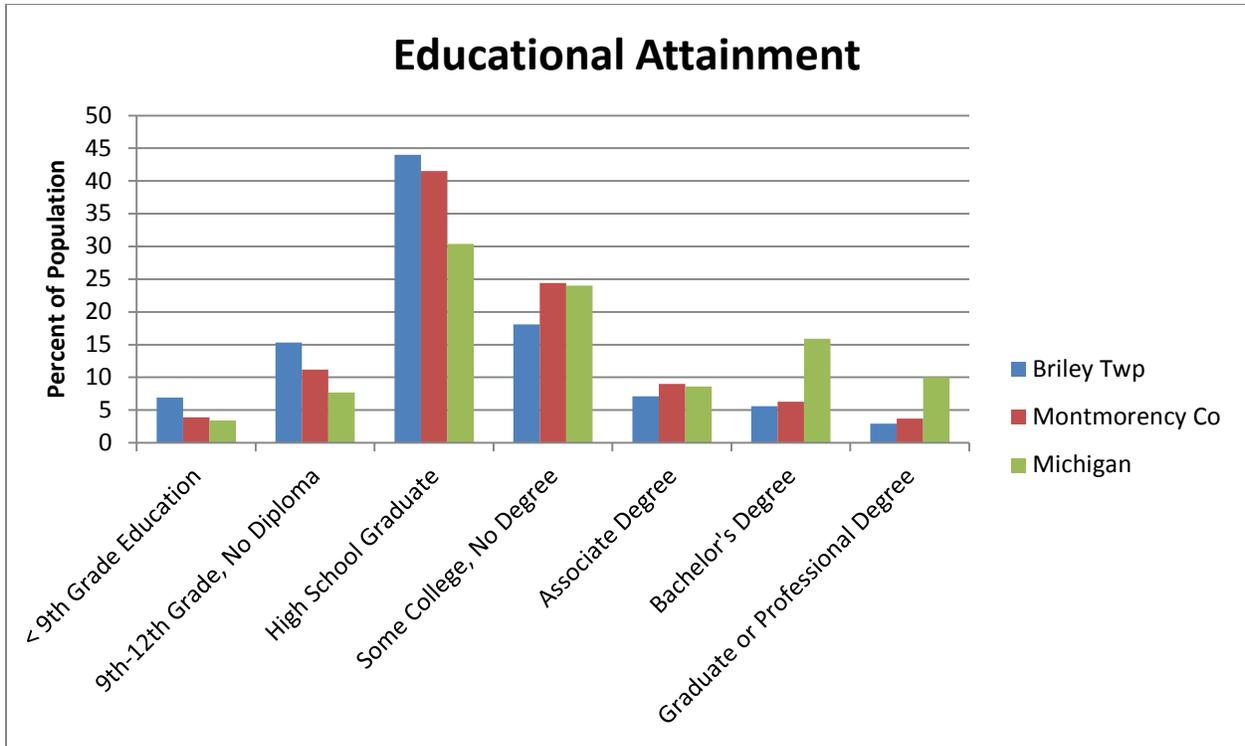


Figure 2.3

School Year	Enrollment
2012-2013	254
2011-2012	274
2010-2011	305
2009-2010	327
2008-2009	353
2007-2008	378
2006-2007	386
2005-2006	397

Source:

Grade	Number of Students
Kindergarten	18
1 <sup>st</sup> Grade	19
2 <sup>nd</sup> Grade	21
3 <sup>rd</sup> Grade	18
4 <sup>th</sup> Grade	14
5 <sup>th</sup> Grade	22
6 <sup>th</sup> Grade	11
7 <sup>th</sup> Grade	26
8 <sup>th</sup> Grade	16
9 <sup>th</sup> Grade	15
10 <sup>th</sup> Grade	24
11 <sup>th</sup> Grade	25
12 <sup>th</sup> Grade	25

Source:

## Disability Status

Data shown on **Table 2.8** provides data from the 2009-2013 American Community Survey 5-Year Estimates and gives an indication of disabled people residing in Briley Township, Montmorency County and Michigan. Persons with disabilities include those with a hearing difficulty, a vision difficulty, a cognitive difficulty, an ambulatory difficulty, a self-care difficulty and an independent living difficulty. The percent population of persons with disabilities is much higher for Briley Township and Montmorency County than Michigan as a whole. The same is true for the population 18 to 64 years of age. Statistics for 5 to 17 years are comparable for all three entities. The 65 and older age group has a significantly lower percentage for both Briley Township and Montmorency County than Michigan as a whole.

Table 2.8 Montmorency County Disability Status of Civilian Non-Institutionalized Persons					
LOCAL UNIT	% Disabled persons	% Disabled under 5 Years	% Disabled 5-17 Years	% Disabled 18-64 Years	% Disabled 65+ Years
<b>Briley Township</b>	31.6%	2.4%	9.9%	61.3%	26.5%
<b>Montmorency County</b>	25.4%	3.4%	12.9%	56.4%	27.2%
<b>Michigan</b>	13.7%	0.8%	6.3%	11.9%	36.5%

Source: 2009-2013 American Community Survey 5-Year Estimates

## Housing Characteristics

Housing characteristics for Briley Township and Montmorency County are found in **Table 2.9**. The US Census reports a wide variety of housing characteristics. In 2010, there were 1,571 housing units in Briley Township. The total number of units includes single and multiple family housing types. According to the 2009-2013 American Community Survey, 8.7% of the housing in Briley Township was built prior to 1939, 23.2 percent was built prior to 1960, 42.7 percent was built between 1960-1979, and 34.1 percent was built since 1980. The American Community Survey reports that 53.8 percent of the housing units were heated with natural gas, 25.8 percent heat with bottled, tank or LP gas and 2.8 percent heat with electricity, 2.1 percent heat with fuel oil or kerosene, and 14.3 percent heat with all other fuels. Approximately 35 percent of the housing units are valued at \$100,000 and greater. The median house value was \$83,600 in Briley Township as compared to \$93,700 for Montmorency County and \$121,700 for the entire State.

Certain characteristics contrast sharply with the State as a whole. For example, 40.4 percent of the housing in Briley Township was seasonal as compared to 48.8 percent in Montmorency

County and 5.8 percent in the state. In the Township, 53 percent (833 out of 1,571) of the total were occupied. Of the occupied housing units, 83.8 percent (698 of the 833) were owner occupied as compared to 72.1 percent in the State as a whole. The owner vacancy rates in the Township were at 47 percent, which is lower than the 54 percent for Montmorency County. In comparison, the vacancy rates in the Township are much higher than at the State level, which are at 14.6 percent.

Table 2.9 Housing Counts and Occupancy Status in Montmorency County						
Area Name	2010					
	Total	Occupied	Vacant	Percent Vacant	Seasonal	* Percent Seasonal
Briley Township	1,571	833	738	47.0	634	40.4
Albert Township	2,684	1,218	1,466	54.6	1,347	50.2
Avery Township	662	298	364	55.0	327	49.4
Hillman Township	1,714	919	795	46.4	661	38.6
Loud Township	405	150	255	63.0	235	58.0
Montmorency Township	1,507	526	981	65.1	951	63.1
Rust Township	476	223	253	53.2	229	48.1
Vienna Township	578	249	329	56.9	295	51.0
Village of Hillman*	363	300	63	17.4	13	3.6
Atlanta CDP*	576	360	216	37.5	150	26.0
Lewiston CDP*	1,570	689	881	56.1	802	51.1
Canada Creek Ranch CDP*	575	156	419	72.9	415	72.2
Montmorency County	9,597	4,416	5,181	54.0	4,679	48.8

\* Percent of total housing  
Source: US Census Bureau

## Income

According to the U.S. Census, American Community Survey, Briley Township’s median household income is \$32,750, which is lower than the County and State. The same patterns can be found for Median Family Income and Per Capita Income where the Township is lower than Montmorency County and Michigan. (See **Table 2.10**)

**Table 2.10**  
**Median Household Income for Briley Township, Montmorency County & State**

	<b>Briley Township</b>	<b>Montmorency County</b>	<b>Michigan</b>
<b>Median Household Income</b>	\$32,750	\$35,261	\$48,411
<b>Median Family Income</b>	\$38,516	\$42,632	\$60,793
<b>Per Capita Income</b>	\$18,142	\$19,661	\$25,681

Source: 2009-2013 American Community Survey 5-Year Estimates, U.S. Census Bureau

## Poverty

Information from the American Community Survey shows poverty rates in Briley Township, Montmorency County and Michigan (**Table 2.11**). The percent of families living in poverty is slightly higher in Briley Township. For individuals 65 years and over, the percent living in poverty is lower than the State in Briley Township.

**Table 2.11**  
**Poverty Rates: Briley Township, Montmorency County and Michigan**

	<b>Briley Township</b>	<b>Montmorency County</b>	<b>Michigan</b>
<b>Families</b>	18.2%	12.1%	12.0%
<b>Families with female head of household</b>	39.0%	34.8%	34.3%
<b>Individuals</b>	21.8%	18.1%	16.8%
<b>Individuals 65 years and over</b>	5.8%	5.6%	8.2%

Source: 2009-2013 American Community Survey 5-Year Estimates, U.S. Census Bureau

## Labor Force

### Employment and Unemployment

The civilian labor force is defined as all civilian individuals over age 16 who are employed or actively seeking employment. Labor force numbers can change rather quickly in response to economic conditions. During prolonged periods of unemployment, unsuccessful job seekers can drop out of the work force by going back to school, leaving the area in search of work elsewhere or by stopping the search for work.

**Table 2.12** presents information on labor force, employment and unemployment for Montmorency County from 2004 to 2014. Unemployment rates experienced a significant increase in between 2008

and 2010 as a result of the “Great Recession” in 2008. Available unemployment rates peaked in 2010 and have dropped to the typical long term rates. The number of persons in the labor force and employed began to fall in 2007. The economic downturn continued to feed this trend. Even though jobless rates have fallen to 12.7% in 2014, the labor force and number of person employed has not returned to 2007 levels. As seen in **Figure 2.4**, unemployment rates in Montmorency County generally mirror those in the State and U.S. however they are consistently at a higher level.

Table 2.12 Employment Information Montmorency County 2004 - 2014				
Year	Labor Force	Employment	Unemployment	Jobless Rate
2014	3,191	2,785	406	12.7%
2013	3,220	2,698	522	16.2%
2012	3,241	2,711	530	16.4%
2011	3,348	2,741	607	18.1%
2010	3,552	2,836	716	20.2%
2009	N/A	N/A	N/A	N/A
2008	N/A	N/A	N/A	N/A
2007	4,203	3,659	544	12.9%
2006	4,353	3,840	513	11.8%
2005	4,294	3,783	511	11.9%
2004	4,330	3,802	528	12.2%

Source: Michigan DTMB

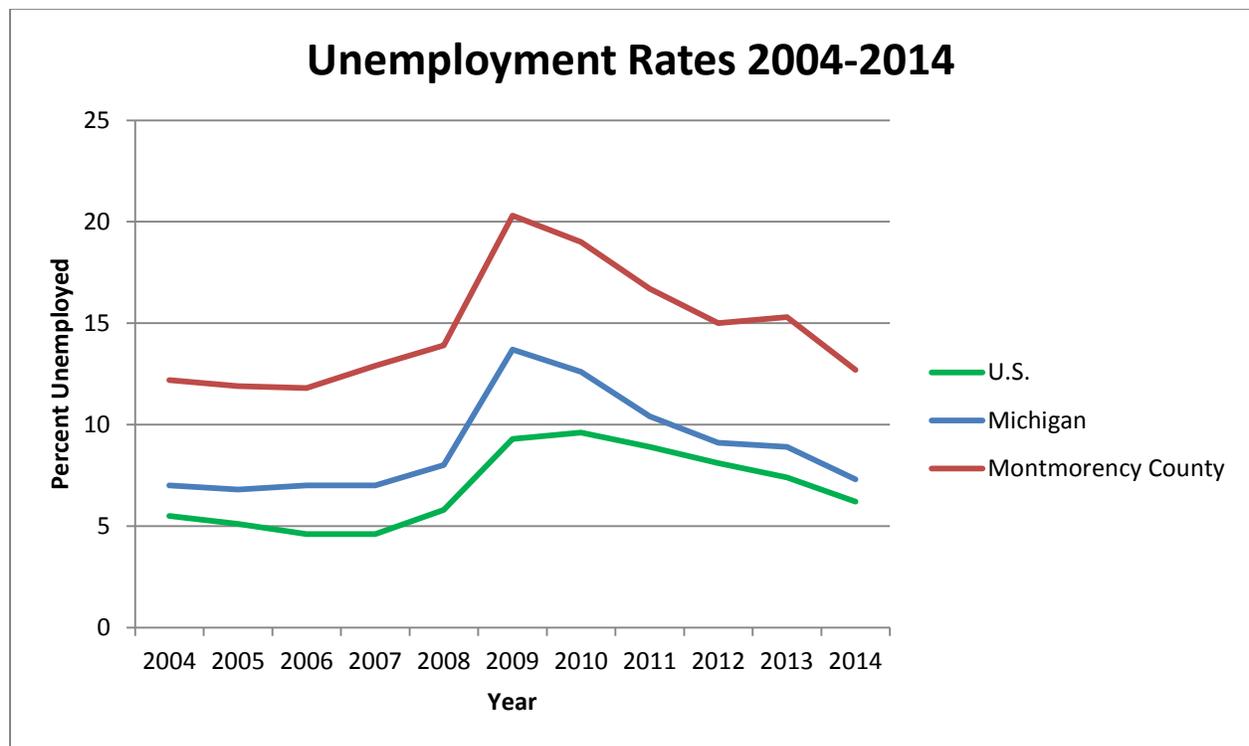


Figure 2.4

## Wage and Salary Employment

Within the Township and County, the largest employment sectors are manufacturing, retail trade and construction. Manufacturing employment in 2014 was 15.4 percent of the wage and salary employment. Employment in retail trade was a close second at 14.6% of the wage and salary employment (**Table 2.13**).

**Table 2.13**

### Total Employees by Major Employment Type (2014)

Category	Briley Township		Montmorency County	
	Total	Percent	Total	Percent
Agricultural, Forestry, Fishing & Mining	15	2.5%	126	4.4%
Construction	37	6.1%	285	10.0%
Manufacturing	94	15.4%	423	14.8%
Transportation, Warehousing, & Utilities	32	5.2%	110	3.9%
Wholesale Trade	0	0.0%	42	1.5%
Retail Trade	89	14.6%	336	11.8%
Finance, Insurance And Real Estate	30	4.9%	159	5.6%
Services	51	8.4%	188	6.6%
Public Administration	32	5.3%	144	5.0%

Source: American Community Survey

**Table 2.14**

### Employment & Wages for Montmorency County (2014)

Industry	Number of Establishments	Avg Employment	Avg Weekly Wages
Agriculture, forestry, fishing and hunting	5	22	679
Mining	2	*	*
Utilities	1	*	*
Construction	37	120	556
Manufacturing	12	307	715
Wholesale trade	7	*	*
Retail trade	25	211	398
Transportation and warehousing	3	11	595
Information	3	13	408
Finance and insurance	9	198	1,322
Real estate and rental and leasing	3	*	*
Professional and technical services	8	15	427
Administrative and waste services	7	15	371
Educational services	1	*	*
Health care and social assistance	11	174	530

Arts, entertainment, and recreation	4	67	453
Accommodation and food services	22	145	240
Other services, except public administration	27	52	304
Federal government	4	18	791
State government	7	66	991
Local government	16	303	573

Source: Michigan DTMB Quarterly Census of Employment & Wages – 4<sup>th</sup> Quarter 2014  
 \*Data suppressed.

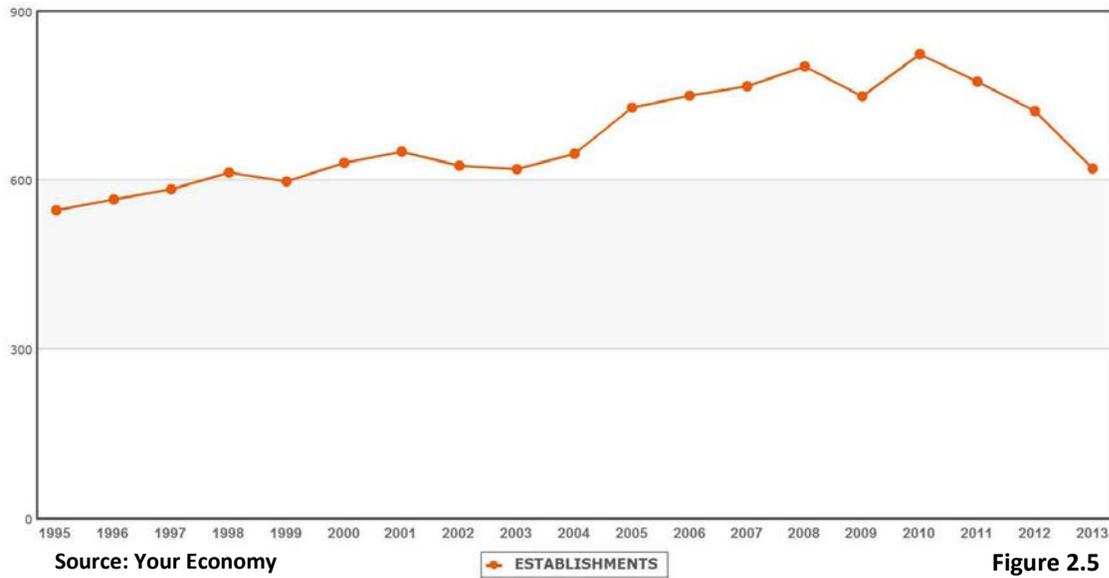
**Table 2.14** shows that, in Montmorency County, the top industries producing the greatest number of establishments are construction, retail trade, and “other” followed by accommodation/food services. However, manufacturing employs the greatest number of workers with local government employing nearly as many. The finance and insurance industries produce the highest weekly wages followed by state government, federal government and manufacturing.

**Tables 2.15 through 2.17** presents data from Your Economy which uses the National Establishment Time Series database to supply establishment-level data for over 56 million companies in the United States from 1990-2013 providing detailed information about jobs, sales and number of establishments.

Establishments	2010		2013		Growth					
	2010	2013	Period Avg	% Total	Gain	% Total	Loss	% Total	Change	Ye Indicator*
TOTAL	824	621	722	100%	107	100%	311	100%	-203	-8.2%
Self-Employed (1)	323	178	250	34.7%	29	27.1%	157	50.5%	-145	-15.0%
Stage 1 (2-9)	427	365	396	54.8%	64	59.8%	142	45.7%	-62	-4.8%
Stage 2 (10-99)	71	75	73	10.1%	14	13.1%	12	3.9%	4	1.9%
Stage 3 (100-499)	3	3	3	0.4%	0	0%	0	0%	0	0.0%
Stage 4 (500+)	0	0	0	0.0%	0	0%	0	0%	0	0.0%

Source: Your Economy  
 \*Your Economy Indicator = Average annual change

**Figure 2.5** show a time series summary of the number of establishments in Montmorency County from 1995 to 2013.

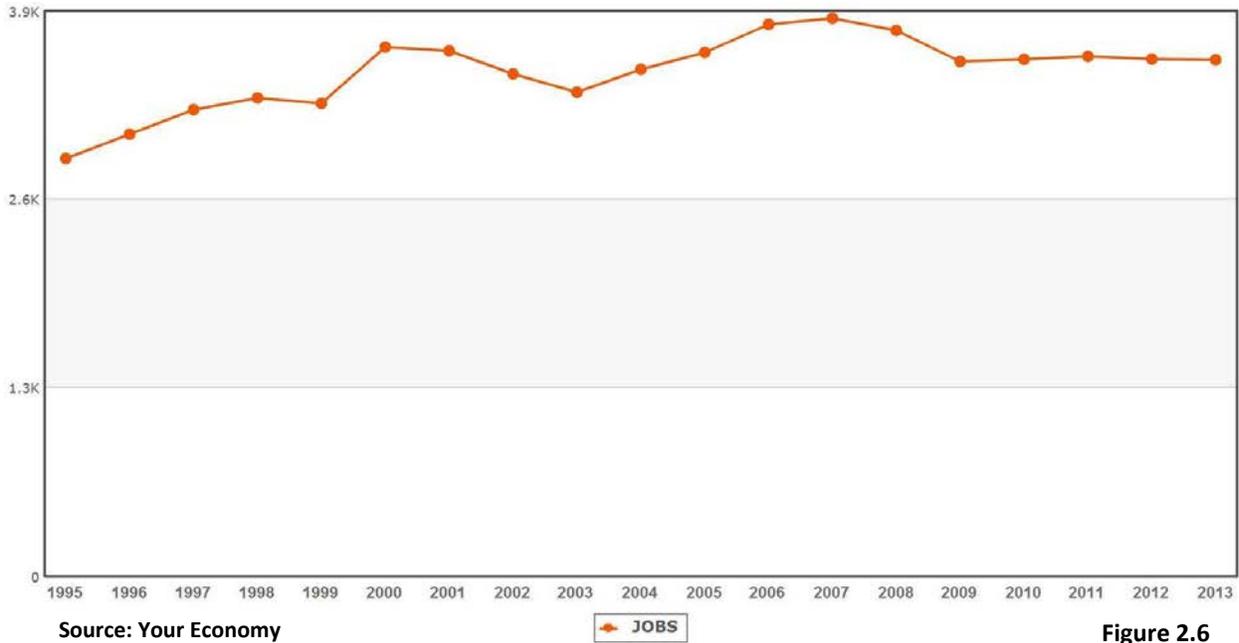


**Table 2.16**  
**Montmorency County Job Composition & Growth 2010 & 2013**

Jobs	Composition		Growth							
	2010	2013	Period avg	% total	Gain	% total	Loss	% total	Change	Ye indicator*
TOTAL	3,566	3,563	3,564	100%	737	100%	741	100%	-3	-0.0%
Self-Employed (1)	323	178	250	7.0%	67	9.1%	157	21.2%	-145	-15.0%
Stage 1 (2-9)	1,330	1,192	1,261	35.4%	248	33.6%	418	56.4%	-138	-3.5%
Stage 2 (10-99)	1,538	1,818	1,678	47.1%	422	57.3%	166	22.4%	280	6.1%
Stage 3 (100-499)	375	375	375	10.5%	0	0%	0	0%	0	0.0%
Stage 4 (500+)	0	0	0	0.0%	0	0%	0	0%	0	0.0%

Source: Your Economy  
 \*Your Economy Indicator = Average annual change

Figure 2.6 show a time series summary of the number of jobs in Montmorency County from 1995 to 2013.



**Table 2.17**  
**Montmorency County Sales 2010 & 2013**

Sales	2010	2013	Composition		Growth	
			Period avg	% total	Change	Ye indicator
TOTAL	279,310,768	249,477,365	264,394,066	100%	-29,833,403	-3.6%
Self-Employed (1)	24,214,063	14,809,663	19,511,863	7.4%	-9,404,400	-12.9%
Stage 1 (2-9)	99,798,725	81,300,604	90,549,664	34.2%	-18,498,121	-6.2%
Stage 2 (10-99)	112,392,880	113,708,498	113,050,689	42.8%	1,315,618	0.4%
Stage 3 (100-499)	42,905,100	39,658,600	41,281,850	15.6%	-3,246,500	-2.5%
Stage 4 (500+)	0	0	0	0.0%	0	0.0%

Source: Your Economy  
 \*Your Economy Indicator = Average annual change

Figure 2.7 show a time series summary of sales in Montmorency County from 1995 to 2013.

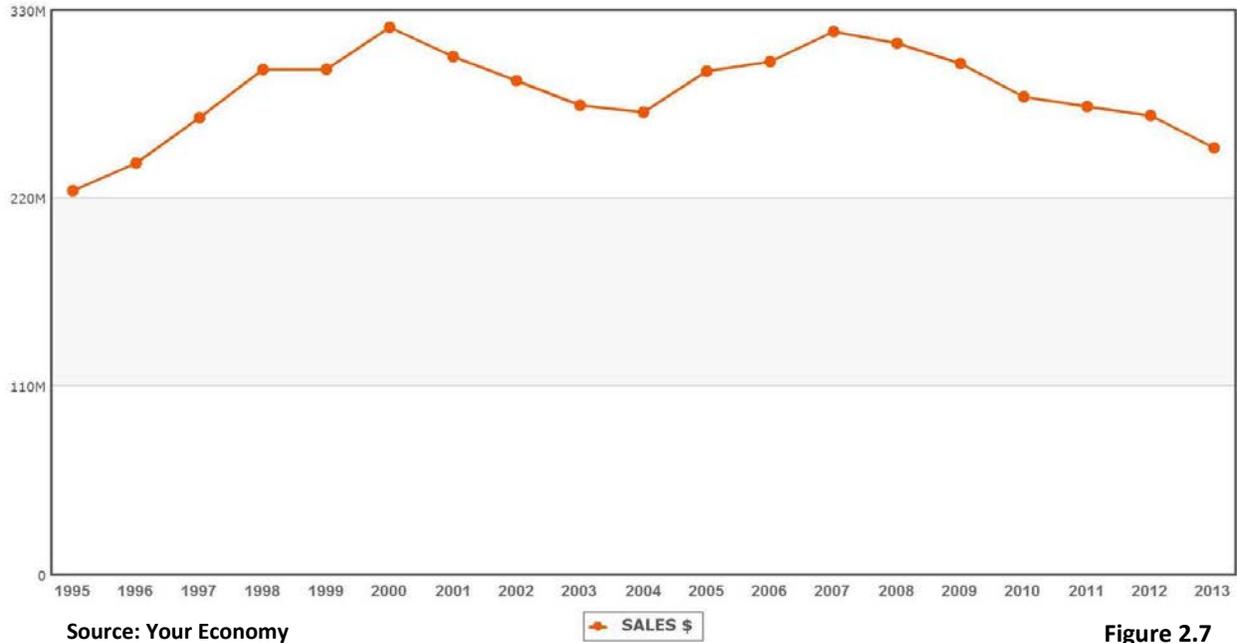


Figure 2.7

## Commuting to Work

The vast majority of residents of Briley Township drive alone to work (Table 2.18). According to the 2009-2013 American Community Survey 5-Year Estimates, 9 percent of workers worked from home, but due in advancements in technology allowing greater flexibility in worker location in the past decade, that number will likely continue to increase.

Table 2.18 Briley Township Work Commute 2009-2013		
Mode of Transportation	Number	Percent
Drove Alone	502	83.3%
Carpooled	31	5.0%
Public Transportation (includes taxi)	0	0.0%
Walked	17	2.8%
Worked at home	53	9.0%

Source: American Community Survey 5 Year Estimates

## Jobs & Workers in Briley Township – Detailed Tables

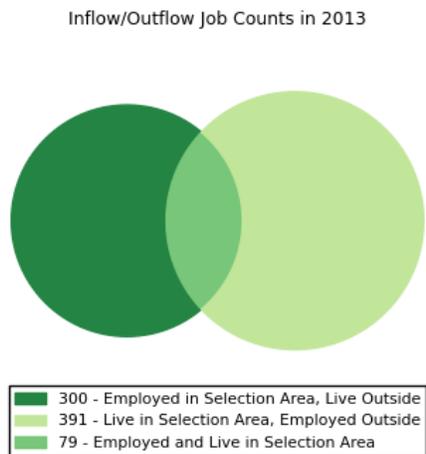
The following tables show a detailed breakdown of jobs and workers within Briley Township. **Table 2.19** shows how the jobs within Briley Township are broken down in terms of age, earnings, education and industry sector. **Table 2.20** shows job inflow and outflow within Briley Township. It should be noted that only 79 people both live and are employed within Briley Township. 391 people live in Briley Township and work outside of that area. 300 people live outside Briley Township but work within it. **Table 2.21** shows where workers are living that are employed in Briley Township while **Table 2.22** shows where Briley Township residents are working.

Table 2.19 Jobs in Briley Township (2013)	Count	Share
Total Primary Jobs	470	100.0%
<b>Jobs by Worker Age</b>		
Age 29 or younger	85	18.1%
Age 30 to 54	251	53.4%
Age 55 or older	134	28.5%
<b>Jobs by Earnings</b>		
\$1,250 per month or less	131	27.9%
\$1,251 to \$3,333 per month	199	42.3%
More than \$3,333 per month	140	29.8%
<b>Jobs by Worker Educational Attainment</b>		
Less than high school	34	7.2%
High school or equivalent, no college	151	32.1%
Some college or Associate degree	116	24.7%
Bachelor's degree or advanced degree	84	17.9%
Educational attainment not available (workers aged 29 or younger)	85	18.1%
<b>Jobs by NAICS Industry Sector</b>		
Agriculture, Forestry, Fishing and Hunting	10	2.1%
Mining, Quarrying, and Oil and Gas Extraction	11	2.3%
Utilities	2	0.4%
Construction	38	8.1%
Manufacturing	50	10.6%
Wholesale Trade	24	5.1%
Retail Trade	82	17.4%
Transportation and Warehousing	2	0.4%
Information	7	1.5%
Finance and Insurance	13	2.8%
Real Estate and Rental and Leasing	4	0.9%
Professional, Scientific, and Technical Services	8	1.7%
Management of Companies and Enterprises	1	0.2%
Administration & Support, Waste Management and Remediation	17	3.6%
Educational Services	33	7.0%
Health Care and Social Assistance	52	11.1%

Arts, Entertainment, and Recreation	13	2.8%
Accommodation and Food Services	34	7.2%
Other Services (excluding Public Administration)	19	4.0%
Public Administration	50	10.6%
Source: US Census Bureau		

Table 2.20 Job Inflow/Outflow in Briley Township (2013)	Count	Share
Employed in Briley Township	379	100.0%
Living in Briley Township	470	124.0%
Net Job Inflow (+) or Outflow (-)	-91	-
<b>In-Area Labor Force Efficiency</b>		
Living in Briley Township	470	100.0%
Living and Employed in Briley Township	79	16.8%
Living in Briley Township but Employed Outside	391	83.2%
<b>In-Area Employment Efficiency</b>		
Employed in Briley Township	379	100.0%
Employed and Living in Briley Township	79	20.8%
Employed in Briley Township but Living Outside	300	79.2%
<b>Outflow Job Characteristics</b>		
<b>External Jobs Filled by Residents</b>	391	100.0%
Workers Aged 29 or younger	70	17.9%
Workers Aged 30 to 54	212	54.2%
Workers Aged 55 or older	109	27.9%
Workers Earning \$1,250 per month or less	104	26.6%
Workers Earning \$1,251 to \$3,333 per month	156	39.9%
Workers Earning More than \$3,333 per month	131	33.5%
Workers in the "Goods Producing" Industry Class	99	25.3%
Workers in the "Trade, Transportation, and Utilities" Industry Class	91	23.3%
Workers in the "All Other Services" Industry Class	201	51.4%
<b>Inflow Job Characteristics</b>		
<b>Internal Jobs Filled by Outside Workers</b>	300	100.0%
Workers Aged 29 or younger	48	16.0%
Workers Aged 30 to 54	168	56.0%
Workers Aged 55 or older	84	28.0%
Workers Earning \$1,250 per month or less	97	32.3%
Workers Earning \$1,251 to \$3,333 per month	114	38.0%
Workers Earning More than \$3,333 per month	89	29.7%
Workers in the "Goods Producing" Industry Class	32	10.7%
Workers in the "Trade, Transportation, and Utilities" Industry Class	47	15.7%
Workers in the "All Other Services" Industry Class	221	73.7%
<b>Interior Flow Job Characteristics</b>		
<b>Internal Jobs Filled by Residents</b>	79	100.0%
Workers Aged 29 or younger	15	19.0%
Workers Aged 30 to 54	39	49.4%

Workers Aged 55 or older	25	31.6%
Workers Earning \$1,250 per month or less	27	34.2%
Workers Earning \$1,251 to \$3,333 per month	43	54.4%
Workers Earning More than \$3,333 per month	9	11.4%
Workers in the "Goods Producing" Industry Class	10	12.7%
Workers in the "Trade, Transportation, and Utilities" Industry Class	19	24.1%
Workers in the "All Other Services" Industry Class	50	63.3%
Source: US Census Bureau		



**Table 2.21**  
Where Workers Live Who are Employed in Briley Township (2013)

	Count	Share
<b>Total Primary Jobs</b>	<b>379</b>	<b>100.0%</b>
Atlanta CDP, MI	41	10.8%
Canada Creek Ranch CDP, MI	16	4.2%
Lewiston CDP, MI	11	2.9%
Hillman village, MI	10	2.6%
Alpena city, MI	5	1.3%
Gaylord city, MI	5	1.3%
Bellaire village, MI	2	0.5%
Mio CDP, MI	2	0.5%
Onaway city, MI	2	0.5%
Roscommon village, MI	2	0.5%
All Other Locations	283	74.7%
Source: US Census Bureau		

**Table 2.22** Where Workers are Employed Who Live in Briley Township (2013)

	Count	Share
<b>Total Primary Jobs</b>	<b>470</b>	<b>100.0%</b>
Atlanta CDP, MI	76	16.2%
Gaylord, MI	30	6.4%
Alpena, MI	26	5.5%
Hillman village, MI	26	5.5%
Lewiston CDP, MI	18	3.8%
Boyne City, MI	14	3.0%
Petoskey, MI	12	2.6%
Canada Creek Ranch CDP, MI	10	2.1%
Cheboygan, MI	5	1.1%
Mio CDP, MI	5	1.1%
All Other Locations	248	52.8%
Source: US Census Bureau		

## State Equalized Value

By analysis of the State Equalized Value (SEV), characteristics of property values can be obtained. As show by **Table 2.23**, over the past decade Briley Township residential SEV decreased steadily. Agriculture peaked in 2013 has decreased since then. Commercial steadily rose until 2014 but has declined in 2015. Briley Township Industrial SEV has steadily risen since 2011 with a slight dip in 2012. Personal property has sharply declined since 2013. Overall SEV had declined since 2011 in the Township. **Table 2.24** and **Figure 2.9** show overall SEV in the Townships located in Montmorency County.

**Table 2.23**  
Briley Township Assessed Value: 2011-2015

Year	Agricultural	Residential	Commercial	Industrial	Personal Property	Real + Personal Property
	\$	\$	\$	\$	\$	\$
2015	707,000	63,262,500	6,843,300	439,600	7,711,100	78,963,500
2014	734,500	64,371,050	7,407,300	356,300	8,623,700	81,492,850
2013	780,800	63,039,800	6,991,000	304,100	9,186,100	80,301,800
2012	687,000	67,863,100	6,438,500	914,000	8,810,400	83,890,400
2011	702,000	68,518,600	6,213,800	111,600	8,932,400	84,478,400

Source: Michigan Department of Treasury

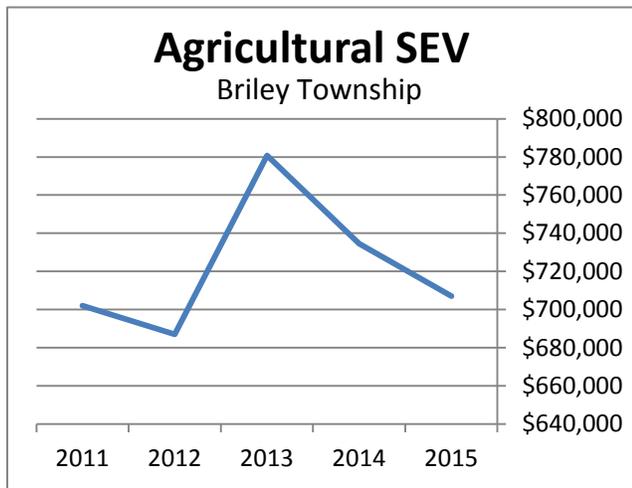


Figure 2.8a

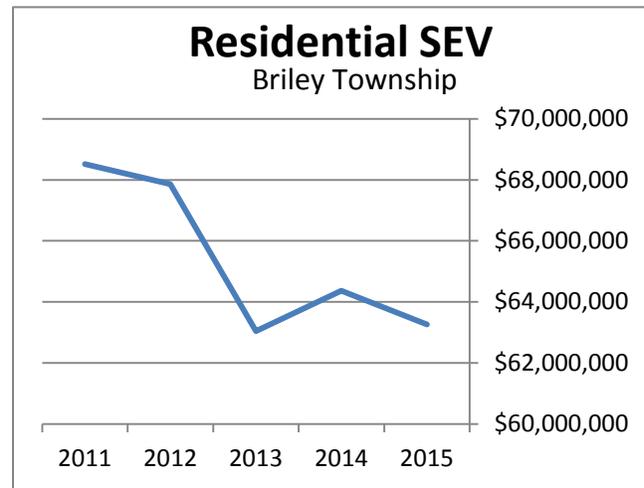


Figure 2.8b

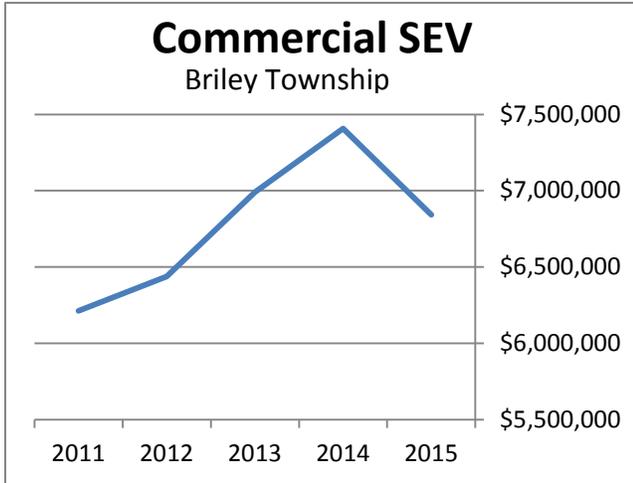


Figure 2.8c

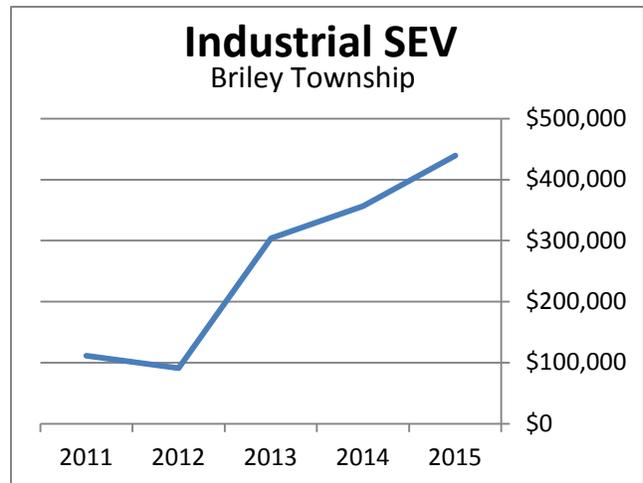


Figure 2.8d

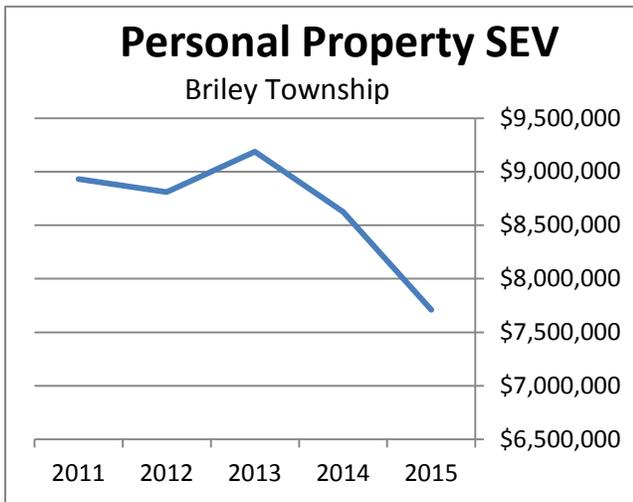


Figure 2.8e

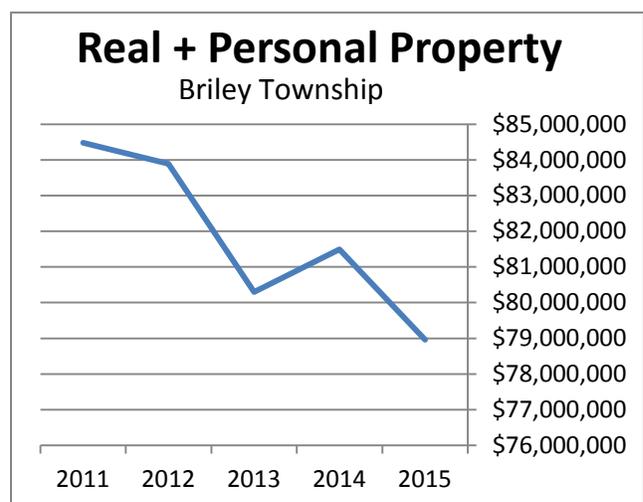


Figure 2.8f

Table 2.24  
Montmorency County Assessed Value: 2011-2015

	2011	2012	2013	2014	2015
	\$	\$	\$	\$	\$
<b>Albert Twp</b>	193,942,900	181,961,400	186,221,675	174,777,300	181,592,200
<b>Avery Twp</b>	40,191,800	38,952,900	35,626,900	37,040,000	35,774,300
<b>Briley Twp</b>	84,478,400	83,890,400	80,301,800	81,492,850	78,963,500
<b>Hillman Twp</b>	110,310,900	101,724,260	98,578,074	97,787,894	93,182,635
<b>Loud Twp</b>	23,235,093	22,841,061	24,106,865	23,042,368	25,948,695
<b>Montmorency Twp</b>	109,412,800	105,043,219	100,483,755	104,482,874	106,529,700
<b>Rust Twp</b>	48,483,600	48,532,865	47,142,500	44,247,800	45,397,000
<b>Vienna Twp</b>	44,356,500	44,955,100	46,771,700	44,321,400	46,493,700

Source: Michigan Department of Treasury

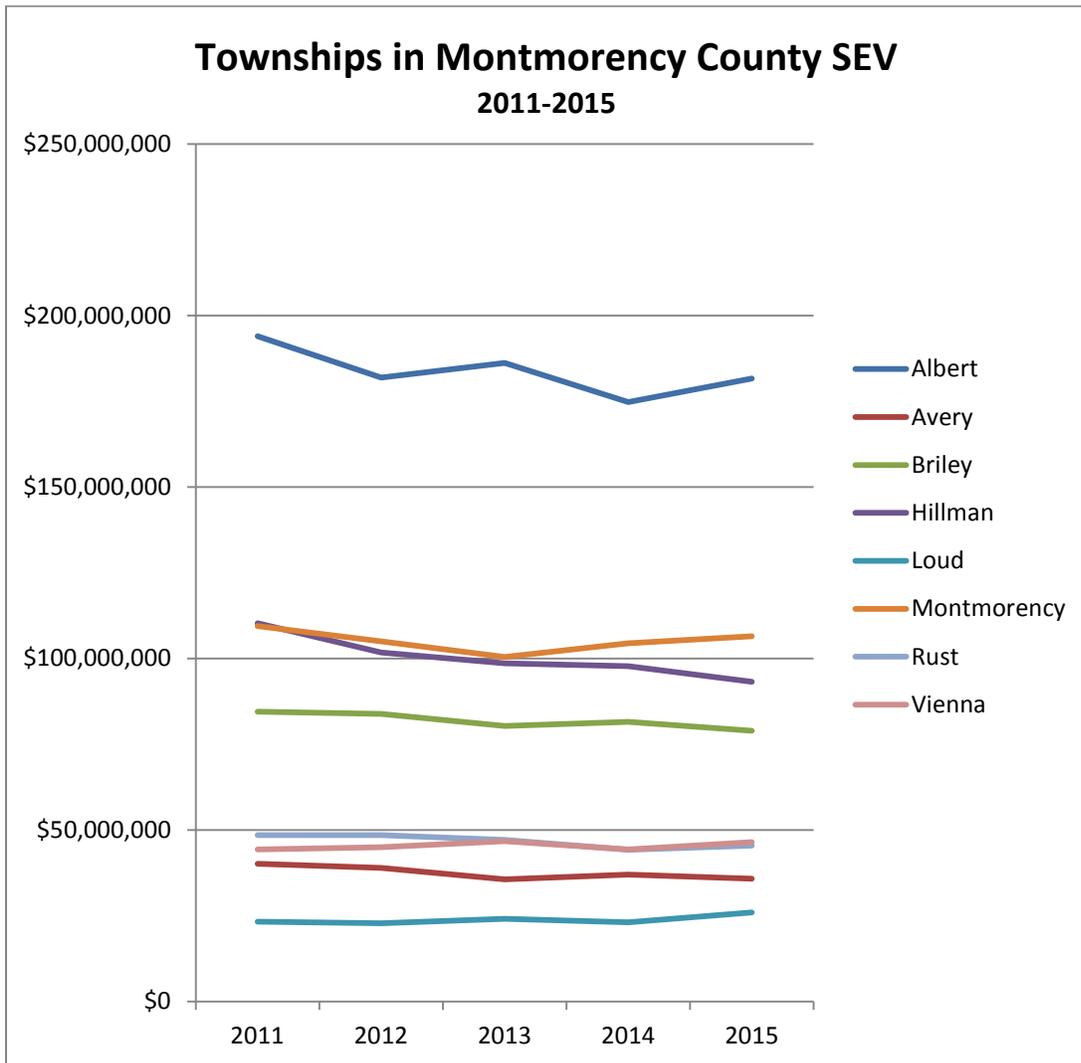


Figure 2.9

## Briley Township Finances

The "Stress Meter" provides an overview of Indicator Scores used to calculate the financial stress of a municipality. The Indicator Score gives an overall picture of the soundness of local governments, the trend of stability over time, and allows the identification of local units that are most in need of help. Scores are generated based on the criteria of population growth, real taxable value growth, large real taxable value growth, general fund expenditures as a percent of taxable value, general fund operating deficit, prior general fund operating deficit, size of general fund balance, fund deficits in current or previous year, and general long-term debt as a percent of taxable value. The lower the number the more fiscally sound a local unit is determined to be. There are three categories of scores grouped by color; shades of green, blue and red (Table 2.25). Figure 2.10 shows the indicator scores for all municipalities in Northeast Michigan. The graph shows a trend of more moderate fiscal stress in 2013,

but most municipalities remain in the Fiscally Neutral category. **Figure 2.11** shows the indicator scores for municipalities within Montmorency County. As can be seen, communities in Montmorency County are in extremely low fiscal stress.

