

# MASTER PLAN 2021-2025



## FREDERIC TOWNSHIP

CRAWFORD COUNTY, MICHIGAN

6470 MANISTEE STREET

PO BOX 78

FREDERIC, MI 49733

989-348-8778

[WWW.FREDERICTOWNSHIP.ORG](http://WWW.FREDERICTOWNSHIP.ORG)

***This page intentionally left blank.***

**RESOLUTION OF ADOPTION  
BY THE FREDERIC TOWNSHIP BOARD  
Frederic Township Master Plan**

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

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

WHEREAS: The Frederic Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities, public utilities, road/transit agencies, and the Crawford 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 the same for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on January 11, 2021, before the Planning Commission, with notice of the hearing being published in the *Crawford County Avalanche* on December 24, 2020, in accordance with Section 43(1) of the Act, and;

WHEREAS: The Frederic Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on January 11, 2021, and;

WHEREAS: The Frederic Township Board 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 Frederic Township Board as the Frederic Township Master Plan on this 12 day of January, 2021.

Motion:

Ayes:

Nays:

Absent:

Second:

*Friedman*  
4  
0

*Dawson*

1

**Certification**

I hereby certify that the above is a true and correct copy of the resolution adopted at the January 12, 2021, meeting of the Frederic Township Board.

*Robin Sullivan*  
\_\_\_\_\_, Supervisor  
Frederic Township

*Amanda Brice*  
\_\_\_\_\_, Clerk  
Frederic Township

**RESOLUTION OF ADOPTION  
BY THE FREDERIC TOWNSHIP PLANNING COMMISSION  
Frederic Township Master Plan**

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

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

WHEREAS: The Frederic Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities, public utilities, road/transit agencies, and the Crawford 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 the same for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on January 11, 2021, before the Planning Commission, with notice of the hearing being published in the *Crawford County Avalanche* on December 24, 2020, 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 Frederic Township Planning Commission as the Frederic Township Master Plan on January 11, 2021.

Motion: Lori Johnson

Second: Danny McCoy

Ayes: Lori Johnson, Danny McCoy, Ron Chappel, Frances Hummel, Deb Friedman and Karen Harrison

Nays: 0

Absent: Michele Stanley

**Certification**

I hereby certify that the above is a true and correct copy of the resolution adopted at the January 11, 2021 meeting of the Frederic Township Planning Commission.

  
\_\_\_\_\_  
Chair  
Frederic Township Planning Commission

  
\_\_\_\_\_  
Secretary  
Frederic Township Planning Commission



# FREDERIC TOWNSHIP MASTER PLAN

---

## **Frederic Township**

Crawford County, Michigan

## **Board of Trustees**

Brandon Gabriel, Supervisor

Amanda Siwecki, Clerk

Karen Dawson, Treasurer

Deb Friedman, Trustee

Randy Richardson, Trustee

## **Frederic Township Planning Commission**

Francis Hummel, Chair

Karen Harrison, Secretary

Deb Friedman

Lori Johnson

Ron Chapel

Michele Stanley

Danny McCoy

## **Assisted by**

Northeast Michigan Council of Governments

80 Livingston Boulevard

P.O. Box 457

Gaylord, Michigan 49734

[www.nemcog.org](http://www.nemcog.org)

## **Adoption Dates**

Planning Commission: January 11, 2021

Board of Trustees: January 12, 2021



***This page intentionally left blank.***

# TABLE OF CONTENTS

<b>Chapter 1 Introduction and History.....</b>	<b>1-1</b>
Preface.....	1-1
Vision .....	1-1
Location .....	1-1
History.....	1-2
<b>Chapter 2 Socio-Economics .....</b>	<b>2-1</b>
Population.....	2-1
Age Distribution.....	2-2
Household Characteristics.....	2-2
Housing Characteristics .....	2-4
School Enrollment and Educational Attainment.....	2-6
Disability Status .....	2-6
Income .....	2-6
Poverty.....	2-7
Labor Force .....	2-8
Commuting to Work .....	2-10
State Equalized Value .....	2-12
Frederic Township Finances .....	2-12
Crime and Traffic Crashes.....	2-18
<b>Chapter 3 Community Services and Facilities .....</b>	<b>3-1</b>
Township Government.....	3-1
Water Supply and Wastewater Disposal.....	3-2
Solid Waste Disposal.....	3-2
Utilities.....	3-2
Postal Service.....	3-3
Schools.....	3-3
Library .....	3-3
Medical Facilities .....	3-3
Cemetery .....	3-3

Public Safety .....	3-4
Transportation .....	3-4
Frederic Music Festival .....	3-7
Service Organizations .....	3-7
Local Churches .....	3-7
<b>Chapter 4 Natural Resources .....</b>	<b>4-1</b>
Climate.....	4-1
Topography and Geology .....	4-1
Soils.....	4-2
Water Resources.....	4-4
Forests .....	4-5
Surface Water Discharge Permits.....	4-6
Sites of Environmental Contamination .....	4-6
<b>Chapter 5 Existing Land Use.....</b>	<b>5-1</b>
General Land Division Patterns .....	5-1
Existing Land Use/Land Cover Characteristics.....	5-1
<b>Chapter 6 Objectives and Strategies.....</b>	<b>6-1</b>
Planning Process .....	6-1
Survey Results.....	6-1
Township Assets .....	6-2
Township Issues.....	6-5
Goals and Objectives .....	6-9
<b>Chapter 7 Future Land Use.....</b>	<b>7-1</b>
Introduction.....	7-1
Future Land Use Categories.....	7-1
Zoning Districts .....	7-5
<b>Chapter 8 Adoption and Implementation.....</b>	<b>8-1</b>
Plan Coordination and Review .....	8-1
Public Hearing.....	8-1
Plan Adoption .....	8-1
Plan Implementation .....	8-1

**Appendix A: Survey Notice**

**Appendix B: Planning Documentation**

**Appendix C: Frederic Township Recreation Plan 2020-2024**

## FIGURES

---

Figure 1-1 Location Map .....	1-3
Figure 2-1 Age of Housing Units .....	2-5
Figure 2-2 Unemployment Rates 2005-2019.....	2-9
Figure 2-3 Occupations for Frederic Township, Crawford County, and Michigan .....	2-10
Figure 2-4 Industry Breakdown for Frederic Township, Crawford County, and Michigan.....	2-11
Figure 2-5 Revenue Breakdown for Frederic Township .....	2-13
Figure 2-6 Expenditure Breakdown for Frederic Township.....	2-14
Figure 2-7 Revenue and Expenditures for Frederic Township .....	2-14
Figure 2-8 Available Reserves as a Percent of Total Expenditures.....	2-15
Figure 2-9 General Fund Expenditures as a Percent of Taxable Value.....	2-15
Figure 2-10 Change in Taxable Value.....	2-16
Figure 2-11 General Fund Operating Results.....	2-16
Figure 2-12 General Fund Balance as a Percent of Fund Revenues .....	2-17
Figure 2-13 Long-term Debt as a Percent of Taxable Value .....	2-17
Figure 2-14 Crime Statistics for Frederic Township.....	2-18
Figure 2-15 Crash Analysis for Frederic Township.....	2-18
Figure 3-1 Transportation Map.....	3-6
Figure 4-1 Frederic Township Bedrock .....	4-1
Figure 4-2 Hydric Soils.....	4-2
Figure 4-3 Septic Limitations Map .....	4-3
Figure 4-4 Wetlands and Water Resources Map.....	4-4
Figure 4-5 Wildfire Risk Areas and Zoning Districts.....	4-5
Figure 5-1 Frederic Township Public Lands .....	5-3
Figure 5-2 Frederic Township Existing Land Use .....	5-4
Figure 5-3 Frederic Township Downtown Existing Land Use .....	5-5
Figure 7-1 Frederic Township Future Land Use Map.....	7-3
Figure 7-2 Downtown Frederic Future Land Use Map .....	7-4
Figure 7-3 Frederic Township Zoning Map .....	7-10
Figure 7-4 Downtown Frederic Zoning Map.....	7-11



# TABLES

---

Table 2-1 Population for Frederic Township, Select Communities, and Crawford County.....	2-1
Table 2-2 Age Distribution by Municipality .....	2-3
Table 2-3 Household Characteristics for Frederic Township, Crawford County, and Michigan .	2-4
Table 2-4 Housing Counts and Occupancy Status .....	2-4
Table 2-5 Housing Values in Frederic Township .....	2-5
Table 2-6 Disability Status.....	2-6
Table 2-7 Income for Frederic Township, Crawford County, and Michigan.....	2-6
Table 2-8 Income Sources in Frederic Township, Crawford County, and Michigan.....	2-7
Table 2-9 Poverty Rates for Frederic Township, Crawford County, and Michigan .....	2-7
Table 2-10 Crawford County Employment Information 2005-2019.....	2-8
Table 2-11 Frederic Township Work Commute.....	2-10
Table 2-12 Frederic Township Assessed Value 2015-2019.....	2-12
Table 5-1 Existing Land Cover/Use Statistics .....	5-1

# CHAPTER 1

## INTRODUCTION AND HISTORY

### PREFACE

The purpose of this Master Plan is to provide a “blueprint” for managing the land use and future growth of Frederic Township to ensure the township retains the characteristics that are important to the entire community. This Master Plan includes maps and important information about the township. The Master Plan provides the formal basis for land use and capital improvement decisions in addition to the township’s regulatory devices and ordinances. The authority to develop this Master Plan is provided through the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended.

A Master Plan is used to help guide future growth and development. It needs to be periodically evaluated and as necessary, updated to reflect significant changes in the township, development trends, and the public’s desire for change. Updating this plan as things change or goals are accomplished should not be regarded as a weakness in this plan or planning effort. A Master Plan is a “living” document that needs to be used and modified regularly.

### VISION

Frederic Township envisions a well-serviced and maintained community that has a high quality of life, is attractive to current and future residents, and has a strong sense of community. The township further envisions the prudent, environmentally friendly development of township land for residential, commercial, and industrial uses that meet residents’ every day needs and provides employment opportunities. Additionally, the township recognizes the need to monitor and maintain the area’s high-quality natural resources to allow enjoyment of such in an environmentally sensitive manner. Furthermore, the township foresees residential growth providing opportunities to make school improvements, enhance library services, address transportation routes, enhance recreation facilities, establish more churches, create satellite parks, development of a bank branch, as well as many other opportunities. Finally, Frederic Township envisions growing modestly as a tourist destination with accommodations for all visitors, including anglers, canoeists, hikers, hunters, bird watchers, and winter sports enthusiasts.

### LOCATION

Frederic Township, Michigan is located in northwestern Crawford County and encompasses approximately 72 square miles (T27-28N, R4W) (Figure 1-1). The township is bordered by Otsego County to the north, Kalkaska County to the west, Grayling Township to the south and southeast, and Maple Forest Township to the east. The unincorporated Village of Frederic is

the township's seat government, which is located approximately nine miles north of Grayling, 17 miles south of Gaylord, and 25 miles east of Kalkaska. Frederic is also located approximately five miles west of Hartwick Pines State Park and about three miles away from I-75. County Road 612, M-72 and Old US-27 run through the township. On the eastern side of the township, the Lake State Railway runs parallel to Old US-27.

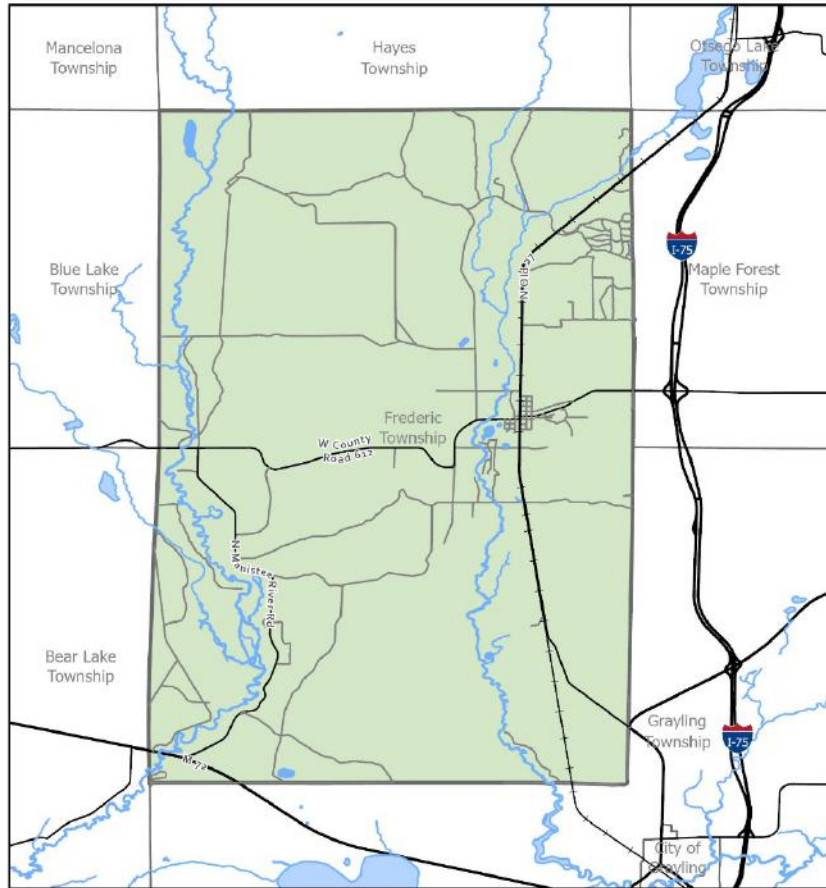
## HISTORY

Frederic Township was created as a political entity during the mid-19<sup>th</sup> century land surveys commissioned by the Northwest Ordinance of 1785. The township is situated at the headwaters of the Au Sable and Manistee Rivers, which allows the land to drain and grow high quality white and Norway (red) pines. Similar to other areas in Northern Michigan, the forests attracted the township's first wave of non-indigenous settlers who profited from timber harvests and farming on the cleared land. Mill towns, such as Deward in Northwest Frederic, sprang up and were thriving communities until no timber was left to harvest, which caused families to move to other communities. This emigration caused Deward to become a ghost town. Subsequently, huge fires burned the brush-littered area and left blackened stumps as a reminder of the once-forested hills. Unfortunately, the deforested land did not support conventional farming due to the poor soils and short growing seasons.

The township derived its name from the unincorporated Village of Frederic (previously known as Forest and Fredericville). Frederic was and still is the seat of township government. Since Frederic's beginning in 1877, it served as a refueling stop for trains traveling on the south-to north peninsular railroad. The village was never a large logging center, however, it thrived during the timber harvest with three general stores and five bars. As timber harvests declined, Frederic continued to thrive as a train stop and supported several small farms to the east and a few remaining logging camps. Some descendants of the earliest settlers still live in Frederic Township.

In the late 1960's, Frederic suffered an economic blow when I-75 opened three miles to the east since it eliminated Frederic as a way stop on the State's previous north-south thoroughfare, US-27. The highway caused a decline in tourists to the township, which negatively impacted the village's small businesses. Over time, the area's forest recovered from its earlier deforestation and regained its beauty and wild game population. The area's beautiful pine and hardwood forests, the Au Sable and Manistee Rivers, and the clean and sparkling lakes and streams attract individuals who enjoy hunting, fishing, hiking, canoeing, biking, snowmobiling, cross-country skiing, horseback riding and mushroom gathering.

# Frederic Township



Municipalities in Crawford County

Crawford County Location in Michigan



Figure 1-1 Location Map

***This page intentionally left blank.***



# CHAPTER 2

## SOCIO-ECONOMICS

An important step in understanding the future needs of a community is to analyze its population, housing, income, education, and employment characteristics. The following chapter contains socio-economic data for Frederic Township.

### POPULATION

The 2018 American Community Survey lists Frederic Township’s population at 1,271 with a population density of 17.6 residents per square mile (Table 2-1). Between 2000 and 2018, the township has seen a 9.3% population decline. For comparison, Grayling Township and the City of Grayling also showed population losses between 2000 and 2018, while Beaver Creek, Lovells, Maple Forest, and South Branch Townships showed population increases during this time frame. According to the 2018 American Community Survey, the male-female distribution is 629 to 642, respectively (49.5% male, 50.5% female). The predominant race is white (98.8%), with 3.3% Black/African American and 3.5% American Indian and Alaska Native.

Table 2-1 Population for Frederic Township, Select Communities, and Crawford County						
Municipality	2000 Population	2010 Population	2018 Population	Percent Change (2000-2018)	Numeric Change (2000-2018)	Population Density
<b>Frederic Township</b>	<b>1,401</b>	<b>1,341</b>	<b>1,271</b>	<b>-9.3%</b>	<b>-130</b>	<b>17.6</b>
Beaver Creek Township	1,486	1,736	1,682	13.2%	196	23.5
Grayling Township	6,516	5,827	5,723	-12.2%	-793	32.8
Lovells Township	578	626	664	14.9%	86	6.5
Maple Forest Township	498	653	804	61.4%	306	18.3
South Branch Township	1,842	2,007	1,846	0.2%	4	19.0
City of Grayling	1,952	1,884	1,846	-5.4%	-106	904.9
<b>Crawford County</b>	<b>14,273</b>	<b>14,074</b>	<b>13,836</b>	<b>-3.1%</b>	<b>-437</b>	<b>13.3</b>
<b>Michigan</b>	<b>9,938,444</b>	<b>9,883,640</b>	<b>9,995,915</b>	<b>0.6%</b>	<b>57,471</b>	<b>103.4</b>

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

## Seasonal Population

Seasonal residents make up a significant portion of the township's taxpayer base with approximately 42.3% of the housing units (581 units) classified as seasonal, recreational, or occasional use. An approximate estimate for the number of seasonal residents can be calculated by multiplying the number of seasonal housing units (581) by the township's average household size (2.4) to get a total of 1,395 persons. However, this figure does not include seasonal visitors or tourists who stay in area motels, campgrounds, etc.

## AGE DISTRIBUTION

According to the 2018 American Community Survey, approximately 57.0% of Frederic Township's population is 45 years and older (Table 2-2). This age group is also the most populous in the county's other municipalities, except for the City of Grayling, where the most populous age group is 25-44 years old. The township's percentage of older adults aged 65 years and older is comparable to Crawford County, but is 7.8% higher than the State of Michigan. The township's percentage of school-aged children is slightly higher than the county, but lower than the State. The township has a slightly lower percentage of veterans than the county (12.1% vs. 13.0%, respectively), but a higher percentage than the State (7.3%). The majority of the veterans are aged 55 years and older in the township, county, and State (87.8%, 74.7%, 72.0%, respectively).

Between 2000 and 2018, the township's median age increased from 47.5 to 51.1 years. During the same time frame, Crawford County's median age increased from 47.7 to 50.5 years and the State's median age increased from 38.4 to 39.7 years. This data shows the township is aging at a faster rate than the county and the State, and as the township shifts towards an older population, the community's services may be impacted since this group may request more access to social, emergency, and medical services.

## HOUSEHOLD CHARACTERISTICS

Information gathered from the American Community Survey on the township's household characteristics can be found in Table 2-3. The information includes the total number of households, average household size, householder living alone, households with related children under the age of 18, and households with householder 65 years and older. According to the 2018 American Community Survey, out of the 526 occupied households in the township, 134 were reported as householders living alone. There were 140 households with one or more related children under the age of 18 and 58 households with a householder aged 65 years or older. The average household size is 2.4 as compared to the State of Michigan where the average household size is 2.5.

**Table 2-2 Age Distribution by Municipality**

Municipality	Less than 5 Yrs.	% *	5-19 Years	%*	20-24 Years	%*	25-44 Years	%*	45-64 Years	%*	65 Years and Older	%*	Median Age
<b>Frederic Township</b>	<b>44</b>	<b>3.5%</b>	<b>242</b>	<b>19.0%</b>	<b>99</b>	<b>7.8%</b>	<b>161</b>	<b>12.7%</b>	<b>420</b>	<b>33.0%</b>	<b>305</b>	<b>24.0%</b>	<b>51.1</b>
Beaver Creek Township	59	3.5%	217	12.9%	80	4.8%	246	14.6%	661	39.3%	419	24.9%	52.4
Grayling Township	331	5.8%	910	15.9%	176	3.1%	1,164	20.3%	1,730	30.2%	1,412	24.7%	49.2
Lovells Township	4	0.6%	60	9.0%	19	2.9%	89	13.4%	250	37.7%	242	36.4%	60.1
Maple Forest Township	13	1.6%	181	22.5%	46	5.7%	137	17.0%	274	34.1%	153	19.0%	47.8
South Branch Township	21	1.1%	245	13.3%	93	5.0%	260	14.1%	712	38.6%	515	27.9%	54.9
City of Grayling	134	7.3%	312	16.9%	151	8.2%	449	24.3%	443	24.0%	357	19.3%	40.7
<b>Crawford County</b>	<b>606</b>	<b>4.4%</b>	<b>2,167</b>	<b>15.7%</b>	<b>664</b>	<b>4.8%</b>	<b>2,506</b>	<b>18.1%</b>	<b>4,490</b>	<b>32.5%</b>	<b>3,403</b>	<b>24.6%</b>	<b>50.5</b>
<b>Michigan</b>	<b>572,374</b>	<b>5.7%</b>	<b>1,895,750</b>	<b>19.0%</b>	<b>717,149</b>	<b>7.2%</b>	<b>2,416,149</b>	<b>24.2%</b>	<b>2,735,122</b>	<b>27.4%</b>	<b>1,620,944</b>	<b>16.2%</b>	<b>39.7</b>

\*Figure shows the percentage each age grouping represents of the local unit's total population.  
 Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

**Table 2-3 Household Characteristics for Frederic Township, Crawford County, and Michigan**

Municipality	Total Households	Average Household Size	Householder Living Alone	Households with related children under 18 years	Households with householder 65 years & older
Frederic Township	1,163	2.4	25.5%	26.6%	11.0%
Crawford County	11,207	2.2	26.7%	23.0%	13.2%
Michigan	4,580,939	2.5	29.3%	29.1%	11.6%

U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

## HOUSING CHARACTERISTICS

An evaluation of the housing stock is beneficial in determining community characteristics and housing needs. Of the 1,163 housing units reported in Frederic Township by the 2018 American Community Survey, 526 were occupied (45.2%) and 637 were vacant (54.8%) (Table 2-4). Approximately 581 vacant units were classified as seasonal, recreational, or occasional use (50.0% of the total housing units). About 83.3% of housing units are single-family units, 14.6% are mobile homes, and 2.1% are multi-family units.

Approximately 87.8% of the occupied housing units in Frederic Township are owner-occupied, compared to the County level at 77.1% and the State level at 71.0%. The renter occupied housing accounts for 12.2% of the occupied housing units in the township with a median rent of \$778. The renter occupied housing in the County accounts for 17.3% of the occupied housing and has a median rent of \$748, while the renter occupied housing accounts for 30.0% in the State with a median rent of \$850.

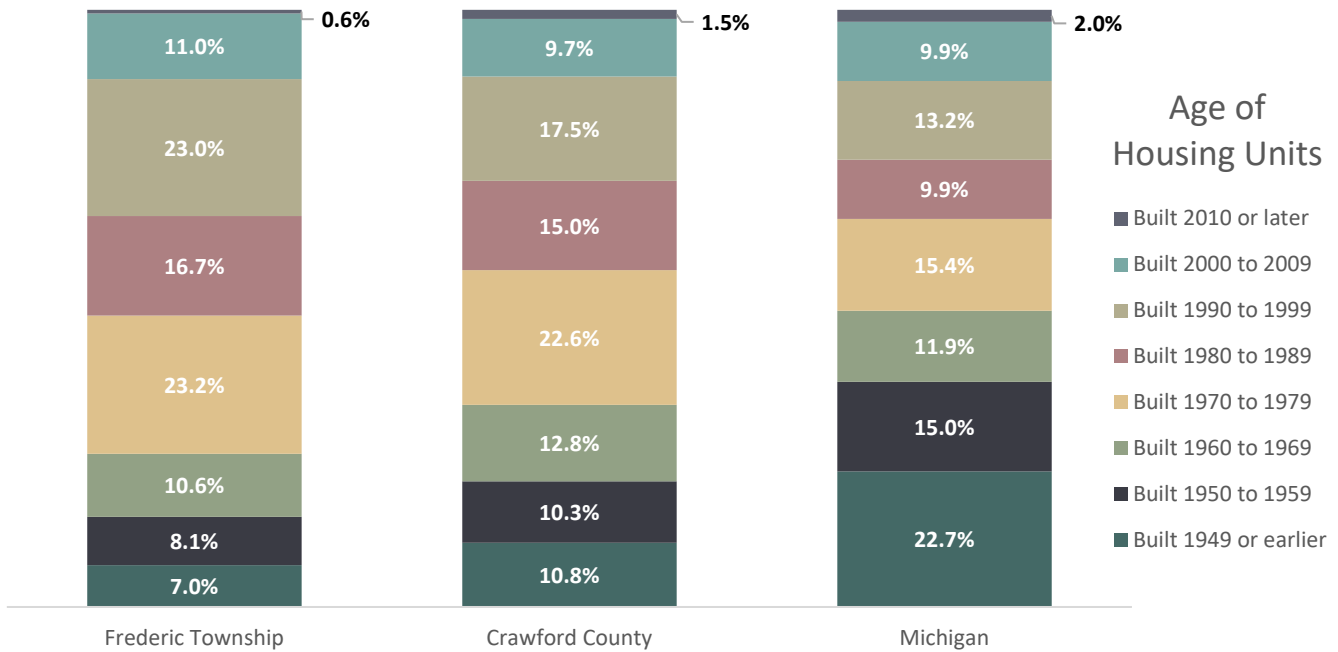
**Table 2-4 Housing Counts and Occupancy Status**

Municipality	Total	Occupied	Vacant	Percent of Vacant Units	Seasonal, Recreational, or Occasional Use	Percent of Seasonal Units*
<b>Frederic Township</b>	<b>1,163</b>	<b>526</b>	<b>637</b>	<b>54.8%</b>	<b>581</b>	<b>50.0%</b>
Beaver Creek Township	1,402	769	633	45.1%	593	42.3%
Grayling Township	4,220	2,406	1,814	43.0%	1,659	39.3%
Lovells Township	1,100	333	767	69.7%	743	67.5%
Maple Forest Township	542	320	222	41.0%	191	35.2%
South Branch Township	1,895	914	981	51.8%	920	48.5%
City of Grayling	885	779	106	12.0%	37	4.2%
<b>Crawford County</b>	<b>11,207</b>	<b>6,047</b>	<b>5,160</b>	<b>46.0%</b>	<b>4,724</b>	<b>42.2%</b>
<b>Michigan</b>	<b>4,580,939</b>	<b>3,909,509</b>	<b>671,430</b>	<b>14.7%</b>	<b>290,711</b>	<b>6.3%</b>

\*Percent of total housing units for each municipality

Source: US Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Approximately 48.9% of the housing units in the township were constructed prior to 1980, with 7.0% constructed prior to 1950 (Figure 2-1). Generally, older housing stock (40 years and older) require upgrades and renovations.



**Figure 2-1 Age of Housing Units**

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

According to the 2018 American Community Survey, the median home value in Frederic Township was listed at \$110,700 compared to the county at \$101,400 and the State at \$146,200. Table 2-5 provides information about the housing value for owner-occupied housing units in Frederic Township. However, this information is provided by the public regarding what he or she thinks is the value of his or her house. Therefore, this information should be used with caution since some people may have intentionally underestimated the value of their home due to concerns about tax increases.

Housing Values	Percent of Units in 2000	Percent of Units in 2010	Percent of Units in 2018
Less than \$50,000	31.0%	22.1%	15.4%
\$50,000-\$99,999	44.3%	40.0%	28.1%
\$100,000-\$149,999	13.3%	12.9%	22.9%
\$150,000-\$199,999	6.3%	10.0%	11.3%
\$200,000-\$299,999	4.4%	10.7%	19.3%
\$300,000 or more	0.6%	4.3%	3.0%

U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates



## SCHOOL ENROLLMENT AND EDUCATIONAL ATTAINMENT

### School Enrollment

According to the American Community Survey, of the 886 township residents 25 years and older, 254 were high school graduates, while 115 had attended school into the 9<sup>th</sup>-12<sup>th</sup> grade with no diploma, and 19 had completed less than the 9<sup>th</sup> grade. Additionally, 248 had attended some college with no degree, 77 had an Associate’s degree, 99 had earned a Bachelor’s degree, and 74 had earned a graduate or professional degree. The 2018 American Community Survey reported that 286 persons over the age of three years old were enrolled in school, with 19 in nursery/pre-school, 193 in K-12, and 74 attending college.

### DISABILITY STATUS

Information in Table 2-6 provides an indication of disabled people residing in Frederic Township, Crawford 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 of persons with a disability is higher in the township than the county or the State. However, it should be noted that there is a fairly high margin of error listed for this dataset on the U.S. Census Bureau website.

Table 2-6 Disability Status				
Municipality	Disabled persons	Disabled under 18 years	Disabled 18-64 years	Disabled 65 years and older
Frederic Township	27.1%	9.3%	26.7%	43.0%
Crawford County	21.0%	5.3%	19.3%	36.5%
Michigan	14.3%	4.9%	12.2%	34.9%
U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates				

### INCOME

According to the U.S. Census Bureau, Frederic Township’s median household income was \$47,619, which is \$176 more than the county and \$7,319 less than the State (Table 2-7). Additionally, the township’s median family income is more than the county, but less than the State. However, the township’s per capita income is \$1,375 less than the county and \$6,827 less than the State.

Table 2-7 Income for Frederic Township, Crawford County, and Michigan			
Income Type	Frederic Township	Crawford County	Michigan
Median Household Income	\$47,619	\$47,443	\$54,938
Median Family Income	\$56,250	\$56,991	\$69,691
Per Capita Income	\$23,509	\$24,884	\$30,336
U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates			

Information about the income sources for Frederic Township, Crawford County, and the State of Michigan can be found in Table 2-8. Within the township, the estimates show 60.5% received earnings from employment, 54.8% received Social Security income, and 33.5% received retirement income. The lower percentage of people receiving income from employment as compared to the State relates to a higher percentage of the population receiving Social Security income, retirement income, and cash assistance income. This fact helps explain the lower median household income and per capita income levels in the township compared to the State as a whole. The percentage of the population getting Supplemental Security income, cash assistance and food stamps/SNAP is considerably higher in the township than Crawford County and State levels.

**Table 2-8 Income Sources in Frederic Township, Crawford County, and Michigan**

Income Sources	Frederic Township		Crawford County		Michigan	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
With earnings	318	60.5%	3,677	60.8%	2,901,782	74.2%
<i>Mean earnings</i>	\$44,235		\$54,361		\$77,802	
With Social Security	288	54.8%	2,960	48.9%	1,350,120	34.5%
<i>Mean Social Security income</i>	\$19,490		\$20,801		\$20,260	
With retirement income	176	33.5%	2,082	34.4%	878,167	22.5%
<i>Mean retirement income</i>	\$27,232		\$23,079		\$23,305	
With Supplemental Security Income	54	10.3%	480	7.9%	243,843	6.2%
<i>Mean Supplemental Security Income</i>	\$8,509		\$9,043		\$10,350	
With cash public assistance income	20	3.8%	146	2.4%	98,318	2.5%
<i>Mean cash public assistance income</i>	\$1,305		\$1,534		\$2,683	
With Food Stamp/SNAP benefits in the past 12 months	103	19.6%	1,052	17.4%	551,968	14.1%

U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

## POVERTY

Information from the American Community Survey shows poverty rates in Frederic Township, Crawford County and Michigan (Table 2-9). The percent of families and individuals 65 years and older living in poverty is lower in the township than in the county and State.