<b>Table 2.25 State of Michigan Fiscal Distress Indicator System</b>		
<b>Points from Scale</b>	<b>Category</b>	<b>State Action</b>
0-4	Fiscally Neutral	No State action needed
5-7	Fiscal Watch	Unit of local government is notified of its relatively high score and is placed on a watch list for the current and following year.
8-10	Fiscal Stress	Unit of local government is notified of its high score, is placed on a watch list for the current and following year, and receives consideration for review.

Source: Munetrix LLC, 2012

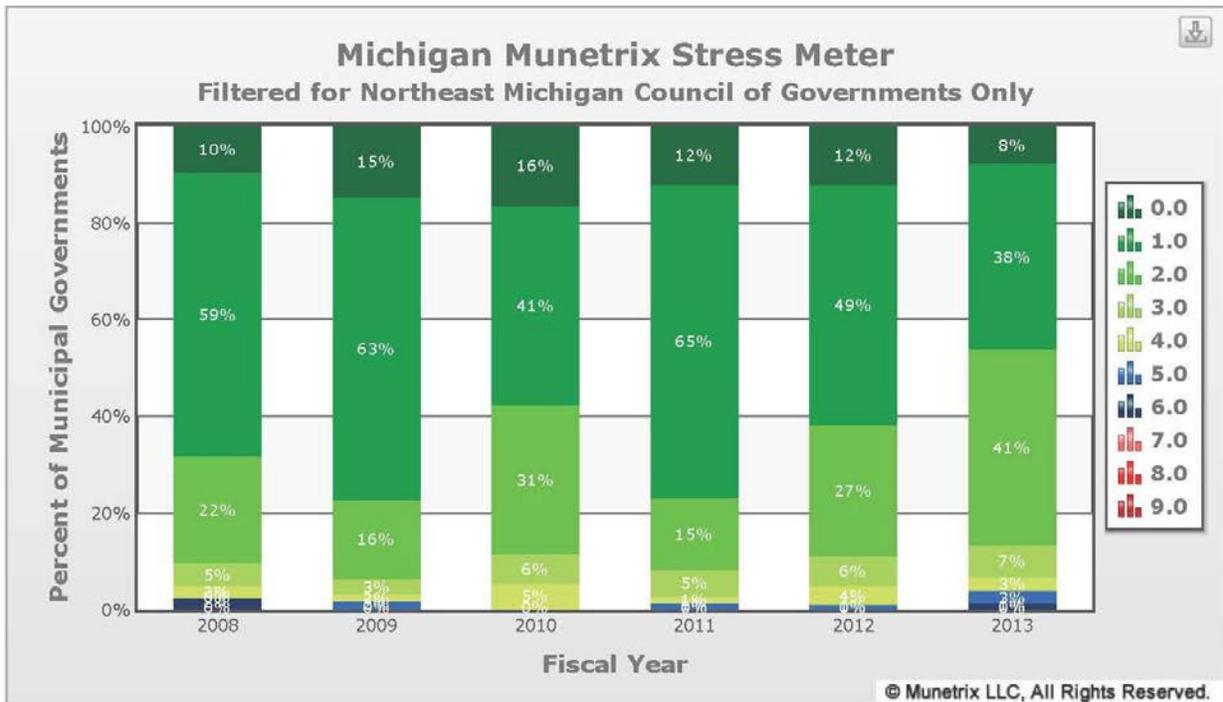


Figure 2.10

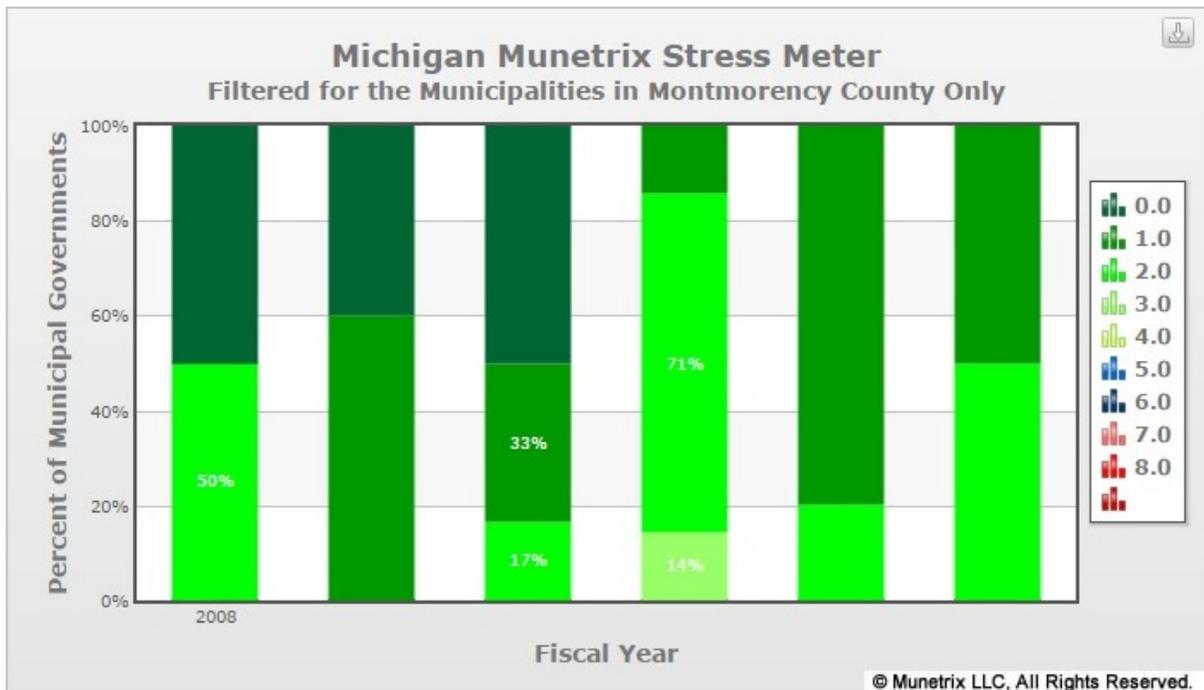


Figure 2.11

Information contained in this section was generated from F65 forms are filed with the State of Michigan each year. The data is available through Munetrix LLC because the Northeast Michigan Council of Governments is a Munetrix subscriber. This section is intended to give a summary of the financial health of Briley Township. Indicator triggers can be located throughout the graphs on the following pages. These indicators refer to trigger points at which communities could be facing a higher fiscal stress score. **Table 2.26** provides a snapshot of the overall financial health of the Township from 2006 to 2014. The indicator scores of 2's and 1's show very low fiscal stress. **Table 2.27** shows that Briley Township ranks 2<sup>nd</sup> in total township expenditures in the County and ranks 5<sup>th</sup> in expenditures per capita. Of the 111 townships in the Northeast Michigan 11-County Region, Briley ranks 27<sup>th</sup> in total expenditures and 47<sup>th</sup> in expenditures per capita.

Year	Indicator Score	Population	Revenues	Expenditures	Fund Balance	Long Term Debt	Taxable Value
2014	2	1,786	\$378,442	\$354,455	\$350,139	\$0	\$71,489,651
2013	1	1,784	\$291,772	\$290,373	\$259,669	\$0	\$70,690,773
2012	1	1,808	\$289,251	\$260,830	\$261,901	\$0	\$71,630,924
2011	2	1,827	\$282,492	\$331,304	\$237,006	\$0	\$69,266,591
2010	2	1,862	\$275,595	\$265,623	\$223,185	\$0	\$69,018,379
2009		2,020	\$295,549	\$278,604	\$215,311	\$0	\$71,548,863
2008		2,020	\$297,268	\$279,415	\$195,934	\$0	\$69,977,874
2007		2,020		\$296,989			\$58,233,207
2006		2,051	\$299,189	\$267,843	\$186,577	\$8,658	\$54,973,720

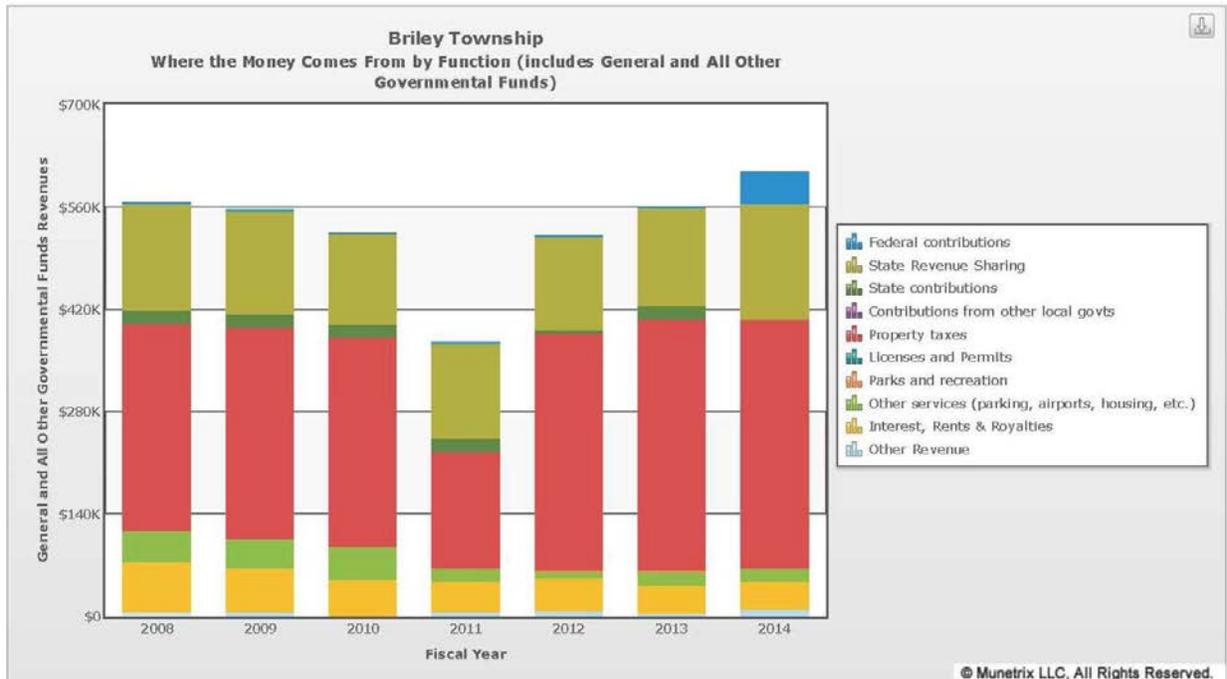
Source: Munetrix LLC 2015

Townships	Population	Total Expenditures	<sup>1</sup> Peer Rank	Expenditures Per Capita	<sup>2</sup> Peer Rank
Albert	2,427	\$1,058,326	1	\$436	3
Avery	618	\$190,144	5	\$308	4
Briley	1,784	\$538,364	2	\$302	5
Hillman	2,083	\$423,061	4	\$203	6
Loud	280	\$128,530	6	\$459	1
Montmorency	1,078	\$473,126	3	\$439	2
Rust	536	\$66,093	7	\$123	7

Source: Munetrix LLC 2015  
<sup>1</sup>Rank is based on Total Expenditures  
<sup>2</sup>Rank is based on the Cost per Resident

## Revenues & Expenditures

Revenue is generated from tax dollars received from residents and businesses which are generated from the millage rate multiplied by property valuations. Revenue is also generated from other sources such as State and Federal grants, permits, and fees. **Figure 2.12** shows the sources of revenue for Briley Township. The two largest revenue sources are Property Taxes and State Revenue Sharing.



**Figure 2.12 Briley Township Revenue Breakdown**

As a service provider for the community, expenses cover the costs associated with running the Township government. As seen in **Figure 2.13**, the majority of Briley Township expenses are incurred in the category of General Government. **Figure 2.14** shows the net effect of revenues and expenditures on fund equity. **Figure 2.15** shows available reserves (total equity minus any designated and reserved funds) divided by total annual expenditures. Briley Township remains safely above the trigger point used by the State of Michigan to determine fiscal stress. **Figure 2.16** shows general fund expenditures as a percent of taxable value. This indicator assesses the size of a unit's public sector relative to its ability to generate revenues. A unit that scores relatively high on this variable indicates a unit that has a large public sector relative to the size of its tax base. Units with high scores on this indicator may wish to decrease this ratio through cutting expenditures, providing more efficient delivery of services, and/or attracting new residents or businesses that will increase the tax base. Briley Township expenditures are safely below the trigger in this category. **Figure 2.17** shows long-term debt as a percent of taxable value and it is clear that Briley Township debt is far below the indicator trigger. **Figure 2.18** shows the size of the fund balance. Again, Briley Township is nowhere near the trigger point and maintains a growing fund balance.

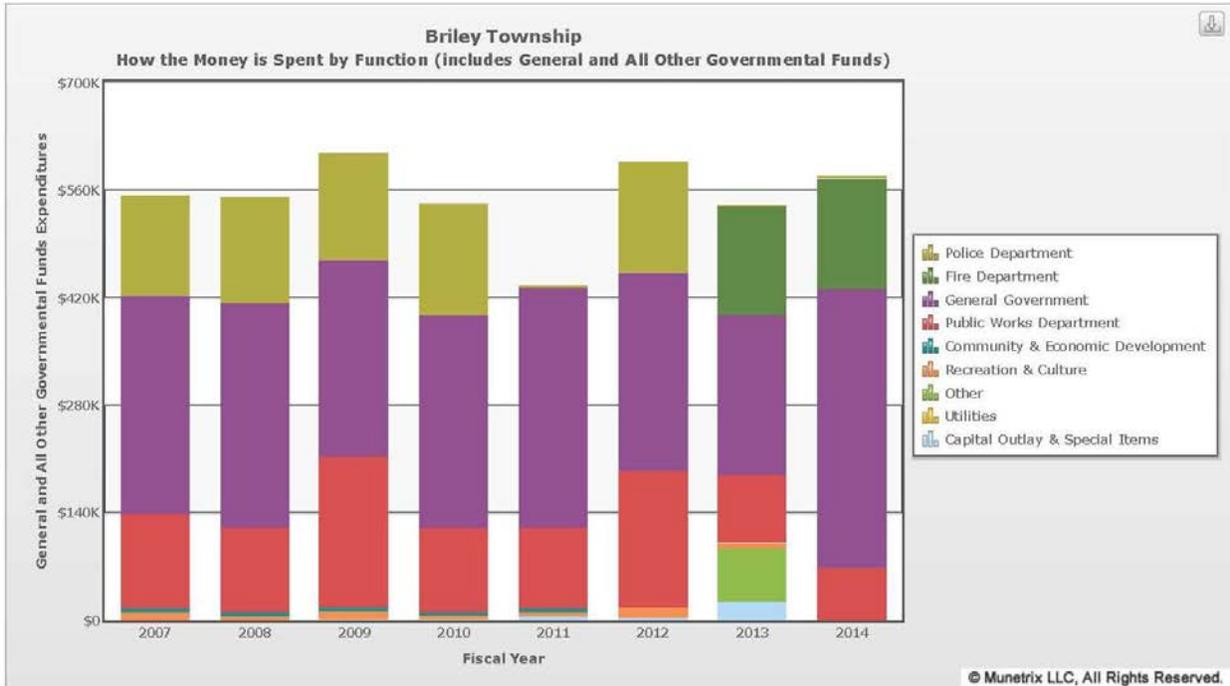


Figure 2.13 Briley Township Expenditures

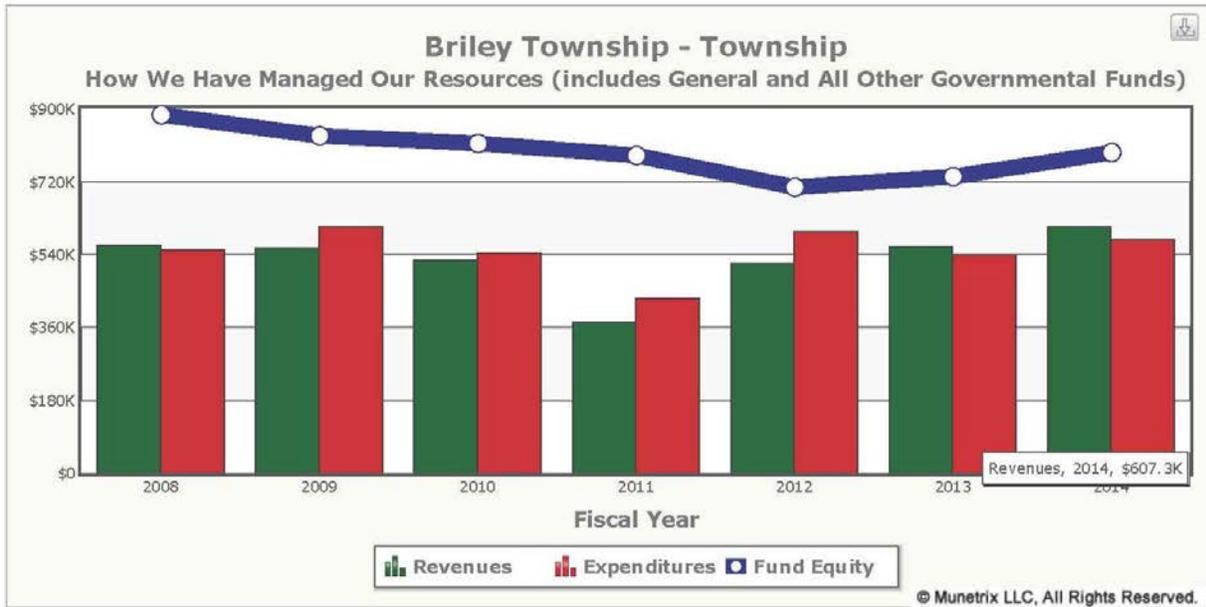


Figure 2.14 Briley Township Revenues, Expenditures and Fund Equity



Figure 2.15 Available Reserves as a Percent of Total Expenditures

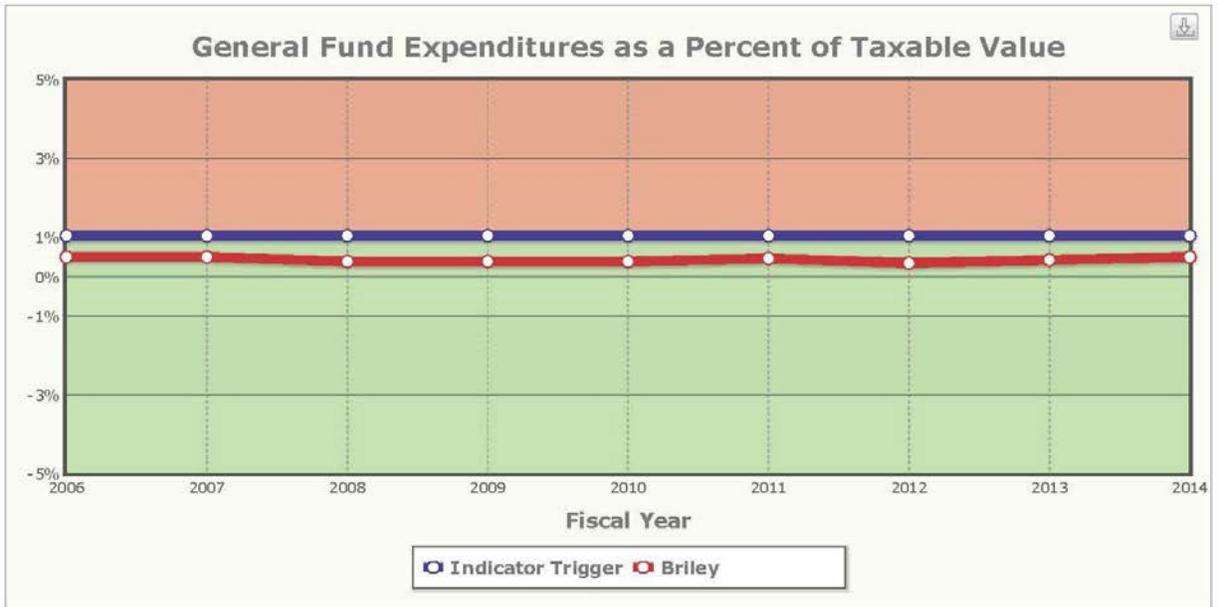


Figure 2.16 Expenditures as a Percent of Taxable Value

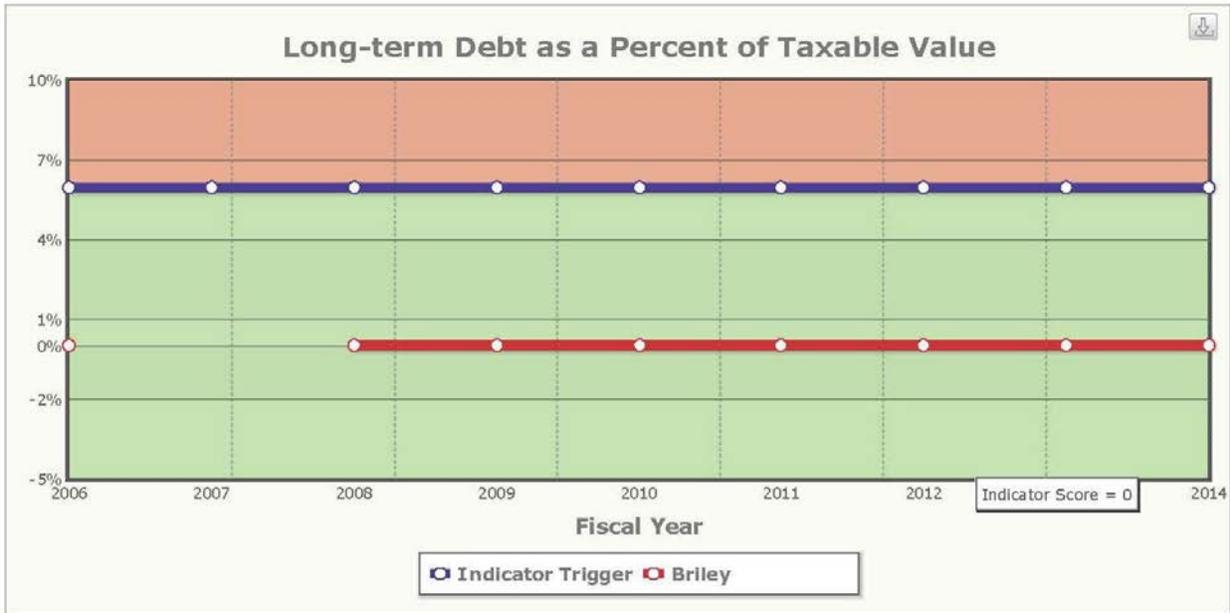


Figure 2.17 Long-Term Debt as a Percent of Taxable Value

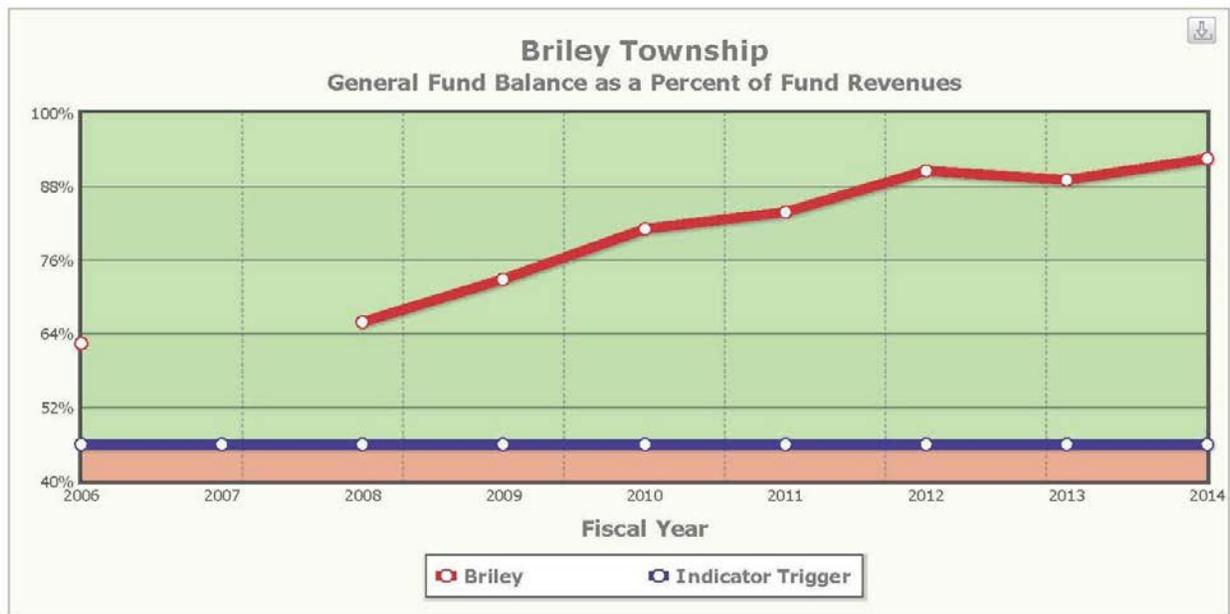


Figure 2.18 Size of Fund Balance

## Crime Statistics

Crime statistics are often used on an operational level to provide information on how best to allocate municipal resources. Therefore, Munetrix LLC provides crime data which is used to evaluate needed resources in public safety.

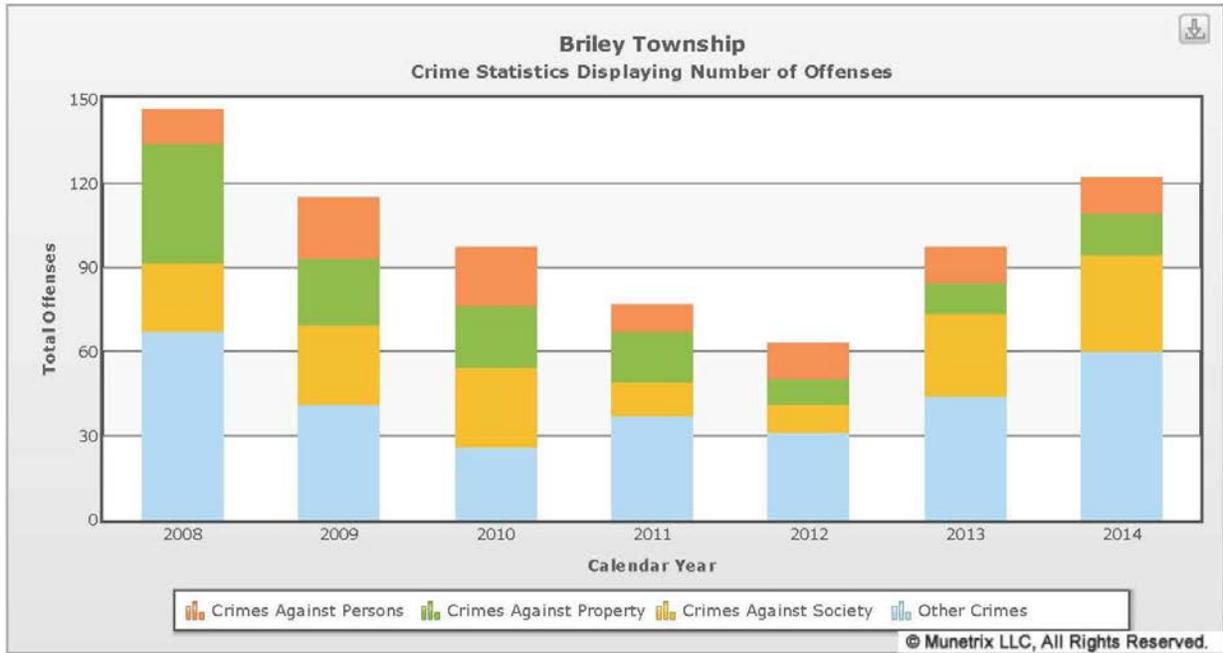


Figure 2.19 Crime Statistics

# Chapter 3

## Community Services and Facilities

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

The potential location for future development must be analyzed according to the types of existing land uses, amount of vacant land within each land use type, the character of the land itself, and the availability of certain utilities, services or facilities. Although 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 to maintain a satisfactory living environment.

This chapter will explore the location and extent of existing services. Services are provided in many ways by public or quasi-public agencies or by private enterprise. Each service provider makes the service available to the best of its capabilities. The resulting service levels determine the capacity of a given location to attract various types of land development.

### Township Government

The Briley Township Hall is located at 11331 West Street, in Atlanta. The office is open and accessible to the public Monday through Friday from 8:00 am to Noon and 1:00 pm to 5:00 pm. Current local officials are Mike Wurtsmith, Supervisor; Mary Jo Whitmire, Clerk; Bonnie Valentine-Flynn, Treasurer; John Zollars, Trustee; and Bruno Wojcik, Trustee.

### Water Supply and Sewage Disposal

Currently, Briley Township operates a public water system on a pay per user fee system for limited areas of the Township. The water system services portions of downtown Atlanta and extends westerly to the County Road Commission building, northerly along M-33 stopping at the IGA store and to the south of Atlanta. The water system was created to service the areas in the community where groundwater contamination had occurred in the past. Recent extensions of the water system service to areas west of Atlanta have been completed. The extension was the result of past groundwater contamination from two sites, the Road Commission building and the Essex building. The extension to this region was financed by the Department of Environmental Quality and other State of Michigan Funds. The Township's water system now services approximately 160 locations. No new extensions are planned for the near future. The protection of the community well and groundwater supplies to residences outside of the community water system is currently being studied by Briley Township. A wellhead protection plan is expected to be completed within the next year.

Briley Township does not operate a public sewage or wastewater disposal system. Township residents and businesses rely on individual septic absorption fields or holding tanks. The District #4 Health

Department has detected pollutants in the groundwater supply in downtown Atlanta. Numerous septic systems in and around the downtown area have experienced failure in the past.

Original platting of the downtown in 1883, set lots at 25 feet by 125 feet, or 3,125 square feet per lot. Lots of this dimension are too small for an adequately sized soil absorption field and reserve area. Such lot sizes are inadequate for maintaining an adequate distance between an absorption field and groundwater well. Many businesses in the downtown Atlanta area utilize holding tanks, which must be frequently pumped. Analysis and recommendations for a wastewater management system in and around downtown Atlanta have been conducted.

Residents throughout the Township rely on private on-site septic tanks and drain-field sewage systems. For such systems to function properly, a suitable distance must be maintained from all types of water sources including groundwater supplies, lakes, rivers and wetlands, and more importantly, the drain-field must have appropriate soil conditions to function properly. If these criteria are not fulfilled, surface water sources and groundwater supplies could be in danger of receiving nutrients, bacteria and other pollutants.

## Utilities

Telephone service is provided throughout most of the county by Verizon (formerly GTE). Residents and commercial users have the option of choosing long distance service from several providers. Wireless telephone service is also available from a variety of providers. Cellular telephone reception, however, is spotty in many areas of the county.

Presque Isle Electric Cooperative, Inc. supplies electric and natural gas service throughout Briley Township. Approximately fifty percent of the Township is serviced by Presque Isle's natural gas lines. Residents may purchase liquid propane gas or fuel oil from several suppliers throughout the area, while some residents elect to heat with wood, corn, or pellets.

## Media

Newspaper coverage is provided by the Montmorency County Tribune, the County's only local newspaper. Located in the Atlanta, the Tribune supplies local and regional news to County residents. It is published weekly. Other newspapers circulated to area include the Detroit News/Detroit Free Press, the Bay Times, USA Today and various advertising media.

Residents of Briley Township receive only two over the air broadcast television channels (both PBS) after the digital conversion in 2009 (unless advanced antennae systems are installed). Cable television service is available in a portion of Briley Township by Sunrise Communications. Satellite Television (Dish and Direct) is the most common television provider. A wide array of radio stations can be received throughout the Township, but no radio stations are located here.

## Postal Service

Residents of the Township are served by the post office located at 12606 State Street in Atlanta.

# Schools

Montmorency County is served by three public school districts: Atlanta Community Schools, Hillman Community Schools and Johannesburg-Lewiston Area Schools. Briley Township is served by the Atlanta Community Schools. As presented in Chapter 2 on page 2-6, “Table 2.6 shows a steady decline in number of students attending school at the Atlanta Area Schools over the last eight years. From 397 students in 2005-2006 to 254 in the 2012-2013 school year; 143 students 36 percent decline.”

The Johannesburg-Lewiston Area School district has the highest enrollment of the three Montmorency districts. This district, however, draws students from outside of Montmorency County in the Johannesburg area of Otsego County. Enrollment in the Johannesburg-Lewiston District has been edging upwards, while both the Hillman and Atlanta Districts have been slowly losing enrollment. **(Figure 3.1)**

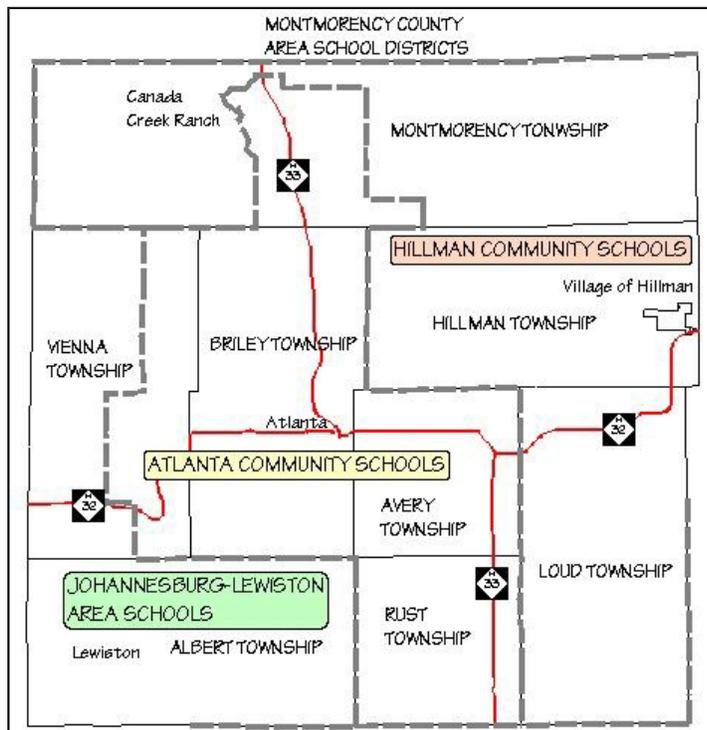


Figure 3.1

There are no post-secondary educational institutions located within Montmorency County. The closest college is Alpena Community College located in Alpena. Two other community colleges are located within the northern Lower Peninsula Michigan region - Kirtland Community College in Roscommon and North Central Michigan College (NCMC) located in Petoskey. These two-year institutions offer a wide variety of associate degree programs, career and technical training, liberal arts and transfer programs. Additionally, the M-Tech Center located in Gaylord is affiliated with Kirtland Community College and offers a wide variety of technical training opportunities to residents of the area. The University Center, also located in Gaylord, is affiliated with several Michigan colleges and universities through which they offer an opportunity for local residents to take college level classes in a variety of academic pursuits.

**Northeast Michigan Area Vocational Technical Center:** Housed by the Alpena High School, the Tech-Ed Center provides a wide range of career and technical programs to students from Alpena, Alcona, Hillman, Atlanta, Posen and Rogers City high schools and to those from the ACES Academy (see below). Adults may also participate in programs that range from studies in agri-science to computer specialists.

**Alpena Community College (ACC)** is a two-year institution serving the higher education needs of area residents. Alpena Community College’s main campus is located in City of Alpena. ACC offers two-year degrees, one-year certificates, and customized training. The college offers Associate in Arts, Associate in Science, Associate in Applied Science and Associate in General Studies Degrees. Additionally, the World Center for Concrete Technology has an associate degree concrete technology program and the Blockmakers Workshop program at ACC’s campus in Alpena. Alpena Community College is also a

member of the Michigan Community College Virtual Learning Collaborative and offers selected courses online to students who have difficulty attending classes on campus. The Madeline Briggs University Center at Alpena Community College houses offices of accredited four-year institutions that are cooperating with ACC to make completion programs for selected bachelors and master's degrees available in Northeast Michigan. These institutions include Spring Arbor University, Central Michigan University, and Northwood University.

## Libraries and Museums

Montmorency County operates three branch library facilities located in Lewiston, Hillman and Atlanta. There is one museum located within the county. The Lewiston Area Historical Society owns and operates a historical museum. The Historical Society has been restoring this building to its original state and keeps it open to the public from Memorial Day to Labor Day and at other times by special appointment.

## Medical Facilities

There is no hospital in Montmorency County. Most of the county's residents obtain hospital related services in nearby larger cities such as Gaylord or Alpena, both of which have hospitals and more specialized medical services.

Thunder Bay Community Health Services is a federally qualified community health center serving underserved populations in Northeastern Lower Michigan. Thunder Bay operates two clinics in Montmorency County; in Hillman and in Atlanta. These clinics offer outpatient care, ambulatory care, family practice, and occupational medicine. The doctors who practice at these clinics have staff privileges at Alpena General Hospital.

Pharmacies are located in Montmorency County at Thunder Bay Community Health Services in Atlanta, at Rite Aid Pharmacy in Lewiston and at Hillman Pharmacy in Hillman. There is one private dentist who operates offices in both Hillman and Atlanta and one dentist who has an office in Lewiston.

District Health Department #4 also helps to fill community health care needs not available or affordable elsewhere. The Health Department service area includes Alpena, Cheboygan, Montmorency and Presque Isle Counties. Programs offered by the Health Department fall into three categories: home health care services, environmental health services, and personal health services. Other home health care services include hospice and a number of private home health care providers.

Alpena Regional Medical Center is a 146-bed acute care facility located in the City of Alpena. Alpena Regional Medical Center is the federally-designated rural Regional Referral Center for northeast Michigan and home to the Northeast Michigan Cancer Center. The hospital has an emergency department equipped to provide services for minor injuries and illness to trauma. Air and ambulance service is available for patients requiring care not available locally. There are two medical/surgical units that can provide care for adult and pediatric patients. Alpena Regional Medical Center and other local medical providers also offer a wide variety of specialized medical services. Examples include kidney dialysis, specialized cancer treatments, behavioral treatment, and treatments for sleep disorders, as well as other services. The hospital has a recompression chamber for hyperbaric oxygen therapy to divers with the bends or caisson disease.

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

## **Cemeteries**

Briley Township Cemetery/Building is located on M-32 across from the Montmorency County Sheriff's Department.

## **Public Safety**

### **Law Enforcement**

The County Sheriff's Department provides police protection for all of Montmorency County. Their office is located just west of Atlanta on M-32. Address: 11045 M-32, Atlanta, Michigan 49709, Phone: (989)785-4238.

The Sheriff's Department operates a county jail, which is currently a 40 bed facility and a county-wide 911 emergency service. The jail portion of the Department employs seven corrections officers, one corrections/dispatch officer, and one corrections supervisor. In addition to the County Sheriff's Department, Montmorency County is also protected by the Michigan State Police, Location/Address: Hanson St., Lewiston, MI 49756, Phone: (989) 786-2275.

### **Early Warning & Siren Systems**

There are currently two active sirens located in Montmorency County. One is located at the Tri-Townships Fire Station in Atlanta; the second is operated from the fire station at Canada Creek Ranch. Both sites serve population density centers in the County. There are no sirens warning systems functioning in either the Village Hillman or Lewiston population centers. The County warning system is also integrated into the National Weather Service's NOAA Weather Radio alert system and the National Emergency Alert System. Signal coverage in Alpena County is comprehensive with coverage from the NOAA transmitter in Alpena serving eastern Montmorency County and the Gaylord transmitter covering the western portions of the County. The Emergency Alert System also broadcasts over every radio and television station in the area. But this coverage is compromised since many of the county's rural residents receive their TV programming via satellite, which in many cases does not broadcast local information.

### **Tri-Township Fire Department**

Location: 12423 Jerome Street, Atlanta 989-785-4141

Sub Station 3910 M-33 South 1-Class A Pumper 1000 GPM

Equipment 2- Class A Pumpers 1250 GPM, 1-2000 Gallon Tanker, 1- Brush Truck, 1 Off Road

Rescue Vehicle (Kubota RTV) Staff: 24 paid on call

Budget: \$126,500 annually from millage

Service Area: Townships of Avery, Briley & Loud (144 Sq. miles) Population served: 2550

### **Tri-Township Ambulance Service**

Location: 11413 Parland Street, Atlanta 989-785-4841

Equipment: 4- ALS Ambulances

Staff: 8 paid

Budget: \$300,000. Annually from millage and patient pay  
 Service Area: Townships of Avery, Briley, Loud, Vienna and ½ of Montmorency (288 sq. miles) Population Served: 3500

The Tri-Township Ambulance Service provides staffed 24-hour ALS ambulance service to the service area. Provides intra-hospital transfers not reflected in above numbers. Fire departments in Montmorency County have mutual aid agreements. The County has an “all encompassing:” mutual aid agreement with the adjoining counties of Alpena, Oscoda, Otsego and Presque Isle that provides for assistance outside the realm of normal emergency services.

Two Department of Natural Resource Conservation Officers are assigned to Montmorency County. They are certified law enforcement officers primarily responsible for conservation law enforcement. The Combat Readiness Training Center (CRTC) located at the Alpena Regional Airport has a full time fire department with complete fire, rescue and HAZMAT (hazardous materials) capabilities. The CRTC also has self-contained facilities large enough to house 3,000 persons, up to a maximum of 6,000 persons under emergency conditions.

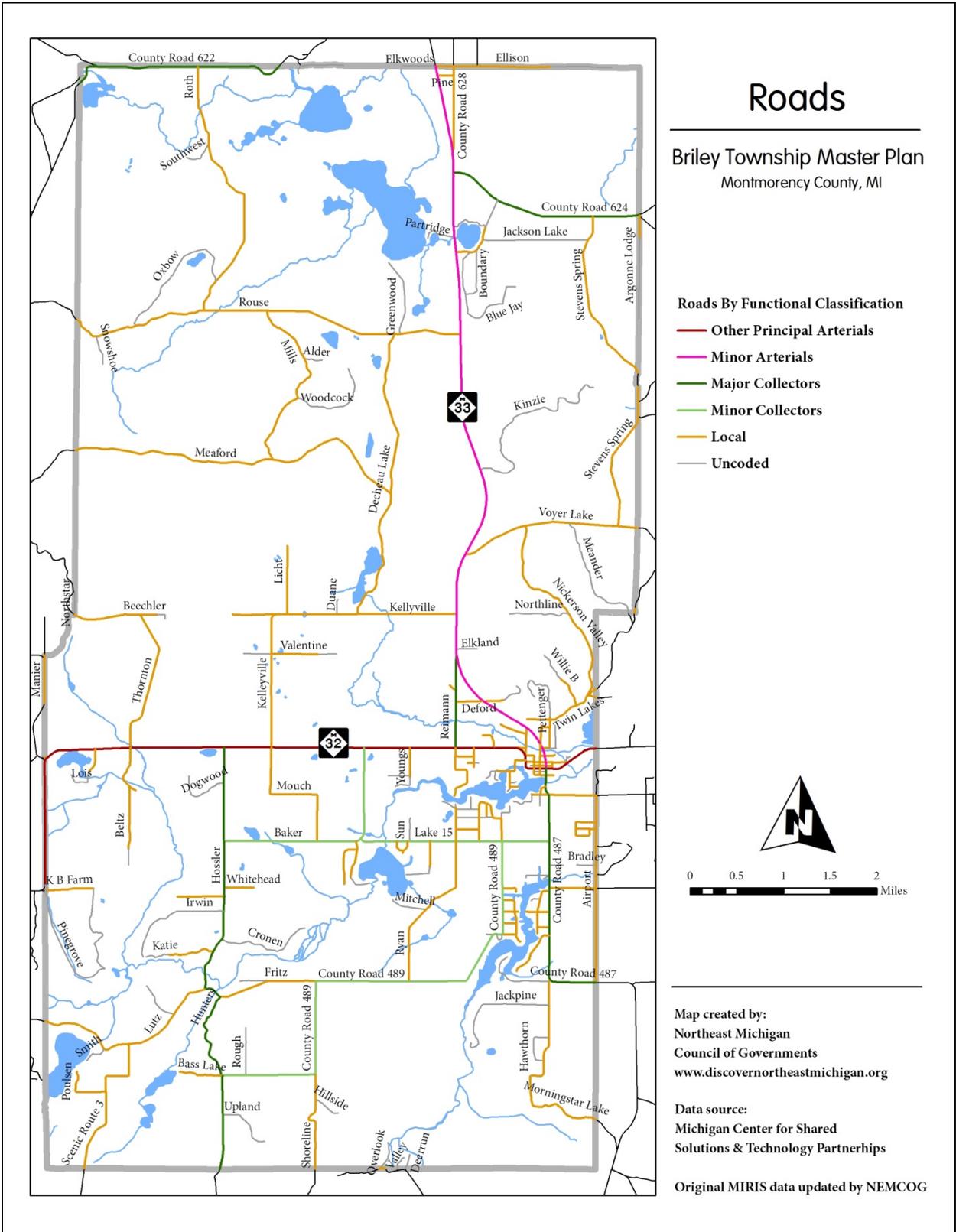
## Transportation

There are 141.4 miles of roads in Briley Township. M-32 crosses the township in an east-west direction and M-33 is the north-south route. **Table 3.1** describes the roads in Briley Township by their functional classification code (**Figures 3.2 and 3.3**) and by ownership.

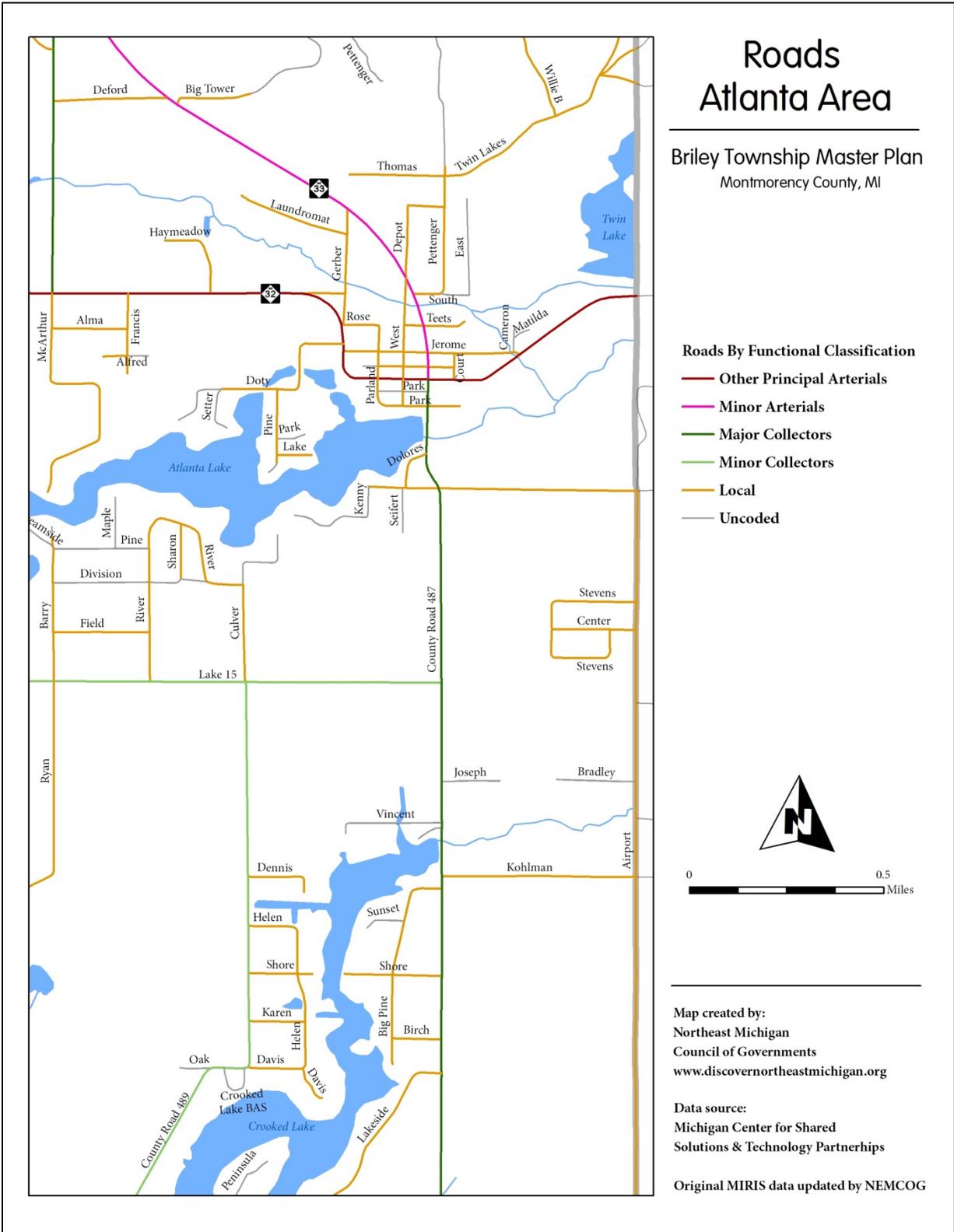
Table 3.1 Roads in Briley Township	
Functional Classification Code	Miles*
Other Principal Arterials	7.5
Minor Arterials	8.0
Major Collectors	13.1
Minor Collectors	9.8
Local	68.1
Uncoded	34.8
Classified by Road Ownership	
State Trunkline	15.6
County Primary	21.4
County Local	70.1
Source: Center for Shared Solutions & Technology Partnerships	
*Discrepancy in mileage from total due to some road segments being unclassified in mapping files.	

### Functional Classification Codes:

- Principal arterials are at the top of the NFC hierarchical systems and generally carry long distance, through-travel movements. They also provide access to important traffic generators.
- Minor arterials are similar in function to principal arterials, except that they carry trips of shorter distance and to lesser traffic generators.
- Collectors tend to provide more access to property than do arterials. Collectors also funnel traffic from residential or rural areas to arterials.



**Figure 3.2**



**Figure 3.3**

## Public Transit

The Thunder Bay Transportation Authority, a public authority formed under PA 196, provides transportation services for the area. The Authority services Alpena, Alcona and Montmorency Counties. It operates five days a week and by special contract other times and days and has a fleet of 33 busses and 7 vans, of which 34 of the vehicles are equipped with lifts. TBTA has received a \$7.5-million grant to build a new facility which is expected to break ground in August of 2016.

## Recreation & Trails

Briley Township has high quality outdoor recreational opportunities available to residents and visitors. The Briley Township Recreation Area contains 160 acres of natural area and three miles of hiking and ski trails. Briley Township Park is a six-acre park located on the Thunder Bay River in Atlanta. The site offers walking, fishing, scenic viewing, and bird-watching opportunities along the 1,300 feet of river frontage. The park also features playground equipment, picnic facilities, and other active recreational amenities. At this time, the Township is planning for significant improvements to the park along with the creation of a water trail on the Thunder Bay River. Davis Field is a 10-acre park located near the Atlanta Community School and offers ball fields and open areas for other recreational activities.

In addition to the township-owned facilities above, there are over 20,000 acres of State forest land within Briley Township containing 50 miles of trail systems and numerous State of Michigan recreation opportunities (see **Figure 3.4**). The Clear Lake-Jackson Lake Pathway, a five-mile hiking trail in the northeastern portion of the township, connects to Clear Lake State Park and the High Country Pathway (a 70-mile hiking trail traversing several counties). Recreation in Briley Township is addressed in more detail in the current Briley Township Recreation Plan.

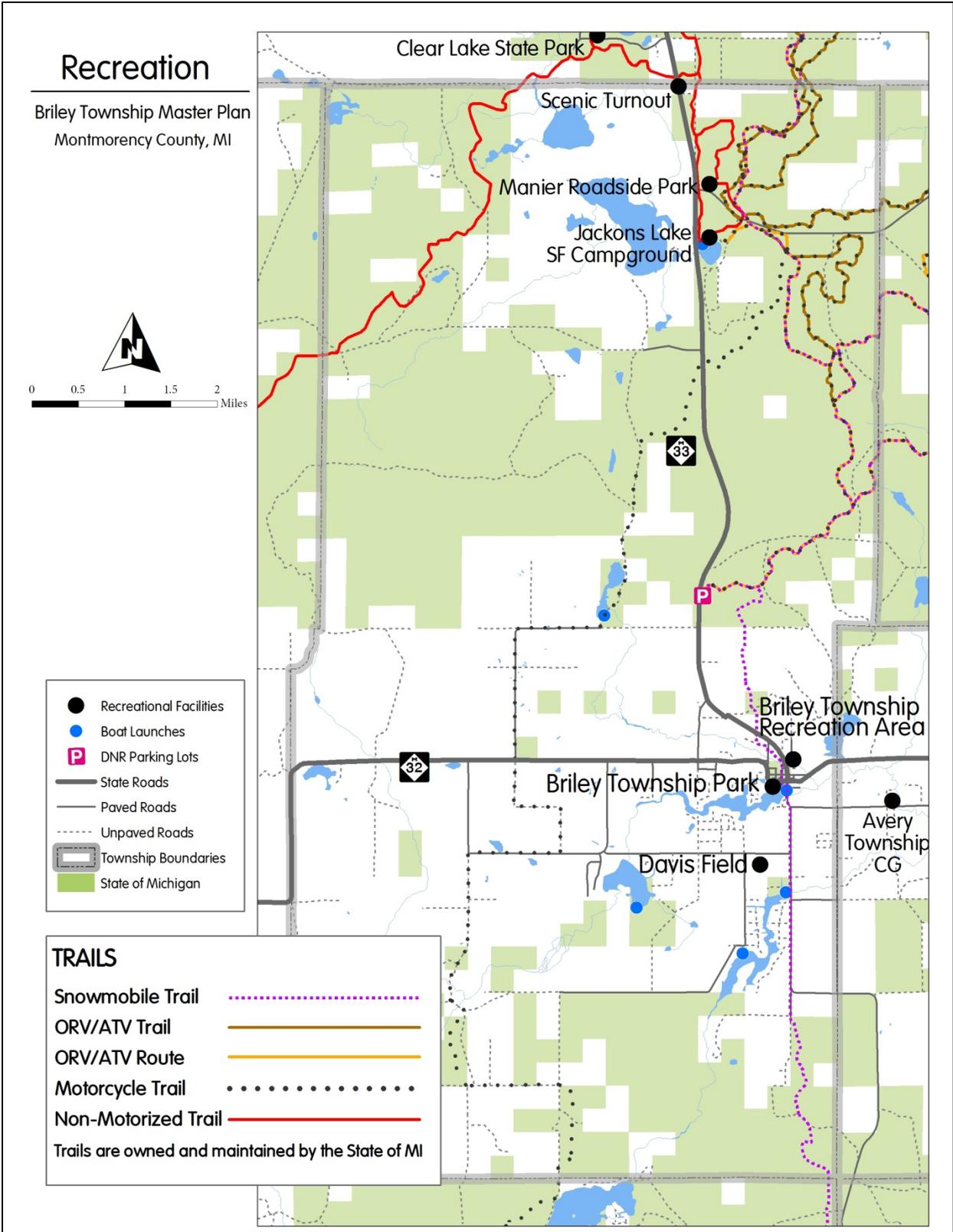


Figure 3.4

# Chapter 4

## Natural Environment

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

### Climate

Briley Township's climatic conditions are directly related to its proximity to the 45th Parallel and its inland location. The climate associated with its location results in distinct seasonal changes. Due to the distinct seasons, there is a short agricultural growing season lasting from late May to early October. During this time period, the Township receives approximately 18 inches of precipitation. The Township only receives approximately 80 or 90 frost free days throughout the entire year, limiting the growing season.

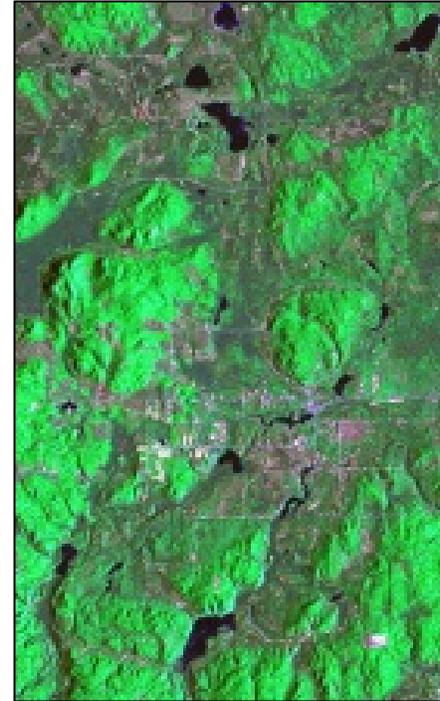
There is no official weather station in Briley Township, but the Michigan Department of Natural Resources field office in Atlanta records local snow fall. Snowfall in Briley Township generally occurs from November until April with an average yearly snowfall around 60 to 80 inches. This snowfall provides for a variety of winter sports and recreation activities for year-round citizens, seasonal residents and tourists.

### Topography

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

For comparison purposes, the mean Lake Huron elevation is 579 feet above sea level. Briley Township is approximately 35 miles from Lake Huron. Generally speaking, the elevation increases slightly in a westerly direction away from the lake, with the higher elevations found in the adjacent County of Otsego.

The highest points in the Township, with elevations of 1,260 and 1,310 feet above sea level, are located northwest of Atlanta. The lowest elevations noted on USGS 7.5 minute quadrangle maps are at the northern edge of the Township at Canada Creek at 850 feet above sea level. The Thunder Bay River as it leaves the Township as an elevation of approximately 870 feet above sea level. The topography consists of groupings of hills bisected by relatively level broad valleys (outwash channels) that contain lakes and streams. **Figure 4.1** is a digitally enhanced aerial photo. The light green areas are hills and the Dark green areas are the level outwash channels.



**Figure 4.1**

## Geology

The surface geology of Briley Township is directly attributed to the advancing and retreating of glaciers thousands of years ago. Three geologic features can be used to describe the surface geology of the Township; they are moraines, outwash plains and till plains (see **Figure 4.2**). Moraines are linear, hilly ridges, formed by the deposition of unsorted sand, gravel, rock and clay at the margins of glaciers. A moraine represents the former position of a glaciers edge. An end moraine containing fine textured till dominates the southern portion of Briley Township and extends into the southwest of Briley Township. As the glaciers retreated northward, they left behind flat till plains, which are formed from material (sand, gravel, rock and clay) carried and deposited directly by the ice. Glacial outwash plains are formed from till that has been washed, sorted and transported by glacial meltwaters. Outwash deposits are sorted by particle size and are predominantly sand and gravel, along with silt and clay. Both outwash plains and glacial till plains can be found throughout the Township.

The sub-surface or bedrock geology of Briley Township consists of sedimentary rock that was laid down during the Late Mississippian ages of the Paleozoic Era. In Briley Township, the bedrock is covered by glacial deposits and generally is located at depth from 600 to 800 feet below the surface. The bedrock was formed from ancient seas which covered the area some 250-600 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed shale, limestone, and dolomite bedrock. The upper layer of bedrock in the southern half of the township is Coldwater shale, see **Figure 4.3**. Other bedrock formations beneath the glacial

overburden include Sunbury shale, Berea sandstone, Bedford shale and Antrim shale. Antrim shale contains rich deposits of natural gas. In recent years, intensive exploration has resulted in numerous producing wells in the Township and throughout the region.

Figure 4.1: Briley Township Surface Geology Map

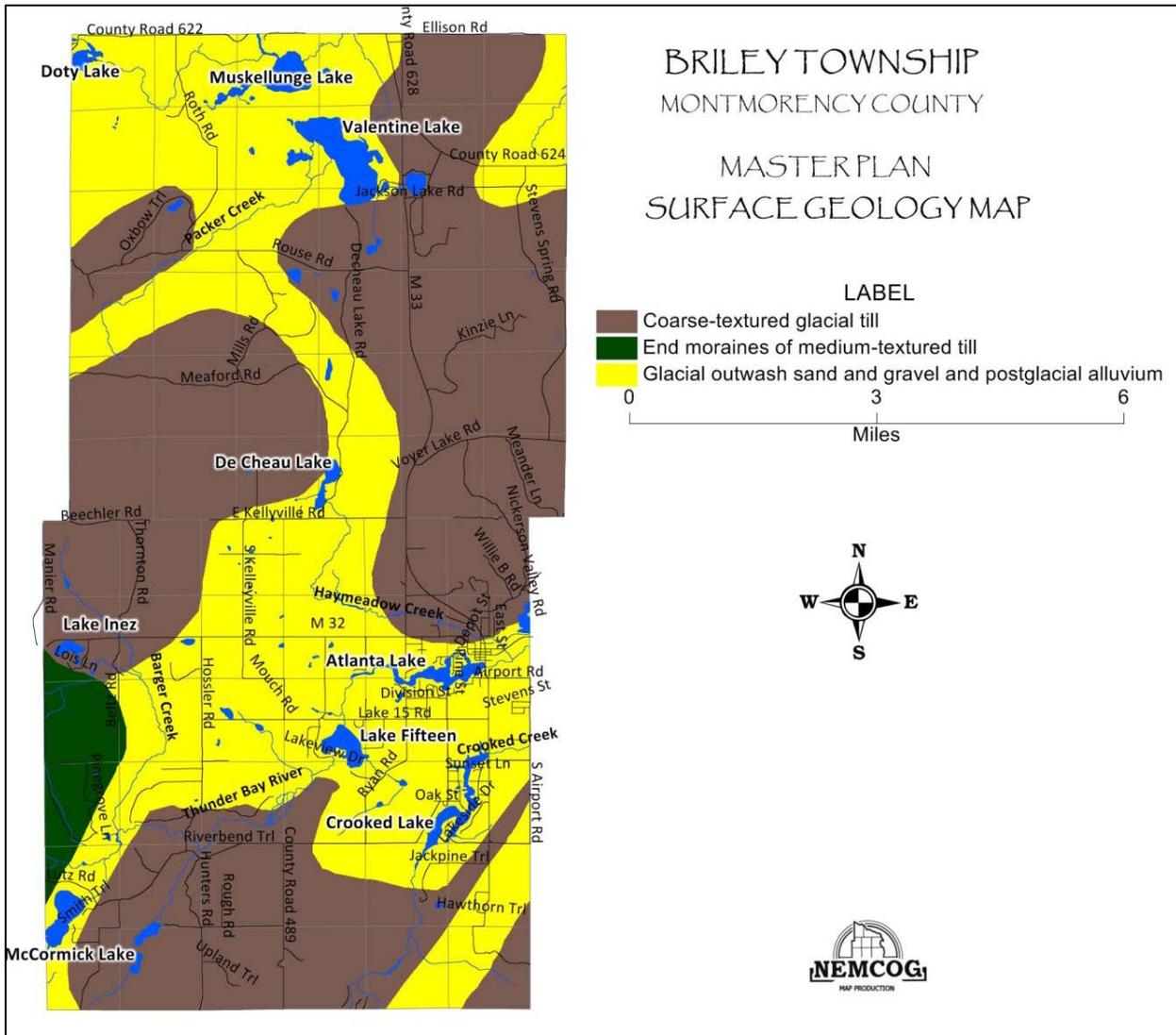


Figure 4.2

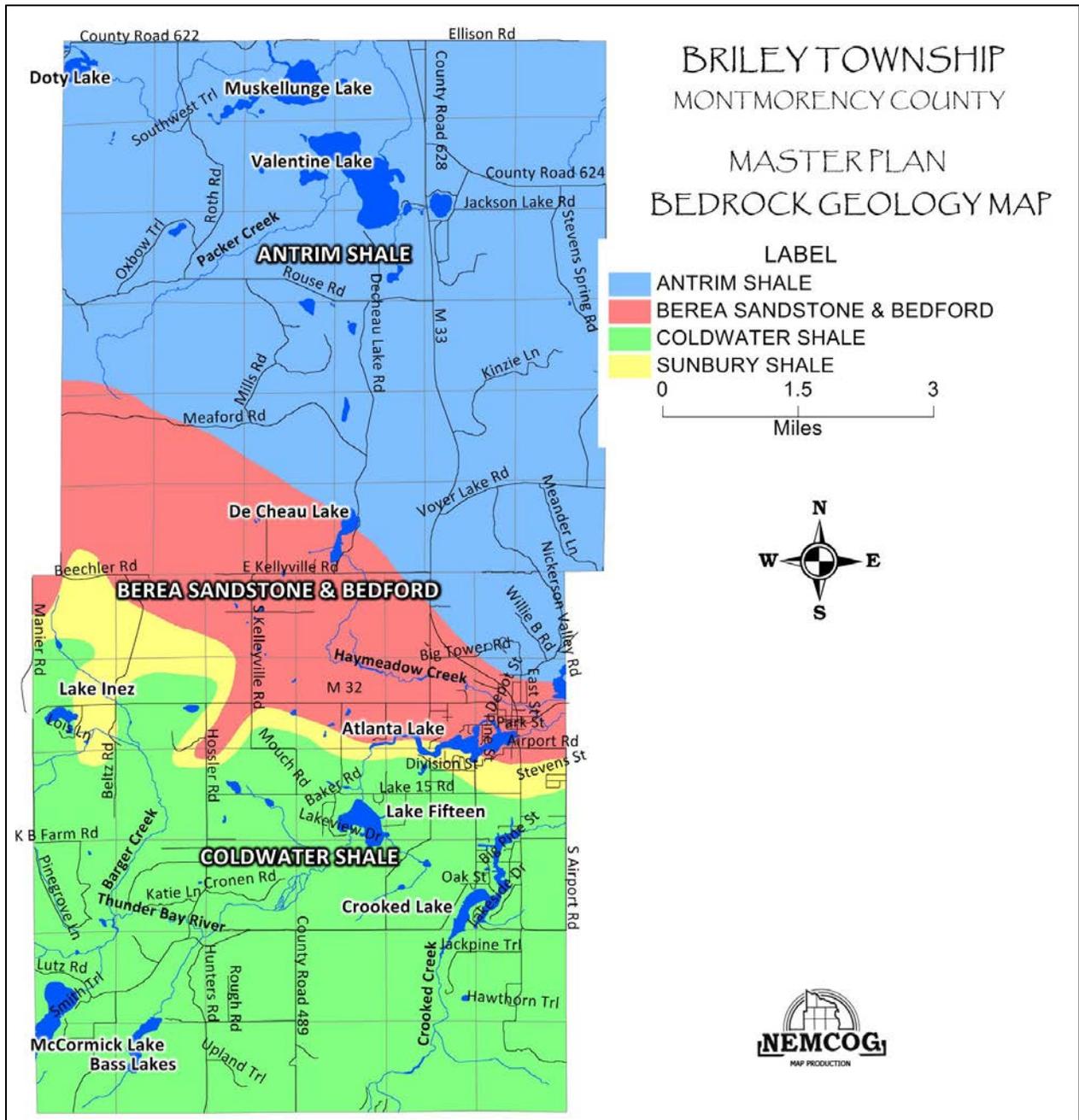


Figure 4.3

## Soils

When planning for types and intensity of future land uses, it is important to consider the carrying capacity of the land. Whether resource based activities such as farming, and forestry; residential and commercial development; or recreation and park development, an analysis of soil types and slopes will provide an understanding of the land's suitability for different types of uses.

Soils most suitable for development purposes are well drained and are not subject to a high water table. Adequate drainage is important in minimizing stormwater impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems or other non-point source runoff. Construction of roads, buildings and septic systems on steeply sloped areas, areas with bedrock at or near the surface or areas with organic and hydric soils require special design considerations. In addition, costs for developing these sensitive areas are greater than in less constrained parts of the landscape. If developed improperly, the impacts to natural resources can be far reaching.

The Natural Resource Conservation Service (NRCS) has completed a detailed soil survey of Montmorency County. A digital or computerized version of the soil survey maps was acquired from the Michigan Center for Geographic Information (CGI). Using information contained within the published soil survey book, a series of maps is presented that depict hydric soils, slopes 18 percent and greater, building constraints and prime farmland soils. While soil constraints discussed in this section can be used as general guides for the planning process, it should not be used for development of specific sites. Detailed, on-site investigations should be conducted prior to development.

### Hydric Soils and Steep Slopes

**Figure 4.4** is a color thematic map that classifies hydric soils and steep slopes. Lower density and less intensive development should be directed to areas with severe building constraints. There are extensive areas with slopes 15 percent or greater are colored in red on the map. These are located on the glacial moraines associated with the prominent glacial landform called the Johannesburg Moraine. While hills and steeply rolling terrain provide opportunities for spectacular views of the landscape, steeply sloped sites have identified building constraints and therefore are more difficult and costly to develop and maintain. Special design standards such as erosion control measures, limiting size of disturbed areas, retaining natural vegetation, re-vegetation, slope stabilization and on-site retention of water run-off from impervious surfaces would all serve to minimize resource impacts.

Hydric soils are saturated, flooded or ponded during part of the growing season and are classified as poorly drained and very poorly drained. Due to wetness and frequent ponding, hydric soils have poor potential for building site development and sanitary facilities. Areas with

hydric soils are best suited for forestlands, wetlands, wildlife habitat, wildlands recreation and low density residential development. Additionally, sites with high water tables may be classified as wetlands. Functioning as the backbone of a community's green infrastructure, this network of hydric soils/wetlands is often associated with lakes and streams. The system of hydric soils/wetlands can function as natural water quality buffers by accepting and retaining stormwater runoff from developed lands. **Figure 4.4** shows areas of hydric soils within the Township that are associated with creeks and streams.

### **Building Site Development**

The USDA soil survey rates soils for various uses such as building site development and identifies the limiting factors such as steep slopes or high water table. The rating system is not limited, somewhat limited, very limited. Using the rating system developed by USDA, soil limitations for buildings without basements have been mapped and are displayed in **Figure 4.5**. Areas with well drained soils and slopes less than 10 percent tend to have no limitations for building development. Soils with no limitations or somewhat limited are found throughout the Township. Areas with slopes greater than 15 percent, high water tables, and organic soils are considered very limited for building development.

### **Septic System Limitations**

**Figure 4.6** is a color thematic septic system limitations map that show soils constraints ranging from no limitations to very limited. Criteria for determining limitations include depth to water table, wetness, filtering capacity, and ability to infiltrate water. Much of the study area is classified as having severe limitations. Clearly, the greatest limiting factors are the prevalence of soils with poor filtering capacity, steep slopes and high water tables. Limiting types and density of development or making public water and/or sewer available for high density development are likely the best options for protecting the groundwater and surface water resources in these areas. There are no plans to construct community sewer systems in the Township. Therefore, proper installation and maintenance of septic systems is the best option. As well, upgrading older poorly functioning system to newer technologies and engineered systems will help sustain water quality.

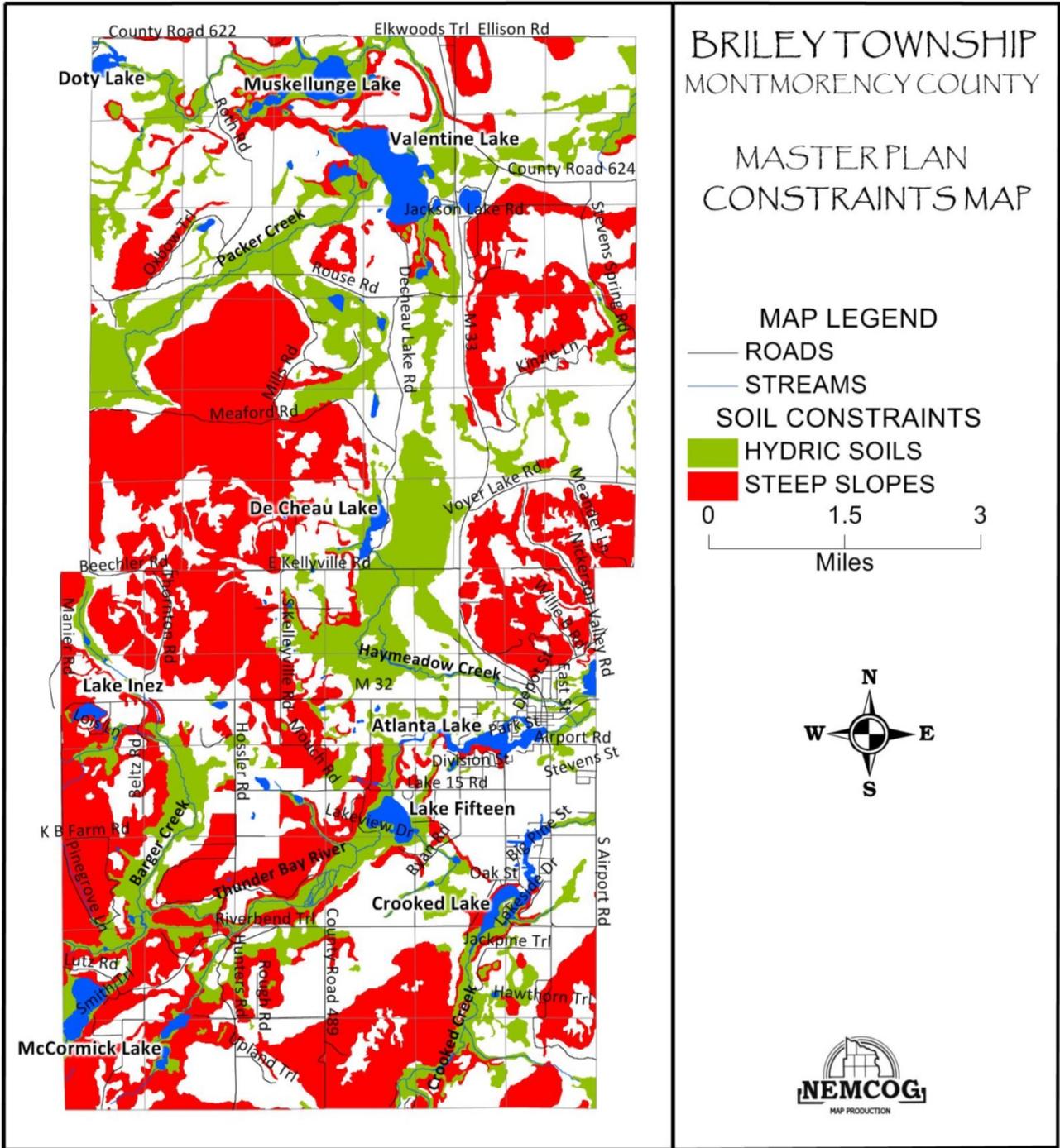


Figure 4.4

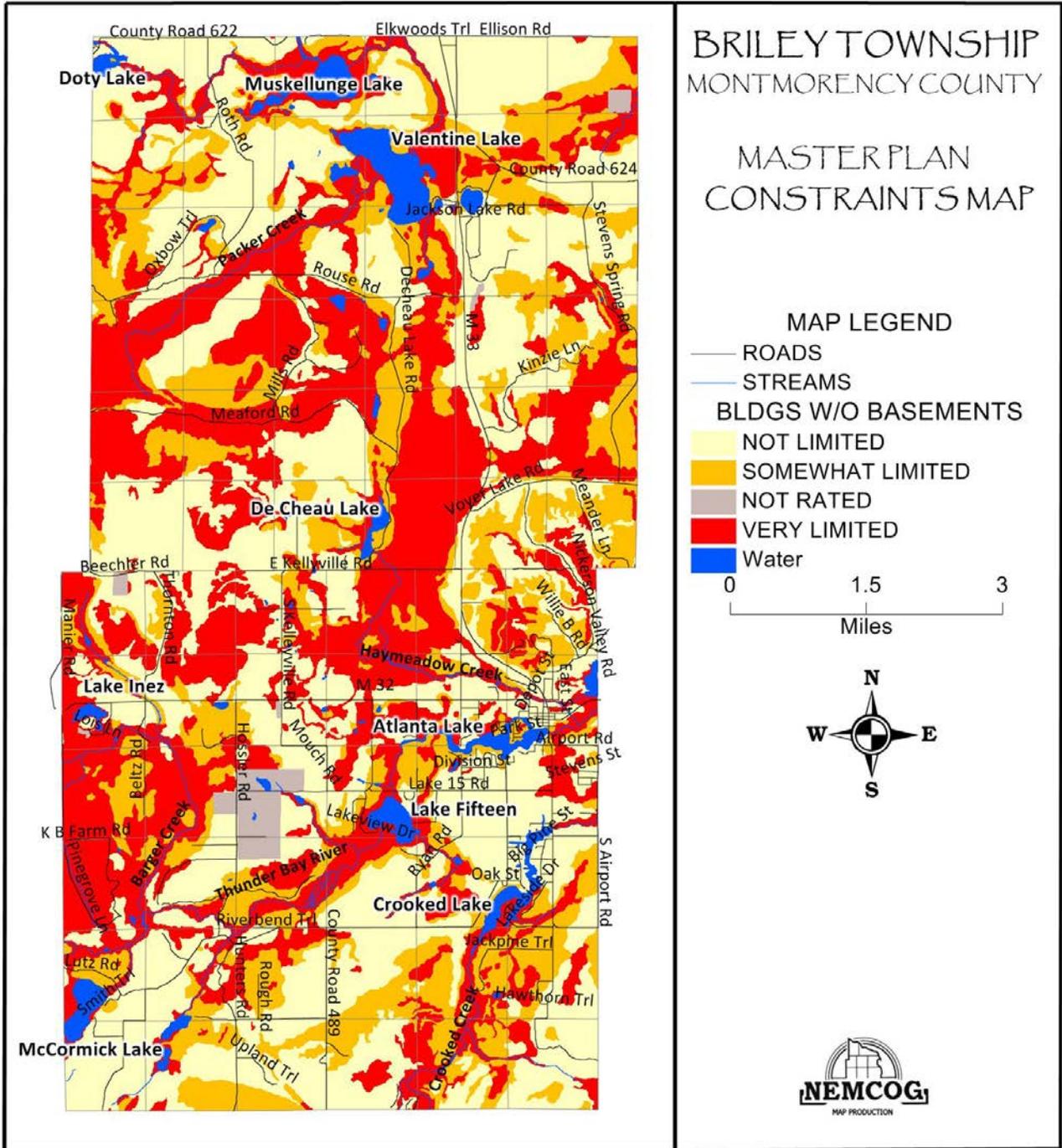


Figure 4.5

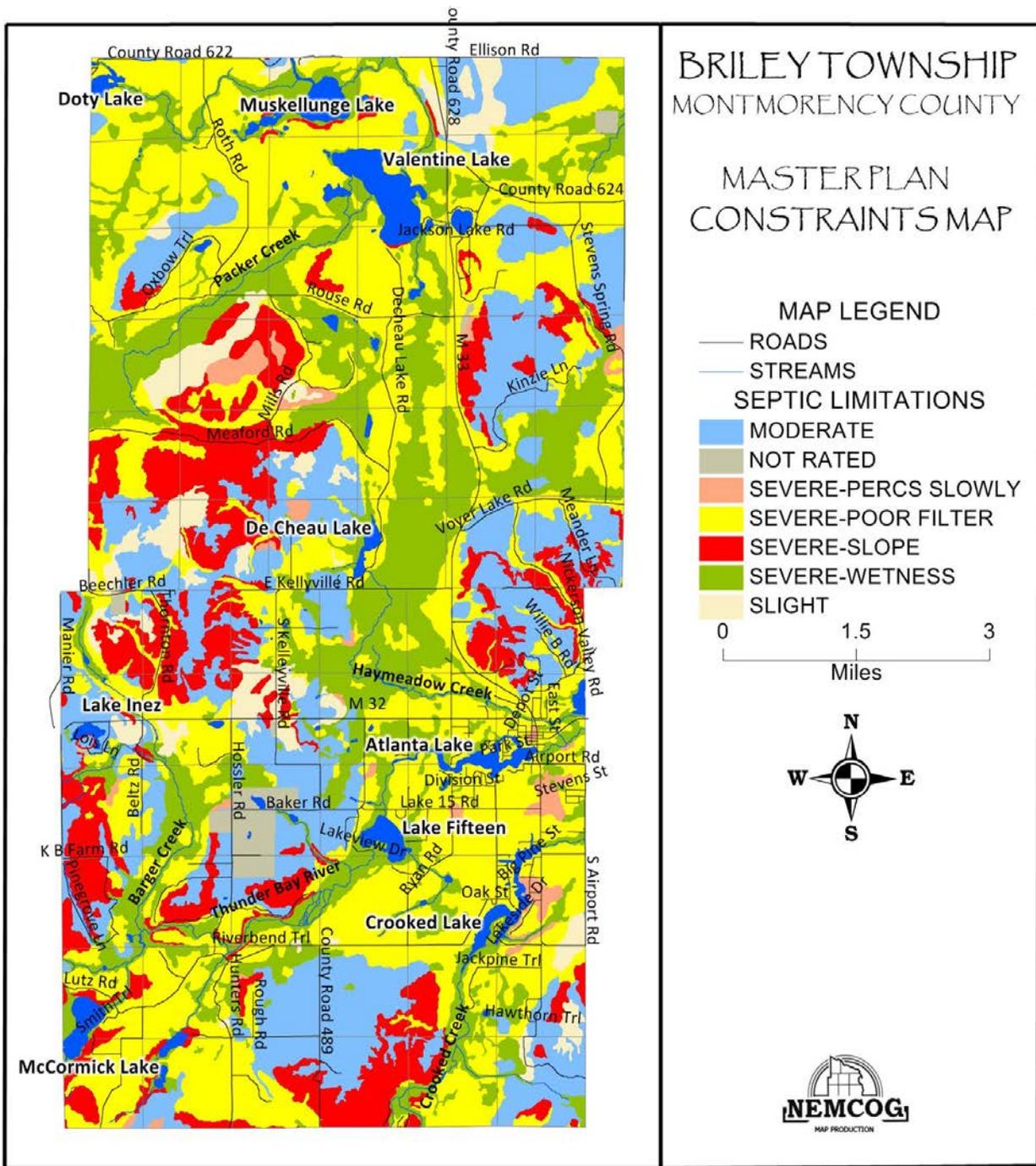


Figure 4.6

## Surface Water

The numerous lakes and streams are important community features as well as providing opportunities for fishing and small craft boating. Briley Township is located in the Thunder Bay River and Black River watersheds. Named streams from the USGS topo maps include Barger Creek, Crooked Creek, Haymeadow Creek, Packer Creek, Sheridan Creek, Thunder Bay River, and Van Helen Creek. Larger lakes include Atlanta Lake, Lake Fifteen, McCormick Lake, Crooked Lake, Muskellunge Lake and Valentine Lake. See **Figure 4.7**. A listing of named lakes is provided below. Additionally, the MDNR has designated Packer Creek, Barger Creek, Haymeadow Creek, Thunder Bay River, Lake Fifteen, McCormick Lake, as trout fisheries within the Township. The community of Atlanta is located on the Thunder Bay River (Atlanta Lake impoundment) and Haymeadow Creek (Twin Lake impoundment).