**Table 2-9 Poverty Rates for Frederic Township, Crawford County, and Michigan**

	Frederic Township	Crawford County	Michigan
Families	8.7%	10.6%	10.4%
Families with children under 18 years	10.9%	20.1%	17.5%
Families with female head of household	25.0%	39.6%	29.8%
Individual 65 years and older	7.5%	9.4%	8.3%

U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

# LABOR FORCE

## Employment and Unemployment

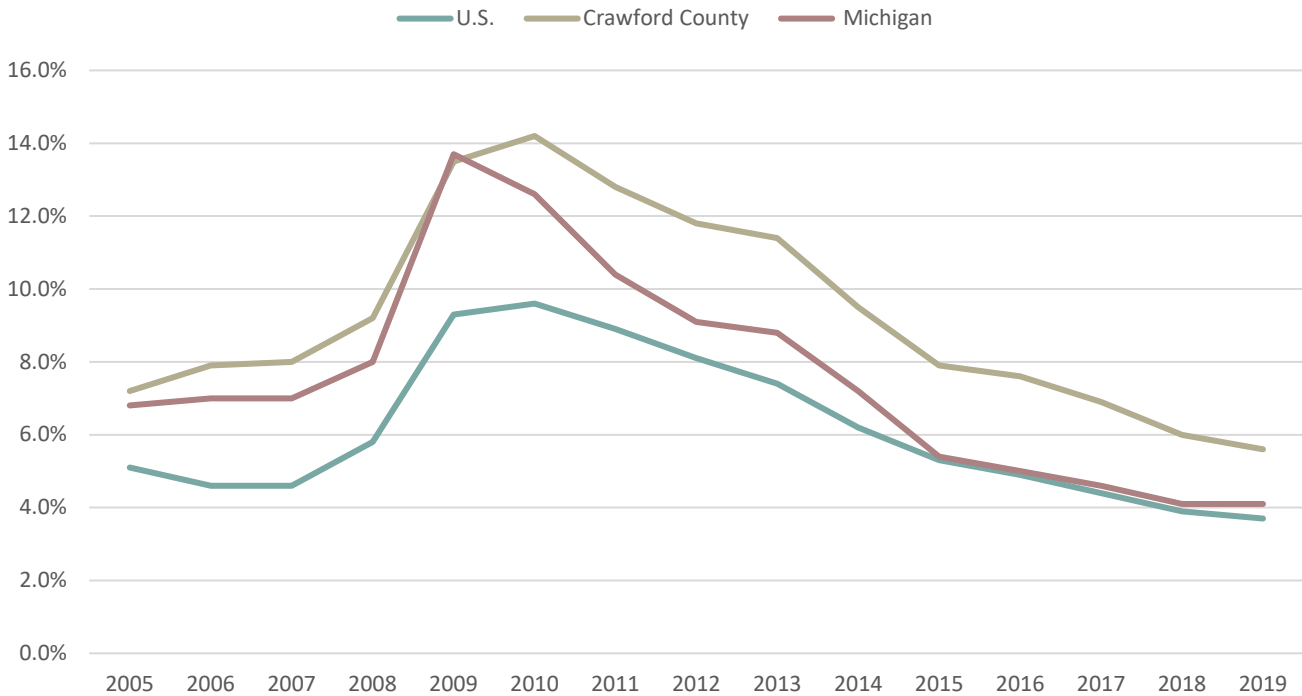
The civilian labor force is defined as all civilian individuals over age 16 who are employed or actively seeking employment. Labor force numbers can change rather quickly in response to economic conditions. During prolonged periods of unemployment, unsuccessful job seekers can drop out of the work force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

Information about labor force, employment, and unemployment for Crawford County can be found in Table 2-10. In 2009, the county saw a significant increase in its unemployment rate as a result of the 2008 Recession. Since that time, the unemployment rate has steadily been declining. Unfortunately, the county’s 2019 unemployment rate (5.6%) is higher than the State of Michigan’s at 4.1% and the United States at 3.7%. Additionally, the number of persons in the county’s labor force began declining in 2006 and has not returned to the 2006 levels despite the unemployment rate dropping. Unemployment rates in Crawford County generally mirror those in the State and U.S. (Figure 2-2).

<b>Table 2-10 Crawford County Employment Information 2005-2019</b>				
<b>Year</b>	<b>Civilian Labor Force</b>	<b>Number Employed</b>	<b>Number Unemployed</b>	<b>Unemployment Rate</b>
2019	5,599	5,285	314	5.6%
2018	5,534	5,202	332	6.0%
2017	5,407	5,035	372	6.9%
2016	5,365	4,959	406	7.6%
2015	5,273	4,855	418	7.9%
2014	5,337	4,830	507	9.5%
2013	5,375	4,760	615	11.4%
2012	5,368	4,736	632	11.8%
2011	5,498	4,793	705	12.8%
2010	5,631	4,832	799	14.2%
2009	6,390	5,527	863	13.5%
2008	6,459	5,864	595	9.2%
2007	6,655	6,120	535	8.0%
2006	6,811	6,274	537	7.9%
2005	6,800	6,313	487	7.2%

Michigan Labor Market Information, June 2020

## Unemployment Rates 2005-2019

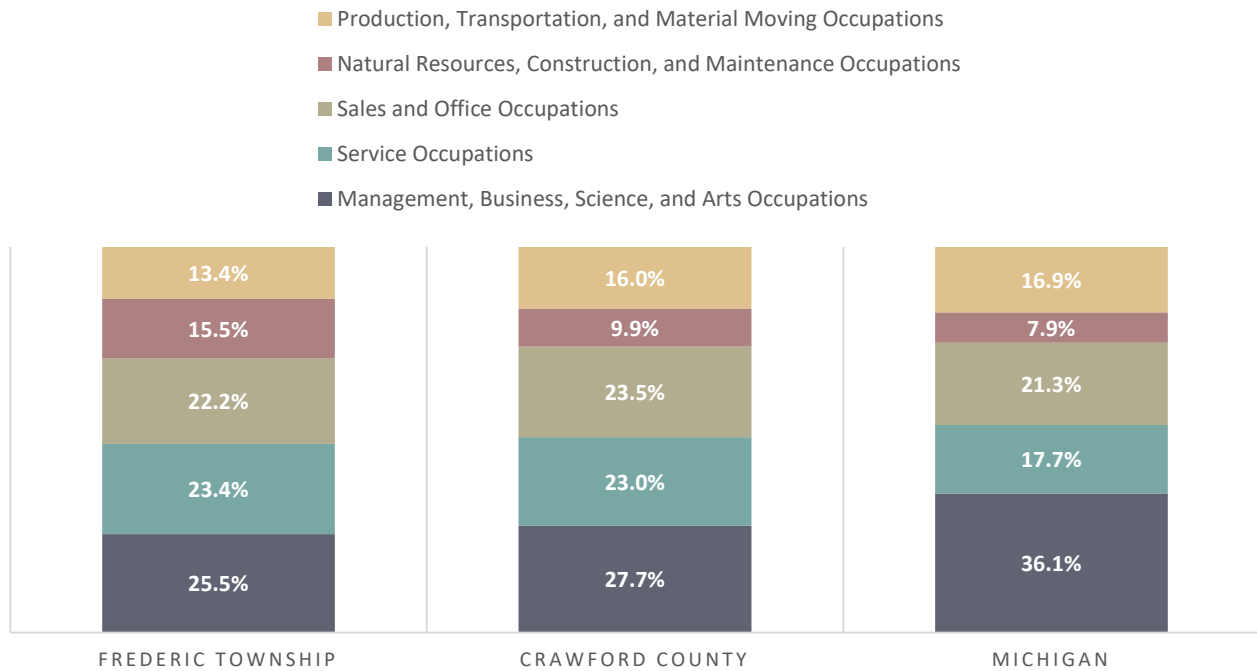


**Figure 2-2 Unemployment Rates 2005-2019**  
Source: Michigan Labor Market Information, June 2020

### Employment Sectors and Wages

Figure 2-3 shows the percentage of workers in different occupations is fairly consistent between the township, county, and State, but there are some differences when the type of work is taken into consideration. In 2018, the top three occupations in the State and county included management and professional jobs (36.1% and 27.7% respectively), sales and office occupations (21.3% and 23.5% respectively) and service jobs (17.7% and 23.0% respectively) (Figure 2-3). In the township, the top three occupations included management and professional jobs (25.5%), service occupations (23.4%), and sales and office jobs (22.2%) (Figure 2-3). Since 2010, the township has seen a shift from service, sales and office jobs to management, business, science and arts occupations. Approximately 48.0% of the workforce is employed in management, business, science, arts, or sales and office occupations. Generally, these jobs require an advanced degree and provide a higher pay scale than retail, service, and manufacturing jobs. Figure 2-4 provides a more detailed breakdown of this information.

## OCCUPATIONS



**Figure 2-3 Occupations for Frederic Township, Crawford County, and Michigan**

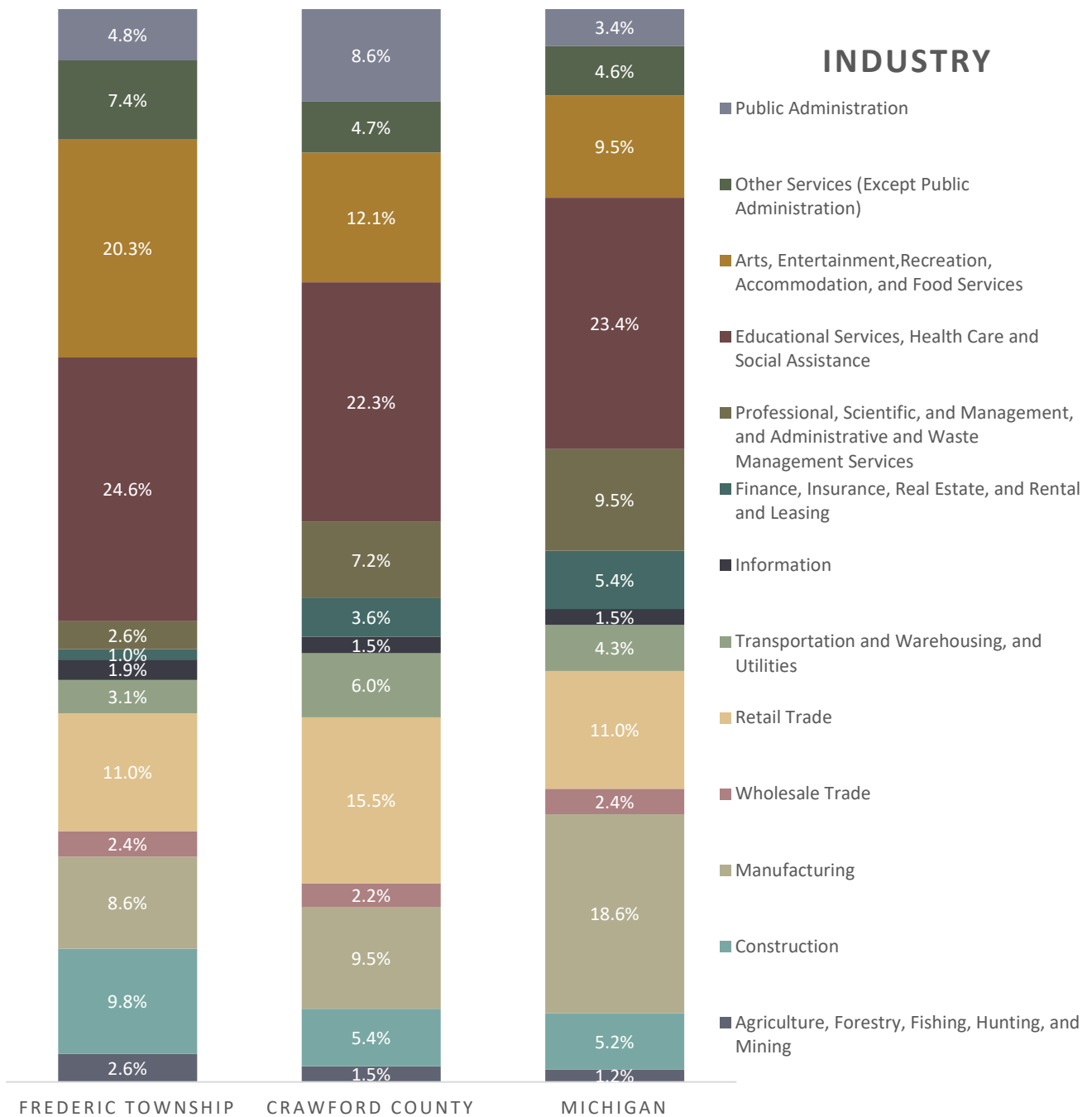
Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

## COMMUTING TO WORK

According to the 2018 American Community Survey, 69.2% of township residents drove alone to work and 15.8% of workers carpooled (Table 2-11). The majority of workers travel between 15 and 19 minutes to get to their jobs.

Table 2-11 Frederic Township Work Commute		
Mode of Transportation	Number	Percent
Drove Alone	290	69.2%
Carpooled	66	15.8%
Walked	29	6.9%
Worked at home	34	8.1%
U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates		





**Figure 2-4 Industry Breakdown for Frederic Township, Crawford County, and Michigan**

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

## STATE EQUALIZED VALUE

Characteristics of property values can be obtained through the analysis of the State Equalized Value (SEV). The SEV constitutes a community's tax base and is equal to approximately one-half of the true market value of real property and certain taxable personal properties. Frederic Township's residential SEV decreased in 2016 and 2018 and increased in 2017 and 2019. Since 2016, the commercial SEV has been increasing. In 2017, the industrial SEV and timber-cutover SEV fell to zero. Personal property has generally been increasing since 2015. Overall SEV has fluctuated slightly but has generally remained around the same values.

**Table 2-12 Frederic Township Assessed Value 2015-2019**

Year	Agricultural	Residential	Commercial	Industrial	Timber-Cutover	Personal Property	Real and Personal Property
2019	\$0	\$61,531,880	\$1,979,100	\$0	\$0	\$5,233,600	\$68,744,580
2018	\$0	\$58,908,325	\$1,695,400	\$0	\$0	\$5,228,300	\$65,832,025
2017	\$0	\$59,957,200	\$1,678,100	\$0	\$0	\$5,332,700	\$66,968,000
2016	\$0	\$55,849,469	\$1,150,900	\$238,300	\$1,199,300	\$5,302,200	\$63,740,169
2015	\$0	\$57,405,400	\$1,313,200	\$275,100	\$1,249,000	\$4,925,200	\$65,167,900

Frederic Township Assessor, June 2020

## FREDERIC TOWNSHIP FINANCES

Munetrix ([www.munetrix.com](http://www.munetrix.com)) is an online system which displays fiscal data for local units of government in order to provide transparency and an understanding of local unit finances to the public. Information provided in this section was generated to give a summary of Frederic Township's financial health (Northeast Michigan Council of Governments sponsored the Munetrix data).

The Munetrix "Stress Meter" provides an overview of Indicator Scores used to calculate the financial stress of a municipality. The Indicator Scores give 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 score categories: Fiscally Neutral (stress scores of 0-4), Fiscal Watch (stress scores of 5-7), and Fiscal Stress (stress score of 8-10). In 2011 and 2012, the fiscal stress indicator for Frederic Township was classified as Fiscally Neutral with stress scores of 4. Between 2013 and 2015, the township's fiscal stress indicator increased to Fiscal Watch with stress scores of 5 and 6. Between 2016 and 2018, the township's fiscal stress indicator decreased to Fiscally Neutral with stress scores of 1 and 3.

## 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. Overall, the township's largest revenue source has been other services (Figure 2-5). However, in 2009 after the 2008 Recession, the township's largest revenue sources were federal contributions and other local government contributions. The breakdown of the township's expenses from 2007 to 2019 can be found in Figure 2-6. The categories where most funds are expended are "police department," "capital outlay and other special items," and "utilities." In 2019, the "capital outlay and other special items" category increased. Figures 2-8 through 2-13 give an indication of the financial health of the township. Figure 2-8 shows Frederic Township's available reserves as a percent of total expenditures is below the indicator trigger of fiscal distress. Figure 2-9 assesses Frederic Township's public sector relative to its tax base. A low score means a unit's public sector is small relative to its tax base. Frederic Township has consistently scored lower than the indicator trigger. However, the township's score increased in 2011 and in 2016. Figure 2-10 shows the change in taxable value throughout the years. Frederic Township's taxable value has fluctuated in the past but is currently above the indicator trigger. Figure 2-11 shows the township does not currently have a general fund operating deficit. Figure 2-12 shows the general fund balance as a percent of fund revenues, which has remained below the indicator trigger since 2012. Figure 2-13 shows long term debt as a percent of taxable value. Frederic Township's long-term debt is well below the indicator trigger of fiscal distress.

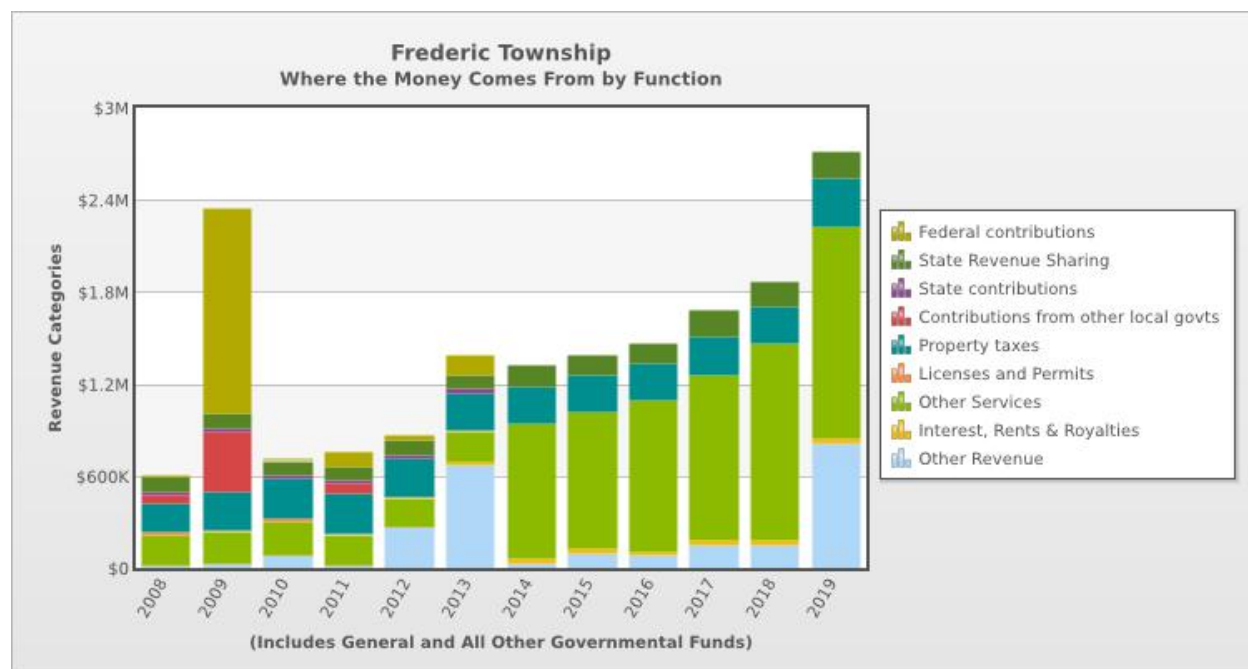


Figure 2-5 Revenue Breakdown for Frederic Township

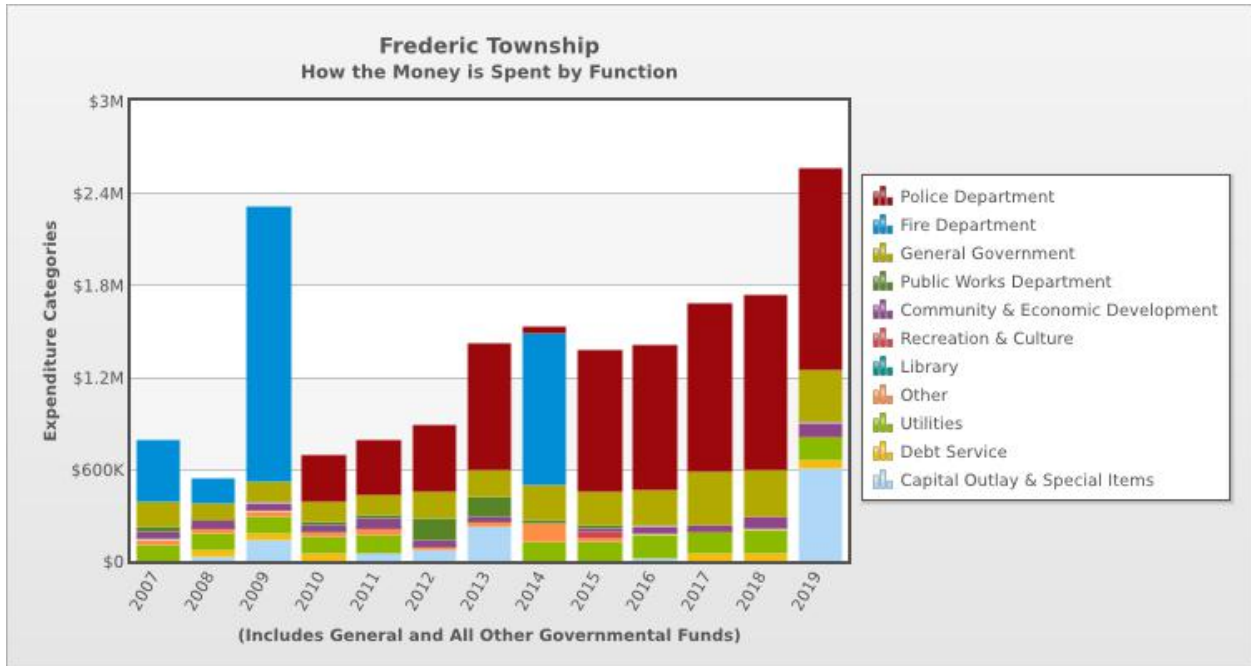


Figure 2-6 Expenditure Breakdown for Frederic Township

Between 2008 and 2019, the township’s revenues and expenditures can be found in Figure 2-7. The Fund Equity shows how the township has made the necessary adjustments to accommodate its changing revenue and expenditures over the past 12 years, which has resulted in an increasing fund equity.