The Thunder Bay River Watershed Management Plan provides detailed information on water quality, impacts to water resources and recommendations to improve and/or maintain quality surface water.

## Groundwater

With the exception of downtown Atlanta, groundwater quality in Briley Township is believed to be of good quality. Water in quantities suitable for water supplies can be found in permeable sand aquifers located 15 to 150 feet below ground surface. In hilly areas, deep drilling is required to reach the water table. These same aquifers are also vulnerable to contamination by pollutants. Given the sandy nature of the soils, much of the township is essentially a groundwater recharge area.

Contamination of local wells has been found in several areas within the community of Atlanta (see **Figure 4.8**). Much of this contamination is due to leaking underground gasoline storage tanks and from industrial contaminants. The District No. 4 Health Department has taken several water samples from wells in the area and have detected trace amounts of benzene, xylene, and toluene. These substances are components of gasoline and solvents. The downtown area of Atlanta and some nearby areas are now serviced by a community water system. This is helping to ensure the safety of local drinking reserves. The protection of the community well and groundwater supplies to residences outside of the community water system is currently being studied by Briley Township. A wellhead protection plan is expected to

**Table 4.1**  
**Lakes in Briley Township**

Name	Acres
East Town Corner Lake	1
Morning Star Lake	3
Little Grass Lake	3
Bear Lake	12
Pug Lakes	20
Twin Lake (partial)	21
Lake Inez	25
Jackson Lake	30
Bass Lakes	35
Doty Lake	36
De Cheau Lake	39
Atlanta Lake	77
Lake Fifteen	90
McCormick Lake	101
Crooked Lake	110
Muskellunge Lake	121
Valentine Lake	310

Source: Michigan Center for Geographic Information

be completed within the next year.

At present, there is no community waste water treatment facility in the community of Atlanta, and waste water treatment is through on-site septic systems. No surface water contamination has been observed from septic tank effluent. Any failure of local septic systems is of special concern, however, as it is very likely that the waste would quickly drain into one of these nearby waterways.

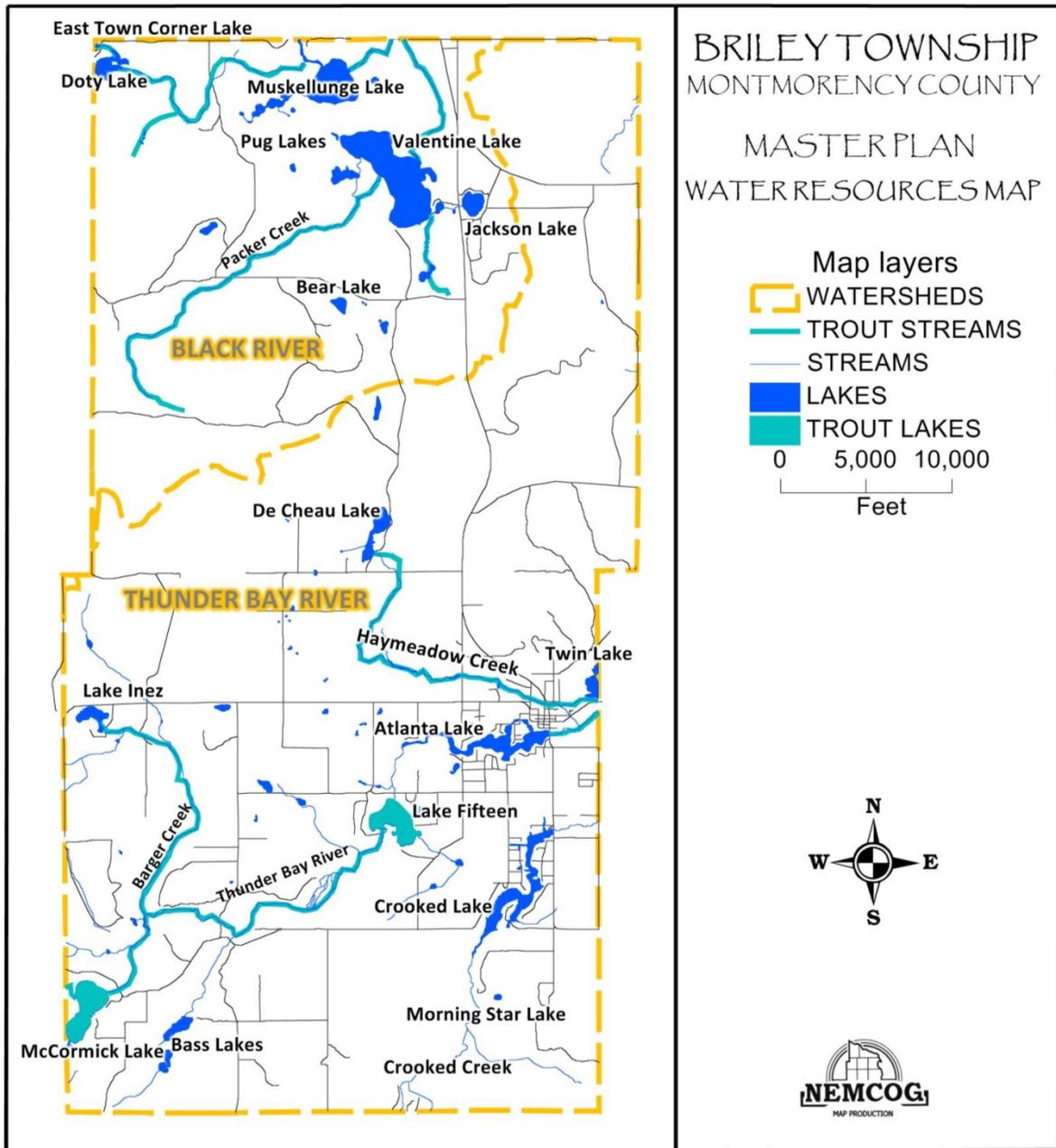


Figure 4.7

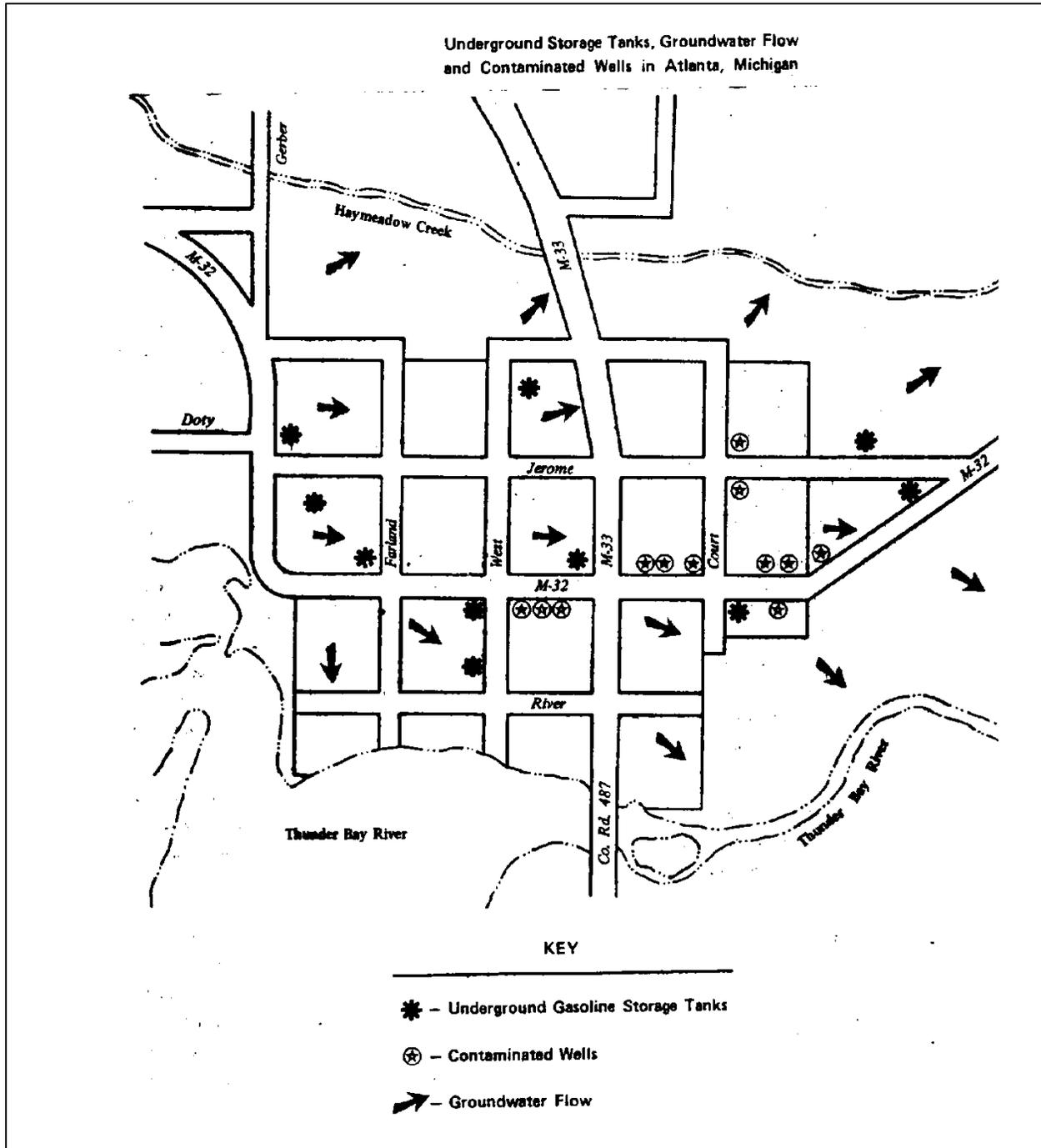


Figure 4.8

# Pre-settlement Vegetation

The Michigan Department of Natural Resources has compiled pre-settlement vegetation maps of counties in Michigan. The maps were generated from information contained in the first government land survey notes in the 1800's along with information such as current vegetation, landforms and soils. **Figure 4.9** is a color thematic map of the pre-settlement vegetation map that shows Briley Township was dominated by upland forests types. Areas colored brown, located in the central and western parts of the township, were covered by beech-sugar maple-hemlock forests. Extensive areas of white pine-red pine forests (orange) and jack pine-red pine forests (red) were found in the northern and southern parts. The first timber harvests in the area concentrated on the pine forests and used the Thunder Bay and Black Rivers to transport the logs to sawmills in Alpena and Cheboygan. There were two large areas of pine barrens (yellow) in the northwest part of the township. These areas had experienced repeated forest fires prior to the land survey in the mid 1800's and were open grass lands with few pines.

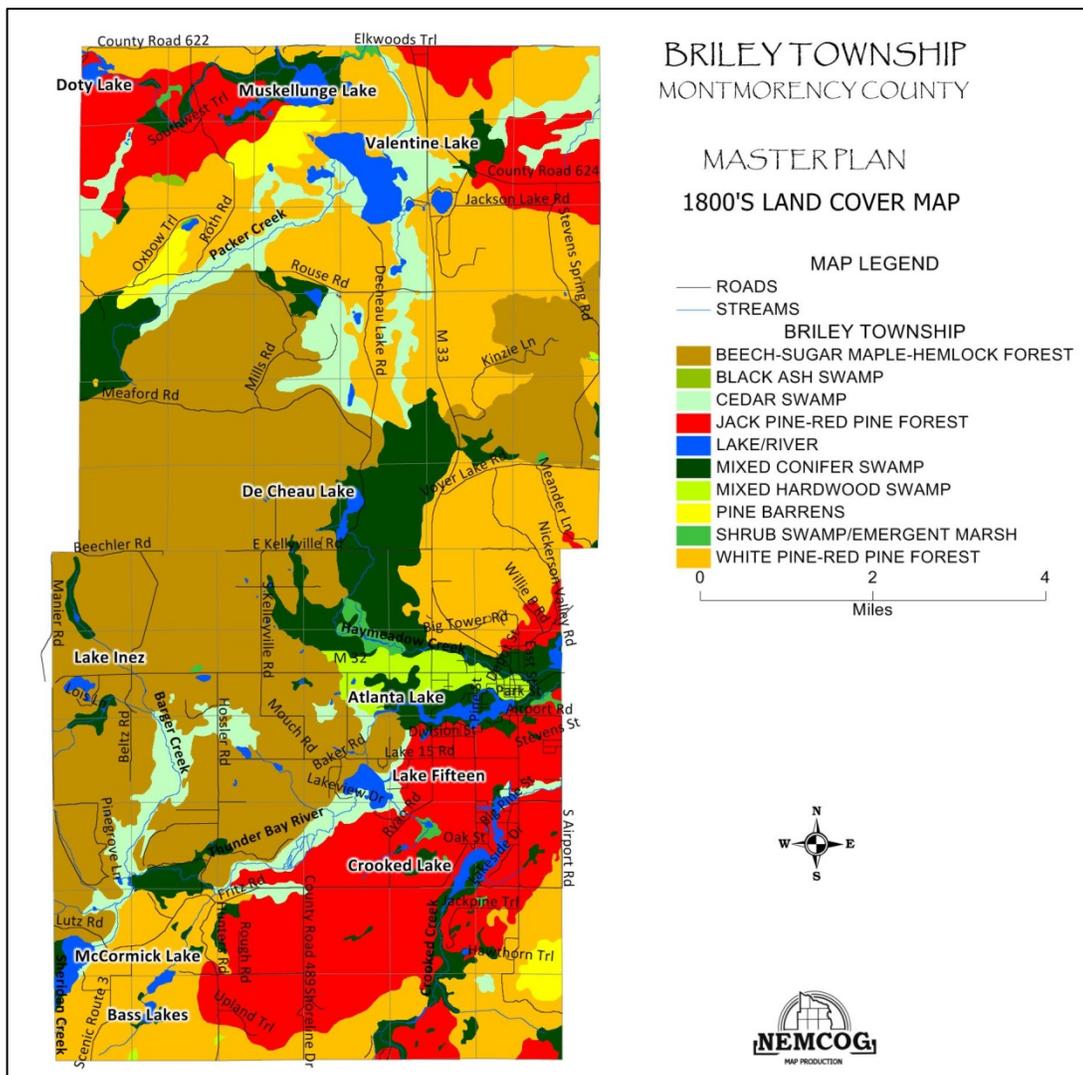


Figure 4.9

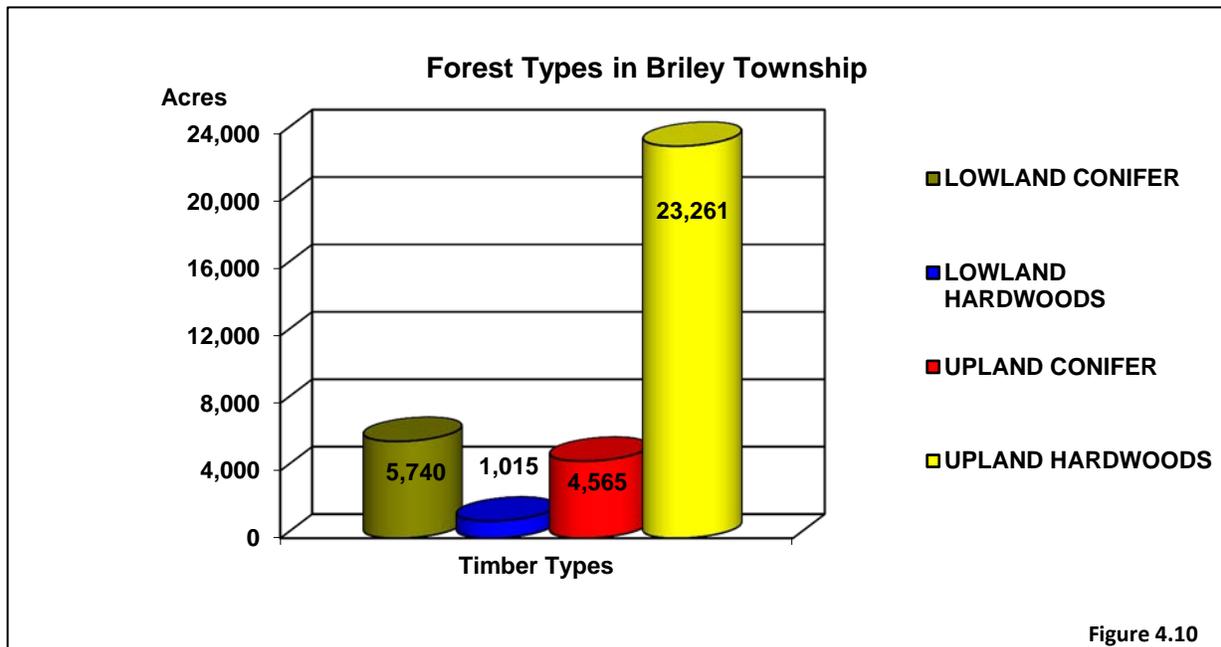
Lowland types are found along drainage ways and included black ash swamp, cedar swamp, mixed conifer swamp, mixed hardwood swamp, and shrub swamp/emergent marsh.

Two major events have resulted in major conversions and loss of these pre-settlement forest types. Logging and subsequent wildfires 100 years ago resulted in the shifting of forests from pines and mixed forest swamps to aspen-birch forests. In addition, early settlers sought out “better soils” to establish their farmsteads. Since northern hardwood forests (sugar maple-beech) were the dominate forest type on soils most suitable for agricultural purposes, such as sandy loam, land clearing for farming resulted in a significant reduction in the amount of acres covered by this forest type.

## Woodlands

In addition to the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion, and act as a buffer from noise on heavily traveled highways. According to the Land Use update, there are approximately 35,500 acres of forest land in the Township. State forest land encompasses approximately 45 percent of the total land area of the Township and over 50 percent of the forest land is publically owned. The balance of the forest land is privately owned. This fact clearly shows the importance of proper management of private forests to meet timber productions needs and provide wildlife habitat.

**Figure 4.10** shows the forest categories of upland hardwoods, upland conifer, lowland hardwoods and lowland conifer. **Figure 4.11** is a map of the forest categories in Briley Township. Upland forest associations in Briley Township are northern hardwoods (sugar maple, American beech and basswood), aspen/white birch, pine (jack, white and red) and oak (red and white). Lowland forest species include lowland conifers such as northern white cedar, black spruce and eastern tamarack and lowland hardwoods such as black ash, elm, balsam poplar and



red maple. Under dry spring conditions forest fires can occur in any forests type. Pine forests and pine-oak forests have high risks for forest fires. Other forests, while not high risk, can be subject to wildfires. Grass and shrub covered fields have higher risks for wildfires

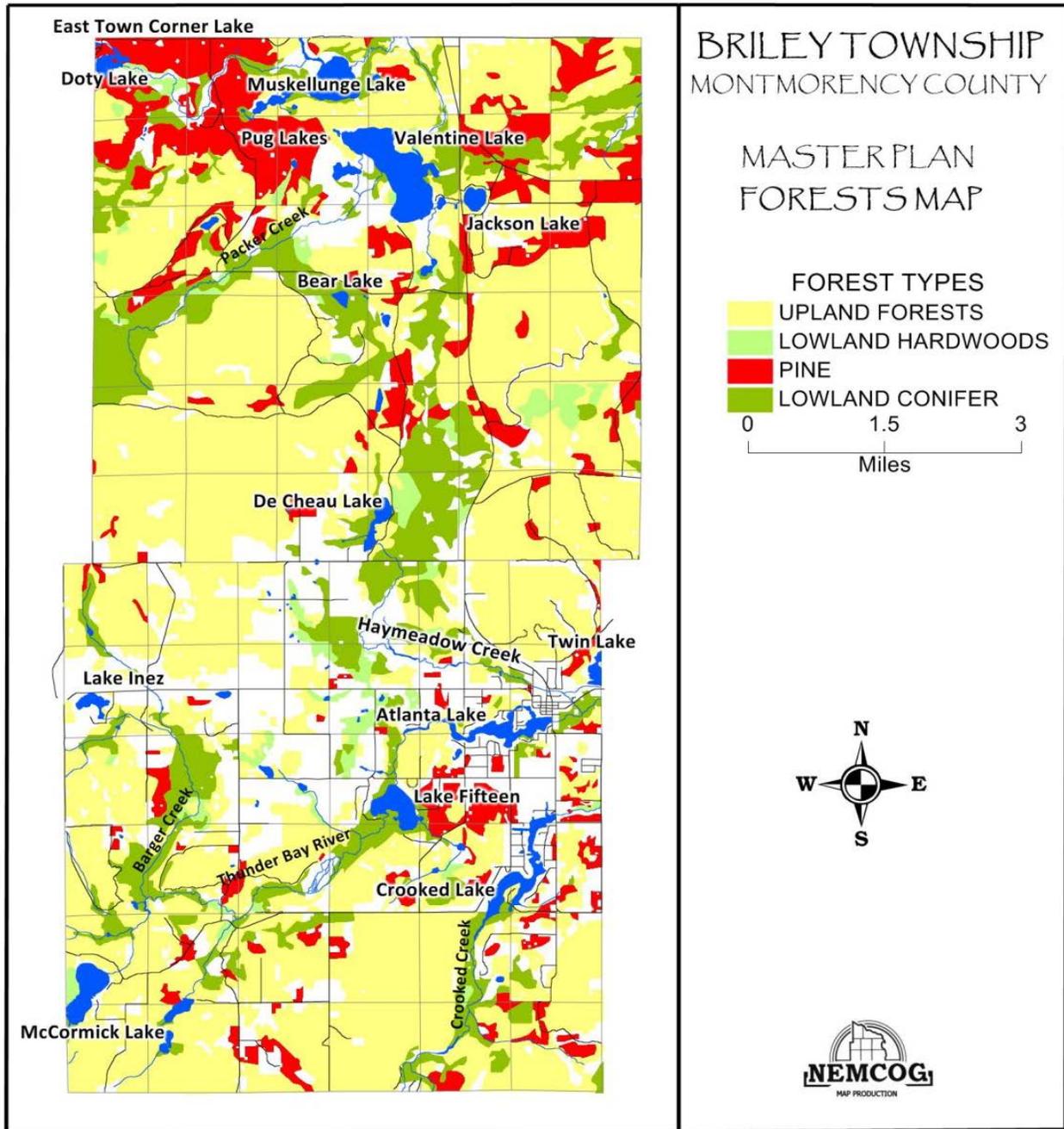


Figure 4.11

## Wetlands

A wetland is land where water is found, either on the surface or near the surface, at any time during the year. Poorly drained soils and water-loving vegetation also may be present.

Wetlands are often referred to as marshes, swamps or bogs. Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands protect water quality and provide critical wildlife habitat.

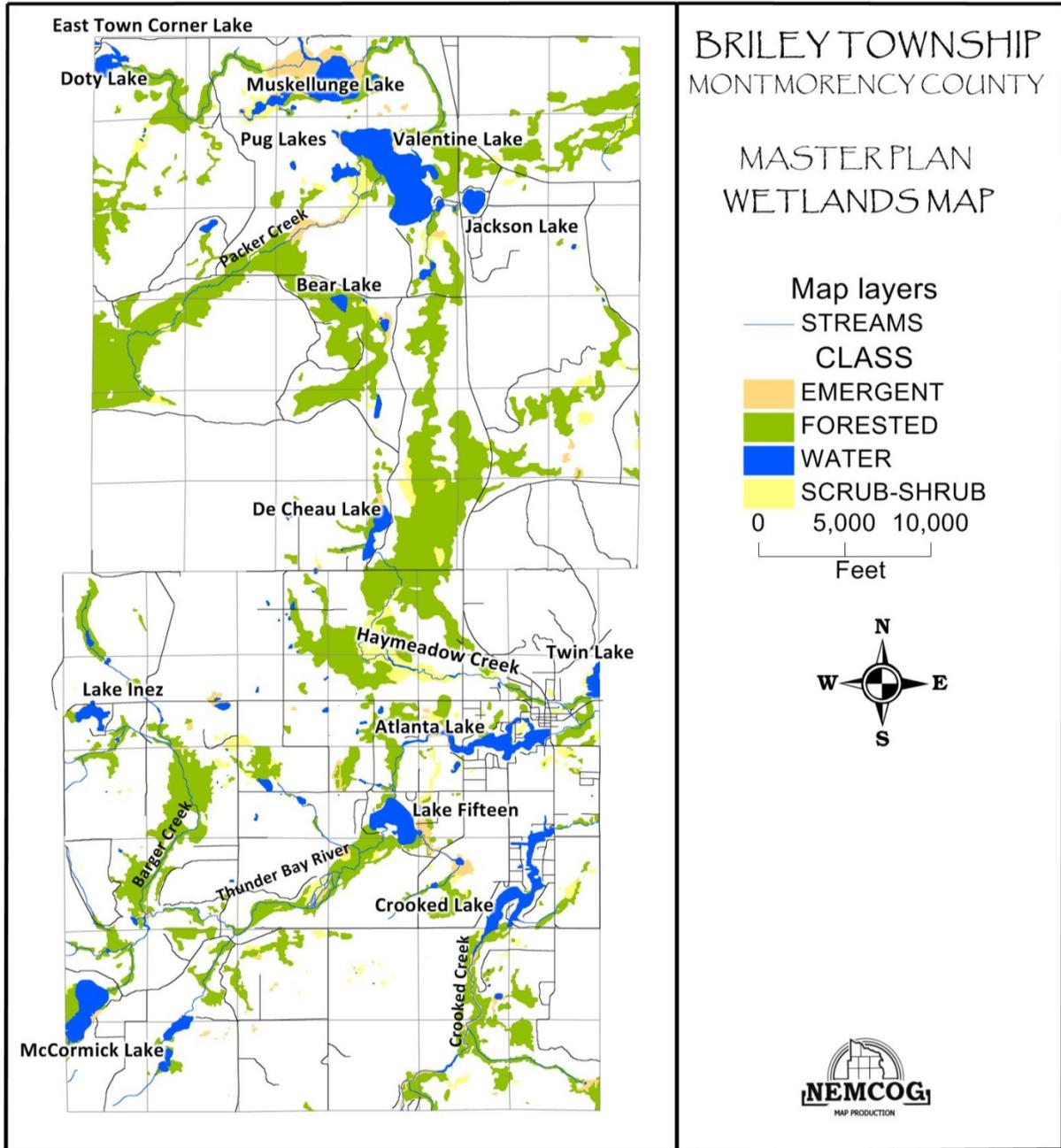


Figure 4.12

Wetland areas in Briley Township are typically associated with old glacial drainageways. Poorly drained, lowland areas support northern white cedar, tamarack, balsam fir, black spruce, eastern hemlock, white pine, balsam poplar, trembling aspen, paper birch, black ash, speckled

alder and shrub willows. Northern white cedar dominates the wetland areas where there is good lateral water movement and the soils are high in organic content. These lowland forests are typically located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors. Non-forested wetland types include lowland brush, marshes and bogs. Forested and non-forested wetlands are a finite resource in the Township. Land use planning activities should focus on protecting and preserving these limited and critical resources.

**Figure 4.12** is a color thematic map prepared from the US Fish and Wildlife Service National Wetlands Inventory. The map shows the predominate wetland type is lowland forest. Note the extensive, connected wetland complexes associated with streams. These wetland complexes cover 9,227 acres and form important regional wildlife corridors.

## Fish and Wildlife Resources

Briley Township's topography, climate, abundance of water, diverse forest land and open areas provide the basis for extensive fish and wildlife habitat. Wildlife species include elk, white-tail deer, black bear, raccoon, turkeys, ruffed grouse, woodcock, snowshoe hares, fox, coyotes, and other birds and mammals typical of the forested regions of northern Michigan. Michigan Department of Natural Resources biologists recently confirmed gray wolf in the region, the first wolf substantiated in the Lower Peninsula since wolves began returning to Michigan 15 years ago. October and November bring droves of hunters to the area for small game hunting, bear and bow season (deer), peaking sharply in mid-November with the opening day of deer (rifle) season. Michigan's well-managed elk herd is focused in western Montmorency County, with Atlanta arguably acknowledged as Elk Capitol of Michigan. Other more passive forms of recreation bring nature photographers and birders to the Atlanta area.

With high quality streams, creeks, and inland lakes, the township has an abundance and variety of fish habitat. Brook, rainbow, and brown trout are established singly or in combination in cold water streams. The MDNR has designated Packer Creek, Barger Creek, Haymeadow Creek, Thunder Bay River, Lake Fifteen, McCormick Lake, as trout fisheries within the Township. Lakes offer warm water fisheries such as walleye, northern pike, largemouth bass, small mouth bass and pan fish. Gilchrist and Hunt Creeks in Southeastern Montmorency County are counted among the premier trout streams in Michigan. The streams and lakes in Briley Township provide habitat for a variety of fish species including pike, bass, panfish, sunfish and other species, such as beaver, muskrat and otters.

As the local forest type changes from aspen to red maple, which is occurring in Briley Township, the habitat for year-round and migratory animals changes. Also, possible alterations in the location and existence of certain species may change. Forest fragmentation, caused by the construction of new buildings, roads, electrical and pipe lines, is changing the habitat of various animals. Careful consideration should be given to the location and on-site development of new

buildings, roadways and clearings in order to protect existing wildland areas and to minimize their impacts to the existing ecosystem.

## Natural Features Inventory

**Table 4.2** is the Montmorency County Element Lists from the Natural Features Inventory. According to the Natural Features Inventory, *“The lists include all elements (species and natural communities) for which locations have been recorded in MNFI’s database. Information from the database cannot provide a definitive statement on the presence, absence, or condition of the natural features in any given locality, since much of the state has not been specifically or thoroughly surveyed for their occurrence and the conditions at previously surveyed sites are constantly changing. The County Elements Lists should be used as a reference of which natural features currently or historically were recorded in the county and should be considered when developing land use plans. Included in the list are scientific name, common name, element type, federal status, and state status for each element.”* Research has found stream corridors tend to be biologically rich with the high number of species and communities of special interest (rare, special concern, threatened and endangered). Species on the county wide list will a high probability of being found are the common loon, bald eagle and Blanding’s turtle.

<b>Montmorency County</b>				
<b>Scientific Name</b>	<b>Common Name</b>	<b>Type</b>	<b>Federal Status</b>	<b>State Status</b>
Agoseris glauca	Prairie or pale agoseris	Vascular Plant		T
Appalachia arcana	Secretive locust	Invertebrate		SC
Brychius hungerfordi	Hungerford’s crawling water beetle	Invertebrate	LE	E
Buteo lineatus	Red-shouldered hawk	Bird		T
Calypso bulbosa	Calypso or fairy-slipper	Vascular Plant		T
Cirsium hillii	Hill’s thistle	Vascular Plant		SC
Clemmys insculpta	Wood turtle	Reptile		SC
Cypripedium arietinum	Ram’s head lady’s-slipper	Vascular Plant		SC
Dendroica kirtlandii	Kirtland’s warbler	Bird	LE	E
Emydoidea blandingii	Blanding’s turtle	Reptile		SC
Festuca scabrella	Rough fescue	Vascular Plant		T
Gavia immer	Common loon	Bird		T
Great blue heron rookery	Great blue heron rookery	Other Element		
Gymnocarpium robertianum	Limestone oak fern	Vascular Plant		T
Haliaeetus leucocephalus	Bald eagle	Bird	(PS:LT,PDL)	T
Isotria verticillata	Whorled pogonia	Vascular Plant		T
Mesodon sayanus	Spike-lip crater	Invertebrate		SC
Notropis anogenus	Pugnose shiner	Fish		SC
Planogyra asteriscus	Eastern flat-whorl	Invertebrate		SC
Prunus alleghaniensis var davisii	Alleghany or sloe plum	Vascular Plant		SC
Pyrgus wyandot	Grizzled skipper	Invertebrate		SC
Rich conifer swamp		Community		
Sarracenia purpurea ssp heterophylla	Yellow pitcher-plant	Vascular Plant		T
Sistrurus catenatus catenatus	Eastern massasauga	Reptile	C	SC

**State Status:** E = endangered, T = threatened, SC = special concern. **Federal Status:** LE = listed endangered, LT = listed threatened, LELT = partly listed endangered and partly listed threatened, PDL = proposed delist, E(S/A) = endangered based on similarities/appearance, PS = partial status (federally listed in only part of its range), C = species being considered for federal status.

Table 4.2

# Oil and Gas Development

Over the last twenty five years there has been considerable activity in drilling natural gas wells in the Township. **Figure 4.13** is a map showing the location of well drilling activity. There are currently 425 active gas wells in the community. **Table 4.3** shows the status of gas wells in the Township. According to the DEQ database, 15 of the wells are brine disposal wells.

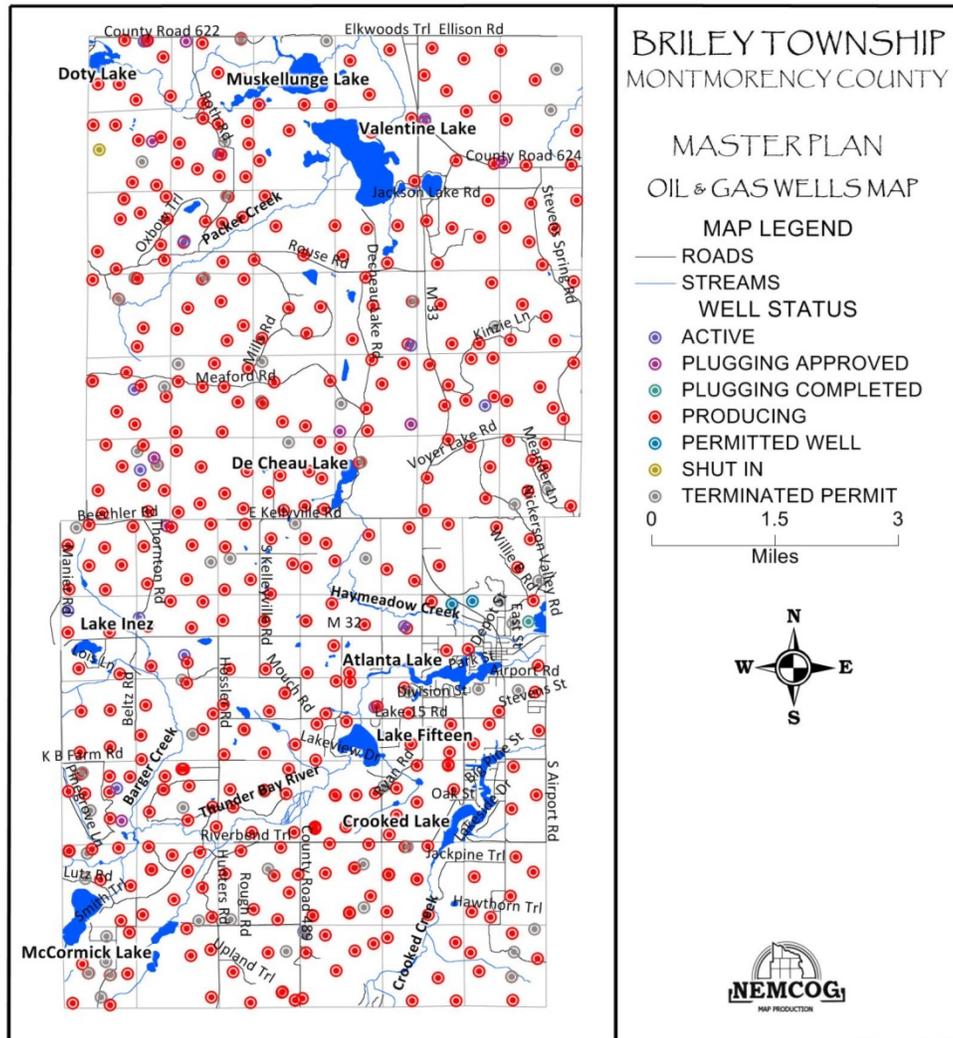


Figure 4.13

**Table 4.3  
Briley Township Oil and Gas Well Information**

<b>Oil and Gas Well Status</b>	<b>Number</b>
Active	15
Drilling Complete	
Plugged Back	
Plugging Approved (Properly plugged and site restored)	9
Plugging Completed (Plugged but site needs restoration and approval)	1
Producing	425
Permitted Well - not yet drilled	3
Shut In	1
Suspended	
Temporarily Abandoned	
Terminated Permit	88
Well Complete	

Source: Michigan Department of Environmental Quality

## Discharge Permits

### Surface Water - National Pollution Discharge Elimination (NPDES) Facilities

Anyone discharging, or proposing to discharge, waste or wastewater into the surface waters of the State is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES program is intended to control direct discharge into the surface waters of the State by imposing effluent limits and other conditions necessary which meet State and federal requirements. The NPDES program regulates pollutants discharged directly into waterways from wastewater sources. The lists below show NPDES permits issued in Montmorency County. See **Table 4.4**.

### Air Discharge Permits

There are two Renewable Operating Permit (ROP) Air Discharge Permits issued in Montmorency County. The ROP program is a national permitting system administered by each state. Each major source of pollution is subject to the program. A "major source" is a facility that is capable of emitting more than specific amounts of air contaminants. There were no permits found in the State of Michigan database.

**Table 4.4  
2012 NPDES Permits in Briley Township**

Facility Name	Address	Name	Permit #	Exp. Date
DNRE-Recreation Division	20500 North M-33	Atlanta	GW1010022	2/1/2014
Industrial Disposal, Incorporated	various sites statewide	varies	GW1510023	4/1/2015
The Laundry Basket	9655 East Kellyville Road	Atlanta	GW1110372	6/1/2012
DNRE-RRD	101 Jerome Street	Atlanta	MIG081148	4/1/2015
DNRE-RRD	12656 State St.	Atlanta	MIG081147	4/1/2015
MDEQ	11720 M-33	Atlanta	MIG081039	4/1/2015

## Sites of Environmental Contamination

The Part 201 (Environmental Response) of Natural Resources and Environmental Protection Act (P.A. 451 of 1994), as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) is charged with administering this law. A site of environmental contamination, as identified by ERD, is “a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices”.

The agency publishes a list of environmentally contaminated sites by county showing the sites by name pollutant(s) and site status. A Site Assessment Model (SAM) score is computed to assess the relative risk a site may pose and to help determine the aggressiveness of clean-up efforts. SAM scores range from 0 to 48 with 0 being the least contaminated and 48 the most contaminated. In Montmorency County, there are currently 19 listed contamination sites. Eight of the sites are underground storage tanks related to gas stations.

**Site ID:** 60000001

**Site Name:** Briley Twp M33N Gas Contam

**Site Address:** Porko-De-Orko Inc.

**City:** Atlanta

**Zip Code:** 49709

**County:** Montmorency

**Source:** Petroleum Bulk Stations &Term

**Pollutant(s):** Gasoline; Petroleum

**Score:** 22 out of 48

**Score Date:** 2/10/2004 4:18:39 PM

**Township:** 30N **Range:**02E **Section:**12

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

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

**Site ID:** 60000020

**Site Name:** Pointe Bait

**Site Address:** 12656 State Street

**City:** Atlanta

**Zip Code:** 49709

**County:** Montmorency

**Source:** Gasoline Service Station

**Pollutant(s):** 1,2,4 TMB; 1,3,5 TMB; Benzene; Ethylbenzene; Naphthalene; Toluene; Xylenes

**Score:** 39 out of 48

**Score Date:** 7/28/2006 8:19:10 AM

**Township:** 30N **Range:**02E **Section:**12

**Quarter:** **Quarter/Quarter:**

**Status:** See Leaking Underground Storage Tank Site Database

**Site ID:** 60000031

**Site Name:** Mary D's Restaurant

**Site Address:** 101 Jerome Street

**City:** Atlanta

**Zip Code:** 49709

**County:** Montmorency

**Source:** Gasoline Service Station

**Pollutant(s):** 1,2,4 TMB; 1,3,5 TMB; 2-Methylnaphthalene; Ethylbenzene; Pb; Naphthalene; Xylenes; n-Propylbenzene

**Score:** 37 out of 48

**Score Date:** 7/28/2006 8:25:46 AM

**Township:** 30N **Range:**02E **Section:**12

**Quarter:** **Quarter/Quarter:**

**Status:** See Leaking Underground Storage Tank Site Database

**Site ID:** 60000033

**Site Name:** Joey's Service

**Site Address:** 12383 State St

**City:** Atlanta

**Zip Code:** 49709

**County:** Montmorency

**Source:** Gasoline Service Station

**Pollutant(s):** 1,2,4 TMB; 1,3,5 TMB; 2-Methylnaphthalene; Benzene; Ethylbenzene; Naphthalene; Toluene; Xylenes

**Score:** 39 out of 48

**Score Date:** 8/4/2006 9:01:37 AM

**Township:** 30N **Range:**02E **Section:**12  
**Quarter:** Quarter/Quarter:  
**Status:** See Leaking Underground Storage Tank Site Database

**Site ID:** 60000042  
**Site Name:** Essex Building (Former)  
**Site Address:** 11656 Reimann Road  
**City:** Atlanta  
**Zip Code:** 49709  
**County:** Montmorency  
**Source:** Automotive Stamping  
**Pollutant(s):** PCE; TCE

**Score:** 26 out of 48  
**Score Date:** 8/25/2004 10:31:25 AM  
**Township:** 31N **Range:**2E **Section:**11  
**Quarter:** Quarter/Quarter:  
**Status:** Inactive - no actions taken to address contamination

**Site ID:** 60000056  
**Site Name:** Wyson's General Store  
**Site Address:** 11720 M-33  
**City:** Atlanta  
**Zip Code:** 49709  
**County:** Montmorency  
**Source:** Gasoline Service Station  
**Pollutant(s):** 1,2,4 TMB; 1,3,5 TMB; Benzene; Ethylbenzene; MTBE; Naphthalene; Toluene; Xylenes

**Score:** 39 out of 48  
**Score Date:** 8/8/2006 9:20:00 AM  
**Township:** 30N **Range:**02E **Section:**12  
**Quarter:** Quarter/Quarter:  
**Status:** See Leaking Underground Storage Tank Site Database

**Site ID:** 60000058  
**Site Name:** 12285 Jerome Street  
**Site Address:** 12285 Jerome Street  
**City:** Atlanta  
**Zip Code:** 49709  
**County:** Montmorency  
**Source:** Nonclassifiable Establishments  
**Pollutant(s):** As; Pb; Naphthalene; Ag; Zn; Hg  
**Score:** 30 out of 48  
**Score Date:** 1/12/2005 3:22:35 PM

**Township:** 30N **Range:**02E **Section:**12

**Quarter:** Quarter/Quarter:

**Status:** Inactive - no actions taken to address contamination

**Site ID:** 60000059

**Site Name:** Strolle Oil

**Site Address:** 11985 &11965 M-32

**City:** Atlanta

**Zip Code:** 49709

**County:** Montmorency

**Source:** Petroleum Bulk Stations &Term

**Pollutant(s):** 1,2,4 TMB; Benzene; Xylenes

**Score:** 28 out of 48

**Score Date:** 3/23/2006 9:28:56 AM

**Township:** 30N **Range:**02E **Section:**11

**Quarter:** Quarter/Quarter:

**Status:** Evaluation in progress

# Chapter 5

## Existing Land Use/Land Cover

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

### Existing Land Cover/Land Use

NEMCOG mapped existing land cover/use in the Township in 2015/2016. The map of existing land use, shown as **Figure 5.1**, illustrates the distribution of land uses throughout the Township. Michigan Resource Information System (MIRIS) land cover/use classification categories were used to map the existing land cover/use. The map represents an update of the 1978 MIRIS land cover/use map. The MIRIS map was updated with 2015 digital ortho-photos taken by the US Department of Agriculture as part of the National Agricultural Imagery Program (NAIP). The updated information was then digitized and field checked to produce the existing land cover/use map and statistics. **Table 5.1** presents the land use/land cover, showing the number of acres and percent of the Township in each of the land use categories. Each of the land use categories is discussed later in this chapter.

**Table 5.1**  
**Existing Land Use 2016**

LAND USE/LAND COVER CATEGORY	ACRES	% OF TOWNSHIP
Upland Forest	27,857	61.9%
Lowland Forest	6,912	15.4%
Residential	2,690	6.0%
Non-Forested Uplands	2,401	5.3%
Wetlands	1,787	4.0%
Agricultural	1,105	2.5%
Lakes/Rivers	991	2.2%
Recreation/Institutional	660	1.5%
Industrial/Utilities/Extractive	464	1.0%
Commercial	107	0.2%
Total	44,976	100%

Source: NEMCOG 2016

### Residential

Residential land uses make up approximately six percent of the township in single-family homes and farmsteads. Residential development is concentrated in the east-central portion of the

township in and around Atlanta. Residential development is also concentrated around the many lakes in the area. The following subdivisions are located in Briley Township:

1. Assessor's Addition to Village of Atlanta
2. Azure Park (southeast of Atlanta off Airport Road)
3. Blair's Addition to Breezy Pine Ridge (north of Crooked Lake off Co Rd 489)
4. Boices KJ Corners (corner of Co Rd 489 and Ryan)
5. Breezy Pine Ridge (Crooked Lake)
6. Chadwick Park (M-33 and Deford Rd)
7. Clarks Sub (east side of Crooked Lake)
8. Crooked Lake Acres (north Crooked Lake)
9. Crooked Lake Woods (east Crooked Lake)
10. Fournier Sub (east side of Atlanta)
11. Haymeadow Park (north Atlanta)
12. Jackson Lake Sub (southeast Jackson Lake)
13. John Pettengers Addition to the Village of Atlanta
14. Lake 15 Hills (west Lake 15)
15. Lake 15 Sub#2 (east of Lake 15 Hills)
16. Lake Inez Estates (north and east of Lake Inez)
17. Lakeside Estates (Lake Inez)
18. Metzger Sub (Co Rd 489)
19. Miller Estates (Thunder Bay River)
20. Mowerys Sub (Atlanta Lake)
21. Pine Grove Sub (Co Rd 489)
22. Pine Park (south of Atlanta Lake)
23. Reynolds Park (north of Atlanta)
24. Riverview Park (Atlanta Lake)
25. Shady Acres (between Atlanta Lake and M-32)
26. Stevens Spring Sub (Voyer Lake Rd)
27. The Pines (Morningstar Lake Rd)
28. Thompson Park (Atlanta Lake)
29. Thunder Bay Lake (Atlanta Lake)
30. Thunder Bay Park (Atlanta Lake)
31. Village of Atlanta
32. Weber Sub (Atlanta)
33. West Atlanta
34. William Rays Forty & Ten (Atlanta Lake)
35. Youngs Park (Youngs Rd)

## Commercial

Commercial development in Briley Township is concentrated within the community of Atlanta and totals 0.2 percent of the township or 107 acres. Atlanta is laid out in a traditional small town format at the crossroads of M-32, M-33 and County Road 487. Downtown Atlanta forms a traditional downtown with zero lot line buildings abutting the right-of-way. Small lot residential neighborhood development surrounds the downtown area. In addition, limited commercial development extends beyond the core Atlanta area along M-32 and M-33.

## Industrial/Utilities/Extractive

Approximately 464 acres of land in the township is considered industrial/utilities/extractive use. Oil and gas facilities are dispersed fairly uniformly throughout all areas of the township and comprise the largest percentage of this land use category. See Chapter 3 for more information about oil and gas facilities in the Township. Utilities and waste disposal are also included in this land use category but are insignificant in Briley Township. Other instances of industrial uses are found in the central portion of the Township.

## Recreation/Institutional

There are approximately 660 acres of land in the township devoted to recreational and institutional uses. Recreational uses include the Briley Township Recreation Area, Briley Township Park, Jackson Lake State Forest Campground, Montmorency County Fairgrounds, and Davis Field. Major institutional uses include the Montmorency County Courthouse, Montmorency County Sheriff's office, Briley Township Cemetery, and Atlanta Community Schools.

## Agriculture

Agricultural land only makes up 2.5 percent of the township and is found in the west-central portion of the township. Agricultural land exists in cropland, rotation crops, and permanent pasture.

## Non-Forested Uplands

Non-forested uplands are defined as areas supporting early stage of plant succession consisting of plant communities characterized by grasses and shrubs. Such areas often occur on abandoned agricultural land or recently timbered areas. Typical grass species are quackgrass, Kentucky bluegrass, upland and lowland sedges, reed canary grass and clovers. Typical shrub species include blackberry and raspberry briars, dogwood, willow, sumac and tag alder. Non-forested upland openings make up over five percent of the Township's land area and is scattered throughout the Township, as can be noted on **Figure 5.1**.

## Upland Forest

As noted in Table 5-1, Upland Forest is the predominant land cover in the Briley Township. Approximately 27,857 acres or approximately 62 percent of the Township is made up of aspen, birch, central hardwoods (including red oak), northern hardwoods, upland conifer, and pine (including red pine, white pine, scotch pine, and jack pine). Upland forest cover occurs in large areas between the areas of lowland forest.

## Wetlands & Lowland Forest

Wetlands are defined as land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes and bogs. The wetland category comprises non-forested types such as lowland brush (tag alder and willow), sphagnum bogs, emergent vegetation in lakes and beaver floodings and wet meadows. Non-forested wetlands account for 1,787 acres (or four percent) of the Township.

Lowland forests grow on soils with a seasonally high water table and are often classified as wetlands. Lowland forests include areas that support lowland hardwoods and conifers, such as northern white cedar, black spruce, balsam fir, elm, black ash, red maple, ash and aspen species. Lowland forests occupy 6,912 acres (or over 15 percent) of the Township area making it the second most prevalent land cover.

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

## Surface Water

Surface water comprises 991 acres (or over two percent) of Briley Township. Water features include

Atlanta Lake, Bass Lakes, Bear Lake, Crooked Creek, De Cheau Lake, Doty Lake, East Town Corner Lake, Haymeadow Creek, Jackson Lake, Lake Fifteen, Lake Inez, Little Grass Lake, McCormick Lake, Morning Star Lake, Muskellunge lake, Pug Lakes, Sheridan Creek, Thunder Bay River, Twin Lake and Valentine Lake as well as numerous named and unnamed streams and creeks.

## Public Land

Public land comprises 20,345 acres of Briley Township (approximately 45% of the Township area). Land owned by the State of Michigan totals nearly 20,000 acres with the remainder being owned by Briley Township (190 acres), Montmorency County, Atlanta Schools, and the Montmorency County Road Commission (**Figure 5.2**).



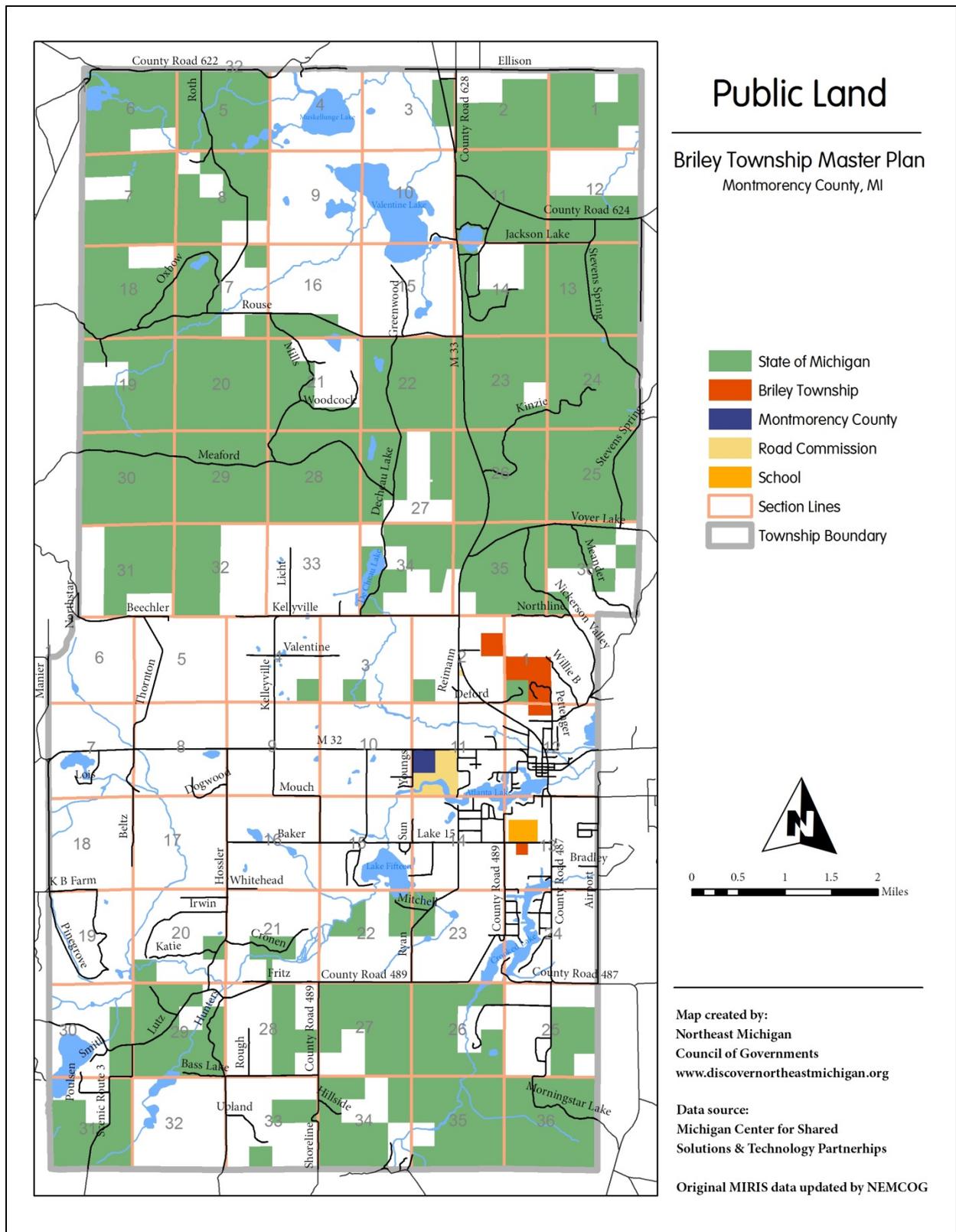


Figure 5.2

# Chapter 6

## Goals, Objectives & Action Items

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### Community Visioning

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

An equally important step in developing goals is community input. The Planning Commission commissioned a community-wide survey that made available online. Printed copies of the survey were also available at strategic locations throughout the Township. The survey was advertised in the Montmorency Tribune and on WATZ. Participants were asked a number of different questions, including identifying assets in Briley Township; to list assets that Briley Township should strive to protect or expand; to identify negative issues about Briley Township; and a number of different questions regarding government services, community facilities, natural resources, housing, economic development, transportation, quality of life, and recreation. Lastly, participants were asked to provide suggestions on improvements that could be undertaken by Briley Township in the future. Input was received and responses were carefully compiled and analyzed. With guidance from the community survey results, the Planning Commission established the goals and objectives identified in this chapter.

95% of survey respondents are satisfied or very satisfied with Briley Township as a place to live or own property.

### Briley Township Assets

**Survey Q8: What 3 things do you like most about Briley Township (3 biggest assets)?**

#### People

- Friendly people
- Friendly people
- Friendly people
- The people - friendliness and willingness to help each other
- People that really care about others
- Good people
- Family Heritage
- Hardworking People
- Caring
- Community spirit willing to help out when called

#### Natural Resources

- The natural setting.
- lakes and rivers
- Fresh air
- Fishing and hunting
- Wildlife
- Natural Resources

- Northern Michigan woods

- Woods

### Recreation

- Parks on river
- Outdoor recreation
- ORV Trails
- The park
- Outdoor recreation
- Fishing pier

- Access to trails, water and public land.
- Elk Viewing
- Briley park
- Pavilion
- Lakes and recreation area true
- Recreation and activities

### Small town/Quiet

- Small town atmosphere
- Not a lot of people small population
- Small town, forgotten in time feeling.
- Small town feel
- small town atmosphere
- Small town
- Small population
- Small town
- Small town

- Small town atmosphere
- Quiet most of the time.
- Quiet Northwoods Location
- Quiet
- Quality of living
- Home town
- Peace and quiet.
- location
- Peace and quiet

### Services

- Ease of getting around
- The church we are members in
- Access to local leaders
- reasonable taxes
- Availability of basic services-gas-food-Sec of State-P.O.

- Reduced rules and regulations - desegregated lifestyles
- The chamber and township offices working together.
- Local businesses
- Library

## Briley Township Issues

### Survey Q9: What 3 things do you dislike about Briley Township (3 biggest issues)?

#### Economy/Jobs/Business

- Not many businesses
- Downtown appearance
- Too few businesses downtown
- Lack of career opportunities
- Empty buildings in town
- Empty buildings

- Lack of jobs
- Empty stores
- Run-down buildings
- Having to go so far for any large retailer
- Properties in disrepair.

#### Infrastructure

- Dust

- Unpaved roads

- No sewer system in town
- Mud

- Pot holes
- Main road M-33 lacks appeal

### **Recreation/Activities**

- Dock/Park
- Need more bike and walking paths
- Park equipment
- Recreational trespassers
- Lack of things to do
- Dock in town needs replacing

- Closing of recreation area south east entrance
- Few events/activities
- Need more playground equipment in park
- Fishing dock
- No teen center

### **School**

- Lack of interest in our children in our school by many
- Declining school attendance
- School should close

- School system
- Lack of local support for school improvement

### **Government**

- Taxes
- Taxes too high
- The high taxes which are higher than most areas
- Community divided by political factions

- Passing the buck politically
- The Township office hours
- All of the zoning rules that other townships around us don't have

### **General**

- They have a difficult time coming up with solutions to problems.
- Lazy People-No motivation to get a job
- Chamber of Commerce
- Lack of community vision
- People who had moved here from large towns and want this to turn this one into that

- There hasn't been anything new.
- Lack of state's interest in promoting sustainability in the area.
- Lack of interest of the town's people.
- Suppression of ideas

When asked to rate the biggest problems in Briley Township (survey question 16), the top four biggest problems listed were (1) lack of employment, (2) high taxes, (3) unsightly or unsuitable business operations, and (4) decreasing property value.

## Goals | Objectives | Action Items

The following pages contain specific goals, objectives and action items for Briley Township. Please note that the items contained within this chapter are not listed in order or importance.

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### Community Character

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

**GOAL:** Maintain the quality of life and small town character of Briley Township while adapting to the modern needs of residents.

#### OBJECTIVE 1:

Encourage social, governmental, and economic practices which maintain the tranquil community character of Briley Township while balancing future growth and development.

**Action Item 1.1:** Implement the goals and objectives of the Township Master Plan and Township Recreation Plan.

**Action Item 1.2:** Coordinate with the Township Board and appropriate departments, agencies, and organizations. Encourage public feedback.

**Action Item 1.3:** Create opportunities for community interaction such as events that celebrate community culture and assets.

**Action Item 1.4:** Encourage events designed to foster the interaction of business and community members/visitors after hours.

#### OBJECTIVE 2:

Encourage the maintenance of clean and attractive properties in the Township.

**Action Item 2.1:** Ensure that Township-owned public spaces remain clean and attractive by providing maintenance by the Township.

**Action Item 2.2:** Ensure that private properties remain clean and attractive by enforcing a blight and/or nuisance ordinance.

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### Government Services

*Governmental institutions owe their constituents an efficient and open organization by continually seeking ways in which to operate in the most cost-effective manner. Efficient and consistent delivery of*

*services to the public is critical in achieving this goal. Cooperation and collaboration between local units of government is also an important part of achieving this goal. Open lines of communication with the public will help to assure constituents that this is being pursued.*

**GOAL:** Provide services in an efficient and responsible manner to meet the needs of the residents, property owners, business people and visitors.

### **OBJECTIVE 1:**

Promote intergovernmental and regional cooperation on issues of mutual concern.

**Action Item 1.1:** Work cooperatively with adjacent units of government in providing guidance and input on decisions that impact Briley Township.

**Action Item 1.2:** Maintain communication with other governmental units and agencies on matters of mutual concern.

**Action Item 1.3:** Develop a communications system between local organizations, businesses, and governments to keep each other informed of community-based initiatives and activities.

**Action Item 1.4:** Work cooperatively with all community organizations within and around Briley Township to meet the goals and objectives defined in this Master Plan.

**Action Item 1.5:** Investigate the uniform development and adoption of land use controls among other local units of government.

**Action Item 1.6:** Investigate the sharing of services with other local units of governments where feasible.

### **OBJECTIVE 2:**

Engage the public in the process of local government.

**Action Item 2.1:** Engage in public input regularly to ensure government is responsible to the people.

**Action Item 2.2:** Promote the involvement of volunteers in the government process.

**Action Item 2.3:** Utilize the Briley Township website to communicate with the public.

**Action Item 2.4:** Encourage community and stakeholder collaboration.

### **OBJECTIVE 3:**

Make responsible and informed decisions and sound fiscal policy.

**Action Item 3.1:** Utilize the proactive master planning process as a check and balance on decision making.

Action Item 3.2: Ensure a responsible fiscal policy and budget process to finance the Township government.

Action Item 3.3: Create and utilize a sound Capital Improvements Plan.

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## Recreation and Beautification

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

GOAL: Preserve and improve access to public lands and water, expand and improve recreational trails and parks for the enjoyment of residents, visitors and future generations, and engage in community beautification.

### OBJECTIVE 1:

Provide ample and quality recreation for residents and visitors

Action Item 1.1: Maintain and implement an updated Township Recreation Plan that identifies and prioritizes needed community recreational facilities.

Action Item 1.2: Support cooperative recreational planning and development with adjacent governmental units.

Action Item 1.3: Preserve and maintain public recreation areas and access sites.

Action Item 1.4: Pursue outside funding sources, such as grants, for land acquisition and recreational development.

Action Item 1.5: Provide a sufficient number of public amenities (restrooms, picnic tables) in key locations around the Township.

### OBJECTIVE 2:

Support the expansion and maintenance of trail systems in Briley Township.

Action Item 2.1: Work with the MDNR, local snowmobile groups and neighboring communities to ensure the existence of designated snowmobile routes to enhance the winter recreational base throughout Briley Township.

Action Item 2.2: Work with the MDNR, ATV/ORV groups and neighboring communities to ensure the existence and maintenance of ATV/ORV trails and routes throughout the township.

**Action Item 2.3:** Work with the MDNR and MDOT to facilitate snowmobile and ATV/ORV routes into Atlanta to access local businesses.

**Action Item 2.4:** Support the expansion of non-motorized trails throughout the Township.

**Action Item 2.5:** Implement elements recommended in the Atlanta Trail Town Plan.

### **OBJECTIVE 3:**

Engage in a community beautification effort.

**Action Item 3.1:** Coordinate with local service clubs to implement a community beautification program.

**Action Item 3.2:** Preserve and protect all healthy trees growing on public property or public rights-of-way and replace or add to the stock when needed.

**Action Item 3.3:** Create distinctive gateways into Atlanta.

### **OBJECTIVE 4:**

Increase the usage of the recreational amenities in Briley Township.

**Action Item 4.1:** Encourage the marketing of the recreational amenities in Briley Township to residents and visitors

**Action Item 4.2:** Develop a signage/wayfinding program for recreational facilities.

---

## **Natural Resources**

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

**GOAL:** Protect and preserve natural resources while integrating them into the community character and economy of Briley Township.

### **OBJECTIVE 1:**

Protect land resources and water quality.

**Action Item 1.1:** Evaluate the environmental impact of all new development.

**Action Item 1.2:** Encourage a land use pattern that is oriented to and respects the natural features and water resources of the area. Evaluate type and density of proposed developments based on soil suitability; stormwater management; slope of land; potential for ground water and surface

water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways and wildlife corridors.

**Action Item 1.3:** Encourage the continued natural use of wetlands as groundwater recharge and stormwater holding areas.

**Action Item 1.4:** Protect shoreline areas from development impacts through conservation techniques like lakescaping, conservation easements and resource education programs.

**Action Item 1.5:** Encourage greenbelt areas adjacent to the lake, pond, streams, and wetlands to protect water quality and critical wildlife habitat and support education of the public as to the benefit and purpose of greenbelts.

**Action Item 1.6:** Encourage the use of native plant species and naturalized landscape designs, where appropriate, in development.

**Action Item 1.7:** Establish regulations and standards necessary to protect and preserve the quality of the air from degradation due to fumes, odors, smoke, dust and other pollutants.

**Action Item 1.8:** Support natural resource education and technical programs that assist landowners, businesses and communities.

**Action Item 1.9:** Explore the feasibility of the purchase of development rights or conservation easements as a land use tool. Disseminate this information to local residents.

**Action Item 1.10:** Continue involvement in the Michigan Green Communities program to work toward sustainable projects, programs and policies.

## **OBJECTIVE 2:**

Emphasize the Township's waterfront and forested assets for recreational opportunities and tourism.

**Action Item 2.1:** Encourage and explore opportunities for recreational use of the waterfront.

**Action Item 2.2:** Retain and improve public water access sites for residents, seasonal residents and visitors.

**Action Item 2.3:** Protect and encourage hunting and fishing and other outdoor recreational opportunities of the area.

---

## Agriculture/Local Foods

GOAL: Promote agricultural growth and the production and distribution of local foods.

### OBJECTIVE 1:

Support local farms and local food production as part of a thriving economy while minimizing conflicts with adjacent uses.

**Action Item 1.1:** Preserve the economic viability of farming by working with local, regional and state organizations to attract “value-added” industries for agricultural products.

**Action Item 1.2:** Allow farmers to produce, process, and market at wholesale and retail the products grown on their property.

**Action Item 1.3:** Maximize the most beneficial agricultural use of agricultural lands in Briley Township, while encouraging environmentally sensitive farming practices to protect local surface and ground water quality without unnecessarily limiting the economic rights of agricultural landowners.

---

## Infrastructure, Community Facilities & Community Services

*Community facilities, infrastructure and services (i.e. water, sewer, fire, police, schools, etc.) constitute the backbone of a community. Having well-designed and managed infrastructure and services greatly adds to the “livability” of a community. The continued maintenance of these facilities is essential and requires constant oversight.*

GOAL: Provide the necessary transportation routes, utilities, community facilities, and community services to meet the needs of residents and visitors.

### OBJECTIVE 1:

Improve and maintain the Township’s public utilities and other amenities to accommodate the needs of residents and visitors.

**Action Item 1.1:** Plan utility improvements to coincide with development, where possible.

**Action Item 1.2:** Encourage the placement of utilities underground.

**Action Item 1.3:** Provide for unique and attractive lighting.

**Action Item 1.4:** Ensure continued safety by maintaining high levels of emergency services by providing adequate staffing and resources.

**Action Item 1.5:** Continue implementation of zoning regulations that require sufficient private road access for emergency vehicles.

Action Item 1.6: Include planned improvements to community facilities, public infrastructure, and public safety equipment in an adopted Township Capital Improvements Plan.

Action Item 1.7: Investigate methods to improve access to recycling services.

Action Item 1.8: Work to expand access to high-speed internet throughout the Township.

Action Item 1.9: Continue the wellhead protection program.

Action Item 1.10: Upgrade street lighting.

Action Item 1.11: Examine the public transportation needs of the residents.

Action Item 1.12: Maintain and upgrade existing water system.

Action Item 1.13: Continue to assess feasibility of a sewer system and investigate and pursue matching funds for the creation of a sewer system.

## **OBJECTIVE 2:**

Plan for safe and effective vehicular circulation routes.

Action Item 2.1: Maintain and improve the existing road system for safe and effective flow of all users.

Action Item 2.2: Encourage the efficient use of existing roadways and infrastructure.

Action Item 2.3: Encourage development of corridor plans for all primary transportation routes.

Action Item 2.4: Support the expansion of public transportation.

Action Item 2.5: Work with the Township Board, the County Road Commission, property owners, developers, residents and other entities to ensure road maintenance priorities are established and implemented.

Action Item 2.6: Work with the Township Board and the County Road Commission to implement more frequent maintenance activities such as dust control, road grading, and road striping.

Action Item 2.7: Work with the Township Board and the County Road Commission to ensure adequate and timely snow removal operations are maintained.

## **OBJECTIVE 3:**

Create a pedestrian- and bicycle-friendly community and implement a Complete Streets program.

Action Item 3.1: Support the development of bicycle paths and pedestrian walkways.

Action Item 3.2: Maintain and increase public amenities for non-motorized travelers such as benches and bike racks.

Action Item 3.3: Develop a sidewalk improvement/maintenance plan.

Action Item 3.4: Develop a plan that connects walkways, sidewalks, parking lots, and recreational sites.

Action Item 3.5: Ensure that there is increased access to sidewalks, parks, and other public areas for individuals with disabilities.

Action Item 3.6: Through the Zoning Ordinance, require design that makes commercial areas more walkable.

Action Item 3.7: Evaluate pedestrian-level design features of public and private places.

Action Item 3.8: Ensure that streets and sidewalks provide a clean and attractive environment for pedestrians.

#### **OBJECTIVE 4:**

Create a strong sense of place.

Action Item 4.1: Implement a wayfinding signage program.

Action Item 4.2: Encourage the continuance of community events year round.

Action Item 4.3: Protect important community facilities.

Action Item 4.4: Encourage the development of youth and senior citizen activities.

---

## **Economic Development**

*A strong economy is an essential element of a healthy community. Residents must have the opportunity to earn family-sustaining wages in order to be productive community members. A strong economy does not usually just “happen” without the local community actively seeking ways in which encourage desirable development. The US and world economies are changing rapidly, which is profoundly affecting local economies, as well. It is imperative, therefore, to plan ahead in order to insure a vital economic future.*

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

#### **OBJECTIVE 1:**

Make Briley Township a vibrant community and a desirable place to live and work.

**Action Item 1.1:** Enact reasonable land use and development regulations necessary to support economic development in a planned and managed way.

**Action Item 1.2:** Encourage the expansion of the infrastructure required to make the Township attractive to commercial, industrial, and home-based business.

**Action Item 1.3:** Investigate the creation of Downtown Development Authorities, Corridor Improvement Authorities, or Tax Increment Finance Authorities in appropriate areas to improve local economic conditions.

**Action Item 1.4:** Implement streetscape projects to increase the attractiveness of commercial areas.

**Action Item 1.5:** Continue to investigate and implement methods to develop high speed telecommunication service in rural areas.

**Action Item 1.6:** Implement zoning language to protect commercial or industrial areas from intrusion by incompatible uses while allowing a mix of uses in certain areas.

**Action Item 1.7:** Implement zoning ordinance language to concentrate future development in desired areas.

**Action Item 1.8:** Investigate a business façade improvement program.

**Action Item 1.9:** Work to attract “daily shopping needs” types of businesses into locations that are walkable for residents and visitors.

**Action Item 1.10:** Implement zoning language to direct industrial development toward land that has the capacity to support such development and is adequately served by public roads and utilities.

**Action Item 1.11:** Maintain an identifiable central business district.

**Action Item 1.12:** Encourage the return of small neighborhood businesses that serve residents and support a walkable community environment.

**Action Item 1.13:** Require adequate buffering and screening through appropriate landscaping and site design to minimize land use conflicts

**Action Item 1.14:** Provide public off-street parking areas.

## **OBJECTIVE 2:**

Diversify and expand business opportunities in Briley Township.

**Action Item 2.1:** Encourage home-based businesses and streamline their establishment through zoning regulations.

**Action Item 2.2:** Support and cooperate with economic development organizations to explore ways that help promote and develop all of Northeast Michigan.

**Action Item 2.3:** Work with appropriate economic development agencies to promote business retention, expansion, and diversification.

**Action Item 2.4:** Promote worker education and training programs.

**Action Item 2.5:** Form public-private partnerships to improve the local economy.

**Action Item 2.6:** Investigate tax incentive and partial abatement programs to encourage industrial development.

**Action Item 2.7:** Encourage the return of small neighborhood businesses that serve residents and support a walkable community environment.

**Action Item 2.8:** Encourage partnerships between community organizations, Alpena Community College, and Michigan Works in order to insure that education and training programs continue to meet the needs of the area's present employers and possible new businesses.

**Action Item 2.9:** Encourage entrepreneurial training programs to assist residents in starting and maintaining their own small businesses.

**Action Item 2.10:** Encourage light factory industries and high tech industries that do not pollute the air, soil or water nor offend because of noise, odor, or visual impact, to locate in the designated industrial areas.

**Action Item 2.11:** Support industry that utilizes the region's rich resource base to produce marketable goods.

---

## Housing

*A diverse and well-maintained selection of housing choices is another vital component of a community. The strength of a local economy is based, in part, on the affordability and selection of the housing stock. As a strong economy is an essential element of a healthy community, adequate housing choices must be available for residents to feel economically secure. In order to have productive community members and attract new citizens to an area, a local community needs a broad mix of demographics to develop a well-rounded economy. This helps to add to the quality of life and makes the community a more enjoyable place in which to live and work. Housing choices impact more than just what type of structure an individual buys. Access to and the affordability of housing choices impacts overall community development by influencing such factors as access to quality education, church attendance, community organizations, and convenient shopping opportunities. Therefore, a local community must actively seek ways in which to encourage desirable residential development.*

GOAL: Provide for suitable housing opportunities for all income levels and age groups and preserve and enhance existing neighborhood character.

### OBJECTIVE 1:

Maintain the tranquil quality of existing neighborhoods.

**Action Item 1.1:** Through zoning, protect residential neighborhoods from intrusion of incompatible uses.

### OBJECTIVE 2:

Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness and safety.

**Action Item 2.1:** Encourage programs that assist homeowners with preserving and maintaining older homes as owner-occupied, single family dwellings.

**Action Item 2.2:** Promote neighborhood enhancement programs such as street tree plantings, clean-up days, neighborhood gardens, etc., including community pride programs and bury utility lines where appropriate and feasible.

**Action Item 2.3:** Work towards the elimination of structures in disrepair by use of incentive programs and legal approaches.

### OBJECTIVE 3:

Encourage a mix of housing development within the Township.

**Action Item 3.1:** Through zoning, direct higher density housing to lands with the capacity to support such development and are adequately served by public services.

**Action Item 3.2:** Plan medium- and high-density residential development only in those areas that are suitable for such use.

**Action Item 3.3:** Encourage the development of housing to meet the needs of all household types and income groups including small homes and accessory dwelling units.

**Action Item 3.4:** Explore and pursue affordable housing funding programs.

**Action Item 3.5:** Mix residential uses with commercial and offices uses where possible.

**Action Item 3.6:** Identify appropriate locations for senior and assisted living housing.

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## Other Plans & Documents

The goals, objectives, and projects contained with the documents listed below are hereby incorporated into the Briley Township Master Plan:

1. Briley Township Recreation Plan
2. Thunder Bay River Waterfront Revitalization Plan
3. Briley Township Strategic Plan
4. Briley Township Wellhead Protection Plan

# Chapter 7

## Future Land Use & Zoning Plan

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Good planning is critical to the future quality of life in Briley Township. The final critical step in completing a Master Plan is to determine the types, location and intensities of development that will occur over the next twenty years. With the establishment of a Future Land Use Plan, Briley Township intends to ensure that existing land uses can continue, natural resources will be protected, and reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. While future land uses are difficult to predict, a future land use plan provides a scenario which Briley Township can use as a guide when considering land use and development decisions.

Future land use recommendations are based on social and economic characteristics, environmental conditions, existing land uses, available community services and facilities, current zoning (found in Figure 7.2 and 7.3) and community goals and objectives (Chapter 6). The future land use plan illustrates the proposed physical arrangements of land use within Briley Township. It identifies and defines the major future land use categories as well as the approximate locations for each use. The boundaries reflected on the map are not intended to indicate precise size, shape or dimension; rather they portray a general land use arrangement, which may be refined as the community develops. The plan is prepared to serve as a guide for the Township regarding current issues, land use decisions, investments, public improvements and zoning decisions. The plan is also intended to be a working document which will provide for the orderly development of the Township, assist the community in its efforts to maintain and enhance a pleasant living environment, protect important natural resources and foster economic development and redevelopment.

## Residential

### Low Density Residential

Areas of low density residential are present or planned for in the future. Low density residential are large residential lots with privacy from neighbors and/or other development and are located on roads with light vehicular traffic. No municipal water or sewer services are available. Access to municipal services (fire, police, ambulance) is more limited than in more populated areas. Low density residential has less restrictive zoning than in other areas with buffers or physical separation from incompatible uses (industrial, agriculture) recommended when located adjacent to this type of development. Principal uses recommended for inclusion in the Low Density Residential areas include single-family and two-family dwelling units, home-based businesses and cottage industries, child care uses, parks, and other uses which are considered compatible with residential uses and do not alter the existing character of the neighborhood.

### High Density Residential

High density residential areas are present or planned for in the future. This type of development located where high-value municipal services and infrastructure, such as paved roads, central water and sewer services, exist or are planned. Maintenance would be financed by user fees or special

assessments, where necessary. These areas have more restrictive zoning than other residential areas. The placement of light business or office buildings adjacent to these developments is compatible for support services. Buffering or separation is recommended from incompatible land uses (industrial, agriculture). Principal uses include those found within the low density areas in addition to higher density uses such as multi-family housing.

## **Business**

### **Light Business**

This future land use category includes land used or planned for use for small retail or service establishments without large parking demands or heavy amounts of ingress and egress of traffic. These uses are compatible adjacent to high density residential areas to provide services to residents (e.g. convenience store, hairdresser, insurance, legal, etc.).