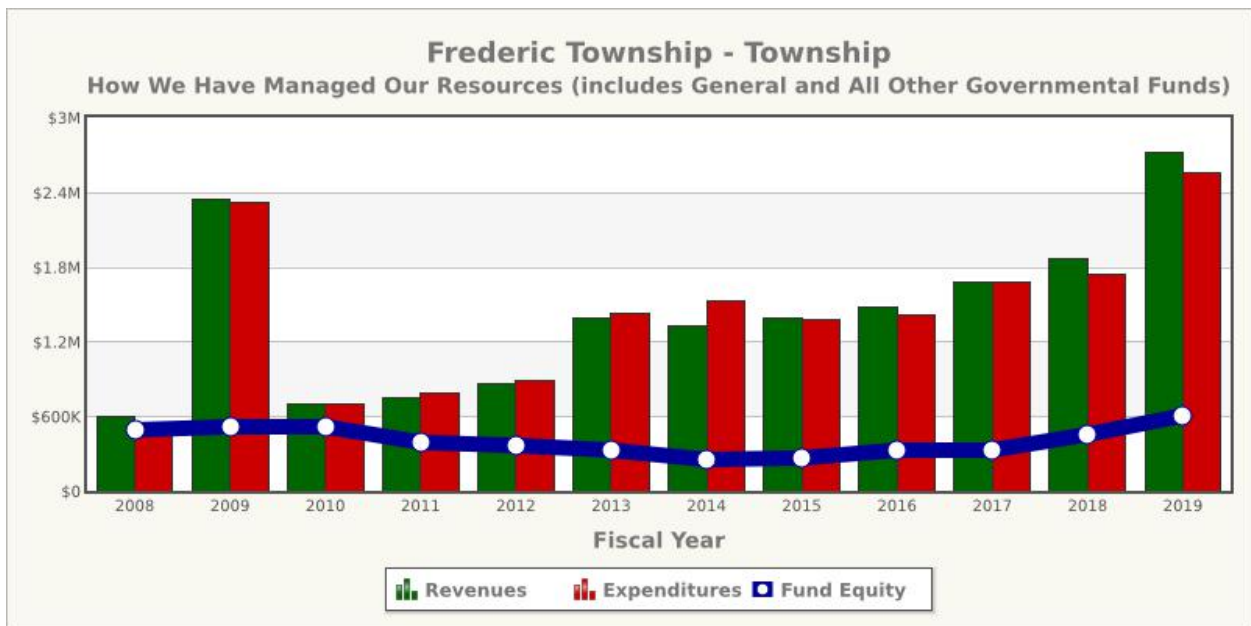


Figure 2-7 Revenue and Expenditures for Frederic Township

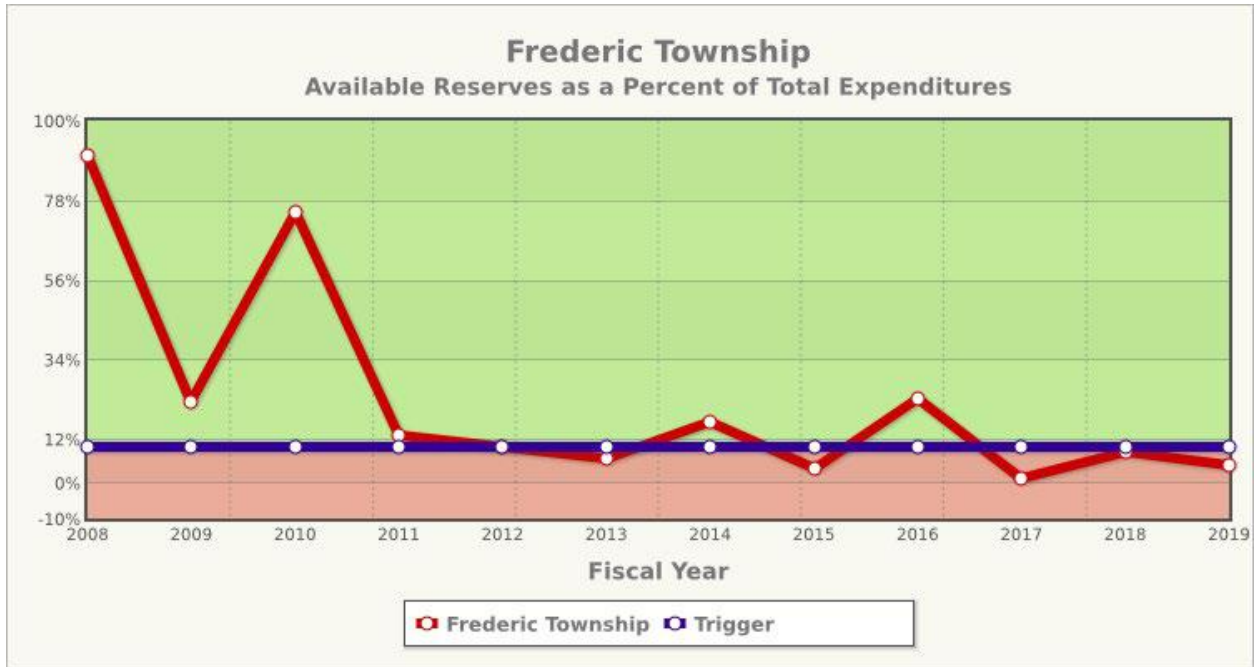


Figure 2-8 Available Reserves as a Percent of Total Expenditures

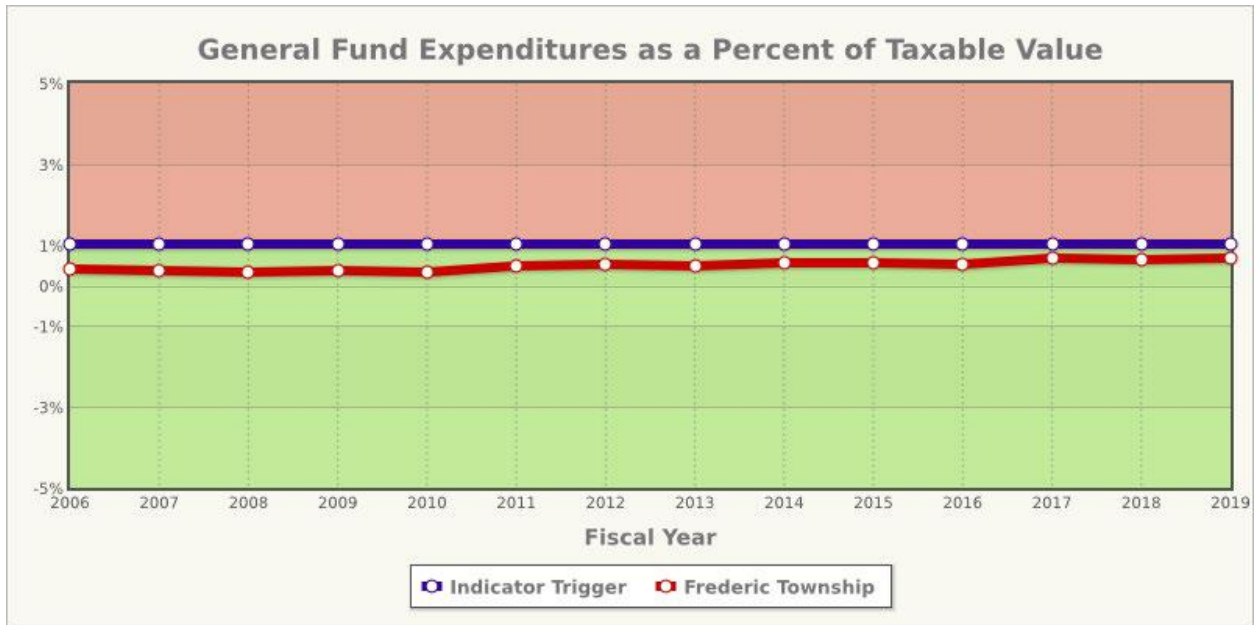


Figure 2-9 General Fund Expenditures as a Percent of Taxable Value

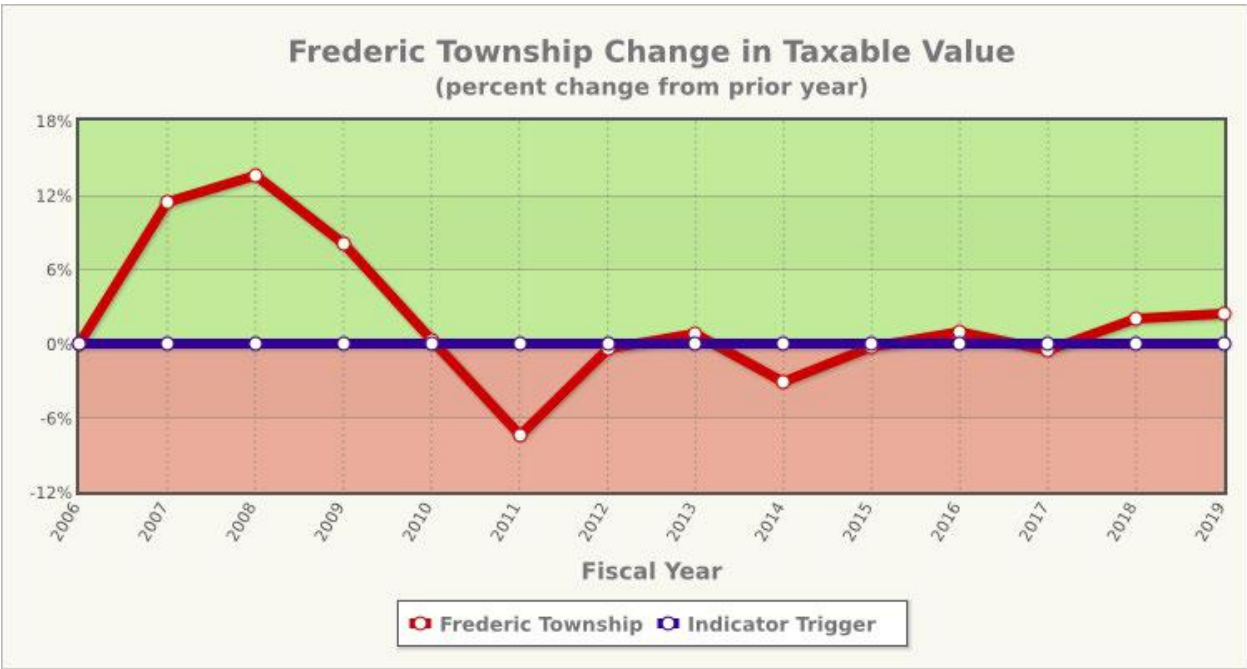


Figure 2-10 Change in Taxable Value

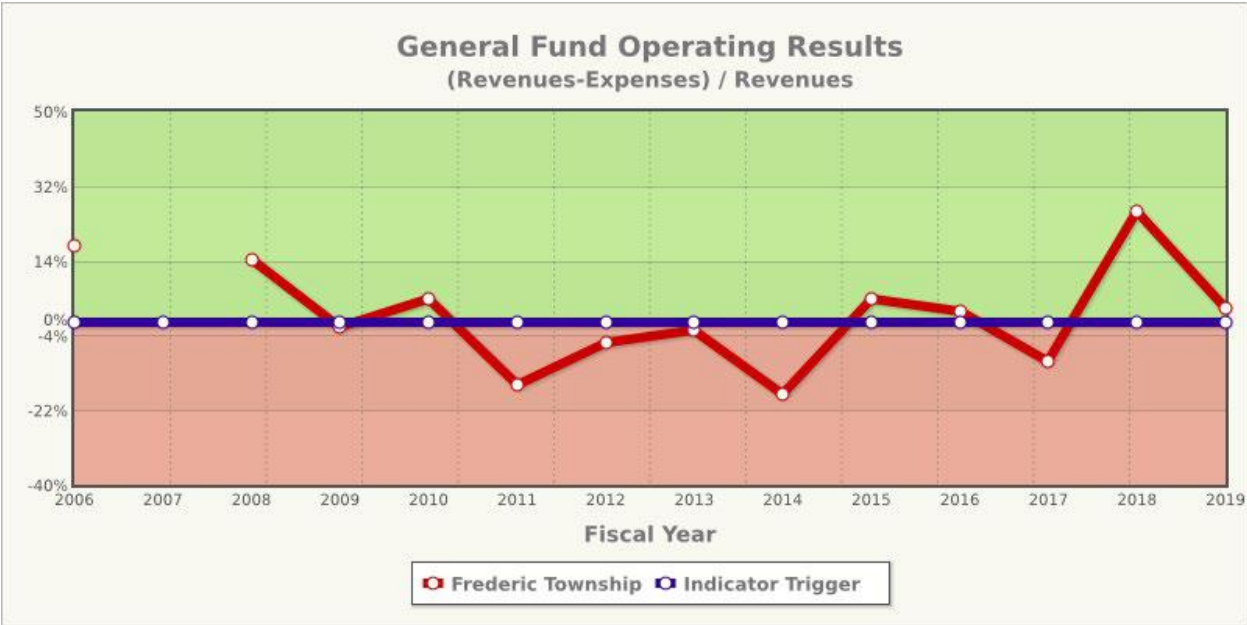


Figure 2-11 General Fund Operating Results



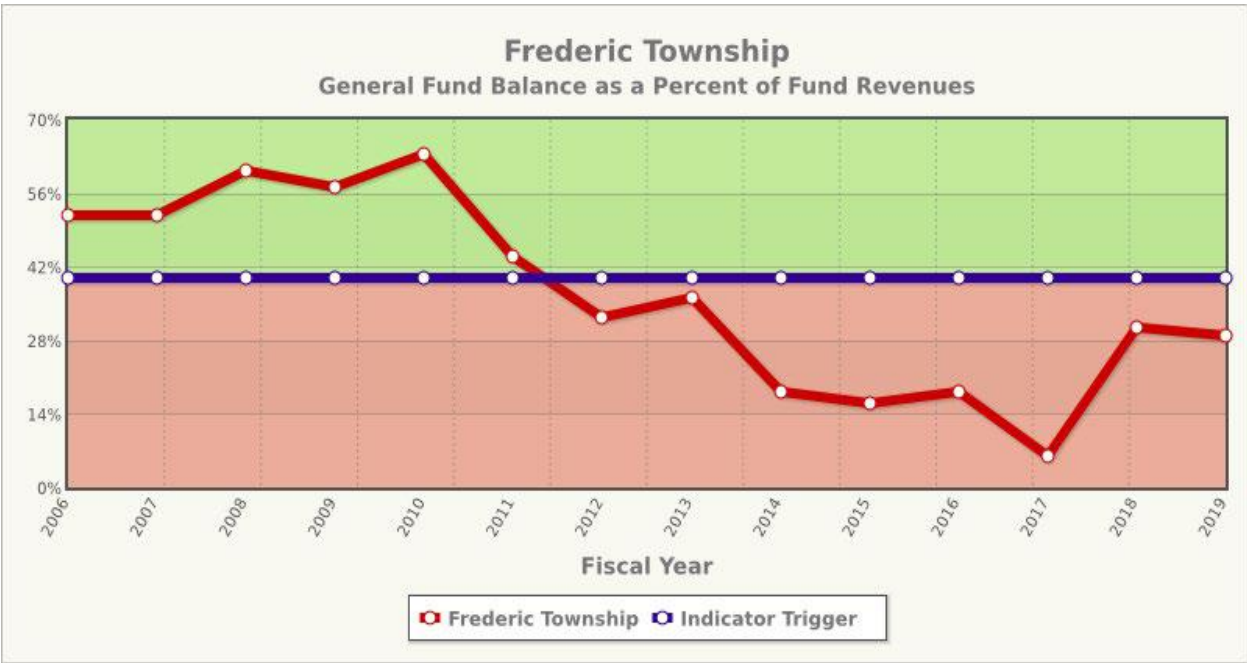


Figure 2-12 General Fund Balance as a Percent of Fund Revenues

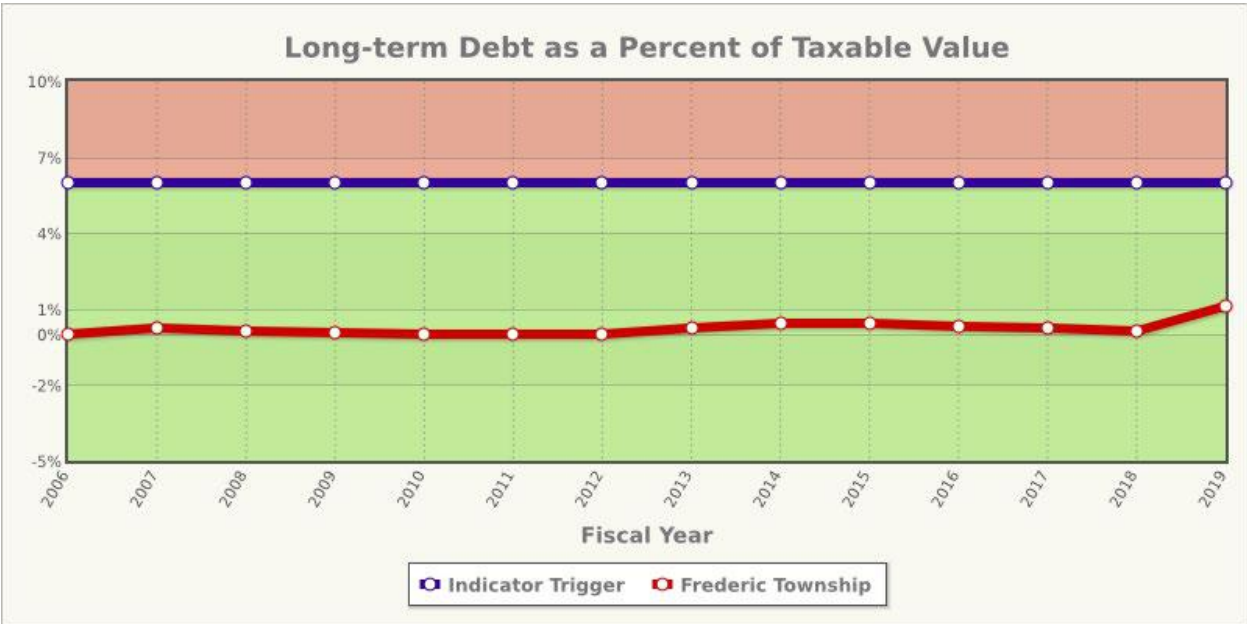


Figure 2-13 Long-term Debt as a Percent of Taxable Value

## CRIME AND TRAFFIC CRASHES

Data related to crime and traffic crashes is also tracked through the online Munetrix system. Crime rates have dropped in recent years with crimes against society and property being the least common type of crime in the township (Figure 2-14). Most of the crashes in the township are non-injury crashes (Figure 2-15).

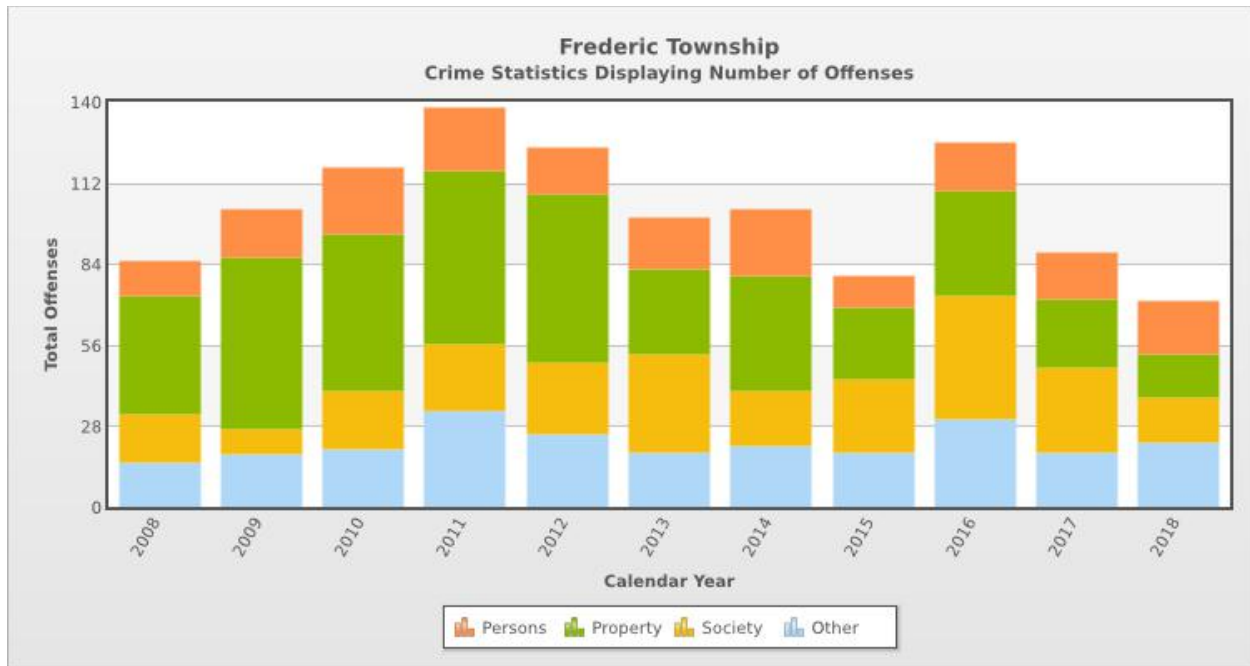


Figure 2-14 Crime Statistics for Frederic Township

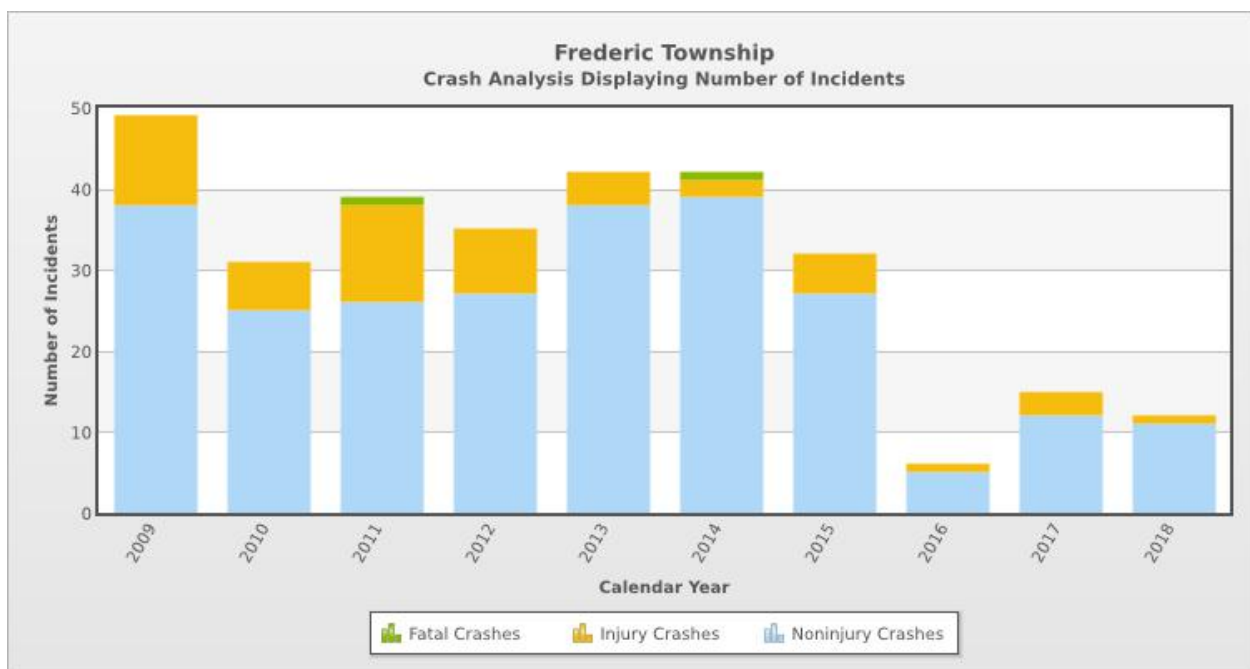


Figure 2-15 Crash Analysis for Frederic Township



# CHAPTER 3

## COMMUNITY SERVICES AND FACILITIES

This chapter explores 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 their capabilities. The resulting service levels determine the capacity of a given location to attract various types of land development.

### TOWNSHIP GOVERNMENT

#### **Township Board**

The Township Board governs and conducts the business in Frederic Township. The board consists of a supervisor, clerk, treasurer, and two trustees. Board meetings are held in the Township Hall, which also houses the township offices and a branch of the county library.

In 1998, Frederic Township established its own zoning administration and assumed the associated responsibilities that were previously handled by Crawford County. In 2000, the township expanded the zoning administration office to include a planning function.

#### **Planning Commission**

The Township Planning Commission is a seven-member committee appointed by the Township Board. The Planning Commission provides general planning guidance, site plan review, may grant special use permits, recommends amendments to the zoning ordinance, and is responsible for creating and overseeing the Master Plan.

#### **Zoning Board of Appeals**

The Township Zoning Board of Appeals is a three-member board appointed by the Township Board to hear and decide, upon appeal, any request for the interpretation of the Frederic Township Zoning Ordinance and/or to grant any variances from the Zoning Ordinance. The Zoning Board of Appeals is comprised of a member from the Planning Commission and two members chosen from electors of the township.

#### **Parks and Recreation Committee**

In 2012, the Township Board established a six member Parks and Recreation Committee that oversees the operation of the parks and recreation programs. The committee provides recommendations about park policies and projects to the Township Board. The Township Board has the ultimate decision-making authority and responsibility for all park-related projects. The Parks and Recreation Committee is comprised of volunteers. Members are accepted year-round. The Township Supervisor may appoint the chairperson.

## **Township Staff**

The Township employs the supervisor, clerk, and treasurer as elected officials. The clerk is the board and office secretary. Additionally, the township employs an assessor, building and zoning administrator, zoning enforcement officer, two maintenance staff, and a recycle center manager.

## **WATER SUPPLY AND WASTEWATER DISPOSAL**

Frederic Township does not provide public water or sewage disposal systems for township residents. The residents and business owners must rely on on-site private wells for domestic drinking water needs and private on-site septic systems for wastewater disposal. District Health Department #10 regulates and maintains a permitting system for private wells and septic systems.

## **SOLID WASTE DISPOSAL**

In Crawford County, residential and commercial solid waste is collected by commercial haulers and individuals who transport their own waste to transfer stations or the landfill. Several private hauling companies provide residential and commercial service pick-up through private agreements with customers. The Waste Management Landfill in Maple Forest Township on the boundary between Otsego and Crawford Counties is the primary solid waste disposal facility for the county. Along with Beaver Creek, Grayling, Lovells, and South Branch Townships, Frederic Township hosts a transfer station.

Crawford County provides countywide recycling services and collection of hazardous waste via a contract with Grayling Township's Compacting/Recycle Center. In collaboration with the county, Frederic Township established a recycling drop-off site at the Township Hall in 2013. The site collects all plastics (1-7), glass, tin cans, aluminum, all cardboard, and paper.

## **UTILITIES**

Electrical services are provided by Consumers Energy for residents and businesses along the township's eastern edge, while Great Lakes Energy supplies electrical services to the rest of the township. However, there are areas in the township where electrical and other services are unavailable. DTE Energy provides natural gas to some portions of the township. However, some residents use propane, heating oil and firewood for their heating needs. The township has cellular telephone, cable, and internet services that are available from a variety of providers. Verizon provides basic landline phone services and there is a 911 service available across the township.

## POSTAL SERVICE

The southwestern portion of the township is served by the post office in Grayling, while the rest of the township is served by the post office in Frederic. Parcel service is also provided by UPS, FedEx, etc.

## SCHOOLS

Frederic Township is located in the Crawford AuSable School District, which serves approximately 1,600 students. Three schools are present in this district: Grayling High School, Grayling Middle School, and Grayling Elementary. The Crawford AuSable School District is part of the Crawford, Ogemaw, Oscoda, and Roscommon (COOR) Intermediate School District. The ISD provides special education, career and technical education, information technology and general education programs and services on request that local districts find difficult or impossible to provide. Additionally, Great Lakes Online Education is a virtual school that assists individuals with choosing a curriculum that fits their educational needs.

Kirtland Community College (KCC) operates three campuses: Roscommon, Grayling Township, and Gaylord. KCC is a two-year institution that serves the higher education needs of area residents. In Fall 2021, KCC plans to transition out of the Roscommon campus. The campus in Grayling Township offers courses in automation process control, cosmetology, health sciences, English, math, history, chemistry, electrical, welding, and wood science technology.

## LIBRARY

Frederic Community Library is a branch of the Devereaux Memorial Crawford County Library and is located in the Frederic Township Offices and Community Center. The library is available as a meeting place for small community groups.

## MEDICAL FACILITIES

Frederic Township does not have any medical services in the township. Residents travel to Munson Healthcare Grayling Hospital in Grayling or Munson Healthcare Otsego Memorial Hospital in Gaylord for a broad array of generalized and special healthcare services.

## CEMETERY

Frederic Township owns and maintains Oakwood Cemetery.

## PUBLIC SAFETY

### **Law Enforcement**

Frederic Township does not administer a police department. The township's law enforcement needs are fulfilled by the Crawford County Sheriff's Office in Grayling, and the Michigan State Police Posts in Gaylord and Houghton Lake.

### **Early Warning and Siren Systems**

The Village of Frederic has one active siren with a 1.5 mile warning radius that can be set off remotely. Crawford County uses RAVE, Hyper-Reach, and a reverse 911 system to warn the public about emergency situations. In addition, social media is routinely utilized to inform the public.

### **Frederic Township Fire Department/Emergency Services**

The Frederic Township Fire Department has 18 full-time and 20 paid on-call staff members who provide fire suppression, rescue and emergency medical services, and fire prevention and safety education. The fire/EMS department is funded by taxpayer millages (15%) and end user fees or cost per run fee (85%). The fire department covers 108 square miles, while its emergency medical services cover 486 square miles (includes Frederic, Maple Forest, and Lovells Townships). The department has a 152-brush truck, 120 engine, 122 Engine/Rescue, 132 tanker, one ORV, two snowmobile rescue units, one heavy rescue/hazmat unit, one mobile command trailer, one mass casualty trailer, one CERT (Community Emergency Response Team) trailer, and six ambulances that are equipped with 12 lead cardiac monitors, ventilators, CPAP technology, and IV pumps. Four dry hydrants have been placed throughout the township.

In the event of an emergency or disaster, the department has predetermined mutual aid agreements with Albert Township Lewiston Fire Department, Bear Lake Township Fire Department, Blue Lake Fire Department, Coldsprings Excelsior Township Fire & Rescue, Denton Township EMS, Houghton Lake EMS, Lovells Township Fire Department and EMS, Lyon Township Fire Department, MMR-Grayling, North Flight EMS, Otsego Lake Township Fire Department, Otsego County EMS, and South Branch Fire & EMS. Additionally, the Michigan Department of Natural Resources and Camp Grayling will assist with wildland fires.

## TRANSPORTATION

The transportation system is a vital asset to the strength of a community and often plays a distinct role in determining the patterns of development. A healthy transportation system enables the movement of people to and from employment, needed services and recreational enjoyment, and facilitates the efficient flow of goods and services.

### **Roads**

There are approximately 90 miles of public roads in Frederic Township. Old 27 North serves as the primary north-south thoroughfare and connects the township to Gaylord to the north and

Grayling to the south. County Road 612 is the primary east-west route and connects to Kalkaska and Traverse City to the West and Lewiston and Mio, and eventually Alpena via connecting routes, to the east. I-75 parallels Old 27 just east of the township and is a major regional interstate highway. State highway M-72 is another major east-west route that runs just south of the Township with only a small portion within the southwest corner of Frederic Township. Manistee River Road is another primary road within the township connecting M-72 to County Road 612. The remainder of the township's road network are local and residential roads and streets.

### **Public Transportation**

The Crawford County Transportation Authority (CCTA) provides affordable public transportation services to Crawford County. The CCTA is a demand-response Dial-A-Ride service with a fleet of sixteen wheelchair-lift equipped buses and three vans. It serves Grayling, and the outlying areas of Roscommon and Frederic, Maple Forest, Beaver Creek, and South Branch Townships.

Munson Healthcare also provides transportation for medical or non-medical appointments, transfers home after hospital discharge, and to and from skilled nursing facilities, outpatient appointments, family events and other non-medical transportation. Munson Healthcare Transportation manages its own fleet with each vehicle having the ability to transport up to two wheelchairs.

### **Railroad**

Lake State Railway Company operates an active railroad that traverses through Frederic Township roughly paralleling Old 27. The railway connects Bay City to Gaylord. There are no rail sidings in Frederic Township but there are active sidings or spurs in the Grayling and Gaylord areas.

### **Airports**

The Crawford County Air Terminal serves as the general aviation side of the Grayling Army Airfield. The Grayling AAF is a multiple runway airport owned and operated by the U.S. Government. There is no commercial passenger service available. The general aviation site is unmanned, but does offer long-term or transient use hangars, a tie down area, on-call maintenance services, fuel sales and a terminal building with convenient facilities. Regional commercial air service is available at Cherry Capital Airport in Traverse City, or to the south at MBS international Airport in Freeland.

### **Trails**

There are approximately 80 miles of trails in Frederic Township with the majority being snowmobile and ORV trails. The Shore-to-Shore Trail, a 420-mile hiking and horseback riding trail stretching from Empire to Oscoda, traverses the township just south of Frederic. The Iron Belle Trail also passes through Frederic Township. This stretch is currently undeveloped, but planning and fundraising efforts are underway to complete the trail.

# Transportation Map Frederic Township

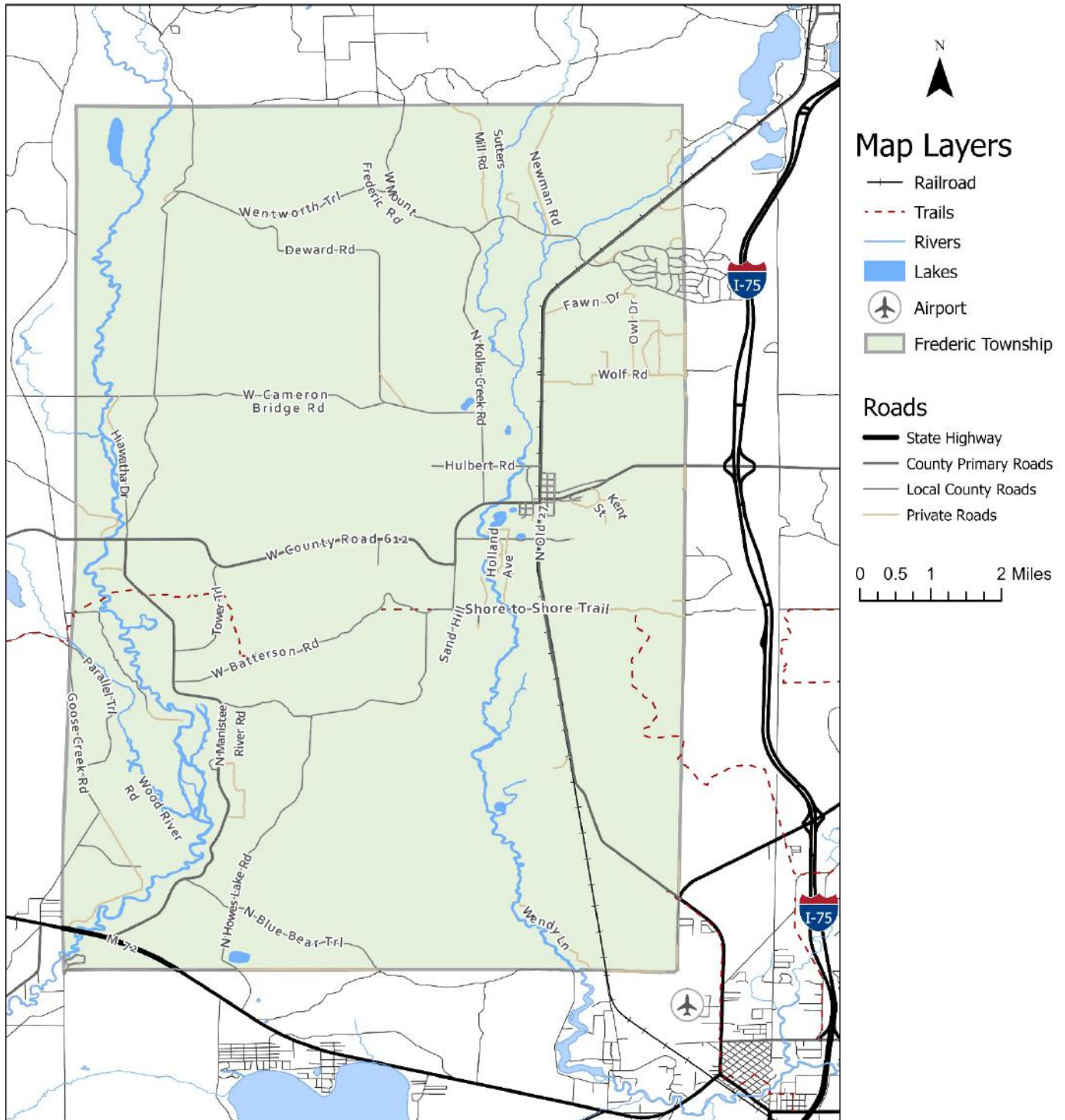


Figure 3-1 Transportation Map

## FREDERIC MUSIC FESTIVAL

The Frederic Music Festival is an annual event that takes place during the last full weekend of June. The festival is held in Eagle Park to raise money for Frederic Township Parks and Recreation and the Friends of Frederic, a nonprofit organization.

## SERVICE ORGANIZATIONS

Crawford County has many great service organizations including, but not limited to the following:

- American Legion Grayling Post 106
- Anglers of the AuSable
- AuSable Artisan Village
- Au Sable River Property Owners Association
- Camp Grayling Conservation Club
- Crawford County Commission on Aging and Senior Center
- Crawford County Economic Development Partnership
- Crawford County Housing Commission
- Crawford County United Way
- Crawford Partnership for Substance Abuse Prevention
- Friends of Frederic
- Grayling Eagles Club
- Grayling Visitors Bureau
- Grayling Youth Booster Club
- Headwaters Trout Unlimited
- Lions Club of Grayling
- Mason-Griffith Founders Trout Unlimited
- Northeast Michigan Community Service Agency
- River House, Inc.
- Rotary Club of Grayling
- Upper Manistee River Association

## LOCAL CHURCHES

### Churches within Frederic Township Limits

- First Baptist Church
- Living Water Christian Center

### Churches in the Surrounding Area

- Heritage Baptist Church
- Mt. Hope Lutheran Church
- Kingdom Hall-Jehovah's Witness
- Assembly of God Church
- Grayling Evangelical Free Church
- Community of Christ
- Michelson Memorial United Methodist Church
- St. John Lutheran Church
- Grayling Free Methodist Church
- Resurrection Life Center
- Grayling Baptist Church
- Burning Bush Tabernacle
- St. Francis Episcopal Church

*This page intentionally left blank.*



# CHAPTER 4

## NATURAL RESOURCES

### CLIMATE

At elevations ranging from 1,100 to 1,400 feet above sea level, Frederic Township experiences four seasons characterized by warm summers, cold winters, and cool springs and falls. The average temperature ranges between 16 degrees Fahrenheit and 65 degrees Fahrenheit in the spring and between 50 degrees Fahrenheit and 78 degrees Fahrenheit in the summer. The warmest days occur in July. The township experiences an average annual precipitation of 33.05 inches with approximately 58.6% of the precipitation falling between April and September.

The township experiences moderately harsh winters as the prevailing westerly winds from Lake Michigan move across the region and cause lake effect snow. The average temperature ranges between 9 degrees Fahrenheit and 30 degrees Fahrenheit in the winter and between 27 degrees Fahrenheit and 68 degrees Fahrenheit in the fall. The township experiences an average snowfall of about 136 inches.

### TOPOGRAPHY AND GEOLOGY

Approximately 12,000 years ago, the continental glaciers receded and formed the township's gently rolling character and heavily forested landscape, which is drained by the Au Sable and Manistee Rivers. The township's glacial outwash sand, gravel and postglacial alluvium is primarily located in wide bands that follow the major rivers, while the ice-contact outwash sand and gravel is located in other areas of the township. The sand and gravel composition makes the area unsuitable for agricultural practices.

Over 310-345 million years ago, the area's shale, sandstone, and limestone bedrock were formed by the ancient marine seas, which deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. In Frederic Township, the bedrock consists of Coldwater Shale and Marshall Formation (Figure 4-1). Oil and natural gas deposits have been found within the Marshall Formation.

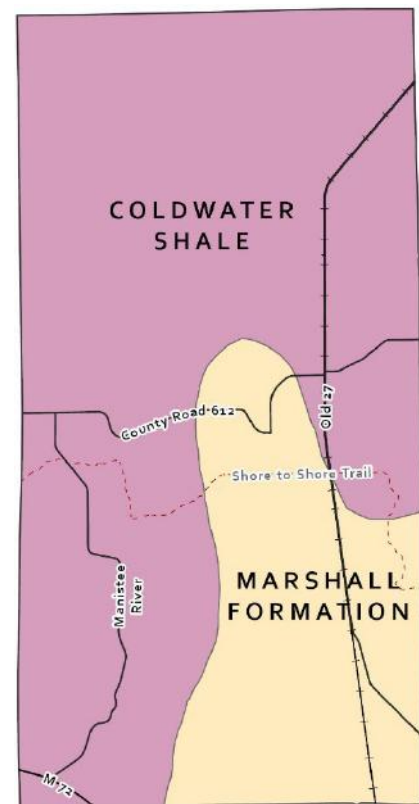


Figure 4-1 Frederic Township Bedrock

# SOILS

## Hydric Soils

Hydric soils are saturated, flooded or ponded during part of the growing season and are classified as poorly drained and very poorly drained. The wetness and frequent ponding of these soils make them poor for building site development and sanitary facilities since these problems are difficult and costly to overcome. Sites with high water tables may be classified as wetlands and a wetlands permit would be required to develop these areas. The township's hydric soils are located along the Manistee and Au Sable Rivers (Figure 4-2).

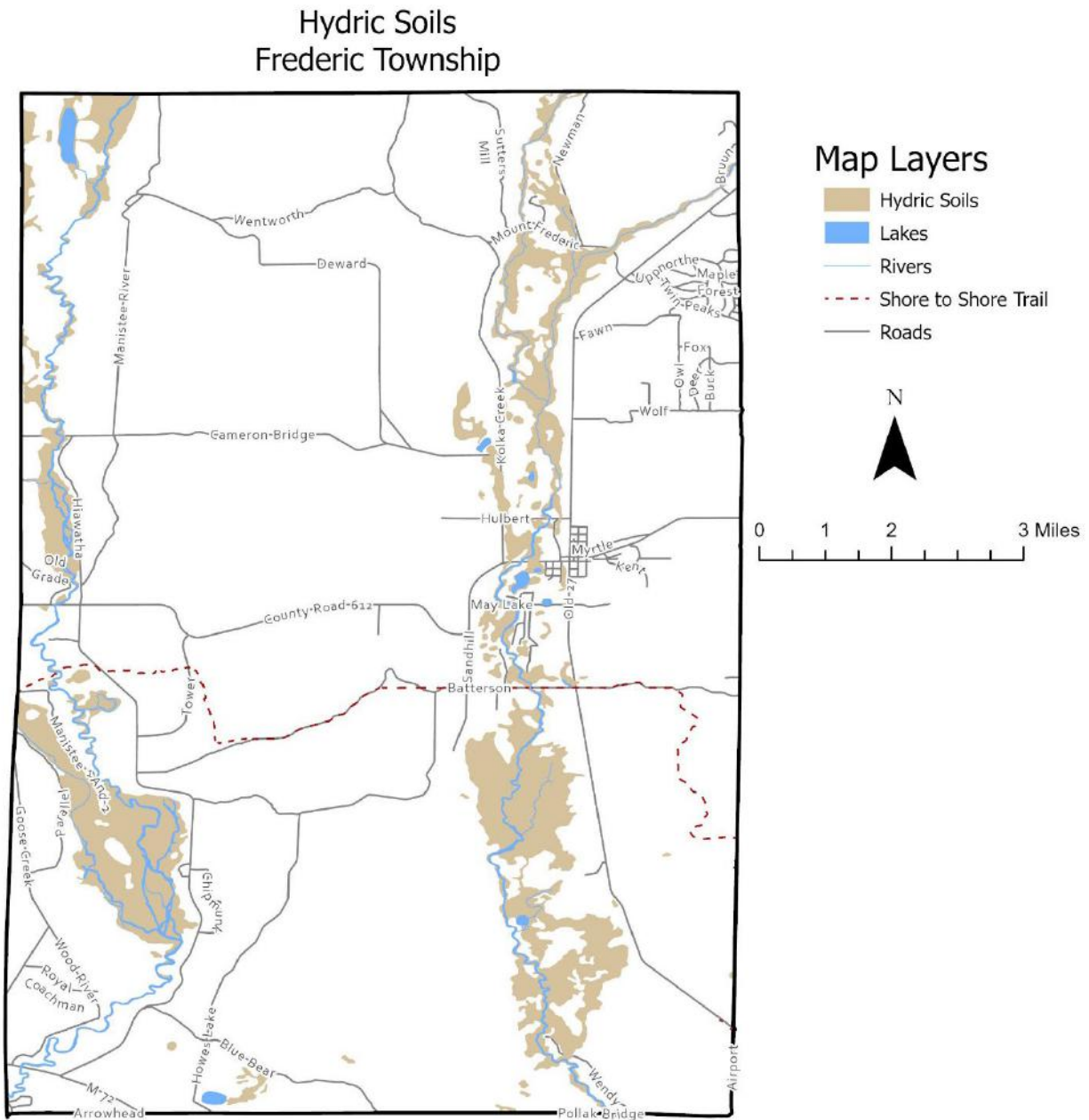


Figure 4-2 Hydric Soils

## Building Site Development

Lower density and less intensive development should be directed to the areas with severe building constraints. The USDA soil survey identifies soil characteristics, such as depth to water table, wetness, filtering capacity and ability to perc water. Using the rating system developed by the USDA, soil limitations for septic systems have been mapped to show areas with slight to severe septic limitations (Figure 4-3). The majority of the township is classified as having severe limitations due to the prevalence of sandy soils with poor filtration for septic effluents. This issue is critical when the water table is close to the surface or when high density development occurs. Possible options to protect the groundwater resources include limiting the type and density of development or developing a public water and sewer system for high density developments.