### **Large Business or Business District**

This future land use category includes large retail or service establishments with large parking lots and heavy vehicular traffic or a cluster of smaller retail and/or service businesses located along a major thoroughfare (e.g.: central business district). Municipal water and sewer services should be planned for these areas. These areas are compatible with light manufacturing, but not compatible with residential without a buffer.

### **Light Manufacturing**

This future land use category includes manufacturing facilities with lesser amounts of ingress and egress of traffic. These uses produce minimum amounts of manufacturing by-products (smoke, noise, waste products, chemical usage and storage) and are compatible with a business district but not with residential without a buffer.

For all three business use categories above, signage, lighting, and parking regulations should be incorporated to ensure that these elements maintain the rural character of the Township. Signage should be small and ground mounted with a low maximum height, lighting should be designed to direct downward and should not interfere with pedestrian or traffic visibility or encroach onto neighboring property, and parking should be located either in the rear or side yard. In addition, adequate buffers should be provided to screen commercial uses from residential uses. As the Zoning Ordinance is updated, development regulations will be incorporated which insure compatibility between uses.

## **Industrial**

### **Industrial**

This future land use category includes manufacturing facilities with possible 24 hour traffic entering and leaving the facility, heavy truck traffic, rail sidings, heavy use of infrastructure and municipal services. These uses possibly produce manufacturing by-products (smoke, noise, waste products, chemical usage and storage). This type of development is not compatible with residential land uses or natural areas.

### **Transportation or Mining**

Mineral mining (i.e., gravel, sand, etc.) operation, road maintenance facility, rail loading yard, trucking operation, and other large shipping or warehouse processing facility are included in this future land use category. By-products of these uses possibly include noise, exhaust, used oil, or salt products. This type of development is not compatible with residential land uses or natural areas.

## **Institutional/Recreational**

### **Institutional**

Educational facilities, government buildings, correctional facilities, military facilities, and cemeteries are found in this category. All buildings, grounds and parking lots that compose the facility are included within the Institutional class. Small institutional units in developed areas that do not meet the 2.5 to 5 acre minimum size standard are placed within the adjacent categories which are usually residential or commercial.

### **Recreational**

This category includes indoor and outdoor recreation facilities as well as open land areas which are used for outdoor activities such as parks and campgrounds. This category may contain the grounds, parking lots, and incidental buildings on these lands, such as shelters, toilets, beach change areas, etc.

## **Forest/Recreation**

### **Forest**

This category includes forest lands that are at least ten percent stocked by forest trees of any size, or formerly having such tree cover, and not currently developed for nonforest use. These lands may also, at times, be used for outdoor recreational activities such as golf, skiing, hunting, fishing, or hiking. On some forest lands there may be large areas that have little or no visible forest growth. Lands such as these on which there is forest rotation (involving clear cutting and regeneration) are still considered forest land. Lands that meet the criteria for forest land but are also being used for a higher category are placed in the higher category (i.e., Residential, Agriculture or Nonforested).

### **Low Density Residential**

Within Forest/Recreation, areas of low density residential are present or possible in the future. These areas contain large residential lots with privacy from neighbors and/or other development and are located on roads with light vehicular traffic. No municipal water or sewer service is available. Access to municipal services (fire, police, ambulance) is very limited. Uses allowed are comparable with the uses allowed in Low Density Residential (under Residential). However, development within these areas should be discouraged where natural features present significant environmental constraints including wetland areas and soils inadequate to accommodate septic systems.

### **Nonforest**

Nonforested lands (open land, rangeland) are areas supporting various stages of plant succession consisting of plant communities characterized by grasses or shrubs. It may be possible to use these lands for low density residential development, recreation, or agriculture/livestock. However, development within these areas should be discouraged where natural features present significant environmental constraints including wetland areas and soils inadequate to accommodate septic systems.

## Natural Area

### Public Forest Land

This category includes forest lands that are at least ten percent stocked by forest trees of any size, or formerly having such tree cover, and not currently developed for nonforest use. These lands may, at times, be used for outdoor sports such as hunting, fishing, hiking, ski trails, etc. On some forest lands there may be large areas that have little or no visible forest growth. Lands such as these on which there is forest rotation (involving clear cutting and regeneration) are still classified under the forest land category.

### Public Natural Lands

This category includes land used or planned for uses which may include open space recreational (hunting, fishing, hiking, ski trails, etc.), forestry, wetlands, wildlife habitat, quiet areas, and scenic areas. This land is left in a natural state as much as possible. The only development in these areas is related to public recreation or to logging operations.

## Agriculture

This category includes land used or appropriate for use for farming and livestock and related activities. This land use is not compatible with high density residential. It could be compatible with low density residential or clustered housing with buffer zones. Briley Township hopes to encourage ancillary agricultural uses and agricultural tourism by developing zoning regulations which are more conducive to allowing these uses. Such uses include farm markets, roadside stands, bakeries selling goods grown primarily on-site, educational tours, family-oriented animated barns, gift shops for agriculturally-related products, historical exhibits, meeting spaces, petting farms, picnic areas, playgrounds, wagon rides, nature trails, small-scale entertainment, and restaurant operations related to the agricultural use of the site.

## Wetland

These are areas in which the water table is very near the surface, where water covers the surface, or where hydric & hydric inclusion soils exist (areas where soil saturation occurs for prolonged periods during the year). Land is used or planned for uses including open space recreational (such as golf, hunting, fishing, hiking, ski trails, etc.), limited forestry, wildlife habitat, etc. Land is left in a natural state as much as possible with very low density development. When used for recreational activities, such as golf courses, ancillary development (e.g. condominiums, commercial, etc.) is not encouraged in Natural Wetlands. Very low-density residential (e.g. one house for every five or ten acres) is acceptable. Conversion to nature reserve is encouraged in these areas. Also, contiguous reserve areas, river setbacks, quiet areas, scenic areas and wildlife habitat areas are encouraged.

## Other Zoning Considerations: General

Many zoning issues have already been addressed in the preceding paragraphs and in the Goals & Objectives chapter; however, the following items in the current zoning ordinance are recommended for review:

### **General Provisions**

A thorough review of the general provisions section of the current Zoning Ordinance should be completed to ensure that the needs and goals of the township are being addressed.

### **Permitted and Special Land Uses**

A thorough review of permitted and Special Land Uses in all districts is needed to ensure all possible land uses are being addressed in appropriate districts.

### **Site Plan Review**

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

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

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

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

### **Supplemental Regulations**

Also, the Zoning Ordinance should contain more comprehensive Site Development Standards for more intense Special Land Uses (Supplemental Regulations).

This plan also recommends revamping the Planned Unit Developments (PUD) standards in appropriate districts. The purpose of such a planning tool allows design and use flexibility on a given site while at the same time protecting present and future residents from the adverse effects of unplanned or unregulated development. This approach allows the applicant to utilize innovative designs and methods

to control the effects of development rather than having rigid numerical zoning standards dictate design parameters. Allowing the Township and developers to work together to set flexible design parameters can result in low intensity development that is designed around natural features, clusters residences, neighborhood business opportunities, and other development takes the needs, desires, and character of the Township in consideration.

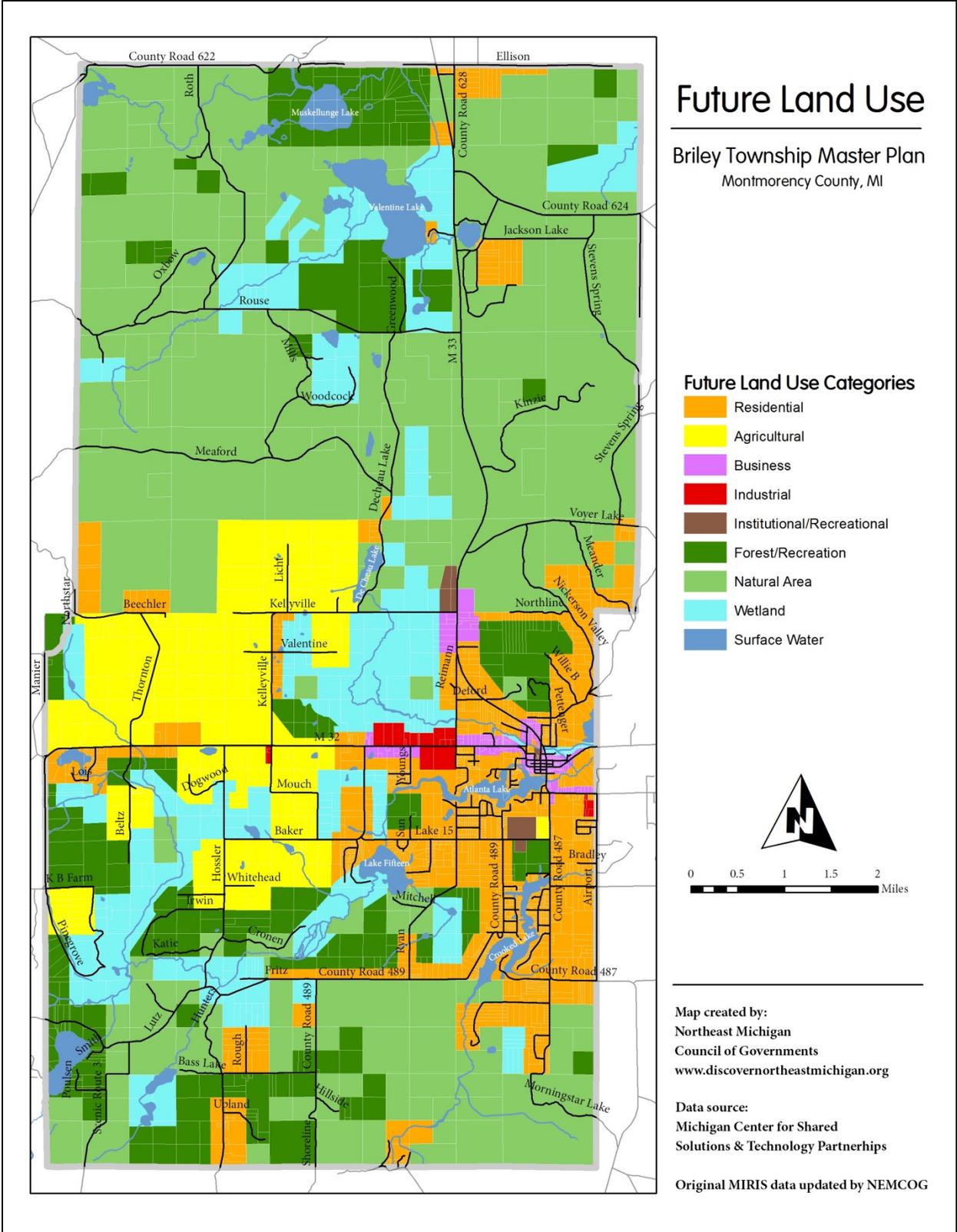


Figure 7.1

**Briley Township Zoning Map**

- Roads
- ~ Rivers
- ☪ Lakes
- ▭ Parcels
- ▭ Sections

**Briley Township Zoning**

- ☐ Agricultural
- ☐ Forest Recreation
- ☐ General Residential
- ☐ Heavy Commercial
- ☐ Industrial
- ☐ Light Commercial
- ☐ Old Town District
- ☐ Restricted Residential
- ☐ Surface Water



**NEMCOG**  
 Map Produced by the  
 Northeast Michigan Council of Governments  
 February 2010

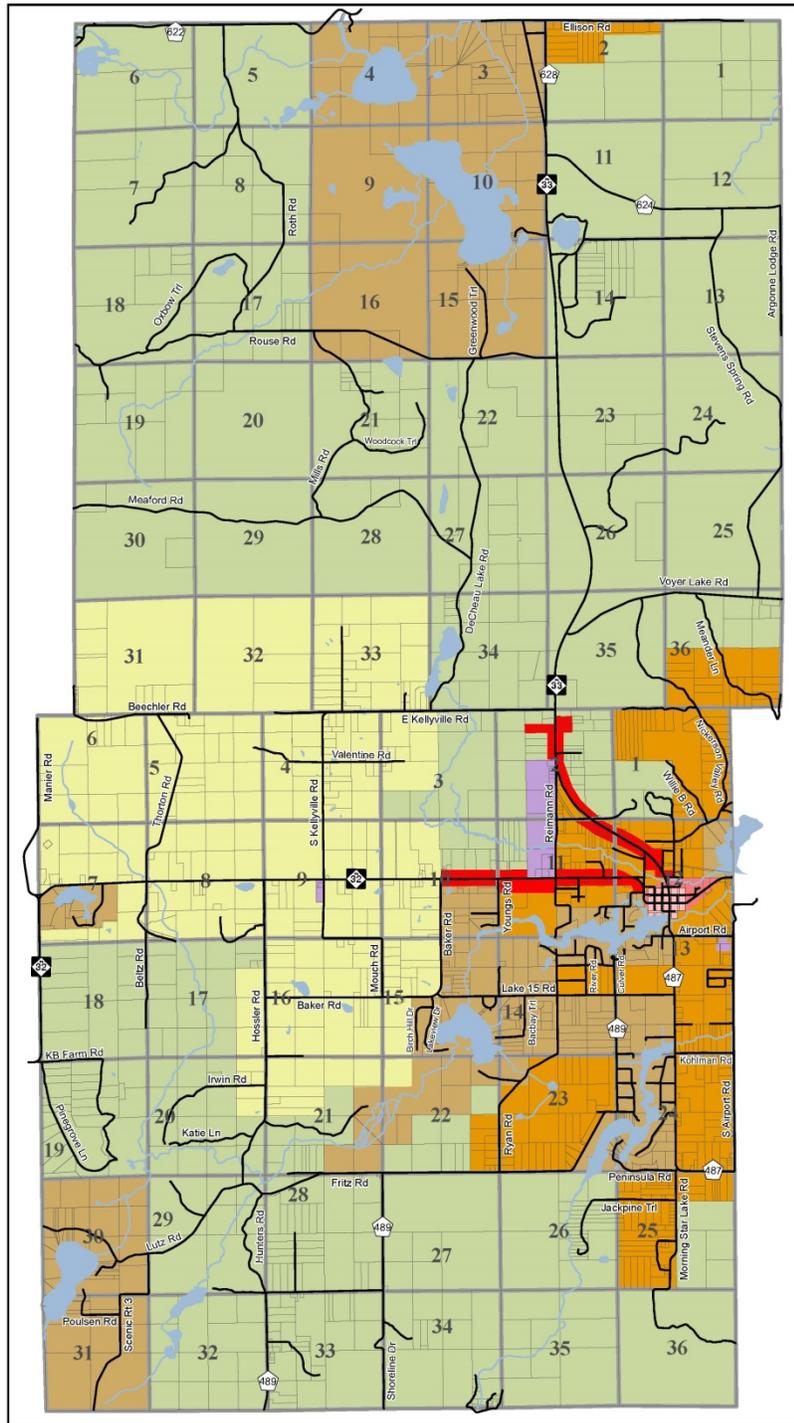


Figure 7.2

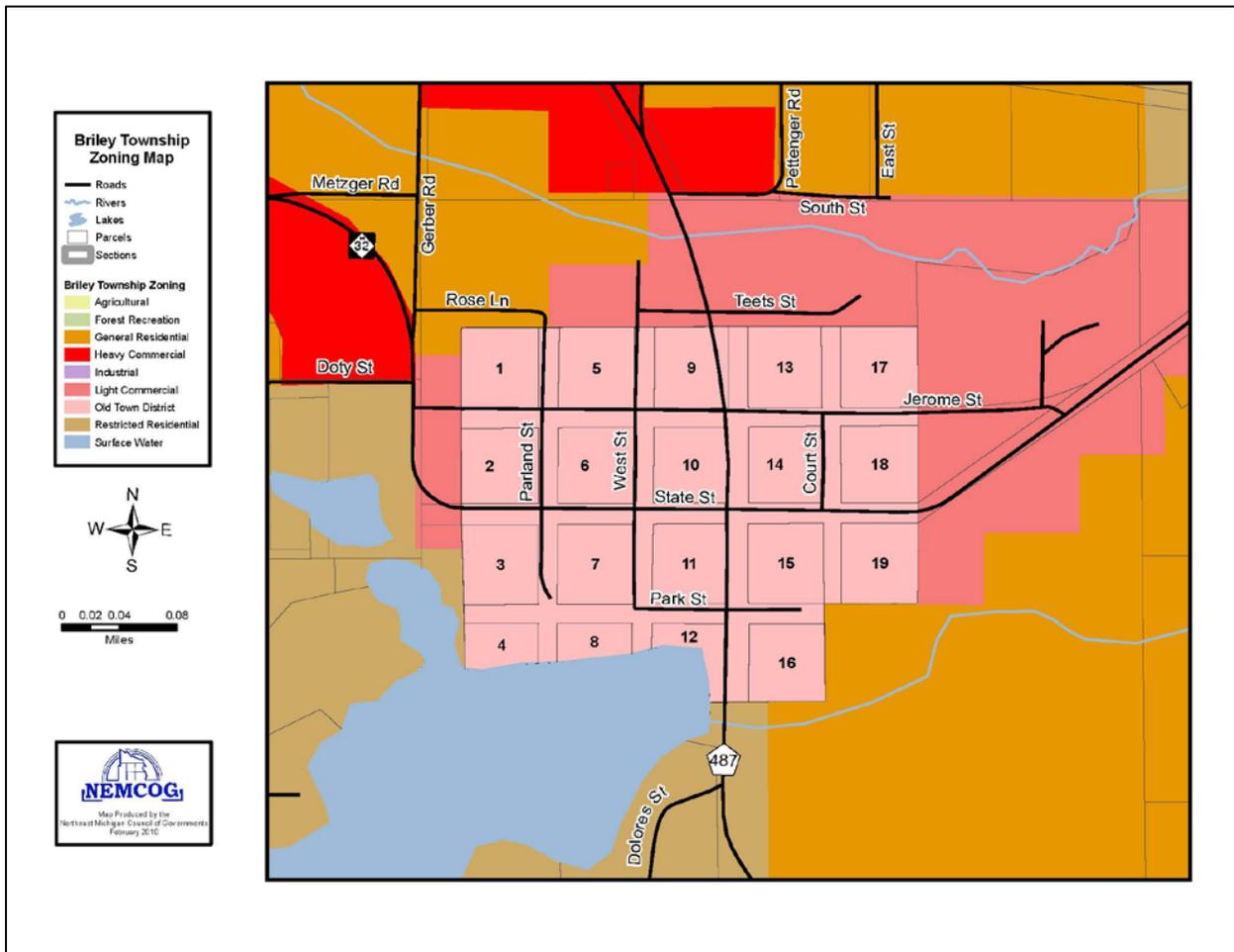


Figure 7.3

# Chapter 8

## Adoption & Implementation

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### Plan Coordination & Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to develop the Briley Township Master Plan was sent on April 21, 2015, to all adjacent communities and other relevant entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing and entities notified can be found at the end of this chapter.

After the draft plan was completed by the Briley Township Planning Commission with the assistance of NEMCOG, the draft was transmitted to the Briley Township Board of Trustees for approval to distribute the plan for review and comment. The draft plan was transmitted on July 27, 2016, to entities notified at the initiation of the plan development. After the required 63-day comment period, a public hearing notice was transmitted to all required entities. A copy of all relevant information can be found at the end of this chapter.

### Public Hearing

A public hearing on the proposed Master Plan for Briley Township, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on October 10, 2016. Section 43 of the Act requires that a 15 day notice of the public hearing be given in a publication of general circulation in the municipality. A notice of the public hearings was published in the Montmorency Tribune. Copies of the public hearing notice are reproduced at the end of this chapter. The purpose of the public hearing was to present the proposed Master Plan and to accept comments from the public.

### Plan Adoption

The Briley Township Planning Commission formally adopted the Master Plan on October 10, 2016. The Briley Township Board of Trustees passed a resolution of adoption of the Master Plan on October 17, 2016. After adoption, the final plan was transmitted to all required entities.

### Plan Implementation

The Master Plan was developed to provide a vision of the community's future. It will serve as a tool for decision making on future development proposals. The plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road maintenance and development, future capital improvements, community group activities, tax incentive decisions, and administration of services.

On an annual basis, the Briley Township Planning Commission will review the goals and objectives of the Master Plan and identify and prioritize three to four working objectives per year. These identified priority items will be the focus of the Planning Commission's activity throughout that particular year.

This will allow the Planning Commission to work on a proactive basis in order to better accomplish the goals identified in the Master Plan.

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

### **Grants and Capital Improvement Plan**

The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities prioritize and budget for capital improvement projects, (such as infrastructure improvements, park improvements, etc.). A Capital Improvements Program (CIP) typically looks six years into the future to establish a schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

### **Recreation Plan**

The Townships must have a current DNR-approved Community Recreation Plan to be eligible for recreation grant funding. Background information presented in this Master Plan update would serve as part of a township recreation plan. Additional work would include developing information on existing recreational facilities within the Township and the region, recreation goals and an action program for existing and proposed facilities. The DNR-approved Recreation Plan covers a five-year planning period. Grant funds can be pursued for recreation projects identified in the Master Plan and Community Recreation Plan.

### **Zoning Plan**

The Master Plan serves as the foundation upon which the Briley Township Zoning Ordinance is based. Section 33 of P.A. 33 of 2008, as amended, requires the Master Plan to contain a Zoning Plan – an explanation of how the land use categories on the future land use map relate to the districts on the zoning map. The zoning ordinance is the primary tool for implementing the Briley Township Master Plan. This plan recommends the Township zoning ordinance be reviewed to ensure the regulations are consistent with the goals and the future land use plan. At that same time, the zoning ordinance should be reviewed to assure it conforms to current State of Michigan regulations.

Current zoning standards and allowable uses in each district will be reviewed and evaluated to determine if changes are needed in order to facilitate the orderly development of Briley Township while maintaining its existing rural character and providing for innovative approaches for new development and re-development. Regulations will be reviewed to ensure that they are consistent with the existing character of the Township and do not create an abundance of nonconforming structures. Chapter 6 addresses many general and specific goals and objectives that will be achieved through zoning updates and Chapter 7 also addresses the Zoning Plan.

## **Legal Transmittals & Plan Documentation**

The following pages contain documentation from the master planning process.

**Affidavit of Mailing**  
**Notice of Intent to update Master Plan**

I Theresa Huff certify communities and utilities on the attached list were sent a Notice of Intent to update the Briley Township's Master Plan on 4/21/15. The Notice of Intent was transmitted in accordance with MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008

Theresa Huff  
Name

4/21/15  
Date

**Briley Township**  
**Notice of Intent to Update Township Master Plan**

Date: 4/21/2015

Briley Township is updating its Master Plan. As required by MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008, notification is being sent to Montmorency County and all adjacent townships, cities, villages, area utilities, and other entities to request cooperation and comment.

Prior to, and after adoption of the Master Plan, draft and final copies of the plan will be sent to all governmental units, as defined in the MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008, for review and comment. Utilities and railroads must request copies and in accordance with the planning act, only utilities and railroads may be charged for photo copies and postage.

In accordance with P.A. 33, the township intends to transmit draft and final copies of their Master Plan electronically, either on a CD or via email. If your community does not have the ability to receive the plan electronically, a printed copy can be transmitted. On the form attached to this letter, please indicate if you wish to have copies of the Master Plan sent electronically or by first class mail. *In order to minimize the expense of preparing large numbers of the draft and final plans, we are hopeful that adjacent governmental units will accept (per the Planning Enabling Act) the plan in electronic format, either on CD or via email.*

**Please complete the attached form and return it to NEMCOG by mail or fax. You can also email the information on the form.**

**NEMCOG**  
**P.O. Box 457**  
**Gaylord, MI 49734**  
**989-705-3733**

**FAX: 989-705-3729**

**Email: [rdeuell@nemcog.org](mailto:rdeuell@nemcog.org)**

Thank you for your cooperation.

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Briley Notice Letter to Jurisdictions & Utilities



Article in Montmorency Tribune on Master Plan & Recreation Plan Survey



# News story on WATZ on Master Plan & Recreation Plan Survey



## Today's Country

Covering all of Northeast Lower Michigan



**Thursday, October 15, 2015 9:56 AM**

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- TradeMart
- 105.7 WZTK
- Weather

### Briley Township Updating Master and Recreation Plan

*Wed, 14 Oct 2015 09:35:29 EDT*



Briley Township, with the assistance of the Northeast Michigan Council of Governments (NEMCOG), is updating its Master Plan and Recreation Plan.

The purpose of a Master Plan is to provide guidelines for the future development of the Township while a Master Plan contains background information on the population and housing characteristics, economic development, community services, natural resources and existing land uses. Those characteristics are used to identify important community characteristics, needs and trends.

A Master Plan provides guidelines on how the community would like to grow and recommendations on the type, density and location of development and is the plan on which zoning is based. The Recreation Plan contains plans for the future of the recreational facilities in the Township including the Briley Township Recreation Area, Briley Township Park, and Davis Park.

The Township is required to have a Recreation Plan in order to qualify for grant funding from the Michigan DNR.

The planning process incorporates a community participation element that encourages input from citizens. Briley Township has chosen to gather this public input using a survey which can be filled out and submitted online.

The survey takes 10 to 15 minutes to complete as is available on the Township website at [brileytownship.com](http://brileytownship.com) or at [nemcog.org](http://nemcog.org). Printed versions of the survey are available at the Briley Township Hall, Montmorency County Library in Atlanta, and the Senior Center in Atlanta.

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at 08:54 AM  
  
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Country  
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# Township Board Minutes Approving Distribution of Draft Plan to Adjacent Communities

## BRILEY TOWNSHIP BOARD MEETING MINUTES MONDAY, JULY 18, 2016 6:00 P.M.

Present: Mary Jo Whitmire, Clerk; Bonnie Valentine-Flynn, Treasurer; Bruno Wojcik, Trustee; John Zollars, Trustee; Absent: Mike Wurtsmith, Supervisor.

Guests: Bill Houston, Ken Werner, Tarzan Gehringer, Lee Kaiser, Jim Chapman, Susan Reed, Yvonne Swager, Tom Morton, Jay Streiff, Gordon Green, Nancy Kaiser, Barry Braun, Eric Weigandt

- I. Call to order, Pledge of Allegiance Meeting was called to order at 6:P.M. by Bruno Wojcik
- II. Roll Call, Establishment of Quorum
- III. Approval of Agenda, Additions or Deletions : Motion by Valentine- Flynn, seconded by Whitmire to approve agenda as presented. Motion carried 4-0
- IV. Minutes, Board meeting of May 16, June 20: Motion by Flynn, seconded by Zollars to accept the minutes of May 16, 2016. Motion carried 4-0. Motion by Zollars, seconded by Valentine-Flynn to accept the minutes of June 20, 2016. Motion carried 4-0.
- V. Correspondence: Clerk Whitmire presented correspondence from MTA regarding Special Event Guidelines.
- VI. Finance Report
  - A. Treasurer Financial Report: General Fund \$150,722.01; Water Fund \$31,721.29; Road Fund \$220,938.98; Tax Fund \$71,366.26 Dock Fund \$3,695.37 Park Millage \$113,876.78. Quarterly report; General Fund CFCU Certificate \$48,155.45; Road Fund \$69,773.52 PNC Certificate \$159,659.65 AAACU Cert \$40,045.33 CFCU Cert \$59,607.16 Motion by Whitmire, seconded by Zollars to accept the financial report. Motion carried 4-0.
  - B. Accounts Payable; Motion by Whitmire, seconded by Zollars to accept accounts payable in the amount of \$27,886.44. Roll call: Zollars Yes; Wojcik Yes; Valentine-Flynn Yes; Whitmire Yes. Motion carried 4-0.

Public Comments: Tarzan Gehringer addressed the board regarding continual problems with his neighbor. Barry Braun, zoning and blight officer, replied that there is nothing that the township can enforce as we have no ordinances regarding his complaints.

- VII. Employee/Community Reports:
  - A. Public Works/Maintenance Department Trustee Zollars questioned the length of the grass in the downtown park. It was his belief that it should be left longer when moved with the hope it would grow better. The maintenance supervisor will address this issue with spot mowing a possible solution.

"This institution is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint for or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov)."

- B. Zoning Administer/Blight Officer: Zoning permits are down, and blight complaints are up. Barry has, also, spoken with Joe Stone regarding the condition of the downtown dock. The recommendation of the building inspector, along with 2 licensed contractors, was to demo the structure, when funds are available, as it was beyond repair as it currently stands.
- C. Montmorency County Sheriff Department: no report
- D. Tri Township E.M.S: no report
- E. Tri Township Fire: Annual audit was passed with no problem. Different entities, such as, Fire/EMS Members Charity and the Sherriff's Department are using the meeting room.
- F. Atlanta Municipal Airport: Trustee Zollars questioned Briley's townships payment of the annual airport allocation. This was included in the payables approved at this meeting. The annual audit was presented.
- G. Montmorency County Road Commission: Commissioner Chapman questioned the lack of settlement between Briley Township and the County. He was made aware there were many reasons for this. Briley Twp is working diligently to correct and solve this problem.
- H. Planning Commission-Motion re: distribution of Master Plan: Gordon Green commented the Master Plan was submitted and available for distribution. Motion made by Whitmire, seconded by Valentine-Flynn that the Master Plan should be put out for distribution. Motion carried 4-0. Motion for resolution for final approval of the Master plan by the Briley Township Board was made by Zollars, seconded by Valentine-Flynn. Roll call vote: Wojcik, yes; Whitmire, yes; Zollars, yes; Valentine-Flynn, yes. Resolution adopted 4-0- 1 absent.
- I. Parks and Recreation- Jay Streift presented paperwork showing two snowmobiles with prices on each. He felt either of these could be used to groom ski trails at the Pettinger Rd. Recreational Site. It was decided to table the snowmobile and gasoline request until next month to give the Board time to check the budget. The possibility of fundraising was discussed. The committee has some ideas regarding this. Whitmire, also, reported additional interest in that area by Chris Moe-Herrlick who heads the canine search and rescue unit here. There was a brief discussion regarding ATV's and ensuing problems as they increase in popularity.

IX. New Business

- A. Atlanta Area Chamber of Commerce- Elk Fest Parade
- B. Water Trail Resolution -- Gordon Green presented a resolution for the Thunder Bay River which was previously passed by Avery Township. Motion was made by Zollars, seconded by Whitmire, to adopt this resolution. Roll-Call: Wojcik, yes; Whitmire, yes; Zollars, yes, Valentine-Flynn. Resolution passed 4-0 Absent-1. A draft of a flyer for the River Rules was presented by Gordon Green and Bill Houston. There was some question regarding distribution of these. Wojcik stated that the tourism council will pay \$1000 for the printing of the brochures. Valentine-Flynn will check the budget line, Community Promotions, for monies to purchase the signs. Motion by Whitmire, seconded by Valentine-Flynn, to pay the approximate cost of \$600 for the signs and holders. Roll-Call Vote Wojcik, yes; Whitmire, yes; Zollars, yes; Valentine-Flynn, yes; Carried 4-0. 1 Absent.
- C. Elk Fest Parade- Motion by Valentine-Flynn, seconded by Whitmire that M-33 be closed for the 32st Annual Elk Fest Parade on September 23, 2016, 5:30 p.m., from the Montmorency Courthouse to the Atlanta Post Office. Motion carried 4-0.
- D. Thunder Bay Quilt Guild - Motion by Valentine-Flynn, seconded by Whitmire, to approve a charitable gaming license for Thunder Bay Quilt Guild with the stipulation of obtaining their non-profit paperwork. Resolution passed 3-1. Zollars Nay.

X. Old Business:

"This institution is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint for or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov)."

A. SBA Communications Lease: Tabled due to absence of Supervisor Wurtsmith.

XI. Public Comments: Nancy Kaiser requested a fall township clean-up day before the Elkfest. Tom Morton commented the Sport Boosters will be working on downtown clean up.

XII. Board Reports: None

XIII. Adjournment: Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Mary Jo Whitmire  
Briley Township Clerk

**THE NEXT BRILEY TOWNSHIP BOARD MEETING WILL BE HELD ON  
MONDAY, AUGUST 15, 2016 6:P.M. AT BRILEY TOWNSHIP HALL**

"This institution is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint for or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov)."

Township Board Resolution for Right to Final Approval of Master Plan

Resolution \_\_\_\_ of 2016

**BRILEY TOWNSHIP MASTER PLAN**

**RESOLUTION FOR FINAL APPROVAL  
BRILEY TOWNSHIP BOARD OF TRUSTEES**

**WHEREAS,** Briley Township has undertaken development of a Master Plan to guide development; promote the public health, safety, and welfare of the Township; to encourage the proper use of resources; to facilitate recreation and other public improvements; and to consider the character of the Township and suitability of particular land uses, and

**WHEREAS,** Section 43(3) of Public Act 33 of 2008, commonly known as the Michigan Planning Enabling Act, gives the Township Board the authority to assert the right to make final approval or rejection of said Master Plan, and

**WHEREAS,** The Briley Township Board of Trustees has a responsibility to the citizens of Briley Township to provide for and promote the public health, safety and general welfare of the Township, and

**NOW, THEREFORE BE IT RESOLVED,** that the Briley Township Board of Trustees hereby asserts the authority to make the final approval or rejection of the Briley Township Master Plan as a guideline for improving the overall quality of life for the residents of Briley Township.

Yeas: 4

Nays: 0

Absent: 1

I HEREBY CERTIFY, that the forgoing Resolution was adopted at a regular meeting of the Briley Township Board of Trustees, held on July 19, 2016

07-26-16  
Date

*Mary Jo Whitmore*  
Briley Township Clerk

Affidavit of Mailing of Draft Plan to Adjacent Communities

**Affidavit of Mailing**

**Transmittal of Draft Master Plan to Adjacent Communities**

I, Theresa Huff, certify that the communities/utilities on the following list were sent the draft Briley Township Master Plan on 7/27/16. The draft plans were transmitted in accordance with the MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008, as amended.



7/27/16

Name

Date

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

1. Montmorency Count Board of Commissioners
2. Vienna Township Planning Commission
3. Montmorency Township Commission
4. Hillman Township Commission
5. Avery Township Commission
6. Loud Township Commission
7. Albert Township Commission
8. Michigan Department of Transportation

Affidavit of Publication – Public Hearing Notice

**NOTICE**

**WEDNESDAY, SEPTEMBER 21, 2016**

The Briley Township Planning Commission shall hold a public hearing on the proposed Master Plan on Monday, October 10, at 6 p.m. at the Briley Township offices at 11331 West Street, Atlanta, Michigan.

The Master Plan can be viewed at the Briley Township Hall or accessed via the internet at <http://www.discovernortheastmichigan.org/masterplans.asp>. Please submit any written comments to: Denise Cline, Northeast Michigan Council of Governments, PO Box 457, Gaylord, MI 49734 or via email at [dmcline@nemcog.org](mailto:dmcline@nemcog.org).

20

**Affidavit of Publication**



Post Office Box 186, 12626 State Street, Atlanta, Michigan 49709  
Telephone (989) 785-4214 FAX (989) 785-3118

State of Michigan

ss

County of Montmorency

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

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

September 21, 2016

\_\_\_\_\_  
Publisher

William Pinson

Subscribed and sworn to before me this 21<sup>ST</sup>

day of September A.D. 2016

Tina Juergetz Notary

Tina Juergetz

Public, Montmorency County, Michigan.

Acting in Montmorency County, Michigan.

My Commission expires on January 1st, 2017

No. \_\_\_\_\_

Filed \_\_\_\_\_

\_\_\_\_\_  
Judge of Probate

7/2016

**RESOLUTION OF ADOPTION  
BY THE BRILEY TOWNSHIP PLANNING COMMISSION  
Briley Township Master Plan**

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

WHEREAS: The Briley Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township and;

WHEREAS: Briley Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Briley Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Montmorency County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Montmorency County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on October 10, 2016, before the Planning Commission, with notice of the hearing being published in the Montmorency Tribune on September 21, 2016, in accordance with Section 43(1) of the Act, and;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Briley Township Planning Commission as the Briley Township Master Plan on this 10th day of October, 2016.

Motion: Nancy Kaiser to send resolution of Master Plan to Briley Township Board Second: Woscik, Bruno

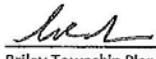
Ayes: Gordon Green, Nancy Kaiser, Mary Freeman

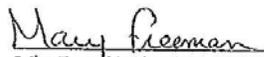
Nays: Bruno woscik abstaining Briley Township board vote

Absent: Rob Roy

**Certification**

I hereby certify that the above is a true and correct copy of the resolution adopted at the October 10, 2016, meeting of the Briley Township Planning Commission.

 Chair  
Briley Township Planning Commission

 Secretary  
Briley Township Planning Commission

8/2016

RESOLUTION OF ADOPTION  
BY THE BRILEY TOWNSHIP BOARD OF TRUSTEES  
Briley Township Master Plan

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

WHEREAS: The Briley Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township and;

WHEREAS: Briley Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

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WHEREAS: The plan was presented to the public at a hearing held on October 10, 2016, before the Planning Commission, with notice of the hearing being published in the Montmorency Tribune on September 21, 2016, in accordance with Section 43(1) of the Act, and;

WHEREAS: The Briley Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on October 10, 2016, and;

WHEREAS: The Briley Township Board of Trustees has by resolution asserted the right to approve or reject the plan;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Briley Township Board of Trustees as the Briley Township Master Plan on this 17<sup>th</sup> day of Oct, 2016.

Motion: To Adopt the resolution as presented by the Briley Township Planning Comm for Briley Twp Master Plan Second: Zollars

Ayes: Planning Comm for Briley Twp Master Plan

Zollars, Valentine Flynn

Nays:  
None

Absent: none  
Whitmire, WurtSmith

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the Oct. 17, 2016 meeting of the Briley Township Board of Trustees.

# Appendix

## Briley Township Survey Results

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### **Public Input Survey**

The following pages contain the results of the Public Input Survey that was provided online as well as in written form in key locations within the community.

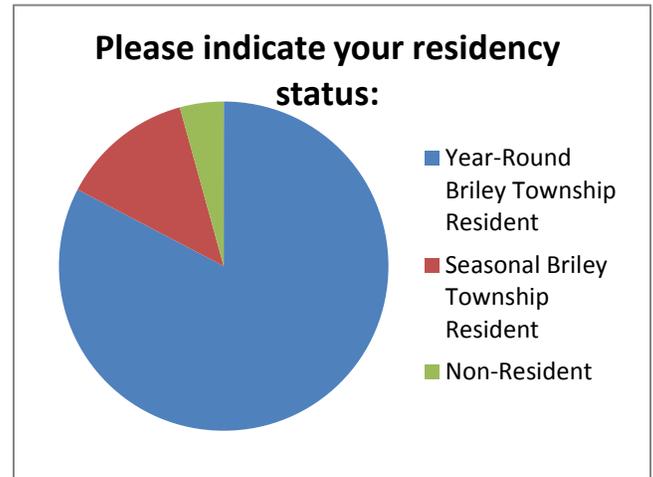
# Briley Township Survey Results

Q1: Please indicate your residency status:

Answer Options	Response Percent	Response Count
Year-Round Briley Township Resident	83.3%	20
Seasonal Briley Township Resident	12.5%	3
Non-Resident	4.2%	1
If non-resident, indicate place of residence		1
<i>answered question</i>		<b>24</b>
<i>skipped question</i>		<b>0</b>

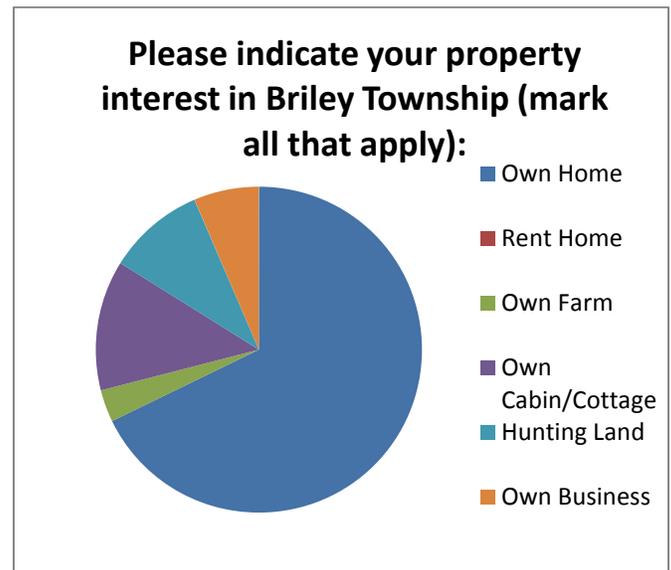
If non-resident, please indicate your place of residence:

- 1 Mount Clemens, MI



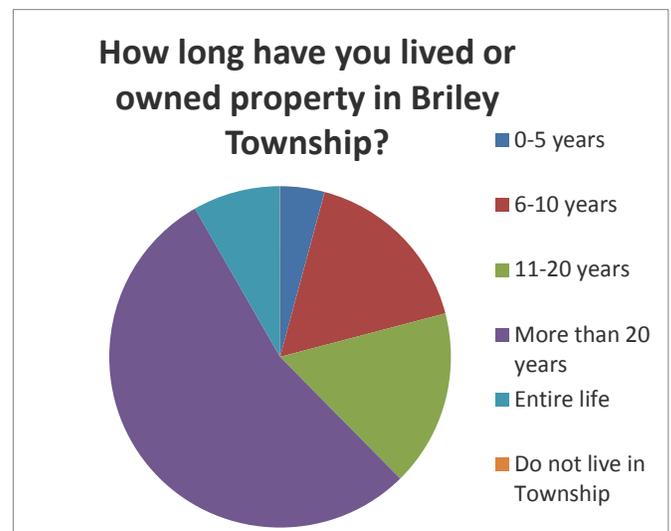
Q2: Please indicate your property interest in Briley Township (mark all that apply):

Answer Options	Response Percent	Response Count
Own Home	91.6%	22
Rent Home	0.0%	0
Own Farm	4.2%	1
Own Cabin/Cottage	16.7%	4
Hunting Land	12.5%	3
Own Business	8.3%	2
Other (please specify)		2
<i>answered question</i>		<b>24</b>
<i>skipped question</i>		<b>0</b>
Number	Other (please specify)	
1	Janesville, WI	
2	Owner of vacant Lots as well.	