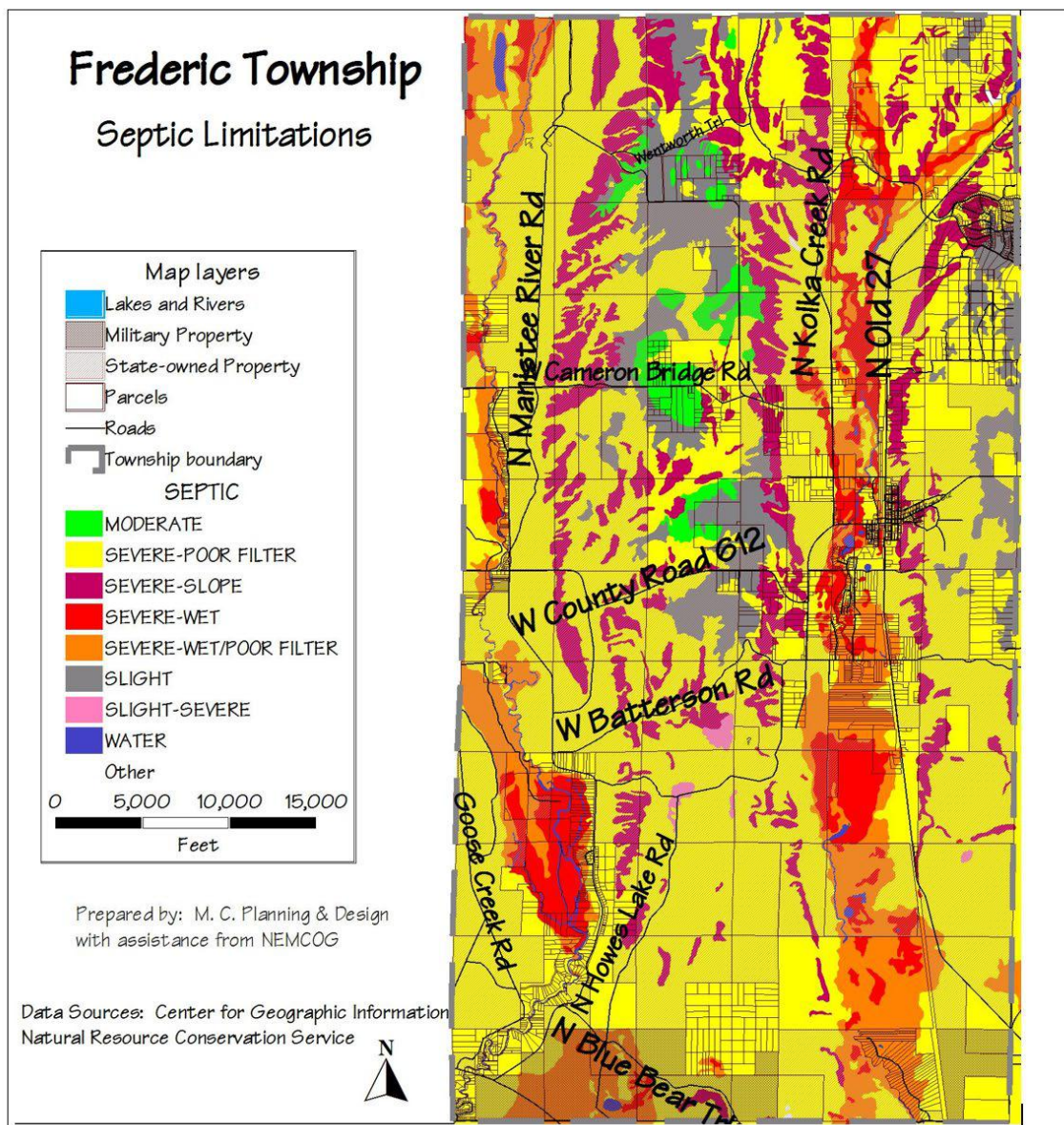


Figure 4-3 Septic Limitations Map



## WATER RESOURCES

Frederic Township is located in the Manistee and Au Sable Watersheds. These watersheds drain the Au Sable and Manistee Rivers, which are famous for their recreational fisheries. The township also has a substantial freshwater reservoir. Additionally, the township's wetlands are located around these rivers (Figure 4-4). Wetlands are areas where the land has sufficient water at or near the surface that supports wetland or aquatic vegetation. These areas are commonly referred to as swamps, fens, marshes, and bogs. Wetlands protect water quality and function as ecological corridors.

### Wetlands and Water Resources Map Frederic Township

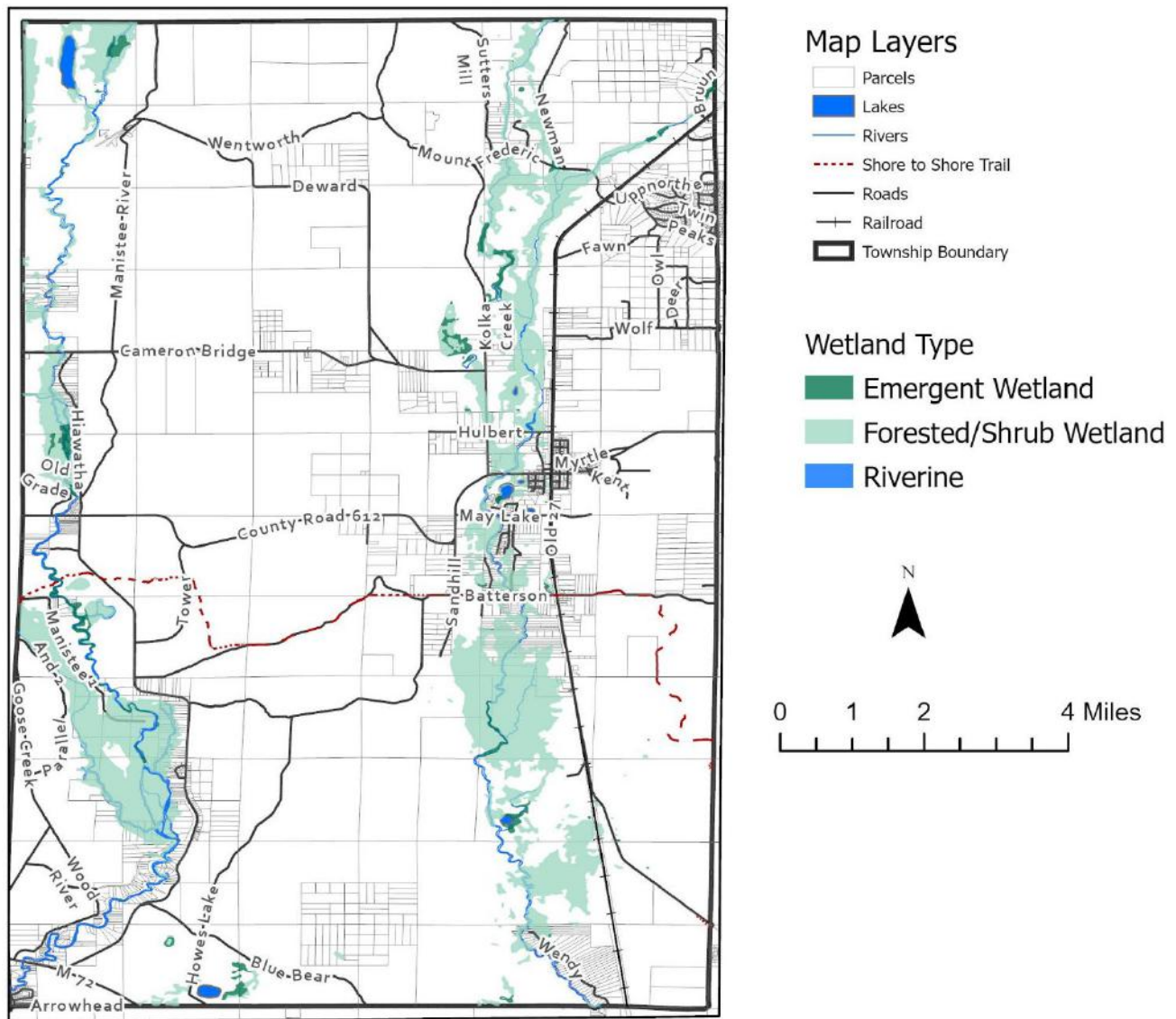


Figure 4-4 Wetlands and Water Resources Map

## FORESTS

The majority of forest land in Frederic Township is under public ownership and is carefully managed for long-term sustainability after the exploitation at the turn of the 20<sup>th</sup> Century (Figure 5-1). The public forests support the fiber-products industry, provide extensive wildlife habitat, and provide recreational opportunities.

### Wildfire Risk Assessment

In 2018, Frederic Township actively participated in the update of the Crawford County Community Wildfire Protection Plan, which was adopted in 2019. The Community Wildfire Protection Plan protects human life and reduces property loss from wildfires through the identification and prioritization of Wildland-Urban Interface areas within Crawford County, recommendation of strategies for hazardous fuels reduction treatments, recommendation of local community planning and zoning Firewise strategies, and outlines Firewise measures to reduce wildfire impacts to structures throughout Crawford County. The southern portion of the township contains extremely high-risk areas for wildfires with the majority of the land owned by the State (Figure 4-5). In Figure 4-5, the grid over the wildfire hazard areas shows the boundaries of the township and the township's zoning districts. Additionally, the majority of the township's structures are located in low and moderate wildfire risk areas.

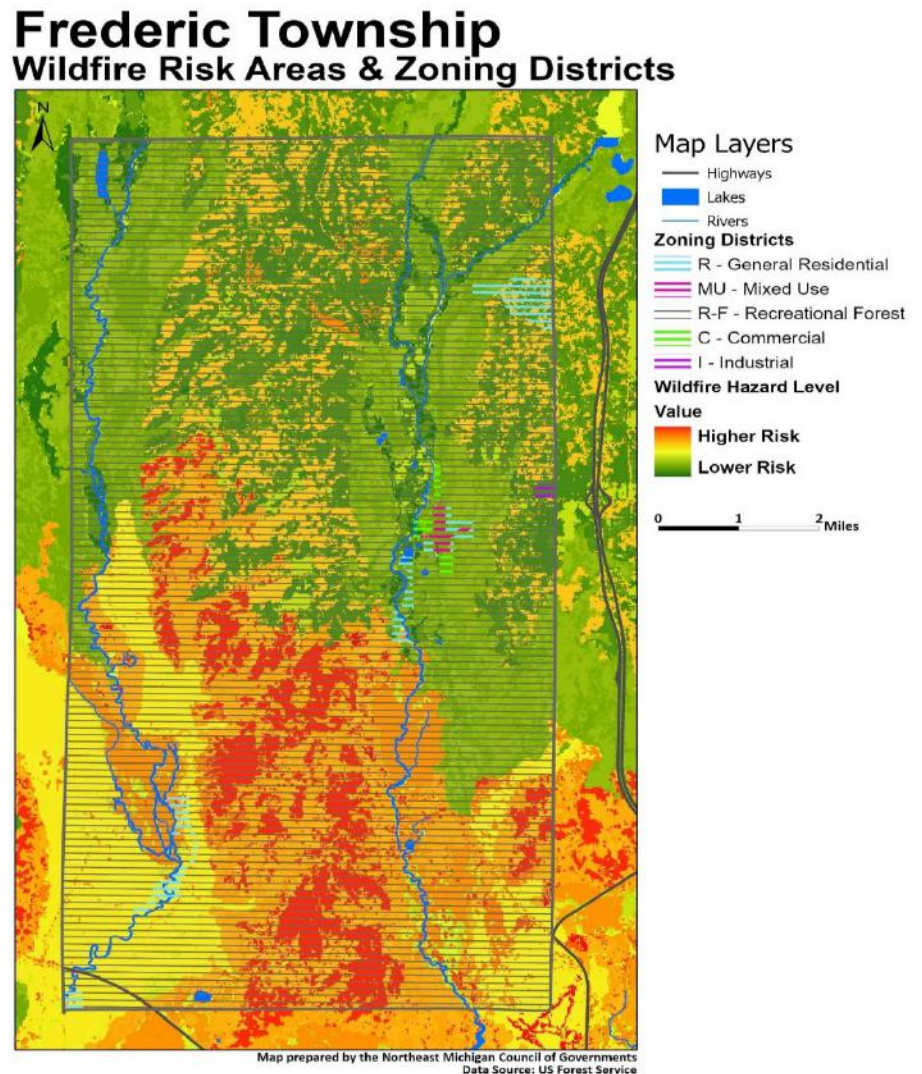


Figure 4-5 Wildfire Risk Areas and Zoning Districts

## SURFACE WATER DISCHARGE PERMITS

The State of Michigan controls the discharge of pollutants from waste and wastewater into Michigan's surface waters through the National Pollutant Discharge Elimination System (NPDES) permitting process. This process imposes effluent limitations and other necessary conditions to protect the environment and meet State and Federal regulations. The township has one NPDES permit for an MDOT construction site located off of M-72.

## SITES OF ENVIRONMENTAL CONTAMINATION

The Natural Resources and Environmental Protection Act, 1994 PA 451, as amended regulates facilities of environmental contamination in Michigan. The Remediation and Redevelopment Division of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) works towards managing and revitalizing sites of environmental contamination to protect the environment. The division administers two programs: Environmental Remediation (release of hazardous substances from facilities) and Leaking Underground Storage Tanks (release of hazardous substances from underground storage tanks).

The facility inventory database has information for Sites of Environmental Contamination (Part 201), Leaking Underground Storage Tanks (Part 213), and Baseline Environmental Assessments (BEA). The Baseline Environmental Assessments document the existing contamination and allows a facility to be acquired and/or operated without being held liable for the existing contamination. EGLE also has an online mapping application, *Environmental Mapper*, which allows users to view sites of environmental contamination, leaking underground storage tank sites, and any land use or resource use restrictions imposed on a property that has been provided to EGLE. Frederic Township has one site of environmental contamination at 6636 AuSable Street (North Old 27). This site was formerly Leng's Garage and is a Part 201, Part 213, and BEA site.

# CHAPTER 5

## EXISTING LAND USE

Prior to establishing goals and determining future land uses, a community must have an accurate assessment of its existing land uses. This chapter presents information on the types and location of land cover and uses currently existing in the township.

### GENERAL LAND DIVISION PATTERNS

As development occurs, larger tracts of land are subdivided into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Approximately 66% of the land in the township is owned by the State of Michigan, while 34% is privately-owned. Blocks of private lands are intermixed with public lands to form a patchwork of ownerships (Figure 5-1). The large tracts of undeveloped public and private lands are currently managed for forest products and resource extraction.

### EXISTING LAND USE/LAND COVER CHARACTERISTICS

The Existing Land Cover/Use Map shows how the land in the township is currently being used and not how it is zoned. The Michigan Resource Information Systems Land Cover/Use data (MIRIS) was updated with 2018 aerial photographs to map the Existing Land Cover/Use for the 2020 Frederic Township Master Plan (Figure 5-2, Figure 5-3). The parcels were classified into the following categories: Residential, Commercial, Industrial/Extractive/Utilities, Institutional/Recreational, Agricultural, Non-Forested Uplands, Upland Forests, Lowland Forests, Non-Forest Wetlands, and Water (Table 5-1). Limited field verification, Planning Commission review, and ancillary digital map data, such as parcels, soils, the National Wetlands Inventory (NWI), and gas wells were also used to complete the mapping and analysis.

<b>Land Use Category</b>	<b>Number of Acres</b>	<b>Percent of Township</b>
Residential	4,010	8.7%
Commercial	67	0.1%
Industrial/Extractive/Utilities	562	1.2%
Institutional/Recreational	316	0.7%
Agricultural	29	0.1%
Non-Forested Uplands	2,878	6.2%
Upland Forests	33,635	72.7%
Lowland Forests	3,649	7.9%
Non-Forest Wetlands	899	1.9%
Surface Water	215	0.5%
<b>TOTAL</b>	<b>46,260</b>	<b>100%</b>
NEMCOG		

### **Residential**

The residential category accounts for 4,010 acres (8.7%) of the township's land use and is made up of single-family residential developments. These developments are located on small tracts and in subdivisions that are concentrated in the community of Frederic, in the township's northeast corner, and along the Manistee River and the Au Sable River.

### **Commercial**

Commercial land use covers 67 acres (0.1%) of the township. The commercial uses are concentrated in the community of Frederic and on M-72 adjacent to the Manistee River crossing.

### **Industrial/Extractive/Utilities**

Industrial/Extractive/Utilities land uses account for 562 acres (1.2%) of the township. This category includes gas wells and processing facilities, sand and gravel pits, a portion of the Grayling Army Airfield, salvage yards, and an industrial site in the community of Frederic. The gas wells are primarily located in the northern half of the township.

### **Institutional/Recreational**

Institutional/Recreational land uses account for 316 acres (0.7%) of the township. This category includes parks, cemeteries, campgrounds, and community facilities. While the township's public lands were not classified as recreational, they do offer a wide range of outdoor recreational activities.

### **Agricultural**

Agricultural land use accounts for 29 acres (0.1%) in the north-central portion of the township and is very limited due to the area's sandy, droughty soils.

### **Non-Forested Uplands**

The non-forested uplands category accounts for 2,878 acres (6.2%) that are scattered throughout the township. Herbaceous plants and shrubs are typically found in old farm fields and forest openings.

### **Upland Forests**

Upland forest lands cover 33,635 acres (72.7%) of the township and include northern hardwoods, aspen-birch, oak and pine forests.

### **Non-Forest Wetlands**

Wetlands account for 899 acres (1.9%) of the township and are concentrated along the Manistee and Au Sable Rivers. These wetlands receive surface water and subsurface water discharge, which creates the streams and creeks that flow into the area's lakes and rivers. Since these natural resources are interconnected, it shows how activities occurring away from a major water body may still have an impact on its water quality. Wetlands consist of sphagnum bogs, emergent vegetation in lakes and rivers, and wet meadows. These areas support lowland brush, such as tag alder and willow.



### Lowland Forests

Lowland Forests account for 3,649 acres (7.9%) of the township and are primarily associated with the Manistee and Au Sable Rivers and their tributaries. These forests grow on soils with seasonally high-water tables and are often classified as wetlands. Lowland forests support northern white cedar, black spruce, balsam fir, elm, black ash, red maple, and aspen species.

### Surface Water

Surface water covers 215 acres (0.5%) of Frederic Township and includes several small lakes, and the Au Sable River and Manistee River.

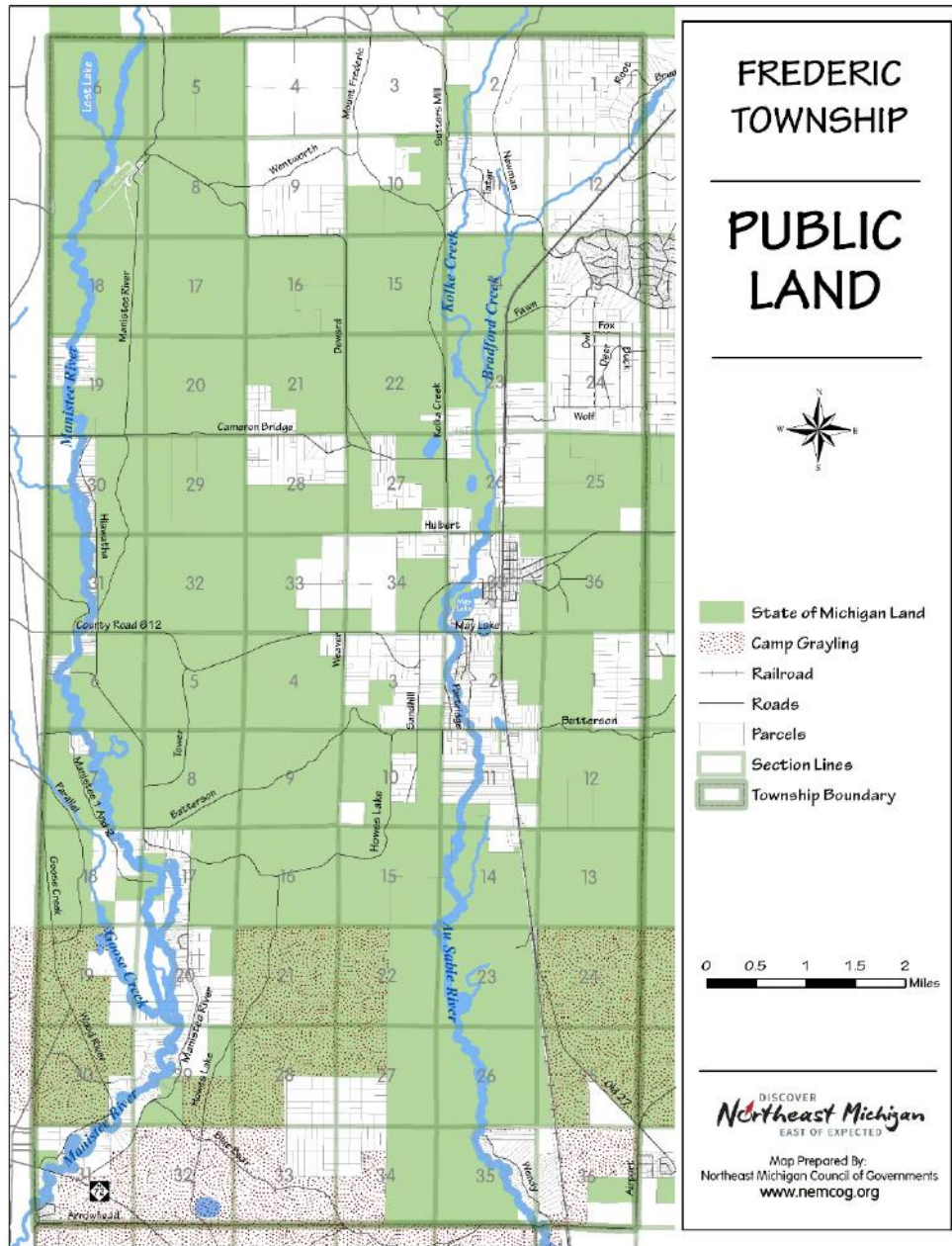


Figure 5-1 Frederic Township Public Lands

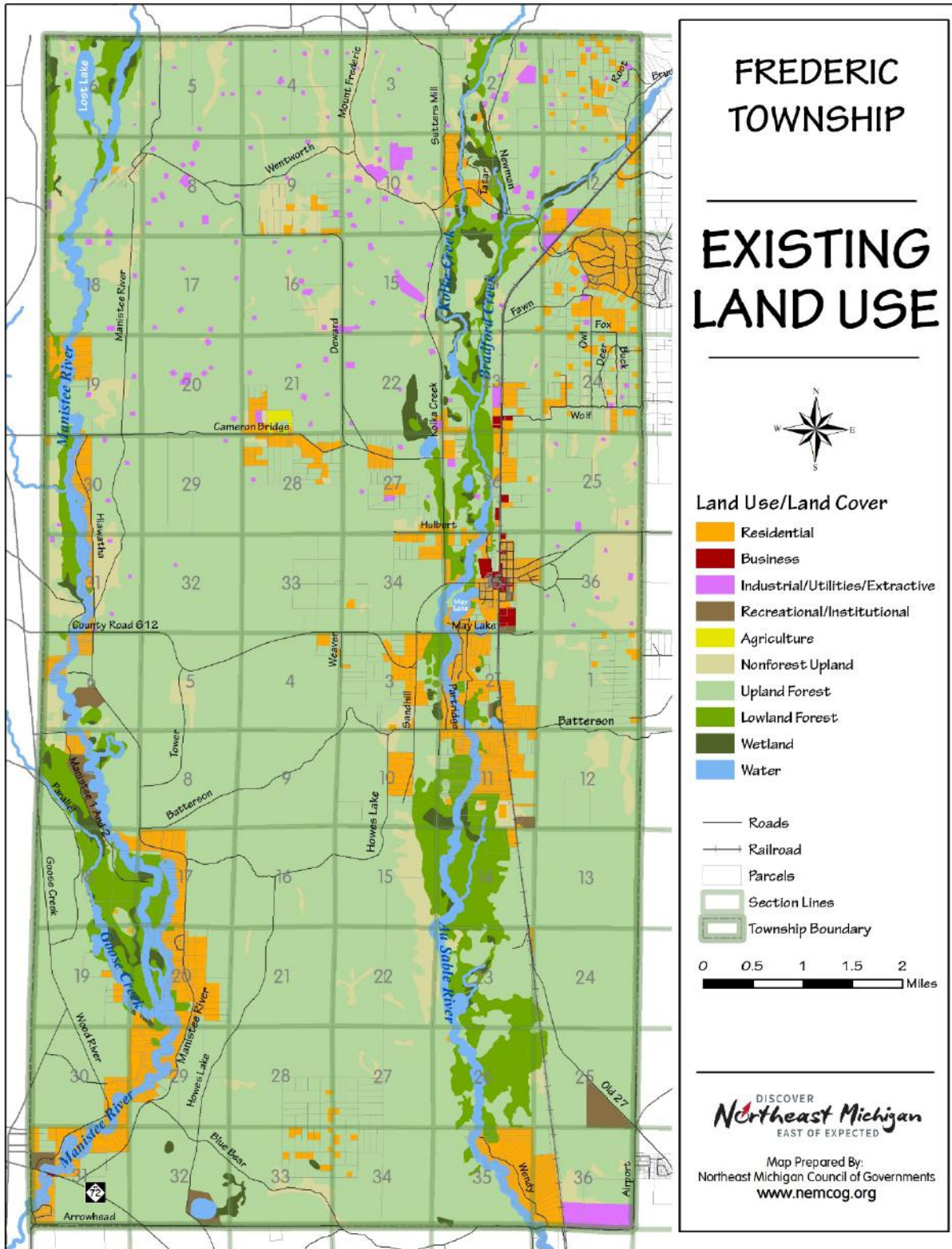


Figure 5-2 Frederic Township Existing Land Use



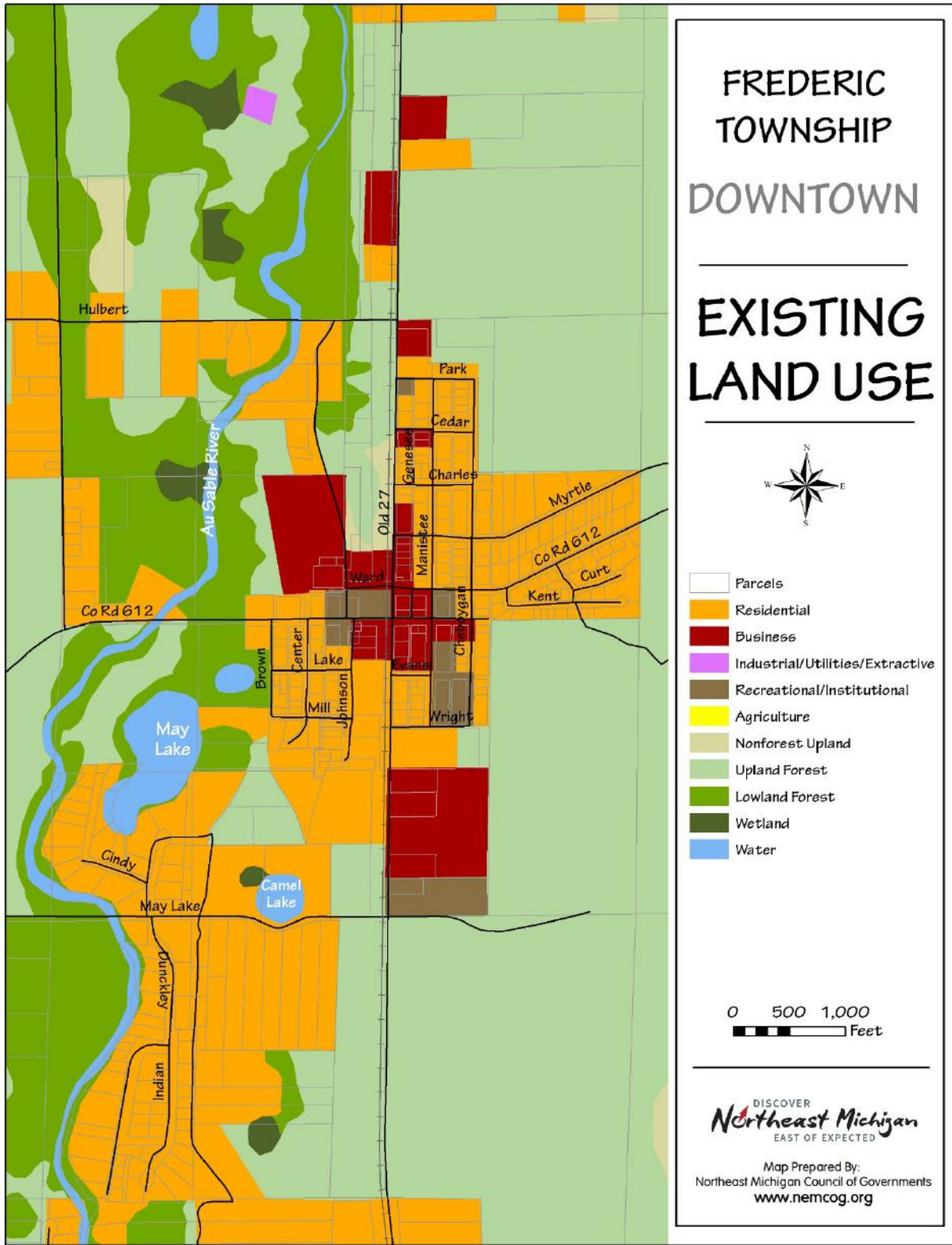


Figure 5-3 Frederic Township Downtown Existing Land Use

***This page intentionally left blank.***

# CHAPTER 6

## OBJECTIVES AND STRATEGIES

### PLANNING PROCESS

The Township Planning Commission commissioned a township-wide survey that was available online to both township and surrounding area residents to ensure the township's master plan reflects the goals of the community. During June and July 2020, Frederic Township posted the community survey on their website and made hard copies available at the Township Office. The survey was advertised through tax bill inserts. Input was requested on several major issues, including Quality of Life, Land Use and Development, Community Services, Roads and Transportation, and Economy and Business. Public input was also gathered at all Planning Commission and Township Board meetings.

### SURVEY RESULTS

#### Survey Summary

- 168 surveys received

#### Survey Summary

- 76 Full-time Residents
- 37 Non-Residents
- 55 Seasonal Residents
- 77.0% of respondents own their own home in the township
- 42.4% of respondents own their own property
- 66.7% of respondents have lived or own property in the township for 11+ years
- 83.7% of respondents are age 50 and older
- 45.8% of respondents are retired, 23.2% occupy the professional/managerial category, 10.3% are self-employed
- 72.9% of respondents work outside of Crawford County, 4.7% work within Frederic Township

#### Information Flow

- 62.7% of respondents stated they get information from family and friends
- 46.3% of respondents get information from the internet
- 40.3% of respondents get information from social media (e.g., Facebook, Twitter, etc.)
- 26.9% of respondents get information from the newspaper

## TOWNSHIP ASSETS

The residents of Frederic Township value the rural, small town community and accessibility to the area's forests and water resources. Low cost of living, the friendly people, the availability of government services, and the township's location were also listed as assets.

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

**SATISFACTION:** 94.1% of respondents are satisfied or very satisfied living in Frederic Township. Respondents would like a bigger library and to see more community activities and events for all ages.

**NEIGHBORHOOD APPEARANCE:** About 60.8% of respondents are satisfied with the general appearance of their neighborhood. Respondents who were not satisfied noted blight (rundown residences, junk, wood pallet fences, broke down vehicles, etc.), a lack of law enforcement, poor road conditions, a lack of zoning enforcement (structures being built without permits in areas they are not allowed, perpetual construction of structures, etc.), and property owners who destroy habitat and native vegetation along rivers.

**PFAS TESTING:** Approximately 53.3% of respondents are not interested in having their water tested for PFAS at their own expense.

**SERVICE PROVISION:** Over 80% of respondents believe the services provided by the township are adequate, good, or excellent. To improve the services, respondents suggested the township open a few hours on the weekend, develop a visitor center and create a pamphlet to market the township, update the website to make it more user-friendly and to provide more resources and information, increase communication with the public about community events, functions, and planning activities, enforce the blight ordinance, maintain the roads, increase the number of township clean up days with available dumpsters, create a neighborhood group to assist seniors, disabled individuals, and others in need, improve radio and tv signal, and hire a landscaping service to cut the grass throughout the township.

**LAW ENFORCEMENT:** About 59.5% of respondents are satisfied with law enforcement provided by the County and State Police within the township. Respondents who were not satisfied noted a lack of police patrols, high response times, a lack of follow up after incidents, and a lack of enforcement for speeds, noise, littering, drunk driving, trespassing, off-road vehicles, and burglary. Suggestions for improvements included developing alcohol and noise restrictions for the Manistee and AuSable Rivers, enforcing ORV/ATV regulations, and increasing patrols on backroads, Lake Road, Old 27, County Road 612, through town, and on the rivers.

**FIRE PROTECTION:** Approximately 66.9% of respondents were satisfied with fire protection in the township. Respondents who were not satisfied noted high response times, a lack of fire protection for the outer reaches of the township, a lack of awareness about the fire

department, and concerns that the fire department does not contribute back to the general fund.

**EMERGENCY SERVICES:** About 60.4% of respondents were satisfied with emergency medical services in the township with dissatisfied respondents noting high response times, and how the ambulances do not stay in the township.

**SOLID WASTE:** About 72.9% of respondents are satisfied with the solid waste disposal methods in the township. Respondents who are not satisfied cited the provider does not pick-up waste and waste disposal services should not be a required tax fee. Suggestions to improve the service included getting multiple bids for waste disposal services, providing recycling services with disposal services, providing the “spring time” dumpsters for a longer period of time, promoting hazardous waste collection days at least twice a year, and providing information about what services are provided, when the pick-up days are, what can/cannot be thrown away, where waste can be taken if it is not picked up, and where old paint, gas, chemicals, hazardous items, batteries, appliances, electronics, etc. can be disposed.

**RECYCLING:** Approximately 62.3% of respondents recycle in the township. Suggestions for improvements include providing information about the recycling program and promoting it, expanding the recycling center’s hours, providing more drop off locations (possibly off of N. Manistee River Road, Williams property, other public lands, etc.), providing curbside recycling and pick up at residences, providing recycling containers at no extra charge, providing bulk recycling more than once a year, and providing recycling services for all materials including glass bottles.

**RECREATION:** Respondents noted a need for better outdoor recreation planning in the township for all age groups. Suggestions included connecting the township to the Iron Belle Trail, planting trees in Betty Sajdak Memorial Park, creating a motorized trail map, extending the bike path to Waters, finishing the bike trail, creating an access site to the AuSable River, and using the open space at the township hall for a community garden.

**RESIDENTIAL DEVELOPMENT:** About 68.9% of respondents either did not know (33.1%) or feel the quality and range of housing options in the township is moderate (35.8%). About 45.5% of respondents supported the development of single-family homes on large residential lots. However, 29.3% do not support any residential development. About 21.1% of respondents supported low-cost housing for low income families, senior citizens, and veterans. Less than 20% supported the development of single-family homes clustered together, senior housing, veteran housing, tiny houses, manufactured/mobile homes, duplexes and townhomes, and apartments. Comments included focusing development in town, applying for funding to rehabilitate/renovate the existing housing stock, attracting higher end homes, stopping development of permanent residences and in the area of Bradford Hills, requiring manufactured homes to have a roof built over them and either a garage or pole barn, and requiring new properties to have a minimum of five acres.

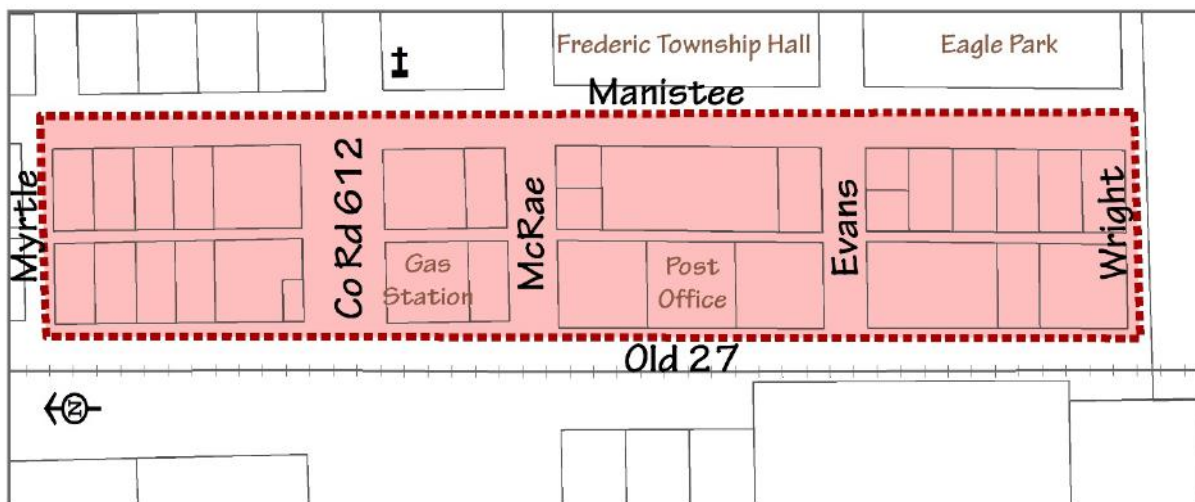
**COMMERCIAL DEVELOPMENT:** Respondents (54.3%) would like to see the township encourage mild commercial development over time that includes diverse retail stores (e.g., bakery, meat market, hardware store, pubs, etc.), restaurants, and personal service businesses (e.g., car wash). Respondents did not support business park developments, urban sprawl/big box retailers, a senior center, low-income or multiplexes, marijuana businesses, or gas stations. Respondents in support of commercial development cited it would increase the tax base and employment opportunities, support tourism, attract people and provide more services to residents, and it would keep money in the township. Respondents who were against commercial development noted the township did not have room/there was not a commercialized area, developers will build buildings that will not be used, the area will lose its rustic feeling, year-round residents would not be able to support the new businesses, and the township does not have the resources to deal with the big city problems that development attracts. Recommendations included providing support to people who would like to start small businesses and directing development towards the existing commercial and industrial areas.

Respondents were generally evenly split about whether they supported the idea of neighborhood businesses locating within residential areas (32% in support, 34% against, and 34% were neutral).

**DOWNTOWN DEVELOPMENT:** About 70.0% of respondents support the development of a traditional downtown area with commercial buildings built to the street, no side yards, and residential development upstairs from commercial development between Myrtle and Wight and Manistee and Old 27 (see map below).

Suggested alternative areas included:

- The area across from the railroad tracks
- The Old Ice Factory
- Behind the Swamp Rat (not up to Old 27)
- Straight down Old 27 to increase exposure with the potential to expand to HumbleBee Provisioning Center





Respondents who were against downtown development noted the township is a small, quiet community that should not strive to be busy like Grayling or Gaylord, there is a lack of information about what would be developed and for whom, funding should be used for the roads, fiber optics, and schools, the proposed area is congested and has high speeds, there is no available parking, the snowmobile trails should be left alone, and current businesses should be upgraded before the downtown is developed (e.g. B & B).

**DOWNTOWN AMENITIES:** Respondents indicated the following items were important to consider when developing the downtown area:

- The connection from downtown to the trail systems and river access sites (61.8%)
- More attractive building facades (59.0%)
- Outdoor events and festivals (56.9%)
- Attraction of new businesses (56.2%)
- More greenery (flower beds, planters, trees, etc.) (52.8%)
- Better walkability with newer, wider sidewalks (50.7%)
- More places to shop (45.1%)

Other suggestions included:

- A Farmer’s market
- Maintaining the area’s cleanliness
- A coffee shop
- An ice cream shop
- A repair shop
- Theme-based buildings with a color pallet and defined architectural design
- Adding old fashioned streetlamps, benches, pedestrian crosswalks, and greenery
- Locating parking out of sight
- A bicycle trail through Frederic
- Reducing traffic speeds on Old 27

## TOWNSHIP ISSUES

There was a wide range of concerns expressed by the respondents. The most noted concerns were the poor road conditions and the large amount of blighted properties in the township. Respondents noted the roads are being damaged by ORV/ATVS and heavy trucks, including ones from logging and oil/gas companies. Additionally, respondents noted the township has little zoning enforcement, specifically citing a lack of enforcement for pallet fences, blighted areas, and river conservation district ordinances. Respondents also stated the township needs better management including fixing the budget, encouraging new ideas and forward progress, and increasing the township officials’ knowledge base. Other major concerns included a lack of township clean up days and areas to dispose of yard waste, a lack of diverse businesses, high property taxes and permit fees, the amount of law enforcement, a lack of internet, cable tv, and natural gas access for residences, poor infrastructure, a lack of regulations for snowmobilers, ORV/ATVs, fowl enclosures, and stray animals, and the proliferation of marijuana businesses.

The following illustrates a number of potential issues about living in Frederic Township that were identified by survey participants.

**TOWNSHIP APPEARANCE:** Approximately 38.0% of respondents are not satisfied with the general appearance of the township, citing blight issues (e.g., rundown residences and commercial buildings, junk/trash/broken down vehicles, pallet fences, “WTF” signs, unmown lawns, etc.), the township’s dated appearance, clearcutting, poor road conditions, and pollution from snowmobiles and ORVs. Respondents would like to see flowers planted, sidewalks improved, streetlights installed, etc. to improve the township’s appearance.

**COMMUNITY PROBLEMS:** Respondents noted road conditions are a big problem in the township. The lack of employment and unsightly/unsuitable business operations were seen as medium problems. The lack of internet was seen as either a small, medium, or big problem (24.2%, 19.5%, and 25.5%, respectively).

**BLIGHT:** Respondents (71.3%) believe blight is an issue in the township, citing junk stored outside residences, dumping, abandoned/broken down vehicles and trailers, poorly maintained storefronts, lack of property maintenance, vacant/abandoned buildings, etc. Suggestions to improve blight included promoting clean up days and removing obsolete business signs. The township is maintaining a list of the blighted properties that people submitted in the master plan survey.

**REAL ESTATE MARKET:** About 43.2% of respondents perceive the real estate market to be stable. However, respondents feel there is an affordable housing shortage for all income levels and a lack of rental and quality housing needed to support business growth.

**PARTIAL TAX ABATEMENTS:** About 36.2% of respondents supported partial tax abatements to attract and retain new jobs and businesses. Areas of concern included how the partial tax abatements would affect the current services and taxes and if there would be adequate housing in the township to attract people to work at the new businesses. Respondents who were against partial tax abatements noted there is not a tax abatement on recreational property and it is discriminatory to provide abatements to some and not others, and businesses should support the community and not take from it.

**TELECOMMUNICATIONS:** Approximately 48.7% of respondents do not think high speed internet service is adequate in the township noting access is either unavailable (e.g., in the Sand Hill Road area) or weak, the service is expensive, and providers will not upgrade service despite available infrastructure. Respondents would like to have upgraded internet service and the ability to use one provider for tv, internet, and phone service.

Approximately 48.7% of respondents indicated the township's cellular service is not adequate noting there are areas where it is unavailable (e.g., between Frederic and Waters, the north side of the township, on County Road 612 either west of town, near Sand Hill Road, or east of Manistee River Road) or there is weak service (e.g., West Pine Bend Road, next to Goose Creek Campground, Batterson Road, Cameron Bridge Road). Other concerns include the high cost of service, a decrease in the quality of service provided, and a lack of landlines and cable services.

**PUBLIC TRANSPORTATION:** Over 65% of respondents do not know if public transportation is adequate in the township. Respondents who were not satisfied noted there are few routes to the edge of the township and there are limited travel times. Suggestions to improve public transportation services included having more options (e.g., taxis, uber, rideshares, etc.), having on-demand service, and providing residents with more information about the service's availability, bus routes, and stops.

**WAYFINDING SIGNAGE:** About 44.2% of respondents do not feel additional signage is needed at this time since it is expensive and there is nothing to attract people to Frederic besides the Frederic Inn. Respondents commented about the following areas needing signage: the jog in the highway to continue on 612 after leaving the highway and heading west through Frederic, at Manistee River Road/Hiawatha Drive (either need stop or private drive sign at the end of Hiawatha Drive), on the trails, and in Bradford Lake Hills.

**ROADS:** Over 60% of respondents are not satisfied with road conditions, maintenance, and construction. If more funding becomes available in the future, respondents recommended increasing road maintenance efforts, including dust control and grading on dirt roads, addressing pothole issues, widening the shoulders for bike riders and ORV/ATVs, and painting centerlines. Other concerns included ORV/ATVs are causing damage on paved and dirt roads, logging trucks are damaging the roads, drunk driving, pollution, noise levels, people running the stop signs at the intersection of County Road 612 and Old 27, private road signs are being taken down, speeding and reckless driving on County Road 612 west of town and north of town, and traffic congestion caused by the pot store. Suggestions included installing "slow down" and speed limit signs, mowing at the intersection of County Road 612 and Old 27, restricting snowmobiles and ORV/ATVs to maintained motorized trails, installing sidewalks and pedestrian crosswalks, providing information about where off-road vehicles can be driven, widening the side street to County Road 612 West or installing a center turn lane/turning shoulders to reduce traffic congestion caused by the pot store, and boring a pipe under Old 27 to alleviate flooding issues.

About 69.0% of respondents are satisfied with snow removal. Out of the respondents who were not satisfied, suggested improvements included providing more timely plowing, plowing Orchard Trail and Old 27, sanding roads more often, and discontinuing blocking driveways with snow and ice.

The most identified road segments needing improvements include:

- County Road 612 to Lovells
- Old 27 needs to be paved and widened
- Cameron Bridge Road
- Batterson Road
- May Lake Road
- Hiawatha Drive
- Hulbert Road
- Kolka Creek Road
- Cindy Lane
- Brown Street
- Lake Street
- North Manistee River Road
- N. Uppnorthe Drive
- Upper Manistee Road
- Arrowhead Road
- Deward Road
- Center Street
- Twin Peaks Road
- Goose Creek Road
- Bridge over the AuSable River south of town
- Roads in Bradford Hills
- Roads between County Road 612 and M-72
- Corner of 27 and 93 by high school should be a 4-way stop or signal
- Unsafe intersection at Sandhill Road and County Road 612

**Additional suggestions offered to the township:**

- Attract employers and new jobs. Attract and sustain pollution free businesses and services.
- Attract skilled trades and trained workers
- Attract families. Investment in appearance and curb appeal will attract families and businesses, and businesses will be able to stay open
- Modest development
- Have locally owned businesses
- Accommodate off-road users (ORV, snowmobiles, etc.)—missed revenue source
- Provide rules and regulations about using off-road vehicles
- Control/stop logging and tree cutting before the natural resources are devastated
- Keep the township natural
- Enforce river protection laws
- Clean up blighted properties and if necessary, assist people
- Enforce blight restrictions for abandoned cars and junk
- Have a discussion with official(s) from Manton, MI about how they developed their downtown
- Frederic needs to look like a town to attract businesses and customers. Beautification is important. With COVID-19, have drive thru/take out restaurants and outdoor seating, possibly a common area with tables for all restaurants where the tables are properly spaced. Food and safety should be top priorities when developing downtown.
- Keep downtown rural as it is developing
- Provide more activities. Increase the number of festivals.
- Develop a park/little recreation area

- There is a strong DNR enforcement presence. Increase police presence in the Frederic area and on the wooded two tracks.
- Upgrade the township's web presence and website communications. Develop an information page about the township (e.g., Facebook page). Provide a way to pay taxes online.
- Maintain and expand outdoor recreation
- Complete a bicycle trail from the State Park to Waters
- Connect a bike trail from Grayling to Gaylord
- Make Frederic a beautiful place to live and visit
- Promote new businesses
- Provide access to and from the AuSable River with parking south of Batterson Road
- Lower taxes on properties that have a conservation easement, which prevents it from being logged or divided
- Do not build a future on tourism
- Continue balancing the township's growth and development with the conservation of its natural resources and recreational opportunities
- Prevent corporations from contacting property owners about natural gas exploration
- There is no sense of community. The community only wants people who have a certain type of lifestyle living there.
- Enforce the zoning regulations and condemn property. Fix what is here, then move onto new ideas.
- Acquire property on 27 and 612 from the State
- You might be interested in Kalkaska Cold Spring Township CSP Public Act 12 of 1994, Amending Public Act of 1961 being section 600.101-600-9939 or MCLA.

## GOALS AND OBJECTIVES

The primary goal of this plan is to maintain and foster the growth and advancement of Frederic Township as a quality place to live, work and visit. The following goals and objectives were developed based on the township's existing characteristics (social and economic features, natural resources, available services and facilities, housing, and existing land use).

The Frederic Township Board and Planning Commission has sought to make this plan a reflection of community beliefs, support, and the ability to implement it. Plan implementation often times is simply ascribed as governmental responsibility. That is not the intent of this plan. Responsibility for implementing this plan will rely on collaborations with other local units of government, members of the public, private enterprise, and community groups. It is hoped this plan will stimulate enthusiasm and interest in community development that can become self-sustaining.

## LAND USE

**Goal 1:** Maintain an ecologically sound balance between the environment and human activities to retain the township's scenic and rural character.

**Objective 1:** Review and/or modify the zoning provisions to be consistent with the Frederic Township Master Plan.

**Objective 2:** Control the location of new development through the designation of appropriate areas for new residential, commercial, and industrial land uses.

**Objective 3:** Encourage access management standards, and open space and landscape requirements for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, roadside landscaping, and encourage the retention of open space and scenic vistas with planned unit developments, clustering, and conservation easements.

**Objective 4:** Encourage forestry management practices, including selective timber harvesting and reforestation, to acknowledge the importance of forested lands and forestry operations.

**Objective 5:** Monitor the conversion of forested land into more intensive uses.

## RESIDENTIAL DEVELOPMENT

**Goal 1:** Provide suitable housing opportunities for various economic and lifestyle needs of the residents, while retaining the township's rural and scenic character.

**Objective 1:** Designate appropriate areas for all types of residential development including single family, multi-family, condominium, low to moderate income rental complexes, and extended care facilities.

**Objective 2:** Encourage participation with the Michigan State Housing Development Authority (MSHDA) and Crawford County Housing Commission programs to rehabilitate substandard housing and provide needed moderately priced housing in the township.

**Objective 3:** Preserve the integrity of existing residential areas.

## NATURAL RESOURCES

**Goal 1:** Preserve and conserve the area's groundwater, surface water, woodlands, wetlands, open space, and wildlife habitat.

**Objective 1:** Work cooperatively with State and local agencies as well as reaching out to neighboring jurisdictions to protect and preserve the natural resources.

**Objective 2:** Work with the appropriate agencies to enforce the maintenance of greenbelt areas adjacent to lakes, streams, and wetlands.

**Objective 3:** Work with the Michigan Department of Natural Resources to facilitate and maintain access to public lands.

**Objective 4:** Encourage a land use pattern that is oriented to the natural features and water resources of the area.

**Objective 5:** Recognize the presence of the area's natural resources adds to the scenic and rural character of the township.

**Objective 6:** Encourage the planting of native trees and shrub species when properties are developed.

**Objective 7:** Provide information to landowners about the preservation and conservation of natural resources.

**Objective 8:** Continue promoting the Firewise program.

## RECREATION

More information about Frederic Township's recreation goals, objectives, and action plan can be found in the Frederic Township Recreation Plan (Appendix C).

## INFRASTRUCTURE AND PUBLIC SERVICE

**Goal 1:** Maintain and improve the township's facilities, programs, and systems dependent on the community's needs and the ability to finance the improvements.

**Objective 1:** Support local emergency services.

**Objective 2:** Support a local approach to solid waste management and recycling.

**Objective 3:** Monitor and pursue the need to expand water, sewer, alternative energy, and/or natural gas services as development occurs.

**Objective 4:** Pursue the expansion of high speed communications in the township.

## ECONOMIC DEVELOPMENT

**Goal 1:** Improve the competitiveness of the township's economy, while enhancing the employment opportunities for residents and the profitability of businesses and industries.

**Objective 1:** Encourage diverse commercial and light industrial developments with year-round employment opportunities.

**Objective 2:** Work cooperatively with local economic development organizations and efforts to attract and retain compatible local businesses.

**Objective 3:** Create a promotional association.



# CHAPTER 7

## FUTURE LAND USE

### INTRODUCTION

The next step in the master planning process is to plan for the types and intensity of development that may occur over the next twenty years. The master plan presents a future land use plan that illustrates the general land use arrangement in Frederic Township (Figures 7-1 and 7-2). The plan enables the township to ensure the existing land uses, such as residential, parks, commercial and industrial, can continue; that irreplaceable resources, such as water, wetlands, and forestlands will be protected; and that reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. It should be noted the desired future land use plan may be adjusted in the future based on changing conditions within the community, while maintaining compatibility with the goals and objectives of the master plan.

### FUTURE LAND USE CATEGORIES

Frederic Township has identified seven future land use categories that are listed below and depicted in Figure 7-1. The future land use categories correspond to the zoning districts in the Frederic Township Zoning Ordinance.

#### **General Residential**

Areas designated as General Residential are intended to accommodate single-family, multi-family, and other related and compatible uses which serve the residents of the area without hampering the residential environment. Typical uses include bed and breakfasts, rooming houses/boarded houses, adult day care facilities, childcare homes, utilities, recreational uses, churches, schools, governmental buildings, single-family and multi-family dwellings, planned unit developments, and site condominium developments. The General Residential areas are located adjacent to the Mixed Use areas in Frederic, south of May Lake, northeast of Fawn, and along Dunckley, Manistee River Road, Arrowhead Road, and Partridge Drive. Municipal water and sewer are not available. Buffers or physical separation are required to screen residential uses from incompatible land uses (industrial and commercial).

#### **Mixed Use**

The Mixed Use designation exists to recognize there are portions of Frederic Township that are not divided into homogeneous land uses. The township recognizes the desirable quality of traditional neighborhood design which allows for a mix of compatible residential and business development. The proposed Mixed Use areas are located in Frederic around Old 27 and County Road 612. Consistent with traditional villages, residential uses on the second floor of commercial buildings in this area are encouraged. Typical uses include single-family and multi-family, adult foster care, government facilities, restaurants, food trucks, coffee shops, bakeries,

recreational activity shops, gasoline/service stations, rooming houses/boarding houses, and many types of low impact retail, business, and professional services.

Commercial development within this designation should be consistent in design (building setback, building form, massing, etc.) with existing residential development and neighboring districts. Permitted commercial land uses should be low impact with standard business hours, which are compatible with residential uses. Signage, lighting, and parking regulations should be incorporated to ensure these elements blend into the residential aspects of the neighborhood. In addition, adequate buffers should be provided to screen commercial uses from residential uses.

### **Commercial**

The Commercial areas accommodate a diversity of business types that are dependent upon passerby traffic. These areas are located in Frederic, adjacent to the Mixed Use areas. Typical uses include home occupations, cottage industries, utilities, junkyards, machine shops, recycling facilities/resource recovery facilities/transfer stations/waste collection, veterinary clinics, restaurants, recreational activity shops, retail businesses, medical marijuana facilities, education facilities, and religious facilities.

### **Recreational-Forest**

The majority of the township is designated as Recreational-Forest to recognize the importance of the township's natural resources. This category exists to preserve and conserve the area's forests, water, and land to maintain the township's rural character. All public lands are located in this category. Primary uses include research/education, recreation, forest management, and agriculture. The township also allows some limited commercial development in these areas. Development would be adapted to agricultural, recreational, low density, single-family residential and other specialized rural uses requiring large tracts of land.

### **Industrial**

The proposed Industrial area is located northeast of Frederic. The industrial category is intended to accommodate and attract new manufacturing, processing, warehousing, and other industrial uses.

### **Village Overlay**

The Village Overlay is located around Frederic for revitalization purposes. The aim of the overlay area is to create access to commercial businesses, provide local employment opportunities, and provide for housing needs. The Village Overlay allows reduced setbacks, which are more conducive to a small town atmosphere.

### **Au Sable River and Manistee River**

The Au Sable River and Manistee River are the economic foundation and key asset in the township. The river systems should be preserved for the use and enjoyment of all generations. The township administers an Au Sable River District and Manistee River District in the zoning ordinance both of which are consistent with the State of Michigan Natural River Zoning Rules.

## Downtown Frederic

The township has designated an area of Frederic as “Downtown Frederic” (Figure 7-2). The township intends to amend the zoning for this area to be more conducive to a traditional downtown with features, such as zero lot line development, sidewalks, and other elements typically found in a traditional downtown.

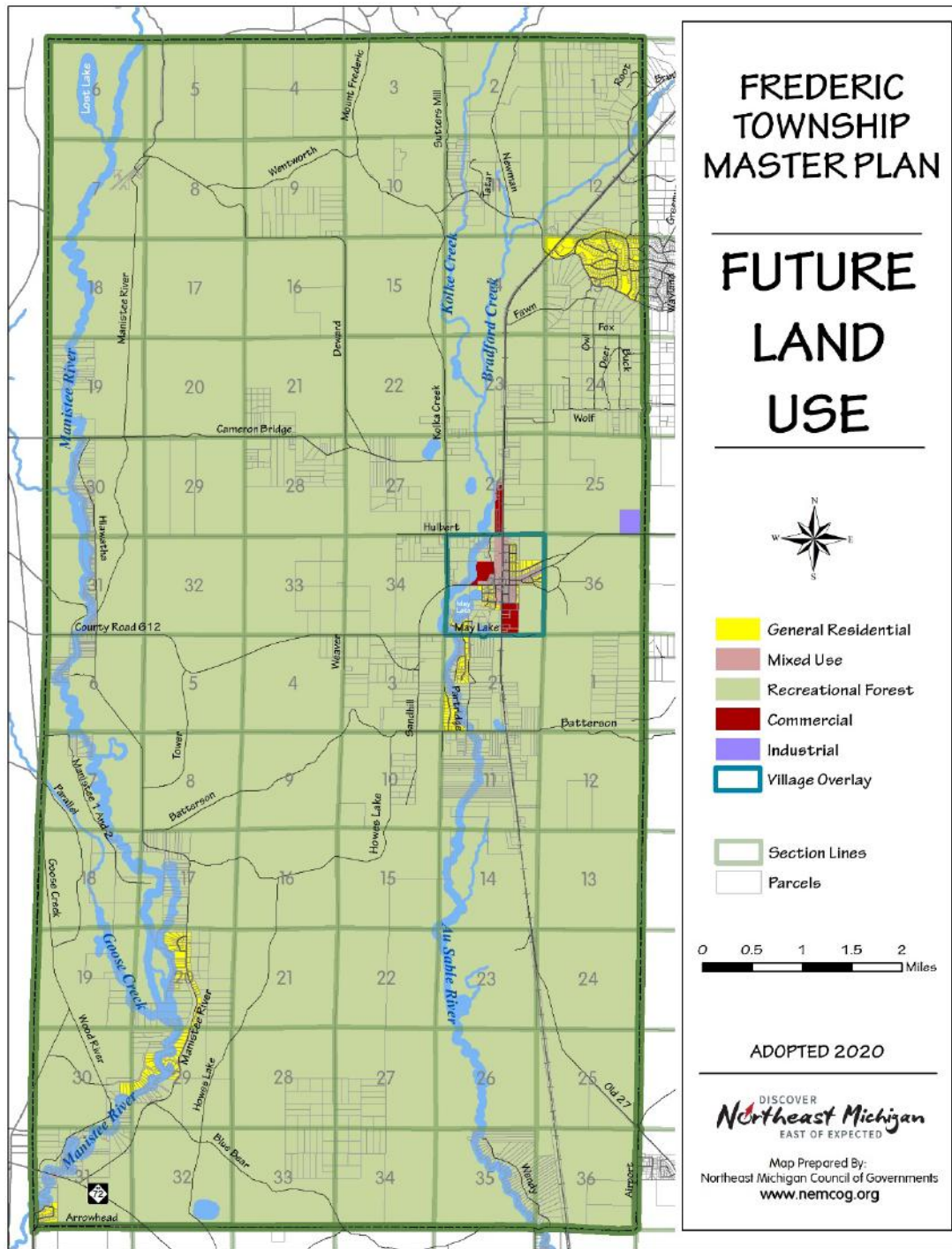


Figure 7-1 Frederic Township Future Land Use Map

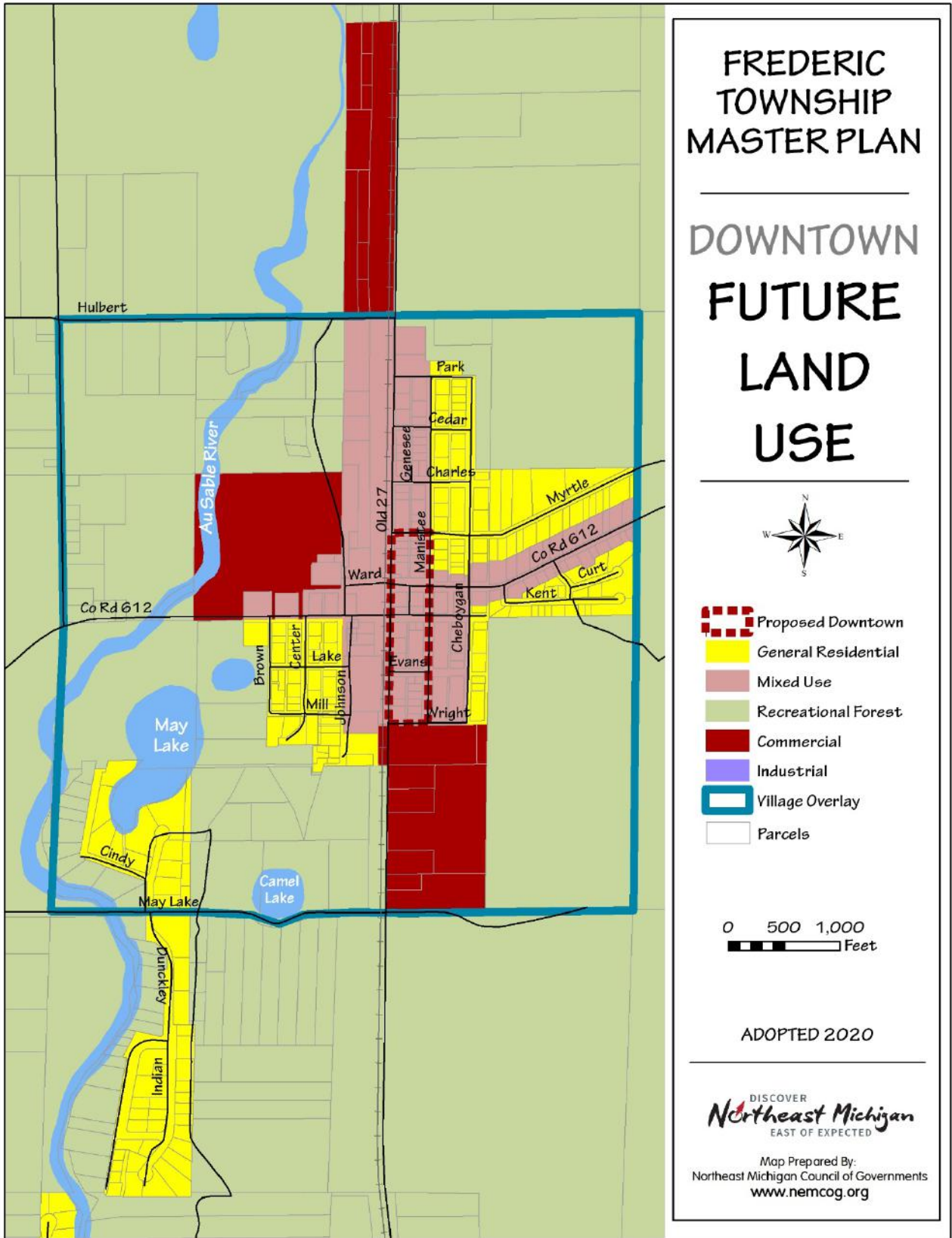


Figure 7-2 Downtown Frederic Future Land Use Map

## ZONING DISTRICTS

Prior to 1998, Frederic Township was covered under Crawford County's Zoning Ordinance to regulate land use activities in the township. Since 1998, the township has had its own zoning ordinance. Frederic Township's new Zoning Ordinance was adopted on September 10, 2019 and was effective on September 19, 2019. The Zoning Maps for the township and the downtown area have been amended to match the township's future land use vision (Figures 7-3 and 7-4).

### General Residential District (R)

The intent of the General Residential District is to establish and preserve medium density residential neighborhoods, free from other uses except those which are compatible to the residents of this district.

Lot & Structure Standards	
Lot Area	20,000 sq. ft.
Lot Width (min.)	100 ft.
Setbacks	
Front (min.)	35 ft.
Rear (min.)	10 ft.
Side (min.)	10 ft.
Side- street side- corner lot (min.)	35 ft.

### Mixed Use District (MU)

The Mixed Use District intends to provide a compatible mix of commercial and residential uses. The requirements are intended to protect and stabilize the basic qualities of the District, and to provide suitable and safe conditions for family living and small commercial businesses.

Lot & Structure Standards	
Lot Area	20,000 sq. ft.
Lot Width (min.)	100 ft.
Setbacks	
Front (min.)	35 ft.
Rear (min.)	10 ft.
Side (min.)	10 ft.
Side- street side- corner lot (min.)	35 ft.



### Commercial District (C)

The Commercial District is intended to establish and preserve a district for light commercial use along with those industrial uses which are more compatible with light commercial than with other industrial uses.

Lot & Structure Standards	
Lot Area	26,000 sq. ft.
Lot Width (min.)	175 ft.
Setbacks	
Front (min.)	50 ft.
Rear (min.)	50 ft.
Side (min.)	25 ft.
Side- street side- corner lot (min.)	50 ft.

### Recreational-Forest District (R-F)

The intention of the Recreational-Forest District is to establish and promote the proper use, enjoyment and conservation of the forest, water, and land particularly adapted to agricultural, recreational, low density, single-family residential and other specialized rural uses requiring large tracts of land, which are compatible to the residents.

Lot & Structure Standards	
Lot Area	40,000 sq. ft.
Lot Width (min.)	150 ft.
Setbacks	
Front (min.)	50 ft.
Rear (min.)	25 ft.
Side (min.)	10 ft.
Side- street side- corner lot (min.)	35 ft.

### Industrial District (I)

The Industrial District intends to establish and preserve a zone for necessary industrial and related uses to serve the general industrial needs of the community provided that the industry will be isolated from other types of land uses and not causing undesirable emissions and/or offensive odors. All uses in the industrial district are subject to a special use permit.

Lot & Structure Standards	
Lot Area	5 acres
Lot Width (min.)	400 ft.
Setbacks	
Front (min.)	50 ft.
Rear (min.)	50 ft.
Side (min.)	25 ft.
Side- street side- corner lot (min.)	50 ft.

**Village Overlay District (VOD)**

The intent of the Village Overlay District is to provide reduced setbacks and other standards within the community of Frederic in order to accommodate development on small lots and to encourage a more compact and appropriate development pattern. Unless modified by the Village Overlay District, the underlying zoning district regulations shall apply.

Lot & Structure Standards	
Lot Area	Pursuant to underlying district.
Lot Width (min.)	Pursuant to underlying district.
Setbacks	
Front (min.)	35 ft.
Rear (min.)	10 ft.
Side (min.)	10 ft.
Side- street side- corner lot (min.)	20 ft.