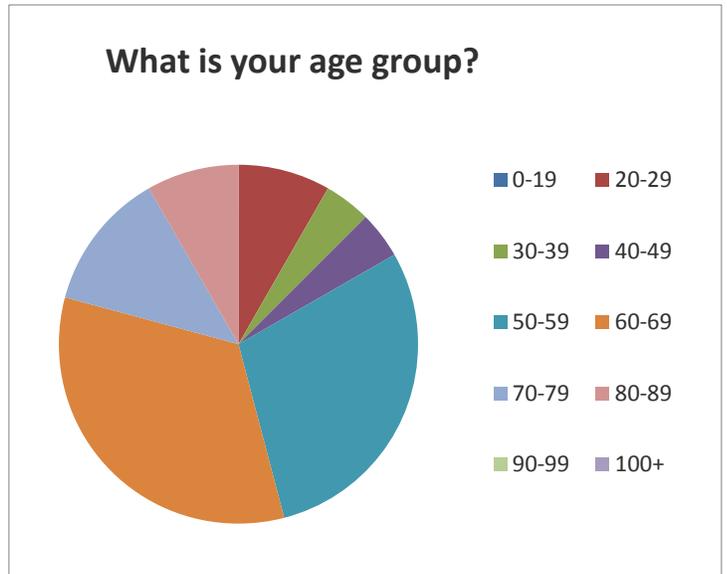
Q3: How long have you lived or owned property in Briley Township?

Answer Options	Response Percent	Response Count
0-5 years	4.2%	1
6-10 years	16.7%	4
11-20 years	16.7%	4
More than 20 years	54.1%	13
Entire life	8.3%	2
Do not live in Township	0.0%	0
<i>answered question</i>		<b>24</b>
<i>skipped question</i>		<b>0</b>



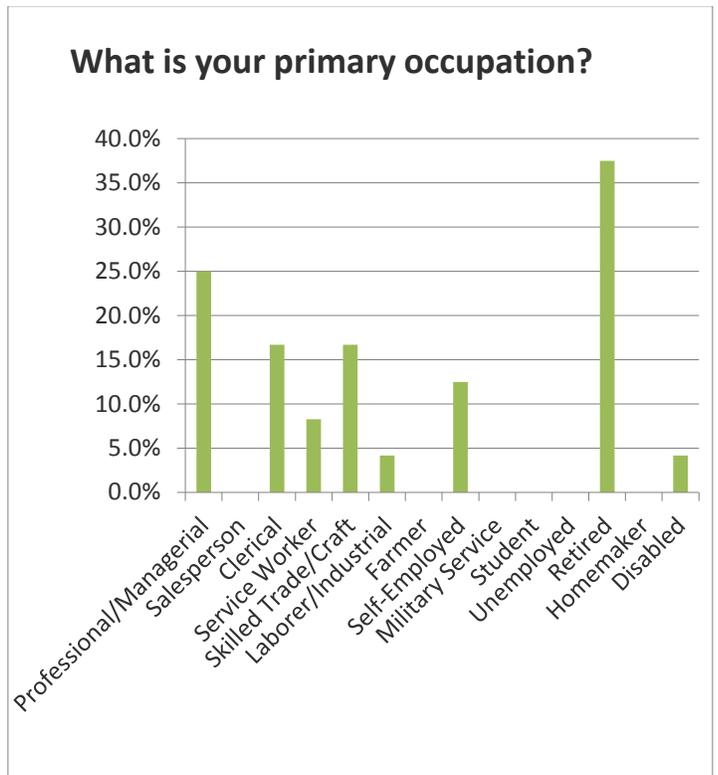
**Q4: What is your age group?**

Answer Options	Response Percent	Response Count
0-19	0.0%	0
20-29	8.3%	2
30-39	4.2%	1
40-49	4.2%	1
50-59	29.2%	7
60-69	33.3%	8
70-79	12.5%	3
80-89	8.3%	2
90-99	0.0%	0
100+	0.0%	0
<b>answered question</b>		<b>24</b>
<b>skipped question</b>		<b>0</b>



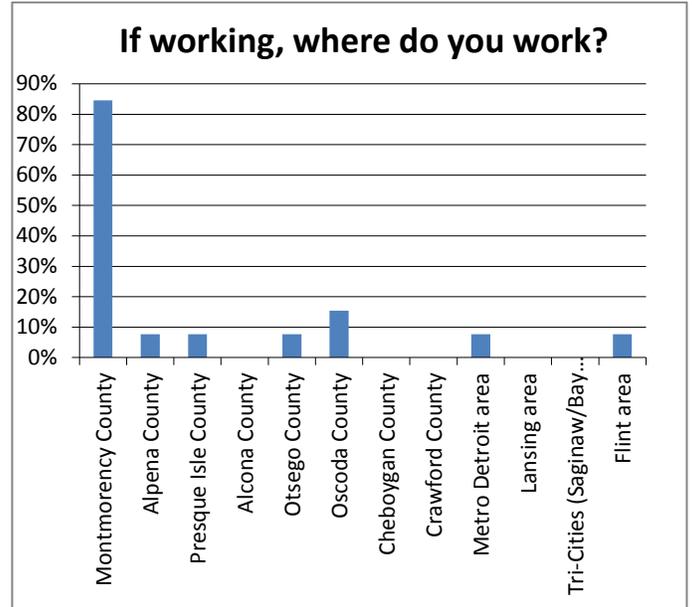
**Q5: What is your primary occupation?**

Answer Options	Response Percent	Response Count
Professional/Managerial	25.0%	6
Salesperson	0.0%	0
Clerical	16.7%	4
Service Worker	8.3%	2
Skilled Trade/Craft	16.7%	4
Laborer/Industrial	4.2%	1
Farmer	0.0%	0
Self-Employed	12.5%	3
Military Service	0.0%	0
Student	0.0%	0
Unemployed	0.0%	0
Retired	37.5%	9
Homemaker	0.0%	0
Disabled	4.2%	1
Other (please specify)		1
<b>answered question</b>		<b>23</b>
<b>skipped question</b>		<b>0</b>
Other: Volunteer FireFighter, with 2 depts.		



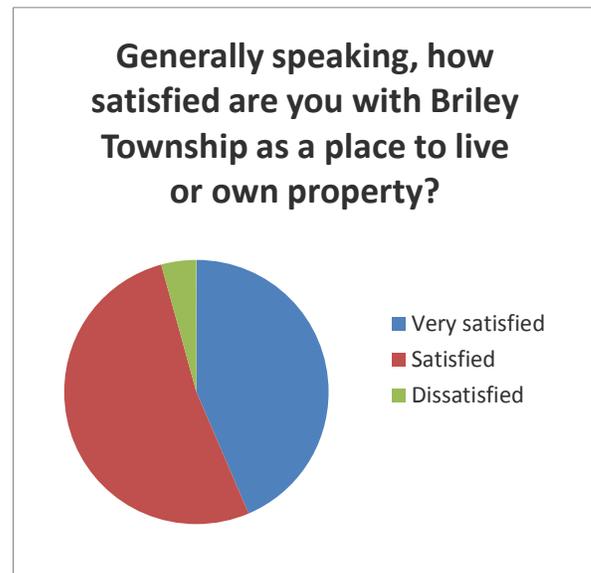
**Q6: If working, where do you work?**

Answer Options	Response Percent	Response Count
Montmorency County	84.6%	11
Alpena County	7.7%	1
Presque Isle County	7.7%	1
Alcona County	0.0%	0
Otsego County	7.7%	1
Oscoda County	15.4%	2
Cheboygan County	0.0%	0
Crawford County	0.0%	0
Metro Detroit area	7.7%	1
Lansing area	0.0%	0
Tri-Cities (Saginaw/Bay City/Midland)	0.0%	0
Flint area	7.7%	1
Other (please specify)		3
<i>answered question</i>		<b>13</b>
<i>skipped question</i>		<b>10</b>
Other (please specify)		
Wisconsin		
Atlanta Chamber of Commerce (volunteer)		
State-wide		



**Q7: Generally speaking, how satisfied are you with Briley Township as a place to live or own property?**

Answer Options	Response Percent	Response Count
Very satisfied	45.5%	10
Satisfied	50.0%	11
Dissatisfied	4.5%	1
<i>answered question</i>		<b>22</b>
<i>skipped question</i>		<b>1</b>



**Q8: What 3 things do you like most about Briley Township (3 biggest assets)?**

- Home town
- Parks on river.
- Fresh air
- Quiet most of the time.
- Friendly people once they get to know you
- The people - friendliness and willingness to help each other
- Quiet Northwoods Location
- Small town atmosphere
- Not a lot of people small population
- Quiet
- Outdoor recreation
- Small town, forgotten in time feeling.
- ORV Trails
- the People that really care about others
- The park.
- Family Heritage
- Small town feel
- small town atmosphere
- Outdoor recreation
- Natural Resources
- Small town
- Fishing pier.
- Small town
- Community spirit willing to help out when called
- Ease of getting around
- Hardworking People
- Small population
- Caring
- Quality of living
- Access to trails, water and public land.
- Elk Viewing
- The church we are members in
- The natural setting.
- Northern Michigan woods
- lakes and rivers
- friendly people
- Briley park
- Access to local leaders
- Woods
- Pavilion.
- Good people
- reasonable taxes
- Recreation and activities
- Availability of basic services-gas-food-Sec of State-P.O.
- Lakes and recreation area true
- Fishing and hunting
- Wildlife
- Friendly people
- Reduced rules and regulations - desegregated lifestyles
- Peace and quiet
- The chamber and township offices working together.
- Peace and quiet.
- Small town
- location
- Local businesses
- Small town atmosphere
- Library

**Q9: What 3 things do you dislike most about Briley Township (3 biggest problems)?**

- Properties in disrepair.
- Taxes.
- Taxes too high.
- Dust & More Dust
- Unpaved Roads
- The high taxes which are higher than most areas
- Not many businesses
- Downtown appearance
- Lack of career opportunities
- Community divided by political factions
- Too few businesses downtown
- lack of interest in our children in our School by many.
- They have a difficult time coming up with solutions to problems.
- No sewer system in town
- Dock/Park
- need more bike and walking paths
- Empty buildings in town
- Passing the buck politically
- Declining school attendance.
- School should close.
- Mud & More Mud
- Lazy People-No motivation to get a job
- All of the zoning rules that other townships around us don't have
- Park equipment
- School system
- Chamber of Commerce
- Recreational trespassers
- the Township office hours. "i understand lack of pay for officers of the board.
- Lack of jobs.
- Empty stores
- lack of things to do
- dock in town needs replacing
- Closing of Recreation area south east entrance
- Lack of community vision
- Empty buildings.
- Pot holes & more Pot holes
- lack of local support for school improvement
- People who had moved here from large towns and want this to turn this one into that
- Few events/activities
- There hasn't been anything new.
- Lack of state's interest in promoting sustainability in the area.
- Having to go so far for any large retailer
- sorry I prefer to be more positive in life.
- Lack of interest of the town's people.
- run down buildings
- Main road M-33 lacks appeal
- needs more playground equipment in park
- Fishing dock
- Suppression of ideas
- No teen center.

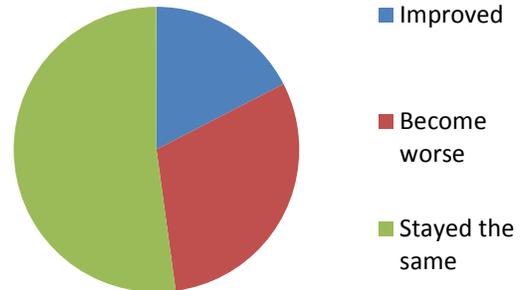
**Q10: Since you have been here, what has happened to the area's quality of life?**

Answer Options	Response Percent	Response Count
Improved	17.4%	4
Become worse	30.4%	7
Stayed the same	52.1%	12
<b>answered question</b>		<b>23</b>
<b>skipped question</b>		<b>1</b>

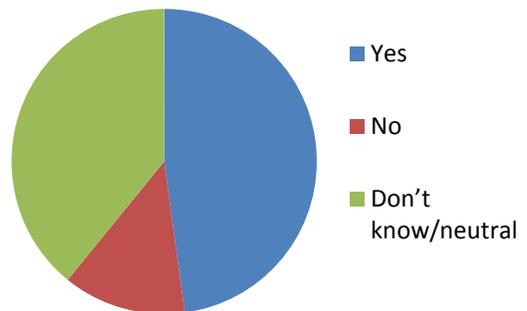
**Comments**

Some people want to make small town into big town.  
 Some things improve, some things deteriorate, can't shake the "blue collar" attitude  
 This used to be a very big hunting area now thanks to the DNR and our law enforcement they've run everyone out of town  
 Compared to a lot of other places in the country, it's a beautiful/friendly place to live. But in the last 10 years it seems like there hasn't been anything brought in or stayed open long enough to keep people around. So they leave.  
 Access points to rivers have been reduced by fencing. Town has become more divided by outside influence.  
 some  
 Businesses have changed, but very little new businesses have moved into the area.  
 Same as all of Michigan.

**Since you have been here, what has happened to the area's quality of life?**



**Do you think people in Briley Township share a sense of community?**



**Q11: Do you think people in Briley Township share a sense of community?**

Answer Options	Response Percent	Response Count
Yes	47.8%	11
No	13.0%	3
Don't know/neutral	39.1%	9
<b>answered question</b>		<b>23</b>
<b>skipped question</b>		<b>1</b>

**Comments**

Not enough participation.  
 Some do.  
 Neutral  
 Once they get to know you, they are so welcoming  
 People are very good at helping others without even asking. Being new to the area this has been very helpful.  
 There is a strata of people that support Community, but there are too many who don't care.  
 Some do but I think the people who try to control things don't always have the community at heart  
 I think some people do, but not enough for a real change.

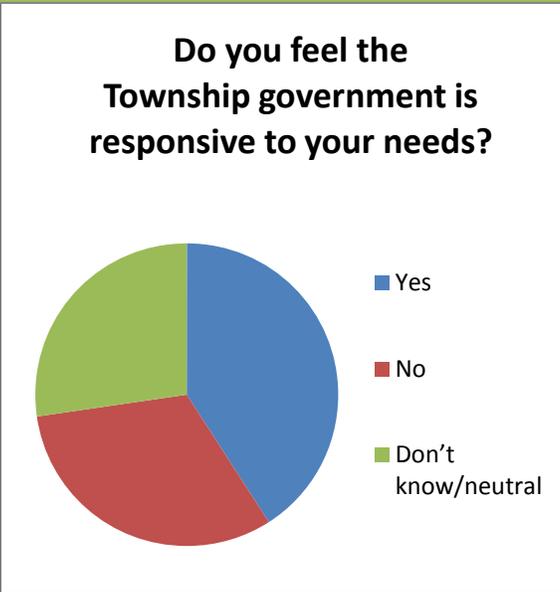
- 9 Yes and no. There are factions that share the sense of belonging, but that keeps the community divided.
- 10 When there are community projects that are for entertainment, people show up, but when there are projects to improve the community, very few show up.
- 11 I never experienced a sense of community until I retired and got involved up here.
- 12 they don't care

**Q12: Do you feel the Township government is responsive to your needs?**

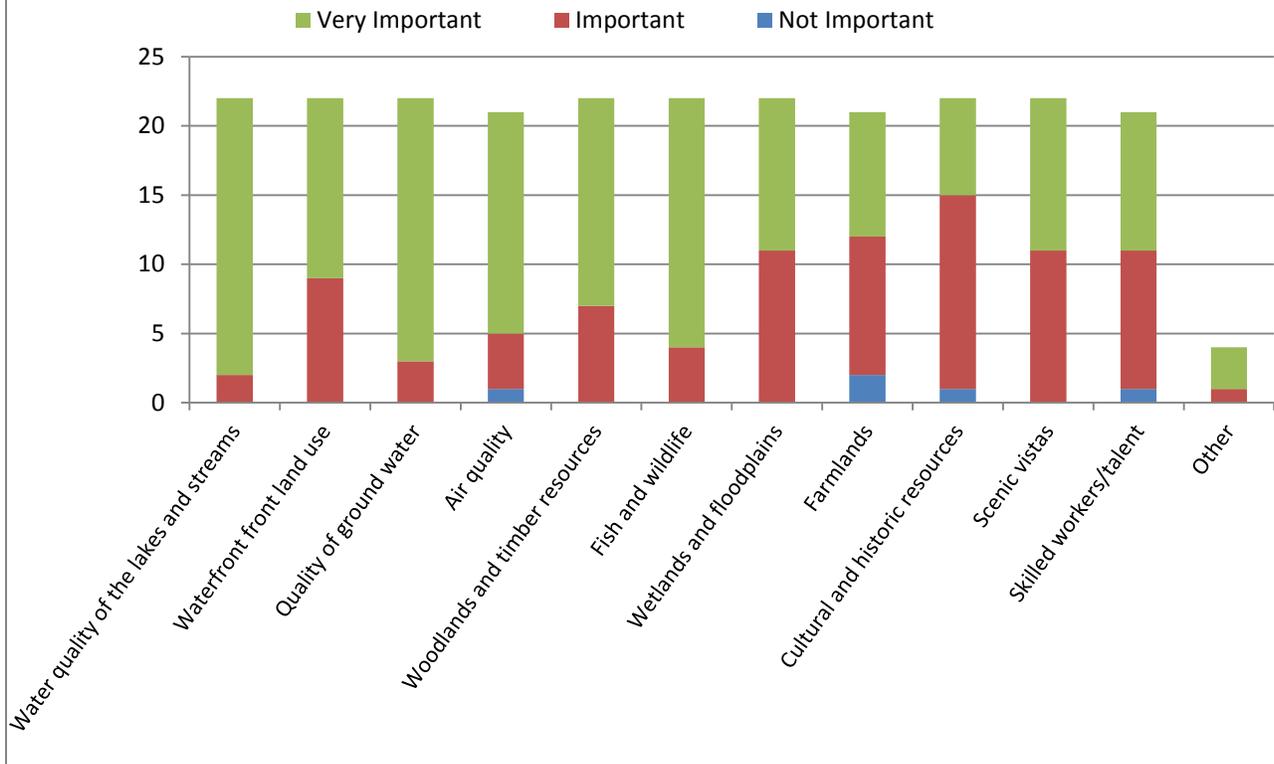
Answer Options	Response Percent	Response Count
Yes	40.9%	9
No	31.8%	7
Don't know/neutral	27.3%	6
<b>answered question</b>		<b>22</b>
<b>skipped question</b>		<b>2</b>

**Comments**

- No publicity about meetings and decisions being made.
- Not to the needs of the poor and those living month to month.
- Not always but I get the sense they really try ... given some handicaps they have to deal with
- We have had excellent dealings with township government.
- Twp gov't is pretty small, I think they try and mean well, sometimes personalities get in the way of 'common good'.
- Yes on occasion
- They have limited resources.
- no cohesion, too much interference between parties involved



**Q13: In your opinion, how important are the following resources to the future of Briley Township?**



**Comments**

ROADS NEED ATTENTION

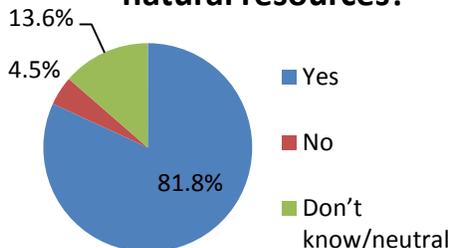
Keeping young people engaged

I think unless there is a reason for people to move to Atlanta, they won't. I think It's very important for growth that there be jobs/career opportunities. It brings people, and people bring revenue to the township.

Trails

jobs

**Q14: Should the Township help protect natural resources?**



**Comments**

Keep our parks as natural as possible.

Amazed at the number of good people trying to make this happen While they should help protect them I don't believe they should have any jurisdiction over them

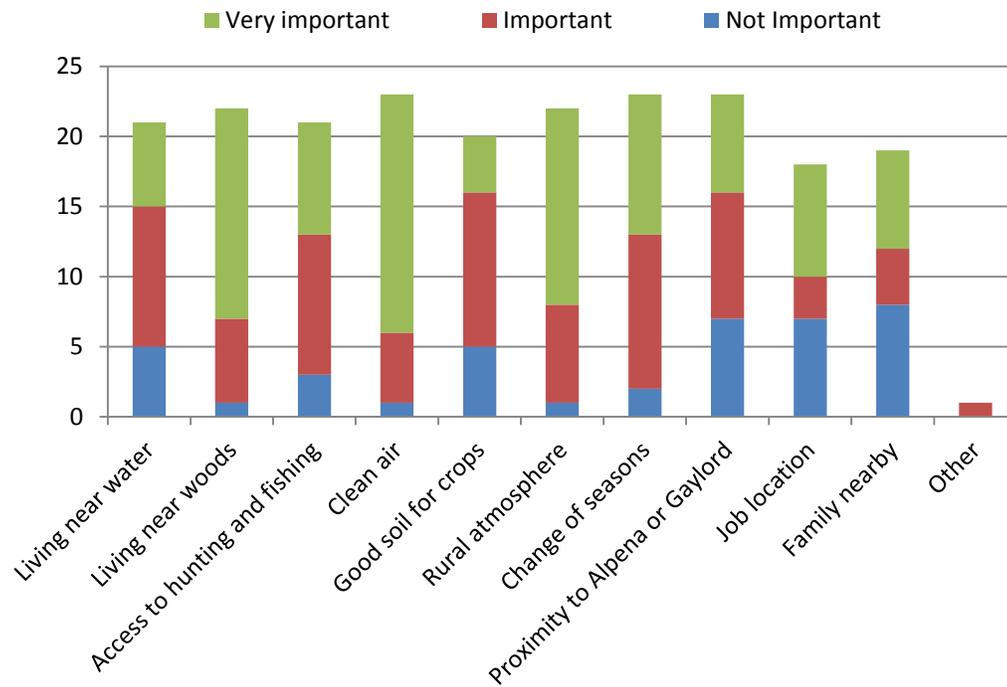
There's a DEQ office in Gaylord for that.

removing the cat tails from the park area would be simple and quick, the DNR burn them off in the late winter in Bay county often.

If we lose our natural resources, we have lost the things that bring people to this area.

They say they do on paper, but actions are louder than words

**Q15: In deciding to live or own property in Briley Township, how important is:**



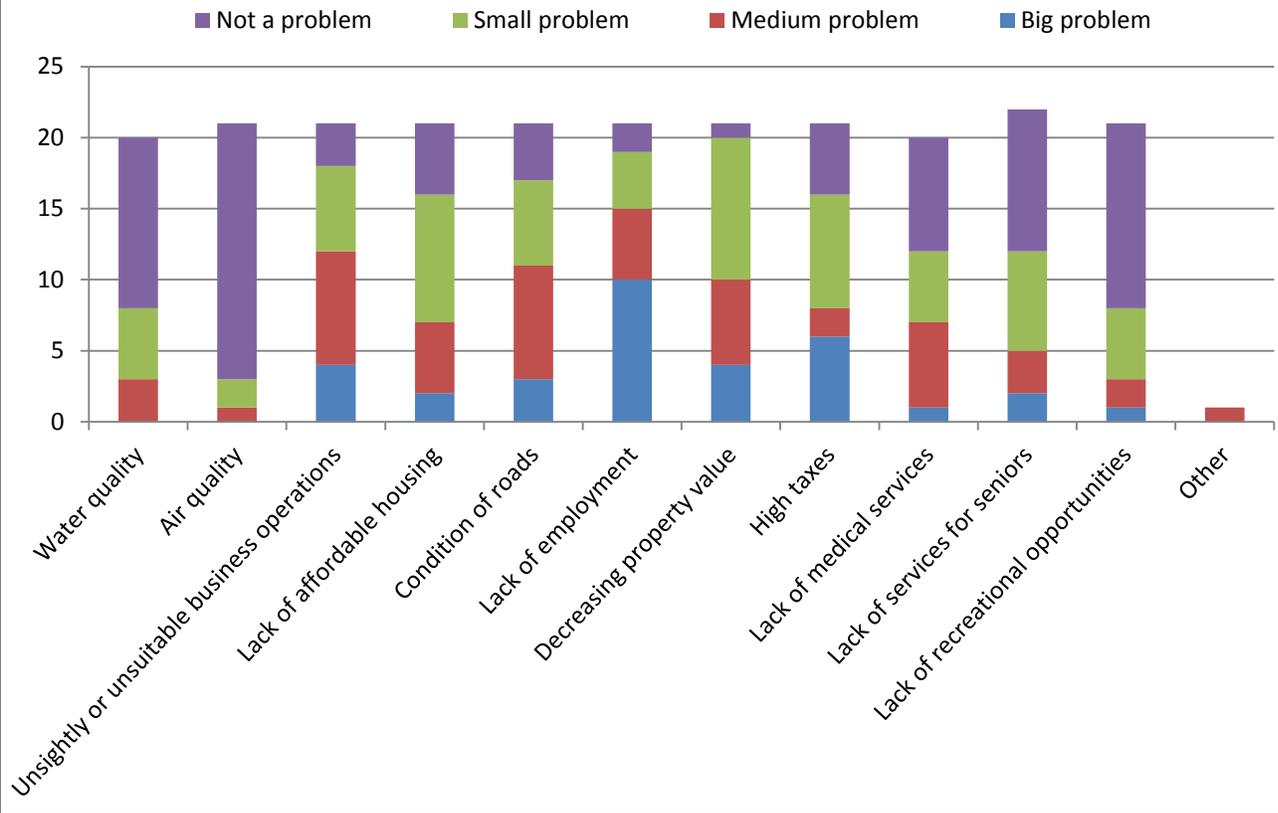
**Comments**

Just a beautiful place to live

Lack of hurricanes!

If you can control the weather or move us closer to Gaylord or Alpena have at it

**Q16: How much of a problem are these issues in Briley Township?  
Check one choice for each item.**



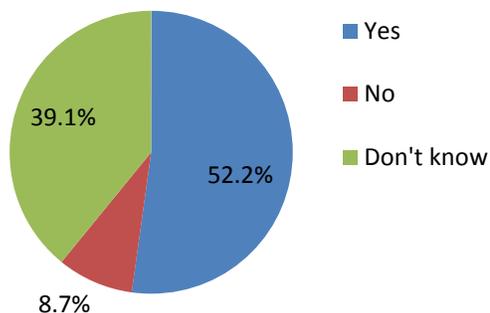
**Comments**

ROADS are the main thorn in our side

lack of full service restaurants

People can find things to do our taxes don't really have to provide them all.

**Q17: Should Briley Township become involved in the Michigan Green Communities Program?**



*Green Communities is a program which connects local governments to other communities by sharing and encouraging creative sustainability projects, programs and policies that save money and offer social and environmental benefits*

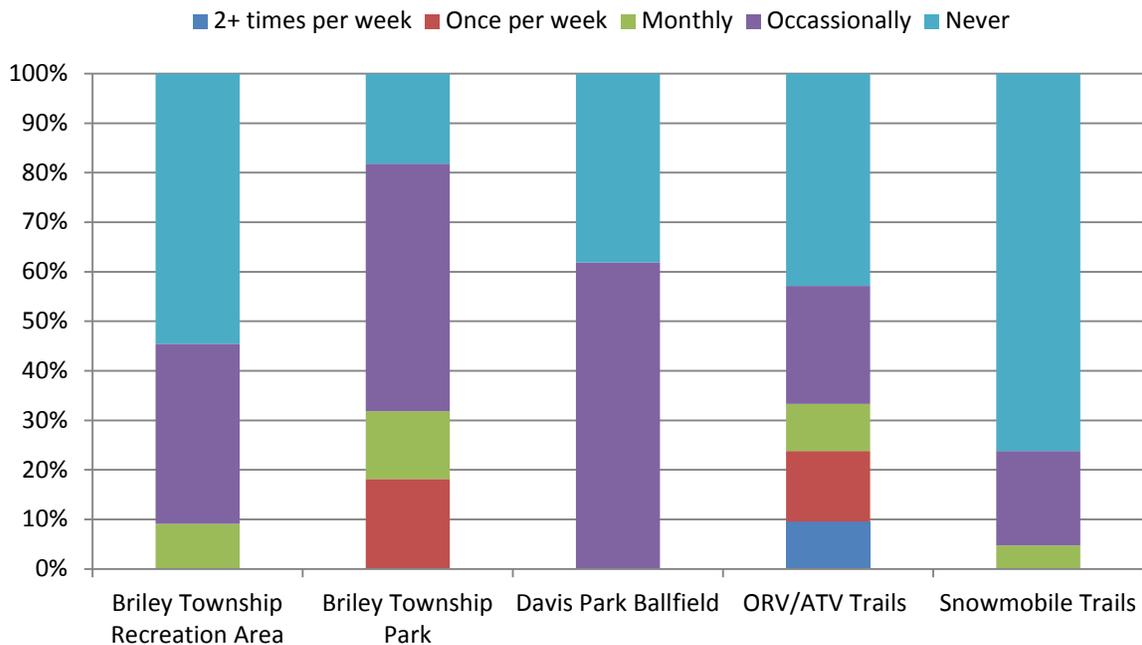
**Q18: Do you know where the following recreational facilities are located within Briley Township?**

Answer Options	Yes	No	Response Count
Briley Township Recreation Area	22	2	22
Briley Township Park	23	0	22
Davis Park Ballfield	20	1	21
State of Michigan ORV/ATV Trails	18	2	20
State of Michigan Snowmobile Trails	18	2	20

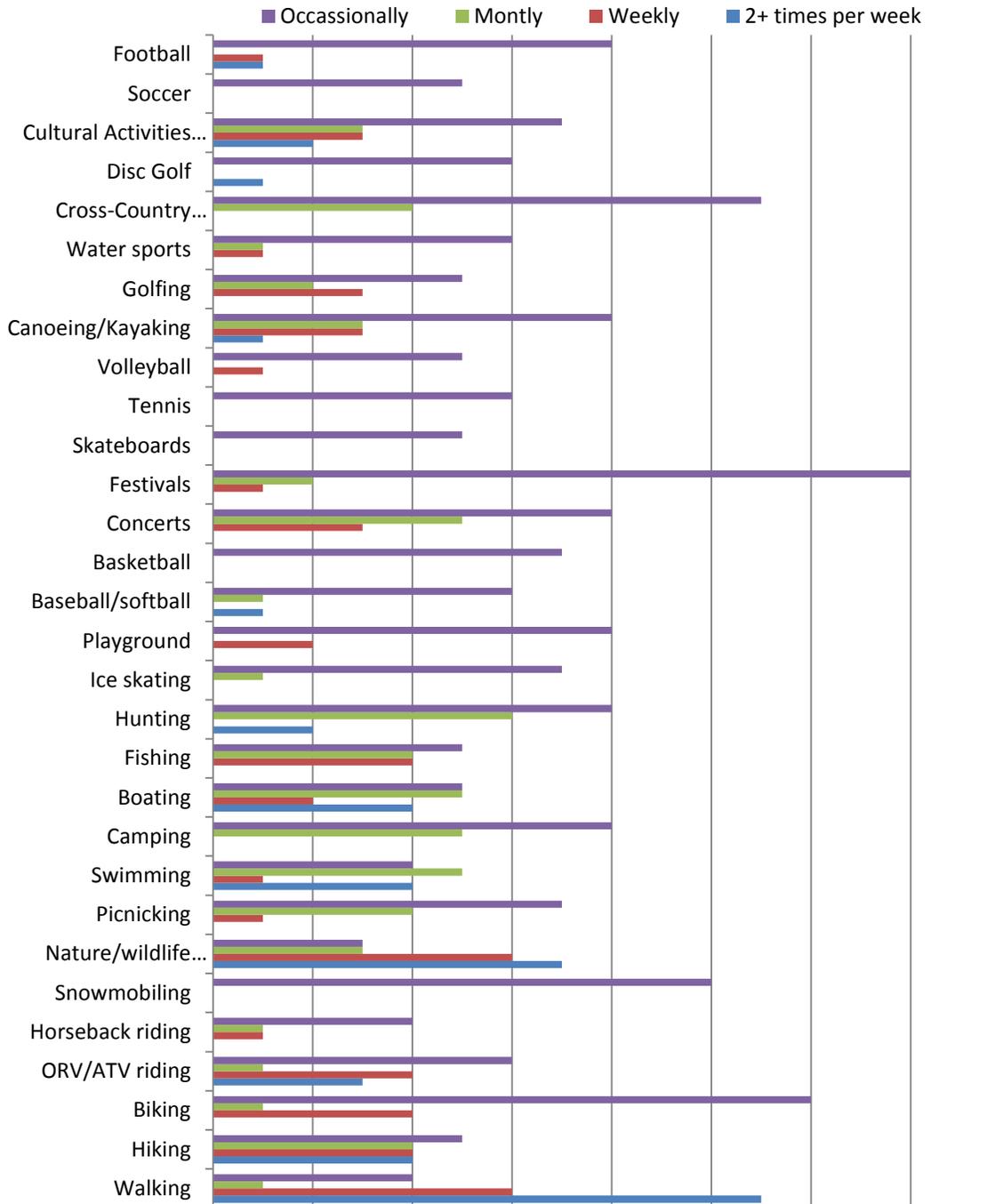
**Comments**

You should push the Horse trails around Avery Lake area. Just advertise them not spend a lot of money on them

**Q19: How often to you use the following recreational facilities? (Rank only in the season in which normal use occurs). Map located below.**



## Q20: Which of the following recreational activities do you engage in?



**Q21: What improvements do you feel are needed to existing recreational facilities in Briley Township?**

---

**Briley Township Recreation Area**

Leave it wild.

okay

Public Awareness

It should be more accessible

Signage for access

Parking, Access, Open restrooms and public amenities

Direction and promotion signage

minimal

Develop cross country ski trails

Re open south east entrance. Mountain bike single track trail

disc golf, mountain biking

---

**Briley Township Park**

Cattails took over swimming area. At one time could swim there.

Dredge for swimming.

More supervised activities.

Fishing dock, new or rebuilt.

okay

More playground equipment

Open restrooms and public amenities

canoe kayak rentals

minimal

More playground equipment for the children.

Remove cattails to improve view, dredge to improve usage, restock with fish.

concerts, special events, town art displays and/or historical info sights.

swings

Outdoor amphitheater, new fishing dock

boat launch, stage

---

**Davis Park Ballfield**

None

okay

I feel Davis Park ballfield should have more seating

Open restrooms and public amenities

Trees and landscaping

minimal

Pavilion next to concession stand.

tournaments, winter softball tournaments, sight for outdoor concerts(summer) sledding hill

playground, shade trees

**Q22: What other recreational facilities do you use in Montmorency County or the surrounding area?**

**Comments**

State land to hunt.

none

Snow Skiing

MDNR Voyer Lake Road gun range. Eating out.

Clear Lake Day Use

As a senior citizen, not as much as when our kids were home.

Mainly use my own property for recreation.

Gaylord's Aspen Park. Alpena bike trails

state land everywhere

**Q23: What recreational activities do you leave the Atlanta area for?**

**Comments**

Movies and concerts.

Hunt outside of area.

None

Snow Skiing

Geocaching

Camping

Fishing

Walking

Shopping

None.

Casino

sledding, water park, classes to learn ie; dance, language, computer classes

sometimes golf

Mountain biking.

geocaching, kayaking

**Q24: If you could add recreational facilities or amenities in Briley Township, what would they be?**

**Comments**

Music in park.

Revamp the gun range for longer shooting and closer pistol shooting.

Fishing dock.

Basketball Court

More use of Airport for community activities

Businesses

A theater

More water fountains.

An exercise gym

Bandshell

Bike/skate park

something for our children

Small Enclosed Toddler Play Area

Single track mountain bike trail

Businesses

skate park

not much,

Movies.

More tables.

More grills in park.

Kayak course on the pond

Stage for Summer Events

sledding/tubing/skiing hill

Businesses

New fishing dock

sledding/toboggan run.

bike trails (interconnected)

zip lines disc golf and a face lift

Dances.

Outdoor amphitheater

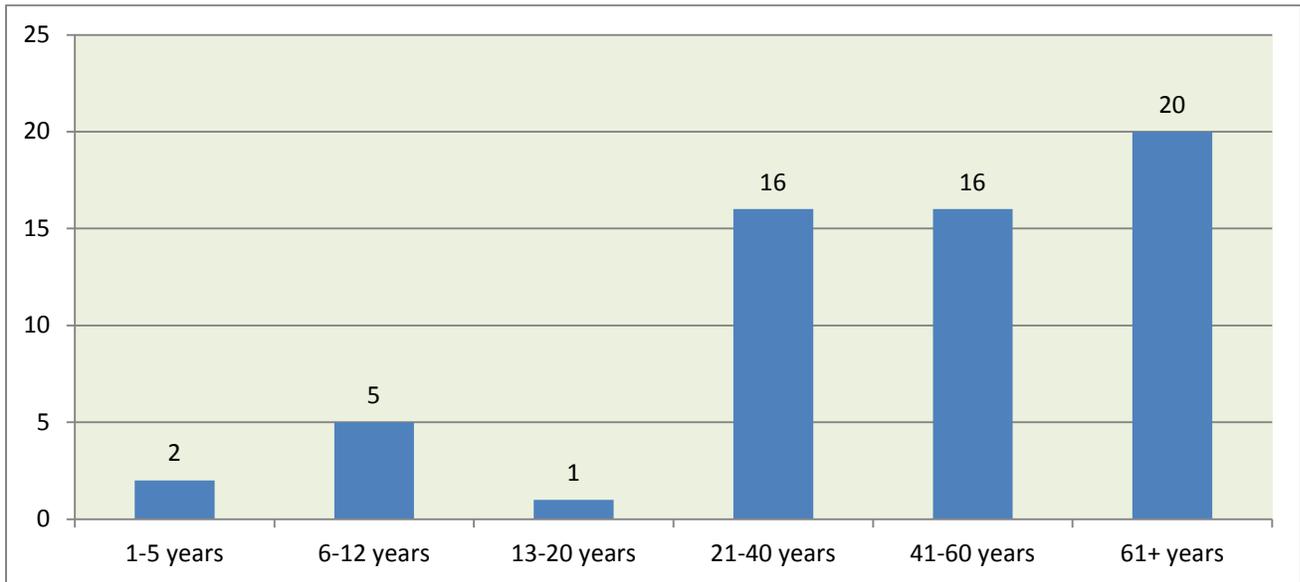
Dedicated "off road" trails Jeep clubs and atv riders could go to. They're just cooler than driving down a dirt trail.

**Q25: Do you have family/friends who travel to the area to use recreational facilities?**

**Comments**

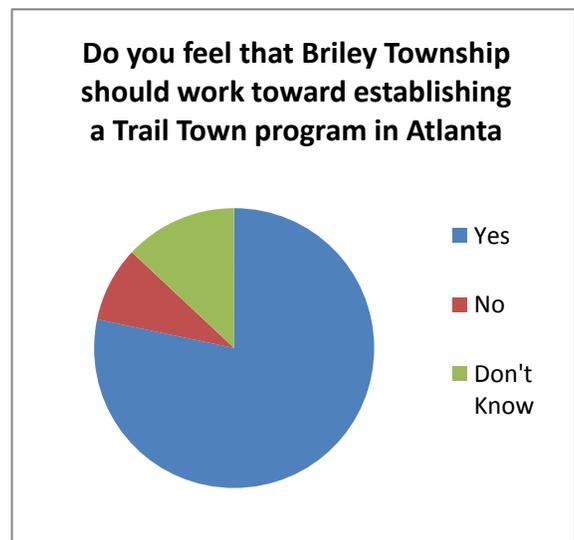
no but then we are seniors	Fishing, hunting, camping, ORV routes
Sno*Drift Rally, hunting, fishing	Hunting in the area.
Camping	No.
Camping	camping, canoeing, fishing, swimming
All three.	fishing, camping
Hunting - Fishing	hunting
geocaching, kayaking, festivals	Fishing, orv riding, hunting, mushrooming, fishing

**Q26: What are the ages of you and your family members?**



**Q27: Do you feel that Briley Township should work toward establishing a Trail Town program in Atlanta? (A community that is "trail-friendly" by meeting the needs of trail users by providing things such as parking areas for trail users, safe connections from trails to the downtown area, and business amenities that trail users find useful).**

Answer Options	Response Percent	Response Count
Yes	78.3%	18
No	8.7%	2
Don't Know	13.0%	3



**Q28: Do you feel there are adequate job opportunities in Briley Township?**

Answer Options	Response Percent	Response Count
Yes	4.8%	1
No	76.2%	16
Don't know/neutral	19.0%	4

**Comments**

It's a small town with service jobs - keep it small and quiet.