**Au Sable River District (ARD) and Manistee River District (MRD)**

The intention of the Au Sable River District (ARD) and Manistee River District (MRD) is to promote the public health, safety, and general welfare; to prevent economic and ecological damage due to misuse, unwise development patterns, overcrowding and overuse within the Au Sable River District and the Manistee River District; and to preserve the natural resources and habitat of the Au Sable River District and Manistee River District for the benefit of present and future generations.

## Au Sable River District (ARD)

### Lot & Structure Standards

Lot Area	<p>50,000 sq. ft.</p> <p>Any “common area” or any bottomlands shall not be used in any calculations of minimum lot area.</p> <p>If a parcel does not have river frontage, and the front line of the parcel is greater than 150 feet from the river’s edge at all points, this subdivision does not apply, and the minimum parcel width will be measured at the front lot line.</p> <p>Parcel shall have sufficient depth and upland area to accommodate the required building setback.</p>
Lot Width (min.)	<p>Main stream: 200 ft. of river frontage unless a riverfront “common area” subject to a conservation easement is established.</p> <p>For a parcel that does not have river frontage, this dimension shall be measured from the point of the parcel closest to the river and shall be at least 200’ wide at the setback line.</p>
<b>Setbacks</b>	
Front (min.)	<p>200 ft. on Au Sable main stream.</p> <p>The River side setback shall be reduced to 100 feet on all designated tributaries.</p> <p>The setback may be decreased 1 foot for every 1 foot rise in bank height to a minimum of 150 feet from the ordinary high-water mark on the mainstream and to a minimum of 75 feet from the ordinary high-water mark on all other designated tributaries.</p> <p>A dwelling shall be set back not less than 25 feet from the top of a bluff on the noncutting edge of a stream and not less than 50 feet from the top of a bluff on the cutting edge of a stream.</p>
Rear (min.)	50 ft.
Side (min.)	10 ft.
Side- street side- corner lot (min.)	50 ft.



## Manistee River District (MRD)

### Lot & Structure Standards

Lot Area	<p>80,000 sq. ft.</p> <p>At least ½ acres of contiguous buildable upland area must be located landward of the minimum building setback line.</p> <p>Any “common area” or any bottomlands shall not be used in any calculations of minimum lot area.</p> <p>If a parcel does not have river frontage, and the front line of the parcel is greater than 150 feet from the river’s edge at all points, this subdivision does not apply, and the minimum parcel width will be measured at the front lot line.</p> <p>Parcel shall have sufficient depth and upland area to accommodate the required building setback.</p>
Lot Width (min.)	<p>200 ft. of river frontage unless a riverfront “common area” subject to a conservation easement is established.</p> <p>For a parcel that does not have river frontage, this dimension shall be measured from the point of the parcel closest to the river and shall be at least 200’ wide at the setback line.</p>
<b>Setbacks</b>	
Front (min.)	<p>100 ft. measured from ordinary high water mark of main stream or designated tributaries.</p> <p>Additionally, structures must be located at least 50’ from crest of the bluff of the main stream and not less than 25’ from crest of bluff of any tributary.</p>
Rear (min.)	50 ft.
Side (min.)	10 ft.
Side- street side- corner lot (min.)	50 ft.

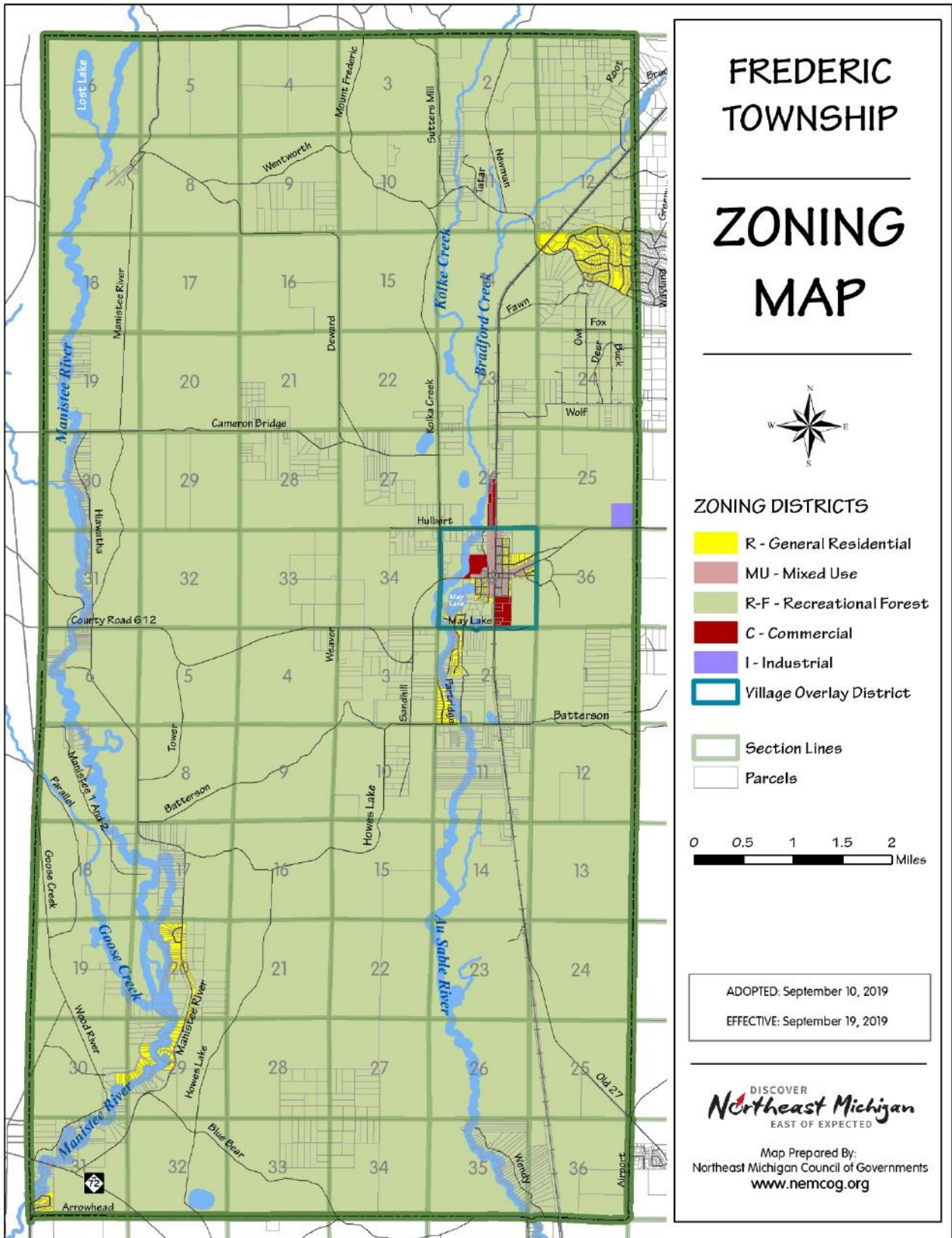


Figure 7-3 Frederic Township Zoning Map

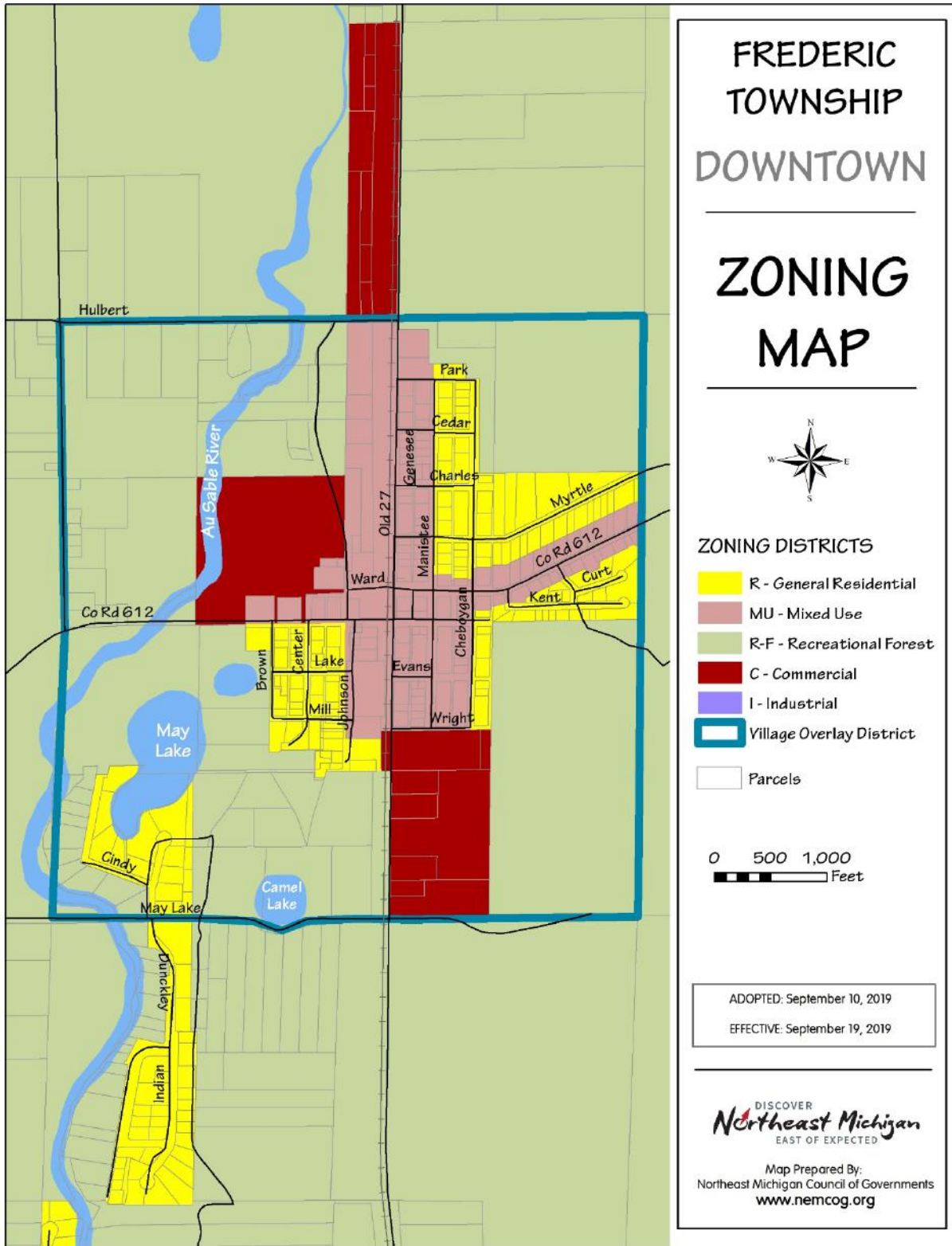


Figure 7-4 Downtown Frederic Zoning Map

***This page intentionally left blank.***

# CHAPTER 8

## ADOPTION AND IMPLEMENTATION

### PLAN COORDINATION AND REVIEW

As required by the Michigan Planning Enabling Act (PA 33 of 2008), as amended, notification of intent to develop the Frederic Township Master Plan was sent to all adjacent communities and other relevant entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing, and entities can be found in Appendix B.

After the draft plan was completed by the Frederic Township Planning Commission, a draft was transmitted to the Township Board for approval to distribute the plan for review and comment. The draft plan was transmitted to the entities notified at the initiation of the plan update. After the required comment period, public hearing, and plan adoption, the final plan was transmitted to all required entities. A copy of all relevant information can be found in Appendix B.

### PUBLIC HEARING

A public hearing on the proposed Master Plan for Frederic Township, as required by the Michigan Planning Enabling Act (PA 33 of 2008) as amended, was held on January 11, 2021. The purpose of the public hearing was to present the proposed master plan and to accept comments from the public.

Section 43(1) of the Act requires 15 days notice of the public hearing be given in a publication of general circulation in the municipality. A notice of the public hearing was published in the Crawford County Avalanche on December 24, 2020 (Appendix B). During the review period, the draft plan was available for review on the Township's website, at the Frederic Community Library, or by contacting the Township office.

### PLAN ADOPTION

The Frederic Township Planning Commission formally adopted the Master Plan on January 11, 2021. The Frederic Township Board passed a resolution of adoption of the Master Plan on January 12, 2021.

### 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, community group activities, tax incentive decisions, and administration of utilities and services.

### **Zoning Plan**

Section 33 of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, calls for a plan to include a zoning plan for the control of height, area, bulk, location and use of buildings and premises in the township. The zoning plan identifies the current zoning districts and their purposes, as well as how the land use categories on the future land use map relate to the districts on the zoning map. The Zoning Ordinance is the authority to implement the master plan and regulate the private use of land. The zoning plan for the township is incorporated into Chapter 7: Future Land Use.

According to the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, comprehensive planning is the foundation of a zoning ordinance. Section 203 (1) of the Act states:

*"The Zoning Ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of land shall be situated in appropriate locations and relationships to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion on the public roads and streets, to reduce hazards to life and property, to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties. The zoning ordinance shall be made with reasonable consideration to the character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building, and population development."*

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

The Master Plan will 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 (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 each project. It can therefore serve as a budgetary and policy document to aid in the implementation of a community's master plan.

### **Recreation Plan**

Frederic Township actively updates its DNR-approved Recreation Plan every five years. The plan's goals and objectives will guide the implementation of recreation-related capital improvement projects and facilitate grant applications to fund identified projects.



# APPENDIX A

## SURVEY NOTICE AND RESULTS

The public input survey was provided online and in paper copy at the Township Office. The results can be found at the following website:

[http://www.discovernortheastmichigan.org/downloads/frederic\\_township\\_survey\\_results.pdf](http://www.discovernortheastmichigan.org/downloads/frederic_township_survey_results.pdf)

### FREDERIC TOWNSHIP RESIDENTS!

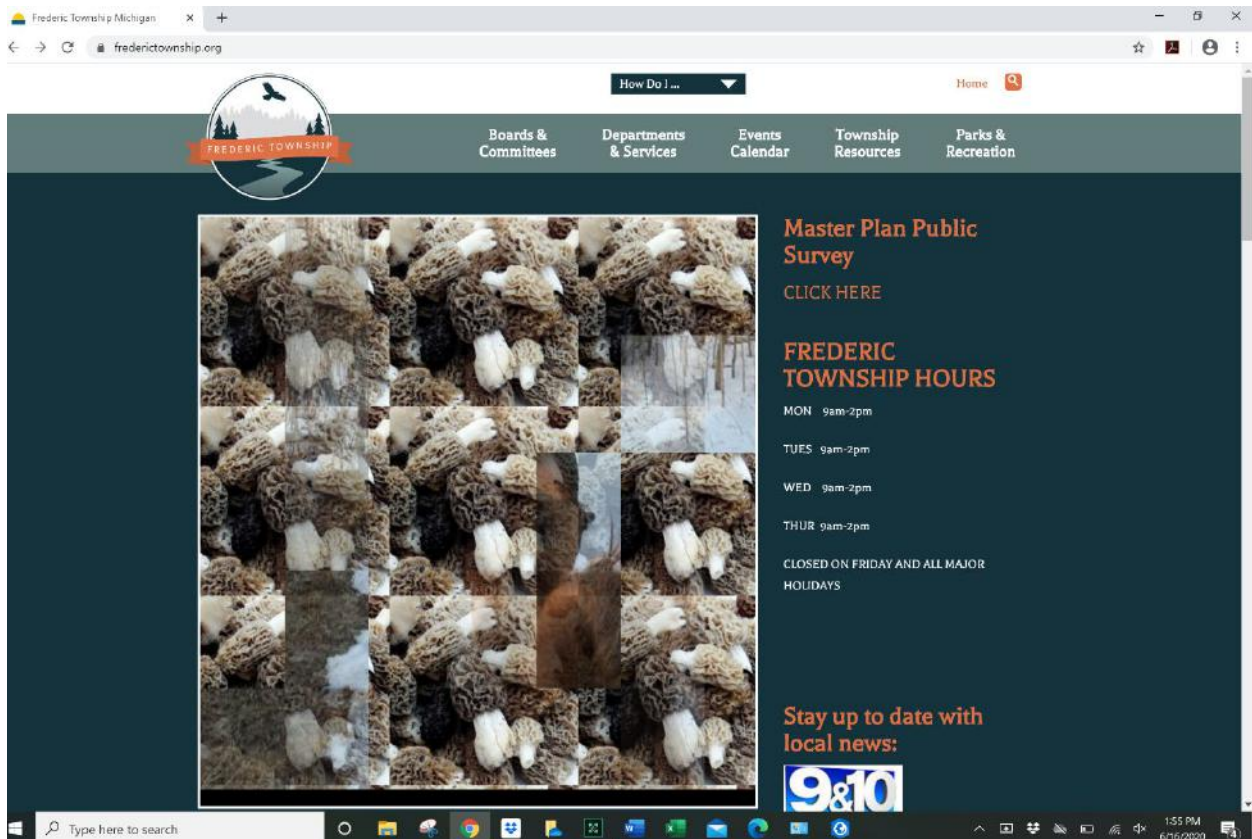
### MASTER PLAN PUBLIC INPUT SURVEY

Frederic Township is engaging in a process to update its Master Plan. An important component of the master planning process is public input. To reach out to residents, the Township has chosen to distribute a public input survey in order to receive public opinion about a variety of topics within the Township. The survey takes about 10 minutes to complete and is anonymous. The public input gathered from this survey will be used to formulate new goals, objectives, and action items for the Master Plan.

The survey can be accessed from the Township website ([www.frederictownship.org](http://www.frederictownship.org)) or typing the following into your browser: [www.surveymonkey.com/r/frederictwp](http://www.surveymonkey.com/r/frederictwp)

Hard copies can also be acquired at the Frederic Township Hall. Completed hard copy surveys can be returned to the Township Hall. Deadline for completion of the survey is **August 1, 2020**.

Please take the survey and let us know your thoughts....thank you!



*This page intentionally left blank.*

# APPENDIX B

## PLANNING DOCUMENTS

### OFFICIAL DOCUMENTATION

#### NOTICE LETTER

**FREDERIC TOWNSHIP**  
6470 Manistee St  
PO Box 78  
Frederic, MI 49733  
(989) 348-8778

**Notice of Intent to Update Master Plan: Frederic Township (Crawford County)**

July 15, 2020

Dear Sir/Madam:

Frederic Township has begun working with the Northeast Michigan Council of Governments to update our Master Plan.

As required by Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act, notification is being sent to all geographically adjacent governmental entities, utilities, and transportation agencies to request cooperation and comment.

**ADJACENT GOVERNMENTAL UNITS:** Prior to and after adoption of the Master Plan, draft and final copies of the plan will be sent to all adjacent governmental units, as defined in the Michigan Planning Enabling Act, for review and comment. The plan will be transmitted via email unless the governmental unit requests a printed copy (please fill out and return the enclosed sheet to notify us of the preferred email address or to request a printed copy).

**UTILITIES & PUBLIC TRANSPORTATION AGENCIES:** Utilities and public transportation agencies must request copies and may be charged for copies, and postage (please fill out and return the enclosed sheet to request a copy of the Master Plan update). Note: there will be no charge to utilities and public transportation agencies that choose to receive the plan via email.

Thank you for your cooperation and we look forward to your participation in this important project.

Sincerely,

William Johnson, Supervisor  
Frederic Township

Please complete and return to Frederic Township:

---

**For governmental units only:**

\_\_\_\_\_ Please send a copy of the Frederic Township Master Plan and correspondence pertaining to the preparation of the plan electronically via email:

Please provide preferred e-mail address: \_\_\_\_\_.

\_\_\_\_\_ We do not have the ability to review digital documents, so please send a **printed copy** of the Frederic Township Master Plan and all correspondence pertaining to the preparation of the plan by first class mail.

---

**For public utilities, railroads and transportation agencies:**

\_\_\_\_\_ Please send a copy of the Frederic Township Master Plan and correspondence pertaining to the preparation of the plan electronically via email:

Please provide preferred e-mail address: \_\_\_\_\_.

\_\_\_\_\_ Please send a printed copy of the Frederic Township Master Plan; therefore, according to the law, we agree to pay for postage and copies of the Master Plan.

---

Please provide the following contact information:

Contact Name \_\_\_\_\_

Agency/Organization \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

E-mail \_\_\_\_\_

Return to:  
FREDERIC TOWNSHIP  
PO Box 78  
Frederic, MI 49733  
supervisor@frederictownship.org

## AFFIDAVIT OF SERVICE: NOTICE OF INTENT TO PREPARE A MASTER PLAN

### AFFIDAVIT OF MAILING NOTICE OF INTENT TO UPDATE MASTER PLAN – FREDERIC TOWNSHIP

I, William T. Johnson, certify that the communities and agencies on the attached list were notified of Frederic Township's intent to update the Master Plan. The notification was sent on 15/07/2020, by first class mail and in accordance with Public Act 33 of 2008, as amended.



1. **Crawford County Planning Commission**  
200 West Michigan Avenue, Grayling, Michigan 49738
2. **Otsego County Planning Commission**  
1322 Hayes Road Gaylord, Michigan
3. **Antrim County Planning Commission**  
203 E. Cayuga Street, Bellaire 49615
4. **Kalkaska County Planning Commission**  
605 N. Birch Street Kalkaska, Michigan 49646
5. **Grayling Township Planning Commission**  
PO Box 521 Grayling, Michigan 49738
6. **Maple Forest Township Planning Commission**  
2520 W. Marker Rd Grayling, Mi. 49738
7. **Hayes Township**  
7200 Hayes Tower Road, Gaylord, MI 49735
8. **Blue Lake Township Planning Commission**  
10599 Twin Lake Road NE Mancelona, MI 49659
9. **Bear Lake Township**  
198 E. Bear Lake Rd. Kalkaska, MI 49646
10. **Otsego Lake Township Planning Commission**  
P.O. Box 99 Waters, MI 49797
11. **Mancelona Township Planning Commission**  
P O Box 332 Mancelona, MI 49659
12. **Michigan Department of Transportation – North Region Office**  
1088 M-32 East, Gaylord, MI 49735
13. **Crawford County Road Commission**  
500 Huron Street Grayling, MI 49738
14. **Crawford County Transportation Authority**  
P.O. Box 307 Grayling, Michigan 49738
15. **Lake State Railway**

750 N. Washington Ave  
Saginaw, MI 48607

**16. DTE**

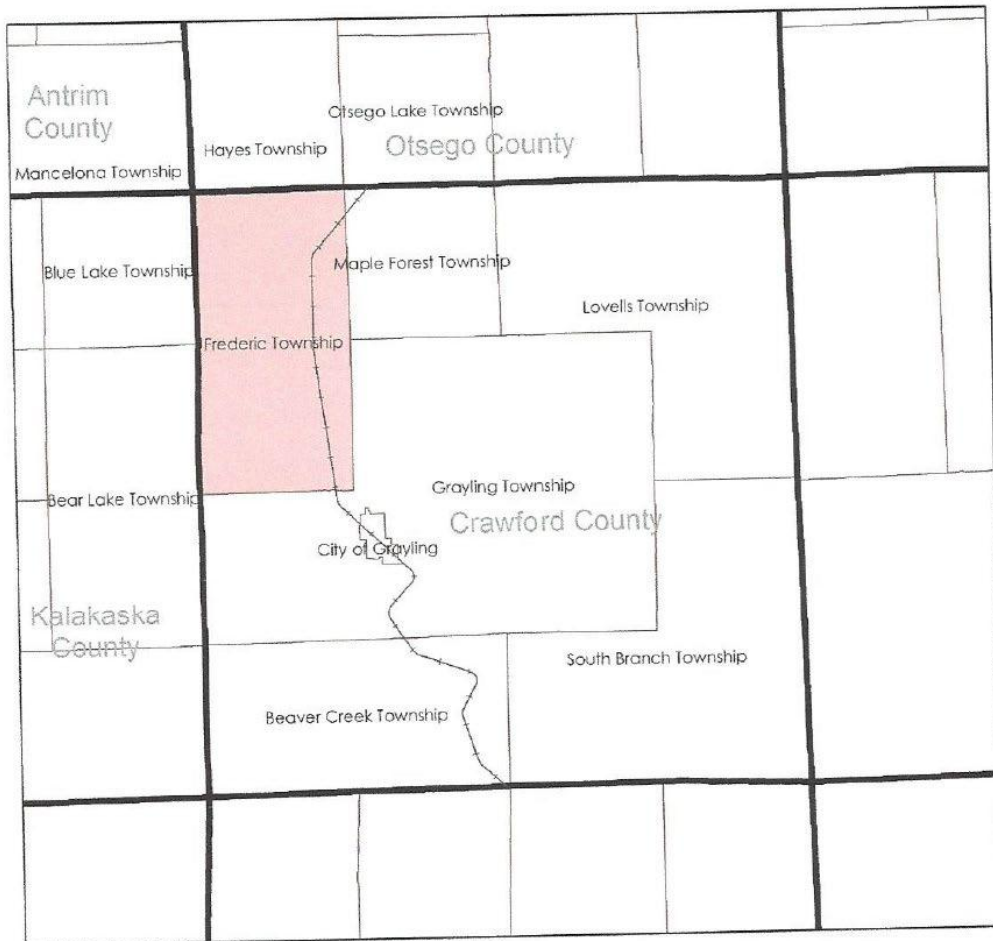
One Energy Plaza Detroit, MI 48226

**17. Great Lakes Energy**

P.O. Box 70 Boyne City, MI 49712-0070

**18. Consumers Energy**

One Energy Plaza Jackson, MI 49201-2276





# PLANNING COMMISSION MEETING MINUTES FOR TOWNSHIP BOARD REVIEW OF PROPOSED MASTER PLAN

## Frederic Township Planning Commission Meeting – 26 October 2020

Members Present: Ron Chappel, Deb Friedman, Karen Harrison, Francis Hummel, Lori Johnson and Danny McCoy

Members Absent: Michele Stanley

Others present: Bill Johnson (Township Supervisor), Brandon Gabriel (Zoning Enforcement), Christina McEmber (NEMCOG) and Tom Steffen.

The following attended the meeting via GoToMeeting: Deb Friedman, Danny McCoy and Christina McEmber

Francis Hummel called the meeting to order at 10:00 am. Roll-call attendance was taken followed by the Pledge of Allegiance.

**Approval of 28 September 2020 Planning Commission Meeting Minutes:** A motion was made by Johnson and supported by Chappel to approve the minutes. The motion carried.

**Approval of the Agenda:** A motion was made by Chappel and supported by Harrison to approve the agenda. The motion carried.

**Guest Speaker: Tom Steffen** – Tom gave a slide presentation on tiny homes and his experience. Grayling Township has approved a small development on Madsen and State Streets. A 200' by 200' lot will have 5 tiny homes. The homes are either 16x24 ft or 20x27. All have lofts for sleeping. The larger is handicap accessible. These are seen as transitional housing, meaning those wanting housing and trying to establish credit might be able to get a loan on a \$50-70,000 home for \$300 to \$500 a month, less than the price of an apartment. The homes will be on foundations.

### Old Business:

**Frederic Township Board review of proposed Master Plan** – The Master Plan review was on 19 Oct 2020 and received Frederic Twp Board approval for distribution and the proposed Master Plan was distributed. The 63-day review for comments expires on December 21<sup>st</sup>.

- Date set for Public Meeting was: 11 January 2021 at 10 am.
- Date for publication of notice for Public Meeting: 18 December 2020 (to be done by the Township and sent to the Avalanche)

### New Business:

#### Zoning Regulations and Tiny Homes

Presently the Frederic Twp. Zoning Ordinances require a dwelling to be at least 800 sq ft, without obtaining a Special Use Permit. Brandon Gabriel indicated that some tiny homes have been seen in Frederic Twp. that do not adhere to Twp. Ordinances (they are not on a foundation and are used year around, use generators, etc.). The Planning Commission is going to explore how other communities have handled tiny homes and how they might fit in the township.

- Tom Steffen will provide info from the City of Grayling
- Ron Chappel will ask about tiny homes in Otsego County
- Lori Johnson will inquire of Roscommon County
- Other sources of information would be Kalkaska, and places out west in Washington and Oregon States
- Information will be shared with all for review before our next meeting.

**Frederic Township Planning Commission  
Meeting – 26 October 2020**

**Medical Marijuana Businesses**

Shelly Pinkelman, at the last meeting on 28 September 2020 that some townships are revising their Medical Marijuana Ordinances to indicate that construction of approved businesses must be started within a year, otherwise the business would need to apply for a new license. To this date we do not have information on what Kalkaska is doing (Shelly was going to try to obtain this information).

The Planning Commission discussed the following:

- Would this apply to only Provisioning Centers, or all types of Medical Marijuana businesses?
- Is a revision to the Medical Marijuana Ordinance needed?
  - Medical Marijuana Ordinance 2017-1 Section 1.5 – General Requirements (D and E) and Section 1.7 – Permit Renewal might address this sufficiently.
- It was agreed that this language needs the input of the Township lawyer to determine this gives sufficient latitude to not renew a license.
- Harrison will work with Pinkelman to contact the Twp. lawyer.

The **next meeting** was set for: **Monday, 11 January 2021** at 10 am.

**Public Comments:** None

**Adjourn:** A motion was made by Johnson and supported by Harrison to adjourn the meeting. The motion carried.

Minutes respectfully submitted by Karen Harrison, Secretary

**Next Meetings: 11 January 2021 at 10am – Frederic Township Hall**

## NOTICE OF DRAFT PLAN REVIEW



---

### Northeast Michigan Council of Governments

80 Livingston Blvd Suite U-108 | PO Box 457 | Gaylord, MI 49734 | Voice: 989.705.3730 | Fax: 989.705.3729 | nemcog.org

October 19, 2020

**Re: Frederic Township Master Plan Draft - Review by Adjacent Communities/Required Agencies**

Greetings! Frederic Township (Crawford County) is submitting a copy of the draft Frederic Township Master Plan for your review and comment. This draft is being submitted to you pursuant to Section 41 of Public Act 33 of 2008, as amended. Your municipality or agency has a maximum of 63 days from the receipt of this draft plan to submit comments on the draft plan. The plan can be viewed at the following address:

[http://www.discovernortheastmichigan.org/downloads/frederic\\_master\\_plan\\_10192020.pdf](http://www.discovernortheastmichigan.org/downloads/frederic_master_plan_10192020.pdf)

Please submit comments to:

Christina McEmber, NEMCOG

[cmember@nemcog.org](mailto:cmember@nemcog.org) or PO Box 457, Gaylord, MI 49734

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

1. Crawford County Planning Commission
2. Otsego County Planning Commission
3. Antrim County Planning Commission
4. Kalkaska County Planning Commission
5. Grayling Township Planning Commission
6. Maple Forest Township Planning Commission
7. Hayes Township
8. Blue Lake Township Planning Commission
9. Bear Lake Township
10. Otsego Lake Township Planning Commission
11. Mancelona Township Planning Commission
12. Michigan Department of Transportation – North Region Office
13. Crawford County Road Commission
14. Crawford County Transportation Authority
15. Lake State Railway

Regional  
Cooperation  
Since  
1968

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

Sincerely,

Christina McEmber

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

An  
Equal Opportunity  
Employer

## AFFIDAVIT OF MAILING OF DRAFT PLAN

### AFFIDAVIT OF MAILING MAILING OF DRAFT MASTER PLAN – FREDERIC TOWNSHIP

*I, Christina McEmber, certify that the communities and agencies on the attached list were sent a draft copy of Frederic Township's Master Plan. The notification was sent on October 19, 2020 by first class mail and in accordance with Public Act 33 of 2008, as amended.*

1. **Crawford County Planning Commission**  
200 West Michigan Avenue, Grayling, Michigan 49738  
[xcrisjones@gmail.com](mailto:xcrisjones@gmail.com)
2. **Otsego County Planning Commission**  
1322 Hayes Road Gaylord, Michigan  
[cchurches@otsego-county-mi.gov](mailto:cchurches@otsego-county-mi.gov)
3. **Antrim County Planning Commission**  
203 E. Cayuga Street, Bellaire 49615  
[countyadmin@antrimcounty.org](mailto:countyadmin@antrimcounty.org)
4. **Kalkaska County Planning Commission**  
605 N. Birch Street Kalkaska, Michigan 49646  
[kvanhorn@kalkaskacounty.org](mailto:kvanhorn@kalkaskacounty.org)
5. **Grayling Township Planning Commission**  
PO Box 521 Grayling, Michigan 49738  
[lstephan@twp.grayling.mi.us](mailto:lstephan@twp.grayling.mi.us)
6. **Maple Forest Township Planning Commission**  
2520 W. Marker Rd Grayling, MI. 49738  
[tcoors@mapleforest.org](mailto:tcoors@mapleforest.org)
7. **Hayes Township**  
7200 Hayes Tower Road, Gaylord, MI 49735  
[msanders@freeway.net](mailto:msanders@freeway.net)
8. **Blue Lake Township Planning Commission**  
10599 Twin Lake Road NE Mancelona, MI 49659  
[blsuper@torchlake.com](mailto:blsuper@torchlake.com)
9. **Bear Lake Township**  
198 E. Bear Lake Rd. Kalkaska, MI 49646  
[bltclerkddavid@yahoo.com](mailto:bltclerkddavid@yahoo.com)
10. **Otsego Lake Township Planning Commission**  
P.O. Box 99 Waters, MI 49797  
[otslkclerk@otsegolaketownship.org](mailto:otslkclerk@otsegolaketownship.org)
11. **Mancelona Township Planning Commission**  
P O Box 332 Mancelona, MI 49659
12. **Michigan Department of Transportation – North Region Office**



1088 M-32 East, Gaylord, MI 49735  
[ThayerS@michigan.gov](mailto:ThayerS@michigan.gov)

**13. Crawford County Road Commission**  
500 Huron Street Grayling, MI 49738  
[dabcrawford1215@gmail.com](mailto:dabcrawford1215@gmail.com)

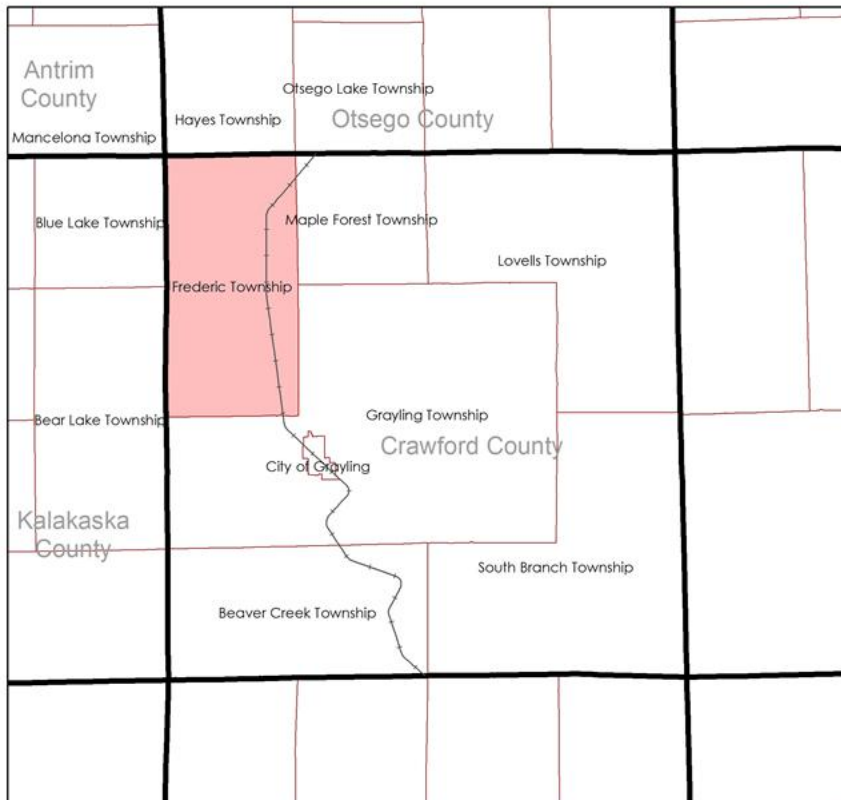
**14. Crawford County Transportation Authority**  
P.O. Box 307 Grayling, Michigan 49738  
[info@crawfordbus.org](mailto:info@crawfordbus.org)

**15. Lake State Railway**  
750 N. Washington Ave  
Saginaw, MI 48607  
[huneycuh@lsrc.com](mailto:huneycuh@lsrc.com)

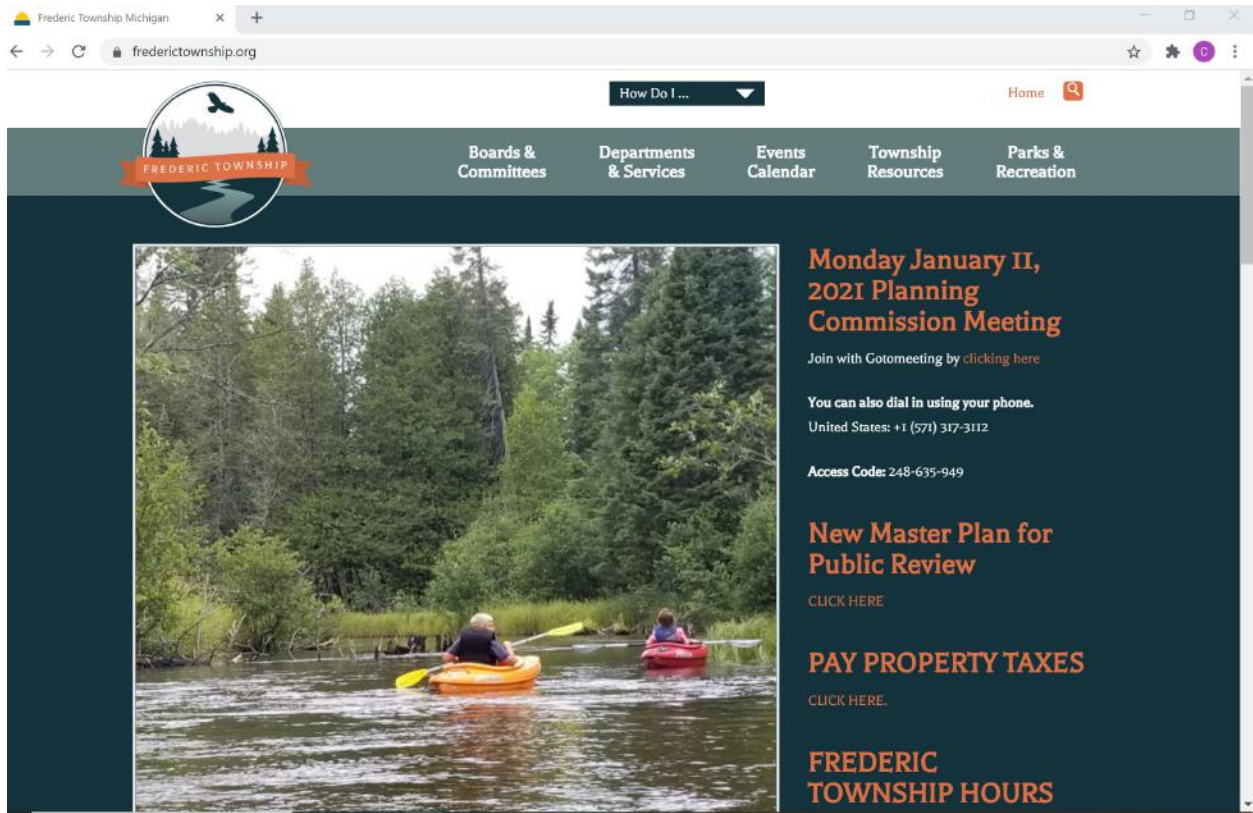
**16. DTE**  
One Energy Plaza Detroit, MI 48226

**17. Great Lakes Energy**  
P.O. Box 70 Boyne City, MI 49712-0070

**18. Consumers Energy**  
One Energy Plaza Jackson, MI 49201-2276



# PUBLIC HEARING NOTICE



The screenshot shows the website for Frederic Township Michigan. The browser address bar displays "frederictownship.org". The website header includes a navigation menu with the following items: "Boards & Committees", "Departments & Services", "Events Calendar", "Township Resources", and "Parks & Recreation". A search icon and a "Home" link are also present. The main content area features a large image of two people kayaking on a river. To the right of the image, the following text is displayed:

**Monday January 11, 2021 Planning Commission Meeting**  
Join with Gotomeeting by [clicking here](#)  
You can also dial in using your phone.  
United States: +1 (571) 317-3112  
Access Code: 248-635-949

**New Master Plan for Public Review**  
[CLICK HERE](#)

**PAY PROPERTY TAXES**  
[CLICK HERE.](#)

**FREDERIC TOWNSHIP HOURS**

**Notice of Foreclosure Advertisement**

Notice is given under Section 3212 of the revised judicature act of 1961, 1961 PA 236, CL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Crawford County, starting promptly at 10:00 AM, on January 13, 2021. The amount due on the mortgage may be later on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to freed clear ownership of the property. A potential purchaser is encouraged to contact the county register of records office or a title insurance company, either of which may charge a fee for this information: name(s) of the mortgagor(s): **Charles Gard**, a single man original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC Date of Mortgage: April 24, 2015 Date of Mortgage Recording: May 11, 2015 Amount claimed due on date of notice: \$105,304.27 Description of the mortgaged premises: Situated in Township of Beaver Creek, Craw-

ford County, Michigan, and described as: Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 33, Town 25 North, Range 3 West, Beaver Creek Township, Crawford County, Michigan and described as: Commencing at the West 1/4 corner of said Section 33, thence North 00 degrees 56 minutes 00 seconds East along the Section line, 789.86 feet to the place of beginning; thence continuing North 00 degrees 55 minutes 00 seconds East 195.67 feet, thence South 89 degrees 35 minutes 45 seconds East 1,316.62 feet; thence South 01 degrees 04 minutes 00 seconds West along 1/8 line, 371.73 feet; thence North 89 degrees 33 minutes 01 seconds West 71.14 feet; thence North 01 degrees 04 minutes 00 seconds East 175.00 feet; thence North 89 degrees 33 minutes 01 seconds West 1,244.11 feet to the place of beginning. Said Parcel contains 5.22 acres. Subject to County Road right-of-way over the Westerly 100.00 feet thereof. Further subject to reservations, restrictions and easements, if any. Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 33, Town 25 North, Range 3 West, Beaver Creek Township, Crawford County, Michigan and described as: Commencing at the West 1/4 corner of said Section 33, thence North 00 degrees 56 minutes 00 seconds East along the section

line, 614.86 feet to the place of beginning; thence continuing North 00 degrees 56 minutes 00 seconds East 175.00 feet; thence South 89 degrees 33 minutes 01 seconds East 1,244.11 feet; thence South 01 degrees 04 minutes 00 seconds West 175.00 feet; thence North 89 degrees 33 minutes 01 seconds West 1,315.75 feet to the place of beginning. Said Parcel contains 5.00 acres. Subject to County road right-of-way over the Westerly 100.00 feet thereof. Further subject to reservations, restrictions and easement, if any. Common street address (if any): 11459 S Grayling Rd, Roscommon, MI 48653-8880 The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16). If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to

active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. This notice is from a debt collector. Date of notice: December 3, 2020  
Trott Law, P.C.  
31440 Northwestern Hwy, Suite 145  
Farmington Hills, MI 48334  
(248) 642-2515

1425389  
(12-03)(12-24)

**STATE OF MICHIGAN PROBATE COURT COUNTY OF CRAWFORD NOTICE TO CREDITORS DECEDENT'S ESTATE**

**FILE NO.:**  
Estate of: Loraine Gaedert  
Date of birth: 06/29/1942

**TO ALL CREDITORS: NOTICE TO CREDITORS: The decedent, Loraine Gaedert died November 27, 2020**

Creditors of the decedent are notified that all claims against the estate will be forever barred unless present to Maryah Rohde and Jeffrey Stampfly, co-

personal representatives, or to both the probate court at 200 W. Michigan Avenue, Grayling, MI 49738 and the person representative within 4 months after the date of publication of this notice.

Roberta L. Eckert-Chrispell  
P46479  
3179 W. Houghton Lake Dr.  
Houghton Lake, MI 48629  
989-366-8177

Harold Gaedert  
8712 North Higgins Lake Dr.  
Roscommon, MI 48653  
989-821-5988

at 200 W. Michigan Avenue, Grayling, MI 49738

**STATE OF MICHIGAN PROBATE COURT COUNTY OF CRAWFORD NOTICE TO CREDITORS DECEDENT'S ESTATE**

**FILE NO.:** 9525-DE  
Estate of: **Marilyn E. Stampfly**  
Date of birth: 09/11/1944

**TO ALL CREDITORS: NOTICE TO CREDITORS: The decedent,**

**Marilyn E. Stampfly** died 09/14/2020

Creditors of the decedent are notified that all claims against the estate will be forever barred unless present to Maryah Rohde and Jeffrey Stampfly, co-personal representatives, or to both the probate court at 200 W. Michigan Avenue, Grayling, MI 49738 and the person representative within 4 months after the date of publication of this notice.

12-3-2020  
Richard J. Jaskowski  
P47123  
2373 S I-75 Business Loop  
P.o. Drawer 665  
Grayling, MI 49738  
989-348-5232


Maryah Rohde, Co-Personal Representatives  
506 Elm Street  
Grayling MI 49738  
989-889-5559

and  
Jeffrey Stampfly, Co-Personal Representative  
N7234 Connors Rd  
Munsing, MI 49682  
906-387-5440

**PUBLIC NOTICE**  
Deadline for submission of Legal, Public & Bid Notices is 5 p.m. the Friday prior to publication.  
Please submit all notices via email to [legals@crawfordcountyavalanche.com](mailto:legals@crawfordcountyavalanche.com)

**Public Hearing for Frederic Township's Draft Master Plan**  
Frederic Township is holding a public hearing on the draft Frederic Township Master Plan on January 11, 2021 at 10am. The township website has meeting information ([www.frederictownship.org](http://www.frederictownship.org)). Public comments are requested either in person or by representative at the public hearing, or submitted to Christina McEmber at [cmember@nemcog.org](mailto:cmember@nemcog.org), or mailed to PO Box 78, Frederic, MI 49733. The draft plan is available at <http://www.discovernortheastmichigan.org/docview.asp?did=681> or at the township hall. All necessary reasonable auxiliary aids and services will be provided to individuals at the meeting upon 10 days notice to the township staff at PO Box 78, Frederic, MI 49733.

**Public Notice**  
**City of Grayling Zoning Amendment Notice of Adoption**  
Ordinance #3 of 2020 amending the Zoning Ordinance was adopted by the Grayling City Council on December 14, 2020. The amendment shall take effect on the 8th day after this publication. The full text of the amendments is available at the Grayling City Offices, online at <https://www.cityofgrayling.org> or by contacting Erich Podjaske at 989-348-2132. A summary of the amendments follows: Amend Section 3.6 (Accessory Buildings) to change terminology to "building structure" and to add standards for carports, electric vehicle charging stations, and shipping containers used as accessory buildings.

 **Crawford County Road Commission**



## PLANNING COMMISSION MEETING MINUTES

### Frederic Township Planning Commission Meeting – 11 January 2021

Members Present: Ron Chappel, Deb Friedman, Karen Harrison (via video conference), Francis Hummel, Lori Johnson and Danny McCoy

Members Absent: Michele Stanley

Also present: Shelley Pinkelman (Zoning Administrator), Brandon Gabriel (Township Supervisor), Christina McEmber (NEMCOG representative via video conference) and Dave Kincaid (via video conference).

The meeting was called to order at 10:00 am. Roll-call attendance was taken followed by the Pledge of Allegiance.

**Approval of the Agenda:** A motion was made by Friedman and supported by McCoy to approve the agenda. The motion carried.

**Approval of 26 October 2020 Planning Commission Meeting Minutes:** A motion was made by Chappel and supported by McCoy to approve the minutes. The motion carried.

**Recess Regular Meeting and enter into Public Hearing:** A motion was made by McCoy and seconded by Friedman to recess the Planning Commission Regular Meeting and enter into the Public Hearing in regard to the Frederic Township Master Plan 2021-2025. The motion carried.

Roll call for Public Comments: Members Present: Ron Chappel, Deb Friedman, Karen Harrison, Francis Hummel, Lori Johnson and Danny McCoy.

Christine McEmber of NEMCOG reported that no comments about the Master Plan had been received. Brandon Gabriel, Township Supervisor, indicated that the township had not received any comments directly.

A motion was made by Harrison and seconded by Chappel to return to the regular Planning Commission Meeting. The motion carried.

The regular Frederic Township Planning Commission meeting was resumed with members present as indicated above.

#### New Business:

- Approval of the Frederic Township Master Plan 2021-2025:** A motion was made by Johnson and seconded by McCoy to approve the Master Plan as presented. A roll call vote was taken:  
Chappel: aye      McCoy: aye      Hummel: aye  
Harrison: aye      Friedman: aye      Johnson: aye  
Stanley: absent
- The Resolution of adoption of the Frederic Township Master Plan 2021-2025 by the Frederic Township Planning Commission was read into the record (see attached document). A motion was made and seconded to send the Master Plan to the Township Board for approval. The motion carried.
- Election the Planning Commission Chair and Secretary for 2020: A motion was made by Friedman and seconded by Johnson to elect F. Hummel as Chair and K. Harrison as Secretary of the Planning Commission for 2021. The motion carried.

**Frederic Township Planning Commission  
Meeting – 11 January 2021**

4. The Planning Commission meeting dates for 2021 were set: March 8<sup>th</sup>, June 7<sup>th</sup>, September 13<sup>th</sup> and December 13<sup>th</sup>. All meetings will be held at 10am.

**Adjourn:** A motion was made by McCoy and supported by Friedman to adjourn the meeting. The motion carried.

Minutes respectfully submitted by Karen Harrison, Secretary

**Next Meeting: 08 March 2021 at 10am**

Draft

TOWNSHIP BOARD RESOLUTION FOR FINAL APPROVAL

Resolution **A** of 2021

**FREDERIC TOWNSHIP MASTER PLAN**

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

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

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

Yeas: 4

Nays: 0

Absent: 1

**I HEREBY CERTIFY,** that the forgoing Resolution was adopted at a regular meeting of the Frederic Township Board of Trustees, held on January 12, 2021.

1-12-2021

Date



Frederic Township Clerk

# TOWNSHIP BOARD MEETING MINUTES

## FREDERIC TOWNSHIP BOARD

### REGULAR MEETING

January 12, 2021

The meeting was called to order at 10:00 a.m. by Supervisor Gabriel. Roll call with four (4) members present, Gabriel, Siwecki, Dawson, and Friedman. There were four (4) video participants, Jaime Gabriel, Dave Kincaid, Karen Harrison and Christina McEmbers (NEMCOG of Gaylord).

The Pledge of Allegiance was said.

Motion to approve the Agenda. Motion was made by Friedman and second by Siwecki. Motion carried with four (4) ayes.

Motion was made to approve the Minutes for the November 10, 2020 Regular Meeting. Motion was made by Dawson and second by Friedman. Motion was carried with four (4) ayes.

Motion was made to approve the Minutes for the December 3, 2020 Special Meeting. Motion was made by Friedman and second by Dawson. Motion was carried with four (4) ayes.

Motion was made to approve the Minutes for the December 8, 2020 Regular Meeting. Motion was made by Dawson and second by Siwecki. Motion was carried with four (4) ayes.

Guest Speakers: None

Clerk Report: We would like to thank Friends of Frederic the new 501-C3 nonprofit along with Riverside Provisioning and Shel-Haven for their generous donation of a handmade wooden eagle statue.

We have also talked about partnering with the Friends of Frederic nonprofit to start a food pantry.

On January 07, 2021 I called Consumer's Energy about two (2) street lights that were reported out. One of those was on the corner of Old 27 and Charles St. (order# 1056197504) and the other was (order# 1056197505).

I have also been looking through the out going bills as I pay them and have come across a few that we are looking into at this time to eliminate or cut back.

Supervisor Report: Supervisor Gabriel asked for motion to approve the Acceptance of the five (5) year Master Plan from the Planning Commission. Motion was made by Dawson and second by Siwecki. We were informed by Christina McEmbers of NEMCOG that we first needed to make the motion for the resolution for final approval first. Motion was made to withdrawal the motion to approve the Acceptance of the five (5) year master plan by Dawson and second by Friedman. Motion was carried with four (4) ayes. Motion was then made for the Resolution for the final approval by Siwecki and second by Friedman. Motion was carried with four (4) ayes. A motion was then made by Friedman and second by Dawson to adopt the five (5) year master plan. Motion was carried with four (4) ayes.

Frederic Township Audited Financial Statements June 30, 2020 are completed and posted on our website.

We have been given the opportunity to make GIS Mapping available to the public. The cost for the township would be \$114.48 a year. Motion to approve to join the county in the GIS Mapping was made by Friedman and second by Dawson. Motion carried with four (4) ayes.

The spending for the CBDG-CV Grant is submitted to Hannelore Dysinger and we are awaiting reimbursement in the amount of \$20,445.35. With this grant we were able to update to touchless soap dispensers, touchless faucets, touchless paper towel dispensers, touchless hand sanitizer machines as well as new chairs that can be sanitized.

The sealed bids that were turned in for the Fire Departments old Snowmobile Trailer were opened. 1<sup>st</sup> bid was Thomas Dawson with a bid of five hundred and five dollars (\$505.00). 2<sup>nd</sup> bid was Todd Tompkins with a bid of five hundred dollars (\$500.00). Winning bid was Thomas Dawson with a bid of five hundred and five dollars (\$505.00).

Treasurers Report: Motion was made by Siwecki and second by Friedman to approve the treasurers report. Motion carried with four (4) ayes. Motion was made by Dawson for approval for payment of vouchers # 31777 thru # 31940 in the amount of \$ 84,583.78 and second by Friedman. Motion carried with four (4) ayes.

Trustee Report: Friedman wanted to say how wonderful the Frederic Ball Drop was and thank everyone who worked together to put that on for us. In 12 hours, we have over 3,800 views on the Facebook live video. Thank you too: The Frederic Fire Department, Frederic Township, Grayling Fire Department, The Swamp II Bar as well as Riverside Provisioning and Shel-Haven.

Fire Department: The Fire Department went on a total of 161 calls for the month of December.

Chief Pratt and Deputy Chief Goscicki asked the Board if they would resend their motion to sell the old 176 ambulance and allow the fire department to keep it because of a possible contract with Tardec (formerly United States Army Tank Automotive Research, Development and Engineering Center) that could bring in more money for the Fire Department than if we were to sell it. With contracts like Tardec it is often that they will ask for a covered vehicle such as an ambulance as part of the contract. Motion to resend the motion to sell the old 176 ambulance was made by Friedman and second by Dawson. Motion carried with four (4) ayes.

Deputy Chief Goscicki also wanted to personally thank everyone who made the New Years Eve ball drop a huge success. With thanks to Frederic Township, The Frederic Fire Department, The Grayling Fire Department, The Swamp II Bar, Riverside Provisioning and Shel-Haven, as well as Allen Ballard, Annie Goscicki, Adam Goscicki and Scott Michels for all the donation and help.

Chief Pratt asked for permission to work with Supervisor Gabriel regarding the Fire Departments Camp Grayling contract because it will be due before the February Board Meeting. Motion was made to approve that by Friedman and second by Siwecki. Motion carried with four (4) ayes.

Zoning/Building: The Zoning collected \$150.00. The Building Department collected \$3111.00. Marijuana Business collected \$1000.00.

Planning Commission: Finalized the 5 Year Master Plan. Meetings for the year are as follows March 8, 2021, June 7, 2021, September 13, 2021 and December 13, 2021.

Parks and Recreation: Nothing at this time.

Unfinished Business: The Bear Lake Township contract that the Fire Department had brought to us in December and was table was revisited and a motion was made to approve by Dawson and second by Siwecki. Motion carried with four (4) ayes.

New Business: Supervisor Gabriel asked the board if we could extend the deadline for the marijuana permits to be turned in no later than January 30, 2021 instead of January 15, 2021 for this year only. So, we can look at how it is being disbursed. Motion was made by Friedman and second by Dawson to extend the deadline. Motion carried with four (4) ayes.

Public Comment: None at this time.

Adjourn: Motion was made by Friedman and Second by Siwecki. Motion carried with four (4) ayes.  
Meeting Adjourned at 10:50am.

Amanda Siwecki

Frederic Township Clerk

***This page intentionally left blank.***



# APPENDIX C

## FREDERIC TOWNSHIP RECREATION PLAN 2020-2024

The 2020-2024 Frederic Township Recreation Plan can be found on the following pages. The Frederic Township Board adopted the plan on January 14, 2020. The Michigan Department of Natural Resources approved the plan on March 18, 2020 with an expiration date on December 31, 2024.

*This page intentionally left blank.*

# FREDERIC TOWNSHIP

## Recreation Plan 2020-2024



Adopted 1/14/2020

Presented by:

**Frederic Township Parks and Recreation Committee**

Anne Goscicki, Lori Johnson, Bob Pollack, William Sharp, Michelle Stanley, Butch Weaver

**Frederic Township Planning Commission**

Francis Hummel, Karen Harrison, Anne Goscicki, Lori Johnson, Ron Chapel, Michele Stanley, Danny McCoy

Assisted by:



Northeast Michigan Council of Governments

# Contents

- Introduction ..... 1
- Community Description..... 1
  - Location and Geographic Context ..... 1
  - Population and Housing ..... 1
  - Natural Resources ..... 4
  - Existing Land Use..... 6
- Recreation Planning in Frederic Township ..... 8
- Administrative Structure and Funding in Frederic Township..... 8
- Status Report of all Grant-Assisted Parks and Recreation Facilities..... 9
  - Recreation Inventory..... 10
- Description of the Planning and Public Input Process ..... 15
- Goals and Objectives..... 16
  - Action Program..... 17
    - Rationale for Township Park Improvements..... 18
    - Rationale for Trail and Access Site Improvements..... 18
- Plan Review and Adoption ..... 19

# Introduction

This document, the Frederic Recreation Plan Update - 2019, presents a strategy for future recreational development and programming. This plan update was prepared by the Frederic Township Recreation Committee and is an update of the 2013 Recreation Plan, prepared in accordance with the requirements of the Michigan Department of Natural Resources.

## VISION

We visualize a well-serviced and -maintained community that is attractive as a desirable place to live and raise a family, a community whose residents uniformly enjoy a good quality of life and take pride in their surroundings. To further that vision we propose to enhance recreational opportunities at our two community parks, improve public access to the Au Sable River, and encourage recreational programming. In addition, we see Frederic Township growing modestly as a tourist destination with convenient facilities for anglers, canoeists, hikers, hunters, bird-watchers, winter sports enthusiasts and others. We also recognized a need to monitor and maintain the high quality of our natural resources, to allow enjoyment of such in an environmentally sensitive manner.

## Community Description

### Location and Geographic Context

Frederic Township is one of six units of government in Crawford County. The Township occupies 72 square miles of glacially shaped terrain near the center of the northern half of Michigan's Lower Peninsula (Figure 1). Its gently rolling rural character and heavily forested landscape drained by two magnificent waterways make it very attractive for outdoor recreation as well as year-round and vacation living. Proximity to growing population centers and the facilities they offer add to the township's appeal and create the inevitable challenges represented by potential encroachment.

Accessed from the south and north by I-75 and otherwise served by M-72, County Road-612 and Old US-27 (once the state's main north-south artery), the township falls within easy vehicular reach of several comparatively large communities. Its seat of government, the unincorporated village of Frederic, lies 9 miles north of Grayling, 17 miles south of Gaylord and 25 miles east of Kalkaska (Figure 1); additionally, the Detroit and Mackinac Railway, one of the few active rail corridors left in the region, parallels Old US-27 through Frederic and the eastern part of the township.

Lying as it does in the climate-altering shadow of Lake Michigan and at elevations ranging from 1,100 to 1,400 feet above mean sea level, the township enjoys relatively cool summers and endures moderately harsh winters, in which annual snowfall amounts of 120 inches are not uncommon. As its early settlers learned to their eventual dismay, deforested township land with its poor soils and short growing seasons do not favor conventional farming.

### Population and Housing

Frederic Township was home to 1,305 persons according to the American Community Survey 2013-2017 5-year estimates, the latest year for which census estimates are available. The 2010 US Census found there were 1,341 year-round residents in Frederic Township (Table 1). In 2010, the township was fifth in

population among the seven jurisdictions comprising Crawford County, and third in density (behind Grayling and Beaver Creek Townships) at 18.6 residents per square mile. As in many rural jurisdictions throughout northern Michigan, part-time or seasonal residents (absentee landowners) make up a significant part of the township’s taxpayer base. Approximately 48 percent of the housing units in Frederic Township are classified as “for seasonal, recreational or occasional use” (2010 Census).

Table 1 - Population of Crawford County (MI), by Jurisdiction, Census years of 1970-2010

Jurisdiction	Area <sup>1</sup>	1970	1980	1990	2000	2010
Beaver Creek Township	72		745	1,175	1,486	1,736
<b>Frederic Township</b>	<b>72</b>	<b>782</b>	<b>1,142</b>	<b>1,287</b>	<b>1,401</b>	<b>1,341</b>
Grayling Township	180		4,019	5,647	6,516	5,827
Grayling City	(combined)		1,792	1,944	1,952	1,884
Lovells Township	108		316	420	578	626
Maple Forest Township	36		355	407	498	653
South Branch Township	108		1,096	1,380	1,842	2,007
<b>Crawford County</b>	576	6,482	9,465	12,260	14,273	14,074

<sup>1</sup>Square miles Source: U. S. Census Bureau

Largely in correspondence with the distribution of private land, permanent and seasonal township residents tend to be aggregated in four distinct and widely separated areas or neighborhoods: the Manistee and Au Sable River corridors, Frederic village and the township’s far northeast corner. This very uneven distribution of its rural population creates for township government a perennial challenge from the standpoint of political representation, especially of those residing in the more remote enclaves. Also, the problem is compounded by the difficulty in communicating effectively on local issues with absentee property owners. There is typically a fairly high rate of turnover of absentee property owners, especially in the Manistee River corridor.

# Location Map, Frederic Township

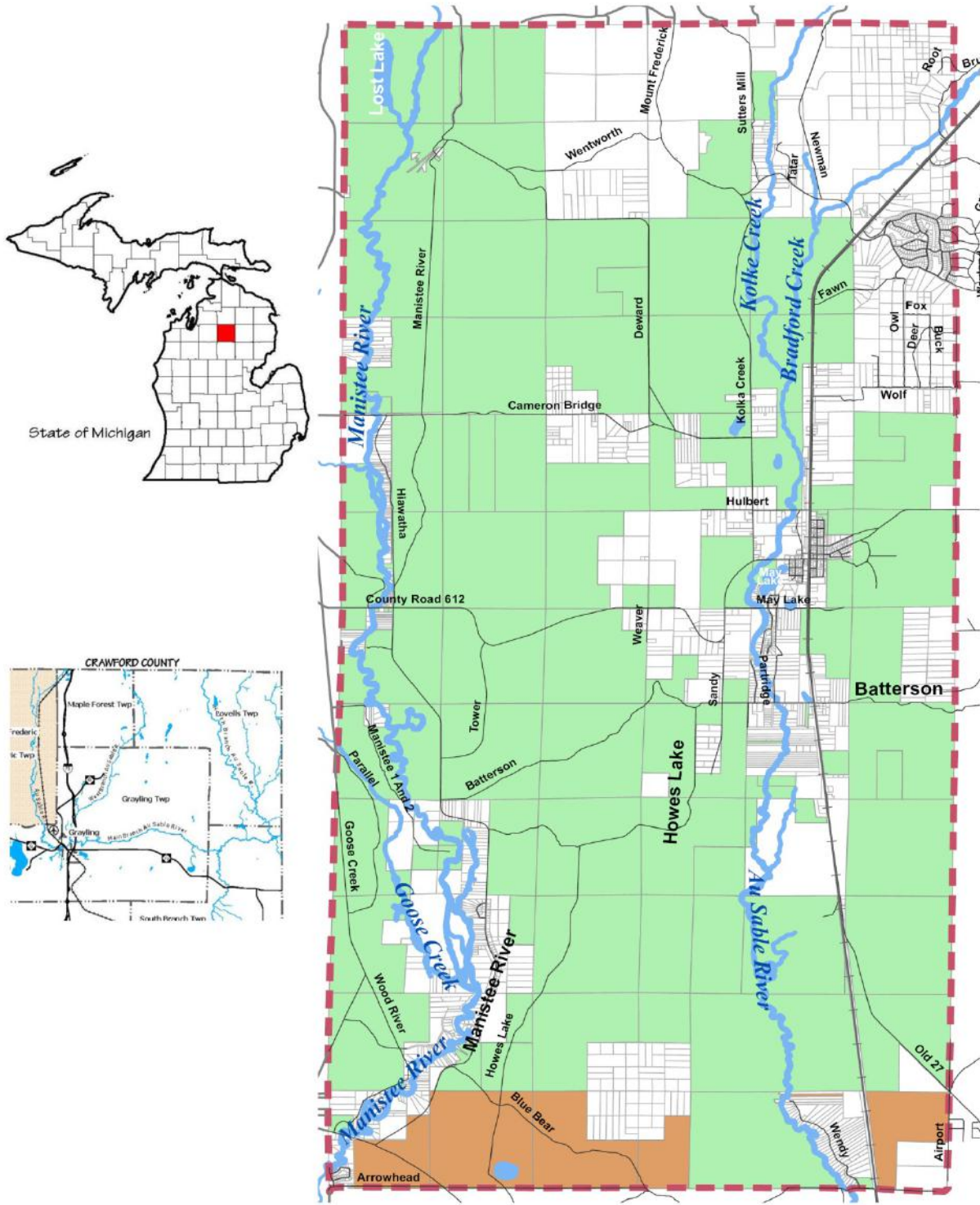


Figure 1 – Location Map



Mirroring that of Crawford County as a whole, the age distribution of Frederic Township residents indicates an older-than-average population (Table 2). The median age in Frederic Township is 47.5 years old compared with 47.7 for Crawford County and 38.4 for the State as a whole. In many rural areas this often suggests a reduced or, at least, a very limited revenue-enhancing potential for meeting community needs, not to mention a greater-than-average demand for senior-related services.

Table 2 – Population of Township, County and State, by Age Groups (in years), Census Year 2010

Jurisdiction	<5 years		5–17		18–24		25–44		45–64		65+		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Frederic Township	62	4.6	219	16.3	77	5.7	266	19.8	456	34.0	261	19.5	1,341
Crawford County	664	4.7	2,131	15.1	905	6.4	2,725	19.4	4,721	33.5	2,928	20.8	14,074
State of Michigan		6.0		17.7		9.9		24.7		27.9		13.8	

Source: U.S. Census Bureau

Statistics from the 2010 Census show a total of 1,231 housing units for Frederic Township. Seventy six percent are single-family units, nearly twenty three percent are mobile homes and less than two percent are multifamily units. When compared to the State as a whole, seasonal housing in the Township and County is a significant proportion of housing, as shown in Table 3.