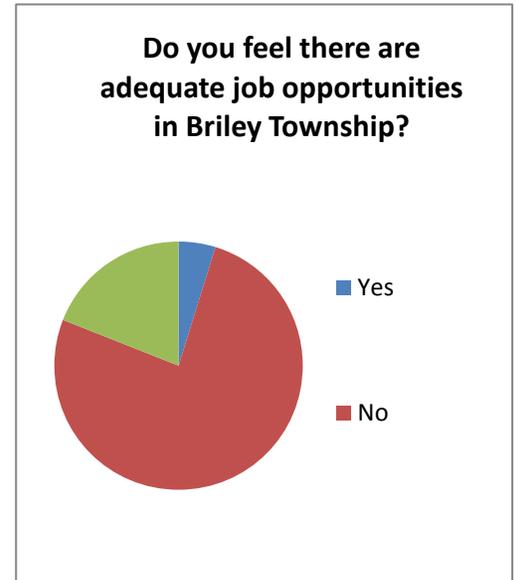
For most people, if you really want to work, you can find a job in Briley. At least to get started.

No explanation needed. People travel to Gaylord or Alpena for work.

There are not enough jobs that bring in enough income for young families to live on.

Not enough people willing to work.

lack of training opportunities, youth leave town for training, don't come back



**Q29: Do you favor partial tax abatements to promote new jobs and businesses?**

Answer Options	Response Percent	Response Count
Yes	63.6%	14
No	22.7%	5
Don't know/neutral	13.6%	3

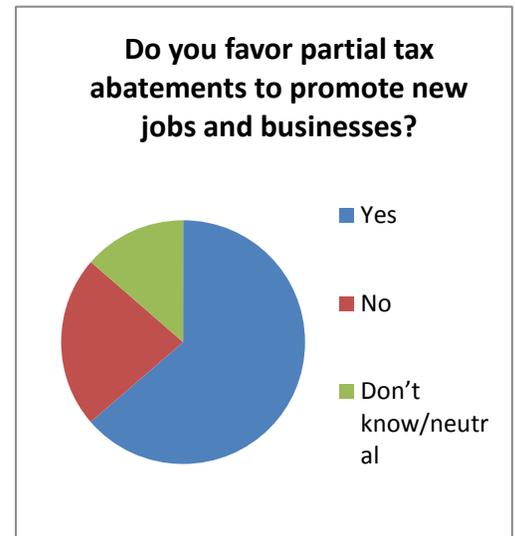
**Comments**

To establish new businesses there should be partial tax abatement, but only for a period of time not permanent.

Within reason and consistent

for 5-10 years only

abatements favor gov't agencies, not the small businessman



**Q30: Do you think Briley Township should actively promote tourism?**

Answer Options	Response Percent	Response Count
Yes	82.6%	19
No	8.7%	2
Don't know/neutral	8.7%	2

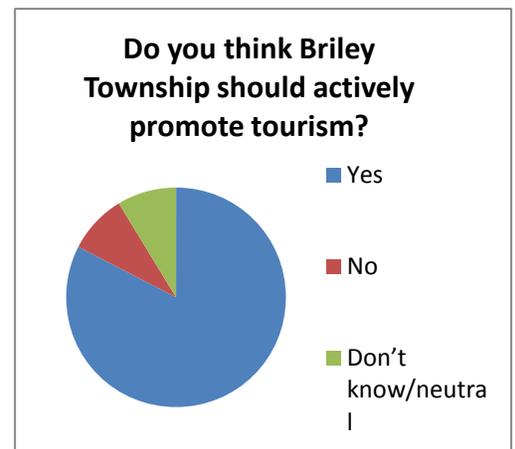
**Comments**

Tourism for what?

Don't stick your head in the sand and resist positive change.

It's not the job of the Township. The Chamber and businesses need to promote the area for tourists. We need a CVB

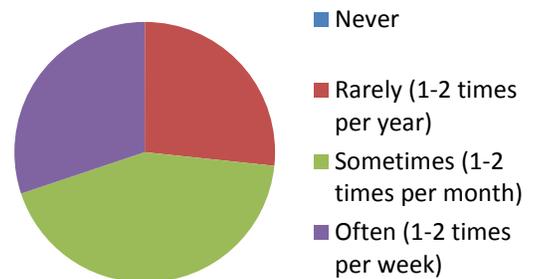
need cohesive campaign with adjacent communities



**Q31: How often do you leave Montmorency County for shopping?**

Answer Options	Response Percent	Response Count
Never	0.0%	0
Rarely (1-2 times per year)	26.9%	6
Sometimes (1-2 times per month)	43.5%	10
Often (1-2 times per week)	30.4%	7

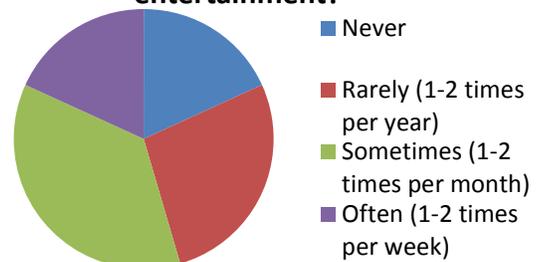
**How often do you leave Montmorency County for shopping?**



**Q32: How often do you leave Montmorency County for entertainment?**

Answer Options	Response Percent	Response Count
Never	18.2%	4
Rarely (1-2 times per year)	27.3%	6
Sometimes (1-2 times per month)	36.4%	8
Often (1-2 times per week)	18.2%	4

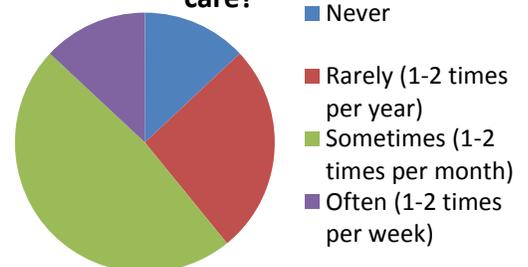
**How often do you leave Montmorency County for entertainment?**



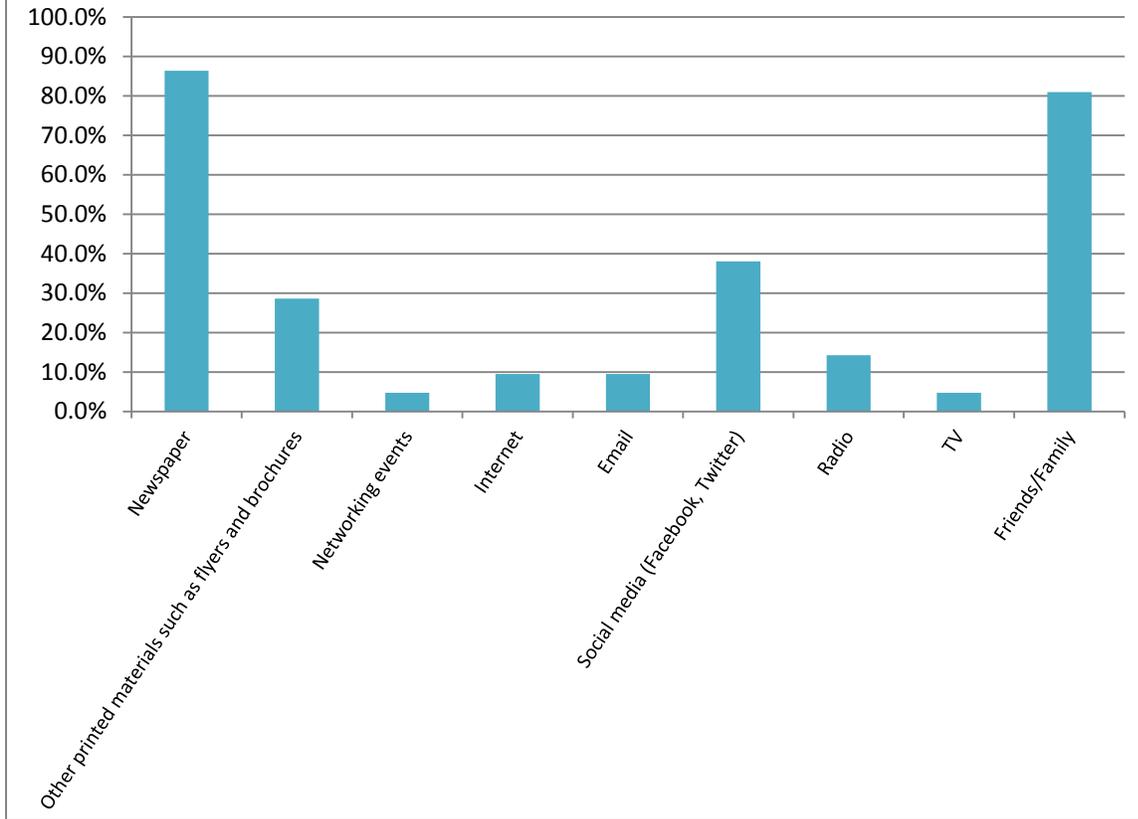
**Q33: How often do you leave Montmorency County for medical care?**

Answer Options	Response Percent	Response Count
Never	13.0%	3
Rarely (1-2 times per year)	26.1%	6
Sometimes (1-2 times per month)	47.8%	11
Often (1-2 times per week)	13.0%	3

**How often do you leave Montmorency County for medical care?**



**Q34: How do you find out about what's going on in Briley Township?**



**Comments**

I never see anything about decisions.

**Church relationships**

Go to meetings

**Q35: Please use this space to make any additional comments which might help Township officials plan for the community's future:**

**Comments**

Twp. are elected. Should be available 9-5 daily!

PLEASE .... pave more roads

Consider the needs of not only full time residents (Homestead Exempts), but part time residents (full tax payers)!!

Need more things to do than just the fireworks, fair and the Elk Festival. Make more use the Pure Michigan website to get the word out on events.

Paved trail system to Hillman and Lewiston

I believe it's time to spruce up the town and make it more presentable. Enforce blight rules, instill more pride in business owners, make owners of empty buildings keep up their property.

Pocket playgrounds in bigger subdivisions.

**Q36: Should the Township encourage commercial development?**

Answer Options	Response Percent	Response Count
Yes	82.6%	19
No	0.0%	0
Don't know/neutral	17.4%	4

**Comments**

Need sewers first

Refer to topics of education, local talent, job opportunities, sense of community, keeping younger people engaged, etc.

It brings jobs.

To sustain tourists and a vibrant community, minimal ENGAGED commercial activity is required.

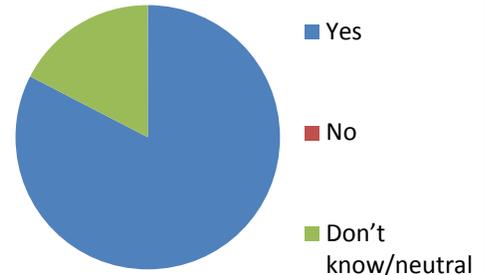
it will promote jobs and families staying in the area.

Too general of a question.

Jobs

allow development as needed or wanted

**Should the Township encourage commercial development?**



**Q37: Should the Township encourage industrial development?**

Answer Options	Response Percent	Response Count
Yes	65.2%	15
No	17.4%	4
Don't know/neutral	17.4%	4
Why or why not?		8

**Why or why not?**

Need a Master Plan first, then incentives and someone to make it happen

Within reason and compatible with "things you like about Briley township". also: Refer to topics of education, local talent, job opportunities, sense of community, keeping younger people engaged, etc.

It brings jobs. Those bring money.

The community charm and land would be spoiled by overpopulation.

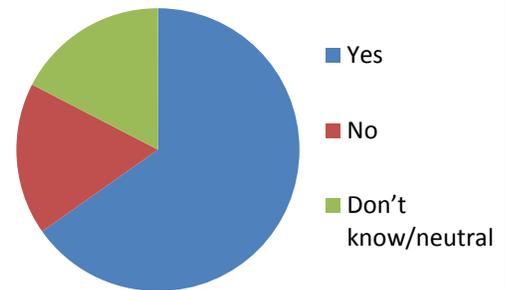
it will promote jobs and families staying in the area.

I think most people like it here BECAUSE it is a small town.

Jobs

lack of workers, lack of facilities, conflicts with natural character of area

**Should the Township encourage industrial development?**

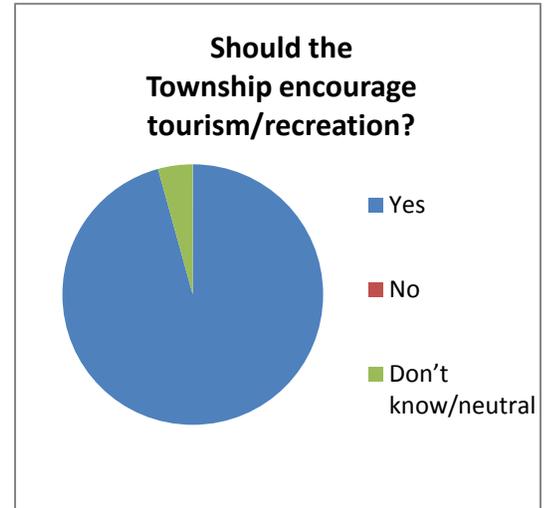


**Q38: Should the Township encourage tourism/recreation?**

Answer Options	Response Percent	Response Count
Yes	95.7%	22
No	0.0%	0
Don't know/neutral	4.3%	1

**Why or why not?**

Such a beautiful area .... let's get the word out!  
improved economy  
Creating the environment for tourism to increase is great, but spending tax dollars for promotions is not.  
some what yes.  
More tourism money spent here  
Since they pay the bills, we should be begging them to visit

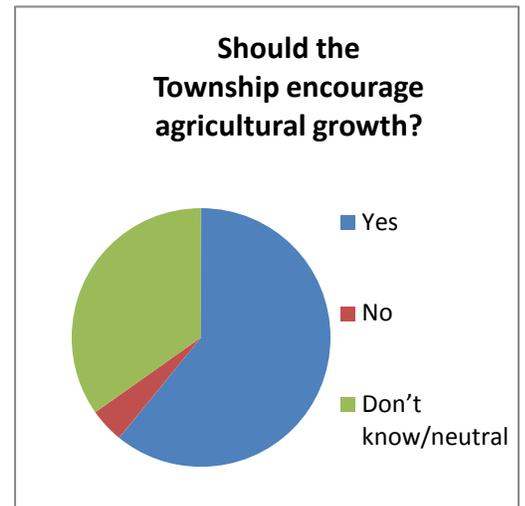


**Q39: Should the Township encourage agricultural growth?**

Answer Options	Response Percent	Response Count
Yes	60.9%	14
No	4.3%	1
Don't know/neutral	34.8%	8

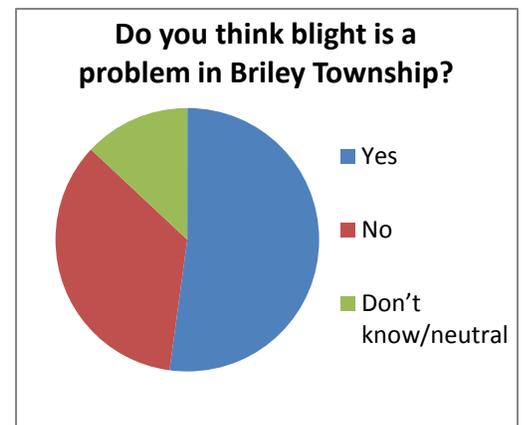
**Why or why not?**

Don't let usable agricultural land go to waste  
There are too many fields sitting with no crop in them.  
There is unused land that could support growth in population and resources.  
Poor to fair soils (no prime farmland), encourage large gardens, small livestock (chickens and bunnies)



**Q40: Do you think blight is a problem in Briley Township? (blight refers to unsightly or inadequately maintained properties)**

Answer Options	Response Percent	Response Count
Yes	52.1%	12
No	34.8%	8
Don't know/neutral	13.0%	3



---

**Indicate area of blight:**

Few buildings in town.

A problem, yes. More significant in Briley than in surrounding areas: no.

Areas: vacant/abandoned/falling in structures. Empty businesses.

In areas, but I don't think it's too bad.

Wedge Inn for starters.

Empty businesses and rental houses.

Some closed downtown businesses

compared to other communities, we do pretty well with social pressure

---

**Q41: Do you support the establishment of wind turbines on residential lots for personal use?**

Answer Options	Response Percent	Response Count
Yes	65.2%	15
No	21.7%	5
Don't know/neutral	13.0%	3

**Why or why not?**

Unless they are limited to no more than the height of the resident itself.. Wind Turbines are BAD science. They are more BLIGHT than a collapsed woodshed. There are better 'green energy' solutions. PLEASE - NO WIND TURBINES!!

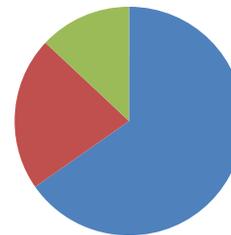
Theater

Noise and bird kill

Try to eliminate unsightly power lines.

---

Do you support the establishment of wind turbines on residential lots for personal use?



■ Yes  
■ No  
■ Don't know/neutral

**Q42: What types of amenities would you like to see in downtown Atlanta?****Comments**

Shops, movies and music.

Buildings occupied.

sewers for long term development

How about reestablishing an Adult Foster Care facility where Englehart's home was?

Exercise gym

A good restaurant. SAFE Walkability

Car wash, fast food

Tax help for the little stores in the area to get going.

Clothing store/boutique.

Lumberyard. Technology. Hunting and fishing outfitter.

more businesses, pocket parks

Teen center

---

**Q 43: Are you satisfied with road maintenance, road construction, and road conditions in the Township?**

Answer Options	Response Percent	Response Count
Yes	78.2%	18
No	13.0%	3
Don't know/neutral	8.7%	2

**Explanation or comment:**

Neutral

Dust, Mud and potholes are a constant issue

Don't lump road maint, construction, and conditions in one question!

Maint and condition I believe are well handled by the County Road Commission. Construction however is a Township responsibility  
Roads are only designed for motor vehicles.

County road commission does a GREAT job of keeping up the roads.

Jerome Street needs to be repaired and closed to semi trucks, needs a speed limit sign

Have you been downstate?

**Q44: Are there roads or road segments you would like to see paved?**

**Roads:**

1	Hossler
2	Lutz Road
3	Lutz Road from Hossler to McCormick Lake Road
4	Lutz Rd from McCormick Lake to Hossler Rd
5	Hossler Rd from Baker Rd. south to Fritz/Lutz
6	489 between Atlanta and Lewiston
7	yes.
8	Kellyville Rd. by Fairgrounds

**Q45: Are you satisfied with snow removal on County and State highways within the Township?**

Answer Options	Response Percent	Response Count
Yes	90.9%	20
No	0.0%	0
Don't know/neutral	9.1%	2

**Comments**

Super service: Mr Millingen was just great for 20 years and Mr. Valentines is picking up where Dave left off.  
We're blessed with them

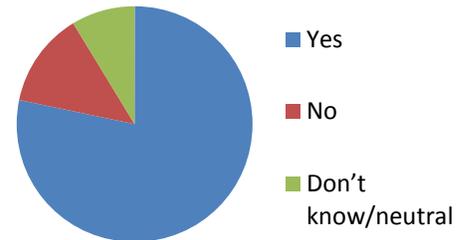
Haven't been here during winter

Snow Removal always could be better(quicker), but I think the Road Commission does an above average job!

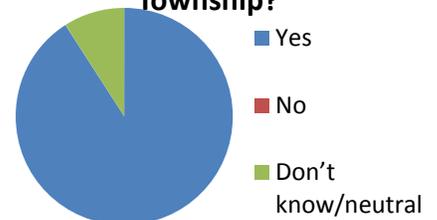
I just wish they wouldn't use salt. Sand is cheaper and works just fine.

Overtime hours cut out when roads are decent. Seems you always see them working on sundays

**Are you satisfied with road maintenance, road construction, and road conditions in the Township?**



**Are you satisfied with snow removal on County and State highways within the Township?**



**Q46: Do you feel that public transportation is adequate in Briley Township?**

Answer Options	Response Percent	Response Count
Yes	14.3%	3
No	38.1%	8
Don't know/neutral	47.6%	10

**Comments**

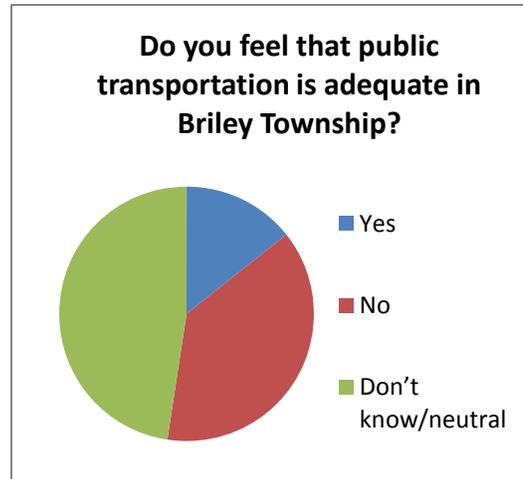
Almost non-existent or I'm unaware. Can I get a taxi?

I did not realize there was any

Is there any?

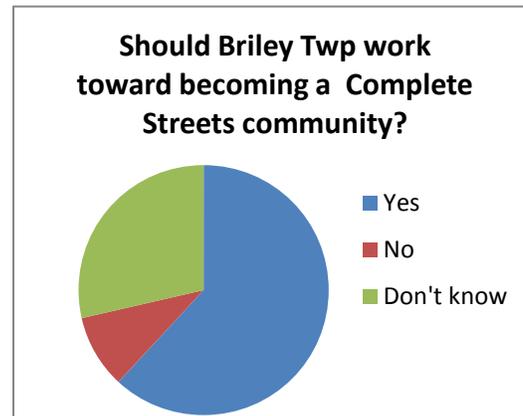
Is there public transportation in Briley Township??

lack of ridership makes it a losing proposition



**Q47: Should Briley Township work toward becoming a "Complete Streets" community? (Complete Streets are streets that are designed and operated to enable safe access for all users including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.)**

Answer Options	Response Percent	Response Count
Yes	61.9%	13
No	9.5%	2
Don't know	28.6%	6



**Q48: Do you think more low-cost housing for senior citizens should be available in the Township?**

Answer Options	Response Percent	Response Count
Yes	59.1%	13
No	13.6%	3
Don't know/neutral	27.3%	6

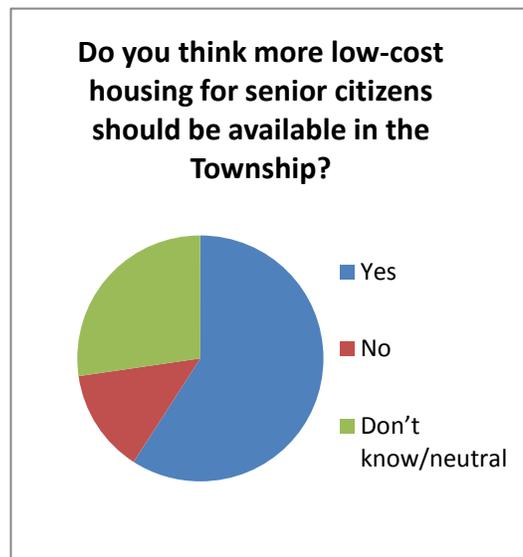
**Comments**

Have been active in Habitat for Humanity to do our bit to help this area

We're not getting any younger.

Tiny Homes

plenty of low cost housing available. >50% housing vacant



**Q49: Do you think more low-cost housing for low-income families should be available in the Township?**

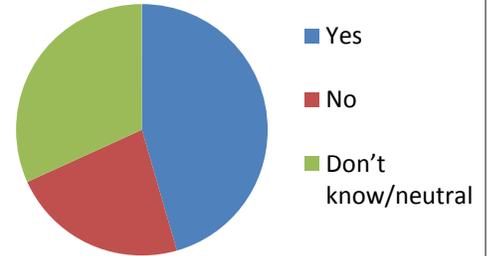
Answer Options	Response Percent	Response Count
Yes	45.5%	10
No	22.7%	5
Don't know/neutral	31.8%	7

**Comments**

NOT free, low income -(get a job, then we'll help) create jobs and the ones that want to work will buy what we have. even though they are over assessed

Tiny homes for low income  
plenty of low cost housing available >50% housing vacant

**Do you think more low-cost housing for low-income families should be available in the Township?**



**Q50: Do you feel that there are adequate services for the elderly in the Township?**

Answer Options	Response Percent	Response Count
Yes	31.8%	7
No	27.3%	6
Don't know/neutral	40.9%	9

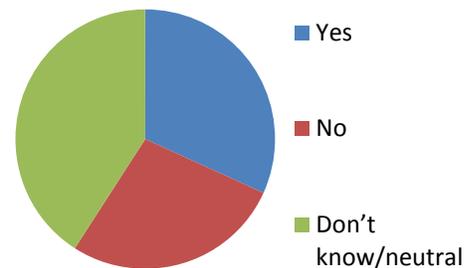
**Comments**

MCCOA needs to do a better Public Awareness job for their services  
Lack of recreation - walkability and ease of access to amenities

We need a drug store. Shame on RiteAid!!

We don't cater to the elderly, relies too much on dwindling elderly volunteers

**Do you feel that there are adequate services for the elderly in the Township?**



**Q51: Are you satisfied with law enforcement in Briley Township?**

Answer Options	Response Percent	Response Count
Yes	66.7%	14
No	23.8%	5
Don't know/neutral	9.5%	2

**Comments**

Throw people that argue repeatedly in jail, 2 warnings is enough wasting officer's time. Let them appear in court / fined a few times. The few times in over 20 years here, they have been very responsive, professional and polite. We are blessed

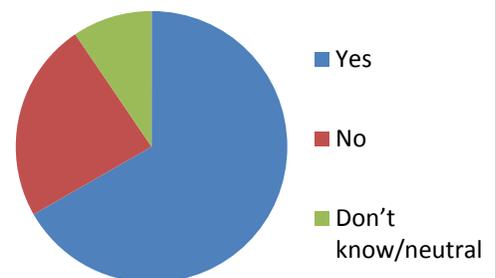
Good law enforcement is one positive result of the passing of the Sheriff's millage.

I believe they need to do less harassing and more protecting

They need to practice what they preach.  
only the township does not do any

I think it's ridiculous to go to jail for not purchasing insurance.  
too focused on visitor infractions, rather than education and support

**Are you satisfied with law enforcement in Briley Township?**



**Q52: Are you satisfied with fire protection in Briley Township?**

Answer Options	Response Percent	Response Count
Yes	85.7%	18
No	0.0%	0
Don't know/neutral	14.3%	3

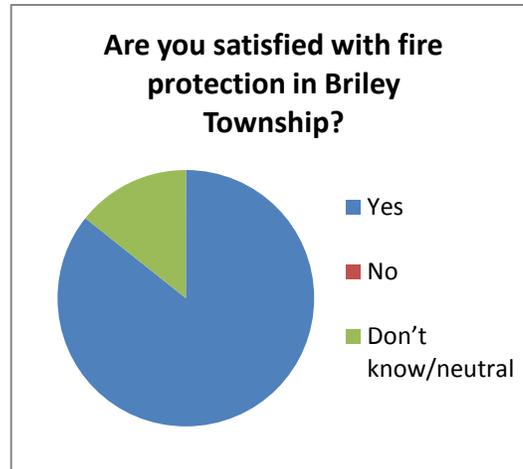
**Comments**

Same as with the police....responsive, professional and polite. Dave's team is terrific. We are blessed

Credit to those responsible for the new fire hall.

The Best. !!!

Go team, Thanks folks



**Q53: Are you satisfied with medical facilities in Montmorency County?**

Answer Options	Response Percent	Response Count
Yes	69.6%	16
No	8.7%	2
Don't know/neutral	21.7%	5

**Comments**

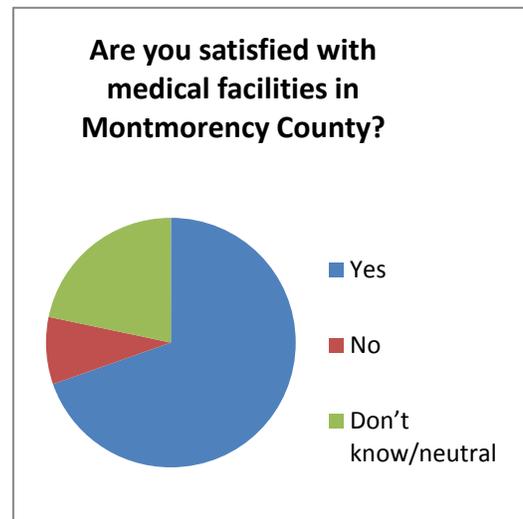
Neutral

With good clinics in Lewiston, Atlanta, and Hillman, plus MediLodge, we're doing pretty good.

Need better doctors

Except for lack of pharmacy.

State of the art for a community of this size



**Q54: Are you satisfied with emergency medical services in Briley Township?**

Answer Options	Response Percent	Response Count
Yes	78.3%	18
No	4.3%	1
Don't know/neutral	17.4%	4

**Comments**

Tri-Township Ambulance Service is a great asset.

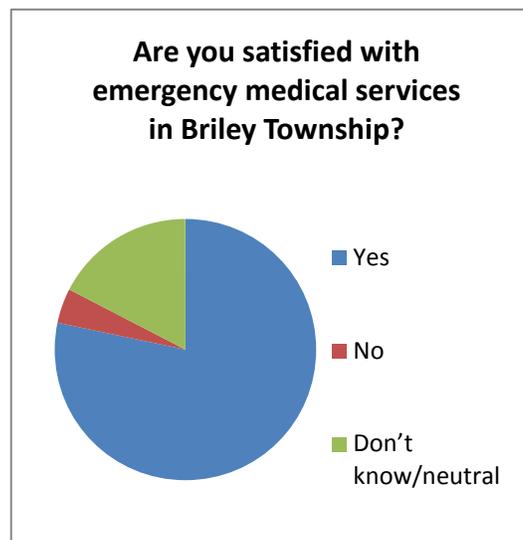
I am satisfied with their services as far as helping sick people or hurt people but I feel they waste way too much text payers money running the ambulances like they are personal vehicles and that should stop

they over charge and get tax money as well.

They are the BEST!

I won't call for an ambulance for sure.

Excellent response times



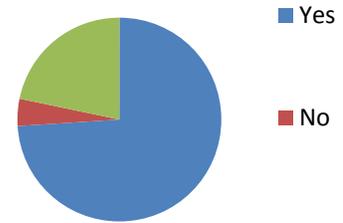
**Q55: Are you satisfied with 911 services in Briley Township?**

Answer Options	Response Percent	Response Count
Yes	73.9%	17
No	4.3%	1
Don't know/neutral	21.7%	5
Explanation or comment:		1

**Comments**

Aren't they the call center?

**Are you satisfied with 911 services in Briley Township?**



**Q56: Do you feel that the cellular network in Briley Township is adequate?**

Answer Options	Response Percent	Response Count
Yes	60.9%	14
No	26.1%	6
Don't know/neutral	13.0%	3

**Comments**

Just fine if one uses ATT&T; Verizon is useless in the McCormick Lake area

Service is minimal on major networks

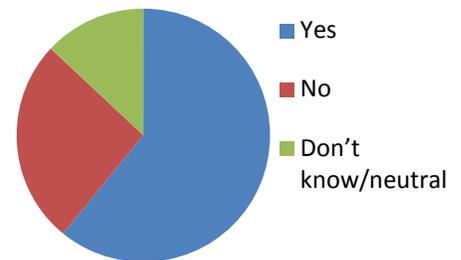
It has improved, but has a way to go.

for the most part, by the time you are north by Clear lake you're done

Barely

Don't expect more than we have now

**Do you feel that the cellular network in Briley Township is adequate?**



**Q57: Do you feel that high speed internet access in Briley Township is adequate?**

Answer Options	Response Percent	Response Count
Yes	21.7%	5
No	43.5%	10
Don't know/neutral	34.8%	8

**Comments**

Use Frontier ... okay except during busing times especially weekends

Internet is slow and doesn't work at all during parts of the day

Why can't a resident take advantage of the fiber-optic cables?

Can't understand why some people along M-32 can't get high speed internet.

Could be better

Need higher speeds to attract businesses/keep younger people here

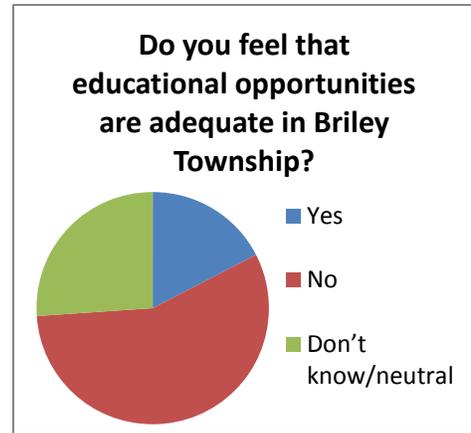
don't see how we can get faster without serious pocket change

**Do you feel that high speed internet access in Briley Township is adequate?**



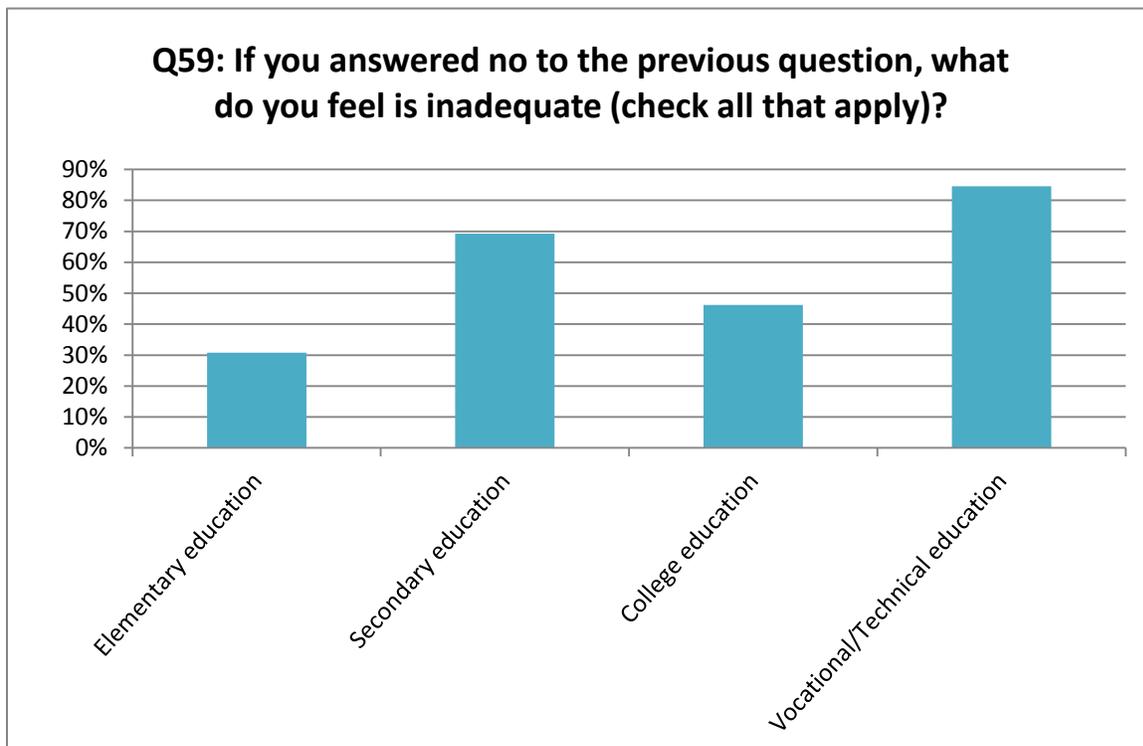
**Q58: Do you feel that educational opportunities are adequate in Briley Township?**

Answer Options	Response Percent	Response Count
Yes	17.4%	4
No	56.5%	13
Don't know/neutral	26.1%	6



**Q59: If you answered no to the previous question, what do you feel is inadequate (check all that apply)?**

Answer Options	Response Percent	Response Count
Elementary education	30.8%	4
Secondary education	69.2%	9
College education	46.2%	6
Vocational/Technical education	84.6%	11
Other (please specify)		5



**Comments**

School too big for such few students. Waste of money.

Several graduates we know have gone on to College or Professional Schools and have done well

We need to put our money where our mouth is and back up our under paid teachers,

Our children are failing. Higher standards and admin. and teachers who care.

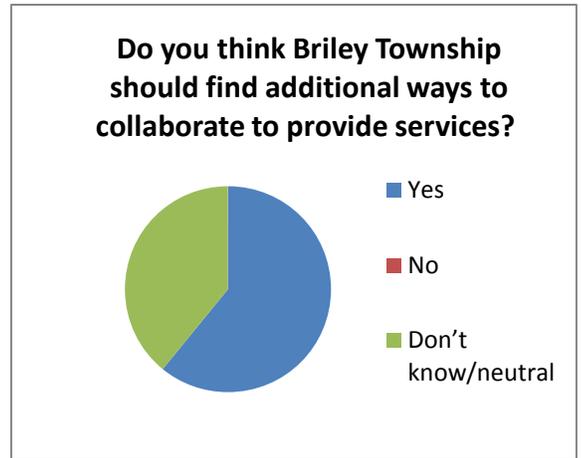
Teaching "The Test", but not life skills. Sorry Kids, you have to figure out the game yourselves.

**Q60: Briley Township collaborates with other units of government to provide services such as ambulance, fire, schools and air service. Do you think Briley Township should find additional ways to collaborate to provide services?**

Answer Options	Response Percent	Response Count
Yes	60.9%	14
No	0.0%	0
Don't know/neutral	39.1%	9

**Comments**

Need really to work together more intensely

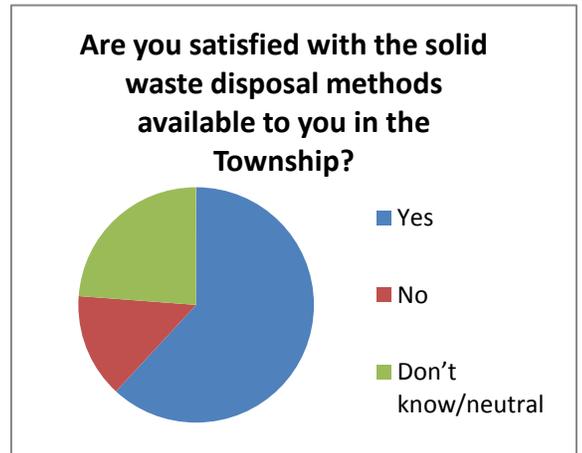


**Q61: Are you satisfied with the solid waste disposal methods available to you in the Township?**

Answer Options	Response Percent	Response Count
Yes	61.9%	13
No	14.3%	3
Don't know/neutral	23.8%	5

**Comments**

You let the land fill do the job and i see nothing done by the township  
 Would like to see recycling back again in Atlanta.  
 Nice of Chatter to offer that service.

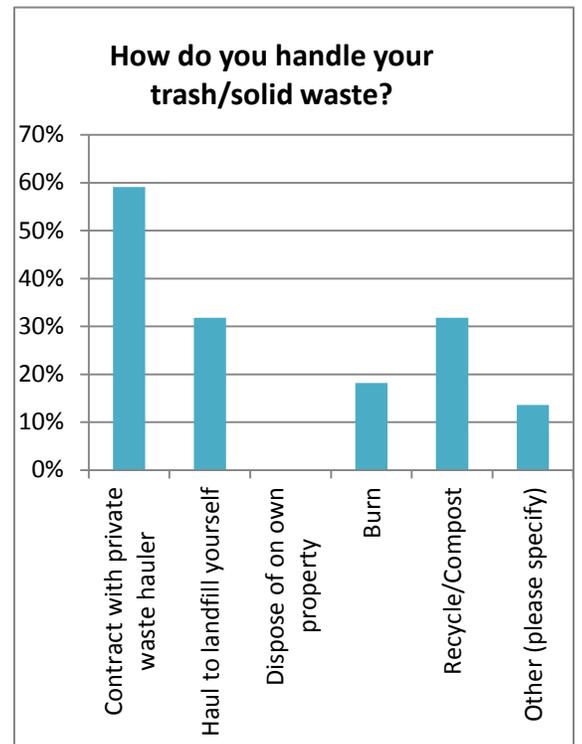


**Q62: How do you handle your trash/solid waste?**

Answer Options	Response Percent	Response Count
Contract with private waste hauler	59.1%	13
Haul to landfill yourself	31.8%	7
Dispose of on own property	0.0%	0
Burn	18.2%	4
Recycle/Compost	31.8%	7
Other (please specify)	13.6%	3

**Comments**

Go to Lewiston now  
 Haul to the Albert Township transfer site  
 Compost



**Q63: If you recycle, where do you take your recyclables?**

**Comments**

Otsego County recycling bins (an Emmet County service)

Alpena Michigan

Can machines

Gaylord

I have to take them to Gaylord.

Davison

Gaylord

Hillman

Alpena, and pay for the privilege

**Q64: If you don't recycle, why?**

Answer Options	Response Percent	Response Count
Too expensive	0.0%	0
Inconvenient location	13.3%	2
Inconvenient hours	0.0%	0
Didn't know about recycling programs in area	46.7%	7
Other (please specify)	40.0%	6

**Comments**

Need a central recycling center - glass, cans, paper.

Should start recycling again.

Wish I could but that program collapsed

There is nothing in the area

All citizens needs to participate

There is no program locally