Table 3 – Housing Characteristics, Frederic Township, Crawford County and Michigan – 2000 and 2010

Jurisdiction	Total Units			Seasonal Units		% Seasonal	
	2000	2010	% Change	2000	2010	2000	2010
Frederic Township	1,092	1,231	12.7	503	586	46.1	47.6
Crawford County	10,042	11,092	10.5	4,112	4,535	40.9	40.8
State of Michigan	4,234,279	4,532,233	7.0	233,922	263,071	5.5	5.8

Source: U.S. Census Bureau

## Natural Resources

The public—largely through reversion—owns approximately 70 percent of Frederic Township, see Figure 1. Most of these lands are classified as forestland that are managed by the Michigan Department of Natural Resources (MNDR) for fiber production and recreation (Table 5), and over which the township has little, if any, control.

The surface geology in Frederic Township consists primarily of two main categories. The glacial outwash sand, gravel and postglacial alluvium is located primarily in wide bands that follow the major rivers. The ice-contact outwash sand and gravel is located in the other areas of the Township. This composition of sand and gravel is why the area is not well suited to agricultural practices.

Frederic Township has extensive forest areas, much of which is in public ownership as depicted in green on Township map shown in Figure 1. The township’s public forests, which share regionally in the support of a thriving fiber-products industry, represent extensive wildlife habitat and provide significant opportunity for outdoor recreation. Devastated by rampant exploitation at the turn of the 20<sup>th</sup> Century, they—mostly second- and third-growth stands—are today largely recovered and being carefully managed for long-term sustainability.

The township straddles two watersheds, namely those drained by the Au Sable and Manistee Rivers, both world-famous for their recreational fisheries. Equally valuable are the shared resources that underlie the township: a substantial reservoir of freshwater contained by the earth’s highly pervious mantle typical of northern Lower Michigan, together with several deeper oil- and gas-bearing geological formations.

Table 4 – Natural resources of Frederic Township, by type, name, extent and description

Type	Name	Extent	Description
Forest Public, managed	Au Sable State Forest	31,766 acres	Subdivided into 21 management compartments, that part of the forest in Frederic Township consists mainly of mixed-age aspen (22%), 50- to 100-year-old oaks (19%), 25- to 75-year-old jack pine (15%), 50- to 75-year-old northern hardwoods (15%) and 30- to 80-year-old red pine (10%); other cover types make up the remainder. It includes (in the township’s northwest sector) roughly 2,400 acres of the Deward Management Area, delineated in 1986 to give added protection to the Manistee River corridor. The forest also provides habitat for good populations of game, such as deer, grouse and turkey, and opportunity for a wide variety of outdoor recreation.
Private, largely unmanaged	—	≈11,000 acres	Similar in cover types to adjoining public land; used mainly for temporary residential and recreational purposes.
Soils	—	Entire	Highly permeable sands with little gravel, frequently underlain by lenses of clay and silt; typical of glacial moraines and outwash plains. Must be carefully evaluated <i>before</i> proposed accommodation of development.
Surface Water Streams	Upper Au Sable River (Natural River designation)	9.5 miles	High-quality, very stable, low-discharge coldwater stream beginning close to system headwaters (in Otsego County) at confluence of Bradford (3.5 mi.) and Kolka (4.0 mi.) Creeks and coursing north to south in east half of township. Home to marginal self-sustaining populations of brook and brown trout, which support only a modest fishery; aquatic habitat diminished by excessive streambed sand deposition.

Streams	Upper Manistee River (Natural River designation)	16.0 miles	Equally high-quality, exceptionally stable, moderate-discharge cold water stream entering township just below its origin (in Antrim/Otsego Counties) and draining north to south in west half of township (Fig. 2), with Goose Creek (3.0 mi.) being its only significant tributary. Home to excellent self-sustaining stocks of brook and brown trout, which support an important and renowned fishery.
Lakes and ponds	Cranberry, May, Camel, Sand Hill, Howes, Lost	<150 acres	Small bodies of water, mostly on public land, the largest of which is Lost Lake (≈45 acres) in the northwestern-most section of the township. Each harbors marginal populations of cold- and/or warm water game fishes.
Ground Water	—	Entire	Large, high-elevation aquifer overlain by highly permeable soils; expressed by two surface drainages—Manistee and Au Sable—whose boundary splits the township almost evenly from north to south; some interbasin exchange is speculated.
Mineral Gas	Antrim Formation	36 wells <sup>1</sup>	Part of a large regional and fairly productive reservoir; projected life: 20-25 years.
Oil	Niagaran Formation	37 wells <sup>1</sup>	Part of a regional and moderately productive reservoir.
Gravel	--	<5 acres	One State-managed pit in northern Frederic Township
Fish and Wildlife	—	Entire	Variably marginal to excellent stocks of cold- and warm-water fishes in surface waters as noted above. Generally good but annually fluctuating populations of both resident and migratory wildlife—notably whitetail deer, waterfowl, turkey, ruffed grouse, fox, coyote, snowshoe hare, cottontail rabbit, occasional black bear, various furbearers, raptorial birds, notably bald eagle, and passerine birds, notably Kirtland’s warbler.

<sup>1</sup>Confined to North Frederic Township Sources: MDNR, USGS

### Existing Land Use

The following map shows the land cover use for Frederic Township as depicted in the 2014 Township Master Plan. Upland forests cover over three quarters of the Township. The dominant forest associations are maple, aspen and pine. Much of the forested lands are on public property owned by the State of Michigan or the Federal government. Upland openings, lowland forests and non-forested wetlands account for another 10 percent of the township’s area. These forestlands and wetlands combined with two blue ribbon trout streams support natural resource-based recreational activities.

# Frederic Township Existing Land Use/ Land Cover Map

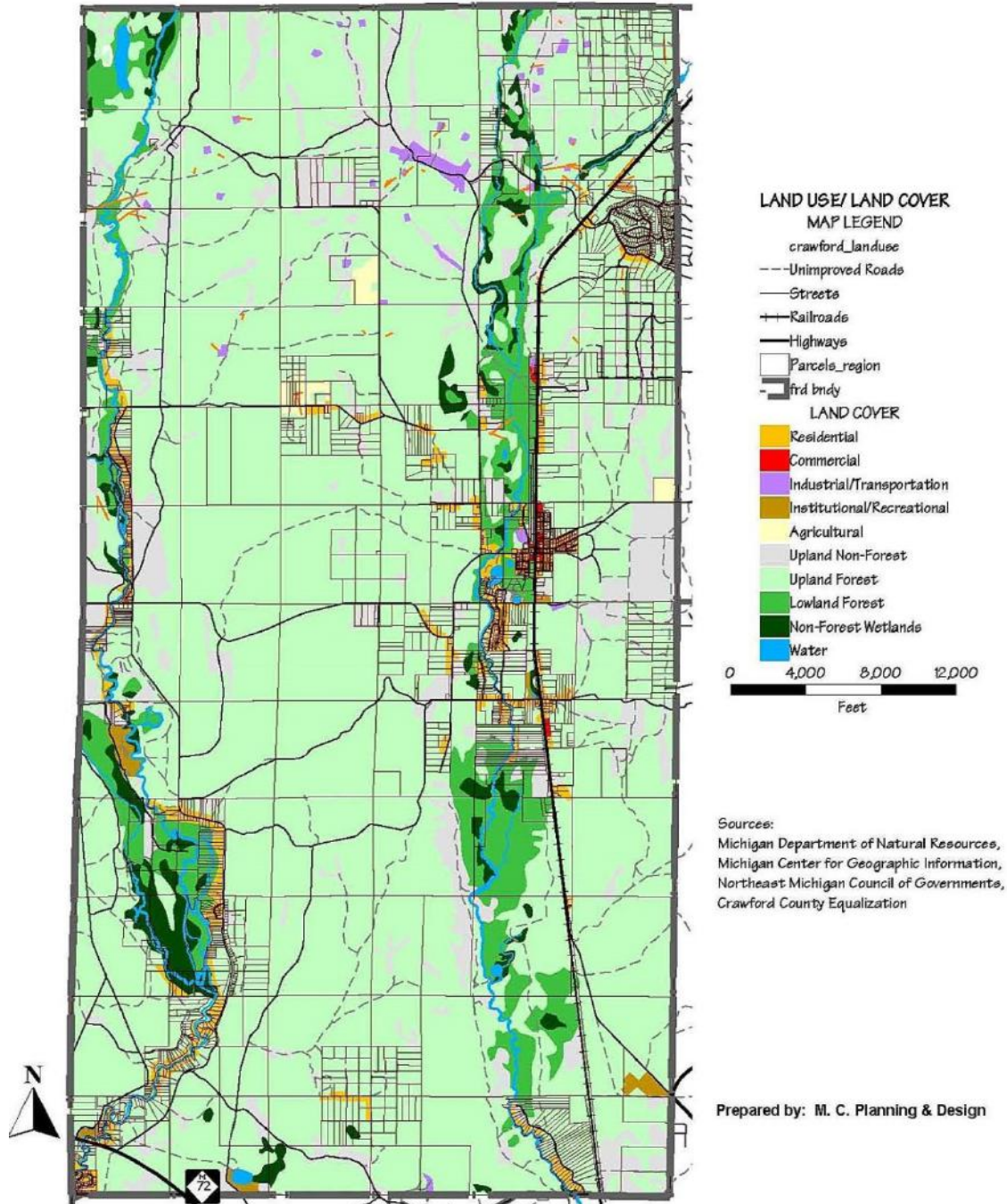


Figure 2 - Existing Land Use

## Recreation Planning in Frederic Township

The Township provides limited recreation services and facilities to residents and visitors. The mix of Township owned facilities such as the Township Hall Community Center, Eagle Park and Betty Sadjak Memorial Park, along with other publicly owned State Forest lands and campgrounds and privately owned recreation facilities offers a wide range of passive and active recreational opportunities. A description of these facilities is included in the recreation inventory, which follows. Frederic Township intends to continue providing recreation services to its residents and visitors, but also plans to make improvements at the existing facilities, including compliance with Americans with Disabilities Act (ADA), which mandates accessibility standards for citizens who have mobility difficulty.

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

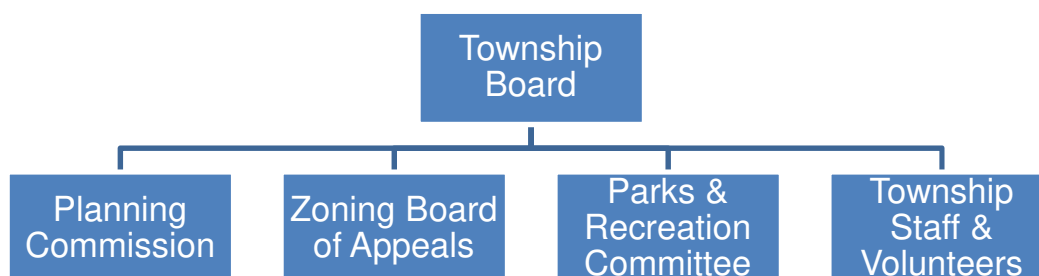
To become grant eligible for MDNR funding, a community must have an approved recreation plan. Components of a MDNR approved recreation plan include:

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

## Administrative Structure and Funding in Frederic Township

Frederic Township established a separate Parks and Recreation Committee in 2012 that oversees the general operation of the township parks and recreation programs. This Committee provides recommendations regarding park policies and projects to the Township Board.

The Parks and Recreation Committee and Township staff serve as a community sounding board on recreation matters, and bring the concerns of the residents to the Township Board for consideration. Routine park maintenance is handled by the Township staff, contractors and volunteers who operate under the direct authority of the Township Board. The ultimate decision-making authority and responsibility for all park related projects resides with the Township Board.



Volunteers will be an integral part of the recreation projects in Frederic Township. While there is not a designated volunteer group, volunteers are solicited on a project by project basis to provide some of the labor for the Township “in-kind” match on projects as appropriate.

Relationships: This recreation plan covers Frederic Township, while the Crawford-Au Sable School District serves a larger geographic area than Frederic Township. The school district still owns some property for storage which is associated with the former elementary school in Frederic village. The majority of the former elementary school property including the main building has been transferred to Frederic Township.

In order to effectively develop local routes that connect with the larger trail system in northern Michigan, Frederic Township will be working cooperatively with the Top of Michigan Trails Council, Northeast Michigan Council of Governments (NEMCOG), MDNR, and Crawford County to pursue the development of non-motorized trails and bike lanes. Additionally, the Township will work cooperatively with the Au Sable Valley Snowmobile Association and other organizations to expand the network of trails for snowmobiles.

The Frederic Township Recreation Plan does include provisions to continue and enhance the working relationship with the Michigan Department of Natural Resources as related to the state-owned recreation facilities located within Frederic Township.

Table 5. Township Budget and Recreation Expenditures, 2016-2019

<b>Frederic Township Budget</b>			
FY Ending June 30	2016-2017	2017-2018	2018-2019
Recreation	\$56,000	\$37,500	\$30,000
<b>Total Township</b>	<b>\$1,393,024</b>	<b>\$1,647,878</b>	<b>\$1,955,377</b>
<b>Expenditures</b>			
Recreation	\$49,664	\$29,250	\$8,250
Source: Frederic Township Balance Sheets, 2016-2019			

### Status Report of all Grant-Assisted Parks and Recreation Facilities

The Township received a Recreation Passport grant in 2015 for development at Betty Sadjak Park. The development included a basketball court, an accessible play structure, a vault toilet structure, picnic tables, benches, grills and landscaping.

Frederic Township has not previously pursued or received grants to assist with the acquisition of park and recreation facilities. Within Frederic Township, the Crawford County Road Commission has received MDNR funding to study and plan to determine the best route for the Iron Belle Trail through Frederic Township. According to MDNR records, no Trust Fund grants have been received to acquire or develop any park or recreation facility in the Township.

## Recreation Inventory

An inventory of existing recreation facilities located in Frederic Township is provided below. Sites are grouped according to ownership. Township owned facilities are listed first, then other public sites, privately owned recreation sites, and finally river access sites. Each listing is followed by a brief description of that location. Figures 3 and 4 illustrate the location of the public recreation sites and trails.

Frederic Township owns two recreation properties, the Township Community Center with the adjacent Eagle Park and the Betty Sadjak Memorial Park near the fire hall.

Table 6. Facilities Owned and/or Operated by Frederic Township

Name	Facilities	Needs for ADA Compliance (Accessibility Rating)
Betty Sadjak Memorial Park	Playground, picnic tables, basketball court, walking path and gazebo	None (2)
Frederic Township Community Center with Eagle Park	Meeting rooms, offices, Full kitchen, Gymnasium, Picnic area, playground/tot lot and multi-purpose fields	None (2)
Frederic Community Library (in Community Center building)	Stacks, computer area	None (2)

Table 7. Public Recreation Facilities in Frederic Township

Name	Recreation Sites Location Key (unless specified- Figure 3)	Facilities / Amenities
Upper Manistee River State Forest Campground	D	30 campsites, 10 walk-in sites, canoeing, fishing, group camp for canoeists
Goose Creek Trail Camp	F	campsites, canoeing, hiking, horseback riding, wildlife viewing, fishing—max 200 individuals
Manistee River Bridge Campground at M72	E	23 campsites, canoeing, fishing, canoe access
Frederic Snowmobile Trail Head CR612 east of Old 27	See Figure 4	Parking lot and trail access
Snowmobile Trail Head CR 612 near Manistee River	See Figure 4	Parking lot and trail access
Frederic Loop Trail	See Figure 4	ORV trail

Table 8. Private Recreation Facilities in the Township

Name	Recreation Sites	Facilities
------	------------------	------------



	<b>Fig 3 Key</b>	
Trails Campground	B	Campground, showers, laundry
Shel-Haven Canoe Rental	A	Manistee River canoe, kayaks & tubes rentals, snacks & souvenirs.
Whispering Pines	C	Campground, cabins and showers

Table 9. River Access Sites in Frederic Township, Key to Figure 2 Map

<b>Au Sable River</b>			
<b>Map Key</b>	<b>Name</b>	<b>Location</b>	<b>Access considerations</b>
1	CR612	Between Old 27 and Kolke Creek Road, center of Frederic	Improved access site on the north side of the road. Stairs to river. Limited parking.
2	Old Mill Site	Between CR612 and May Lake Road	Access on the east side is via a two track just east of the river. Access on the west side of the river is via 2 two track trails off of CR612 and one two track off of May Lake Road. Parking is limited but adequate.
3	Batterson Road	Between Old 27 and Sand Hill Road	Access is via a stairway on the south side of the road. Parking is limited.
4	MacArthur Property	To the west off Old 27 at a marked railroad crossing sign (two track trail has no name designation).	An adequate parking area is approximately one mile off Old 27. There is a short walk to the river.
<b>Upper Manistee River</b>			
5	Deward Area	There are multiple access sites off N. Manistee River Road. Access is via a two track trail. Many of the sites have been identified by "Observation Signs" that look like binoculars. In addition there is one access site on the west side of the river.	There is limited parking at all sites and a walk back to the river. A couple of the sites have stairs down to the river.
6	Cameron Bridge	Between N. Manistee River Road and Deward Road on Cameron Bridge Road.	Access is on the north side of the river. Parking is very limited.
7	CR 612 Bridge	Access via stairs at SE corner of bridge.	Parking along road, seasonal temporary restroom facility (port-a-potty).
8	Goose Creek Campground	On the west side of Manistee River Road. There is a sign that marks the campground.	There is adequate parking and stairs and a ramp to the river. Canoes and kayaks have to be carried to the river.
9	Upper Manistee Campground	On the west side of the river off Goose Creek Rd. The campground is marked.	Access to the river is a short walk. There is adequate parking.

10	Loggers Fish Access	This access is marked and on the west side of Manistee River Road.	There is limited parking and a short walk to the river.
11	Manistee River Bridge Campground	On the west side of the river off M-72.	There is limited parking and sites where a canoe or kayak could be launched. The bank is relatively steep.
12	M-72 Access site	This is on the SE corner of the river off M-72.	There is limited parking.

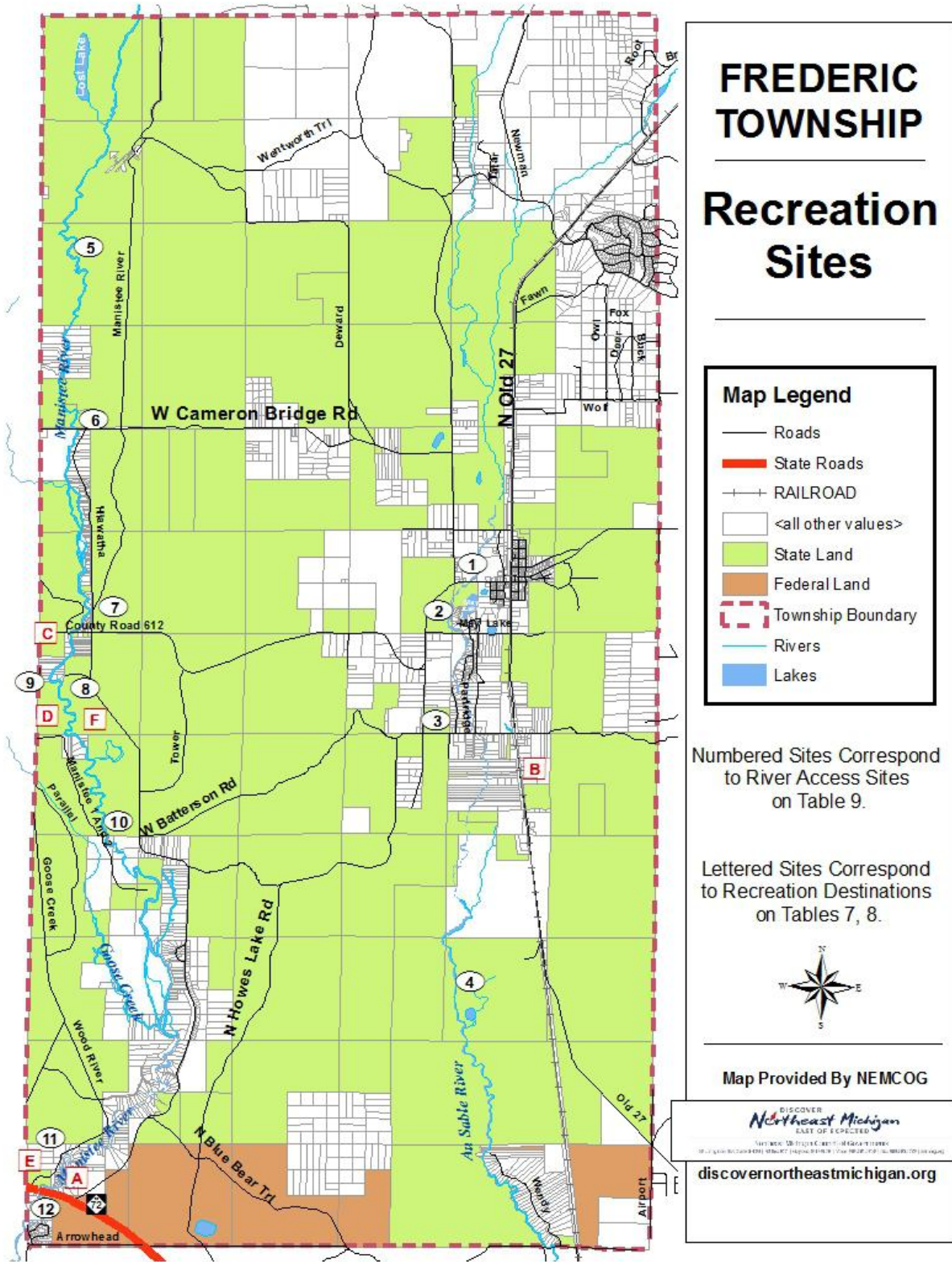


Figure 3 – Recreation Sites Map



Used with written permission.

Figure 4. Frederic Township Snowmobile and ORV Trails.

**Grayling Region 4-Season Recreation Map- 2011-12**  
*Frederic Township- Excerpt for Snowmobile and ORV Trail Locations*



## Description of the Planning and Public Input Process

### Planning Process

The Parks and Recreation Committee was the entity responsible for overseeing the update of the Recreation Plan. The committee began the process in November of 2018 by hosting a public input workshop. The Committee worked on various ideas during the following year and decided to update the plan during the summer of 2019. They met in early November of 2019 to discuss and revise the plan. NEMCOG assisted the township's committee and the Planning Commission in assembling a draft plan. The Parks and Recreation Committee met jointly with the Township Planning Commission to review the draft and release the draft for public review.

The preliminary draft plan was posted on the Township website and made available at the Library on November 20, 2019. Frederic Township held a public hearing on January 8<sup>th</sup>, 2020. A legal notice was published in the Crawford County Avalanche newspaper at least 30 days prior to the public hearing to allow citizens ample time to review and comment on the draft plan. A web posting helped announce the availability of the draft plan. Minutes from the public meetings and public hearing minutes are included in Appendix A. The Recreation Plan was adopted by the Frederic Township Board of Trustees on January 14<sup>th</sup>, 2020.

### Public Input

Public input was gathered through a 2018 public workshop and then a survey which was made available both in hard copy and on-line in October of 2019. There were a series of Parks and Recreation Committee public meetings as well as an advertised public hearing on the Recreation Plan. Minutes from the various meetings and public hearing are provided.

The Frederic Township Parks and Recreation Committee prepared a survey for general planning purposes to gauge public support for various recreational improvements. A total of 20 surveys were completed. A summary of the results are located on the Township's website at [www.frederictownship.org](http://www.frederictownship.org) or on NEMCOG's document library website at: <http://www.discovernortheastmichigan.org/docview.asp?did=662>

## Goals and Objectives

The recreational goal and objectives presented below are the result of the Parks and Recreation Committee planning process, the public input received during that process, and the further refinement and expansion during the subsequent recreation plan development.

<i>Recreation Goal</i>	
<b>GOAL:</b> <i>Provide and maintain recreation lands and facilities for safe access and enjoyment by residents and visitors of all ages and abilities.</i>	
<p>OBJECTIVES:</p> <ul style="list-style-type: none"> <li>A. <b>Recreation Paths:</b> Pursue extension of the Crawford County multiuse pathway through Frederic up to Otsego State Park to provide a direct connection to Grayling and points north. Where the pathway comes through the Village of Frederic a streetscape with enhanced street lamps and landscaping should be built to compliment the pathway and encourage investment in Frederic.</li> <li>B. <b>Non-motorized routes:</b> Ensure adequate routes exist for safe and enjoyable non-motorized travel throughout the Township, especially along desirable routes.</li> <li>C. <b>Streetscape Improvements:</b> Create a vibrant downtown that encourages connections to the Township’s recreational assets as well as the downtown businesses.</li> <li>D. <b>Recreation Inventory and Publication:</b> Publish online and in print an inventory for residents and visitors of the principal access points to public camping, picnicking, angling, historic interest and hiking venues.</li> <li>E. <b>Historic Interpretation:</b> Establish a Frederic history display/museum in the Township Hall and install signs of historic interest in Betty Sadjak Memorial Park, at river crossings and at mill sites on the Au Sable and Manistee rivers.</li> <li>F. <b>Betty Sadjak Memorial Park:</b> Replace existing dying trees and upgrade park fencing.</li> <li>G. <b>Eagle Park and Community Center:</b> Pursue redevelopment of the former school property for a multipurpose athletic field, playground, picnic pavilion, sand volleyball court, splash pad/spray pool, restrooms, outdoor stage, indoor recreation facility and community center.</li> <li>H. <b>Au Sable River Access:</b> Upgrade river access at the CR 612 and Batterson Road bridges and establish a community park and access site on the Au Sable River on state land south of CR 612 (Old Mill site) and near Sand Lake off of Old 27 (McArthur Property).</li> <li>I. <b>Manistee River Access:</b> Upgrade the river access sites at M72, CR 612, Cameron Bridge Road, and Deward to enhance parking, minimize erosion, and interpret natural and historic resources.</li> <li>J. <b>Funding Assistance:</b> Seek grant funding for park and recreation improvements.</li> <li>K. <b>All Recreational Improvements:</b> Ensure all recreational improvements include features that are attractive and accessible to all people of all ages and abilities.</li> </ul>	



## Action Program

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

Table 10. Capital Improvements Schedule for Existing Properties/Facilities

Existing Facilities	Year	Activity/Development	Estimated Cost and Anticipated Funding Sources
Betty Sadjak Memorial Park	2020	Plant trees	Cost estimates under review MDNR, local foundations, service group grants and Township
	2020	Paint Basketball Court Lines	Cost estimates under review MDNR, local foundations, service group grants and Township
	2024	Upgrade Park Fencing	Cost estimates under review MDNR, local foundations, service group grants and Township
	TBD	Community garden at empty township lot across CR 612	Cost estimates under review MDNR, local foundations, service group grants and Township
Eagle Park and Frederic Township Community Center	2020	Sand volleyball court	Cost estimates under review MDNR, local foundations, service group grants and Township
	2021	Renovate Multipurpose athletic field, splash pad/spray pool	Cost estimates under review MDNR, local foundations, service group grants and Township
	2021	Picnic pavilion, outdoor stage	Cost estimates under review MDNR, local foundations, service group grants and Township
	2023	Restrooms – accessible from outside	Cost estimates under review MDNR, local foundations, service group grants and Township
	2024	Upgrade play structures, including adding handicapped and infant swings	Cost estimates under review MDNR, local foundations, service group grants and Township

## Rationale for Township Park Improvements

The proposed recreational improvements to the Betty Sadjak Memorial Park and at the Eagle Park and Community Center, will provide more comprehensive recreational opportunities for a wide range of ages in the central portion of the Township. The playground equipment for younger children does not meet current standards, is potentially unsafe and needs to be replaced. The basketball court used by teens and adults is in need of resurfacing. By incorporating more facilities to serve a wider age range, the area will attract more family and community use of both properties, thus facilitating the need for benches and picnic related facilities. In addition, Betty Sadjak Memorial Park is the site of community wide events, including music festivals, requiring support facilities such as electrical hookups, a stage and restrooms.

Table 11. Capital Improvements Schedule for Trails and Access Sites

Facilities	Year	Activity/Development	Estimated Cost and Anticipated Funding Sources
Non-motorized trail	2023	Provide 5.9 miles non-motorized trail along Old 27 from Frederic south to ultimately connect with the Crawford County Recreation Path and Hartwick Pines State Park and other trail systems.	\$236,000 (approx 40,000/mi) MDOT, MDNR, Road Commission, local foundations/grants and Township
	2023	Provide 4.9 miles non-motorized trail along Old 27 from Frederic north to ultimately connect with Otsego State Park and other trail systems.	\$195,000 (approx 40,000/mi) MDOT, MDNR, Road Commission, local foundations/grants and Township
Au Sable River Access 1	2024	MacArthur Property – Work with DNR to provide closer access to the river, particularly for the physically challenged and to install restroom facilities, interpretive trails, a fishing dock, road improvements and expanded parking.	Cost estimates under review DNR, Natural Resources Trust Fund and Local Service groups
Au Sable River Access 2	2020/2023	Old Mill Site-Develop a community park and access site in cooperation with DNR on State land south of CR612.	Cost estimates under review DNR, Natural Resources Trust Fund and Local Service groups
Manistee River Accesses	2024	Upgrade access sites at M-72, CR612, Goose Creek Campground and Cameron Bridge Road to enhance parking, control erosion, interpretive signage for natural and historic resources, and interpretive signs for five access sites in the Deward Area.	Cost estimates under review DNR, Natural Resources Trust Fund and Local Service groups

## Rationale for Trail and Access Site Improvements

There is a need and significant public interest in to provide safe pedestrian and bicycle routes throughout the Township and specially to connect to other existing and proposed trail networks in the region. A separated non-motorized pathway is the preferred option for providing a safe route for many different user groups. The first priority is from Frederic south along Old 27, then north along Old 27 and ultimately to have some east–west routes.

The Township is very interested in working cooperatively with the Michigan Department of Natural Resources for the development of a low-impact passive recreation area, including an improved and universally accessible fishing dock at the MacArthur Property, as well as improved access at CR 612 (Old Mill Site).

#### Property Acquisition

Frederic Township is ultimately interested in pursuing a long-term lease for the Old Mill Site (located on CR 612) from the MDNR, but does not anticipate doing so until approximately 2023, and the cost of such is unknown at this time.

## Plan Review and Adoption

The Frederic Township Planning Commission held a public hearing on the Recreation Plan on January 8<sup>th</sup>, 2020. The Township Planning Commission recommended it for approval by the Township Board at a meeting on January 8<sup>th</sup>, 2020, immediately following the public hearing. The Frederic Township Board subsequently adopted the recreation plan on January 14<sup>th</sup>, 2020, a copy of the hearing minutes and resolutions of adoption are provided under separate cover.

#### Transmittal to the Regional Planning Agency.

The adopted plan was transmitted to the Northeast Michigan Council of Governments on January 22, 2020, a copy of transmittal letter is provided under separate cover.

#### Transmittal to the County Planning Agency.

The adopted plan was transmitted to the Crawford County Planning and Zoning Department on January 22, 2020, a copy of transmittal letter is provided under separate cover.

#### Recreation Plan Certification

A copy of the Recreation Plan Certification is provided under separate cover.



# COMMUNITY PARK AND RECREATION PLAN

## CERTIFICATION CHECKLIST

By Authority of Parts 19, 703 and 716 of Act 451, P.A. 1994, as amended, submission of this information is required for eligibility to apply for grants

**INSTRUCTIONS:** Complete, obtain certification signatures and submit this checklist with a locally adopted recreation plan.

All recreation plans are required to meet the content and local approval standards listed in this checklist and as outlined in the *Guidelines for the Development of Community Park and Recreation Plans* provided by the Michigan Department of Natural Resources (DNR). Plans must be submitted to the DNR through MiRecGrants **with** a completed checklist that has been signed by an authorized official(s) of the local unit of government(s) submitting the plan. Plans may be submitted at any time of the year, but no later than February 1 of the year the local unit of government is applying for grants.

### PLAN INFORMATION

Name of Plan:

Frederic Township Recreation Plan 2020-2024

List the community names (including school districts) that are covered under the plan and have passed a resolution adopting the plan.	County	Month and year plan adopted by the community's governing body
Frederic Township	Crawford	January, 2020

### PLAN CONTENT

**INSTRUCTIONS:** Please check each box to certify that the listed information is included in the final plan.

**1. COMMUNITY DESCRIPTION**

**2. ADMINISTRATIVE STRUCTURE**

- Roles of Commission(s) or Advisory Board(s)
- Department, Authority and/or Staff Description and Organizational Chart
- Annual and Projected Budgets for Operations, Maintenance, Capital Improvements and Recreation Programming
- Current Funding Sources
- Role of Volunteers
- Relationship(s) with School Districts, Other Public Agencies or Private Organizations

**Recreation Authorities or Trailway Commissions Only:**

- Description of the Relationship between the Authority or Commission and the Recreation Departments of Participating Communities
- Articles of Incorporation

**3. RECREATION INVENTORY**

- Description of Methods Used to Conduct the Inventory
- Inventory of all Community Owned Parks and Recreation Facilities
- Location Maps (site development plans recommended but not required)
- Accessibility Assessment
- Status Report for all Grant-Assisted Parks and Recreation Facilities
- Waterways Inventory (if applicable)

**4. RESOURCE INVENTORY (OPTIONAL)**

**5. DESCRIPTION OF THE PLANNING PROCESS**



**6. DESCRIPTION OF THE PUBLIC INPUT PROCESS**

Description of the Method(s) Used to Solicit Public Input Before or During Preparation of the Plan, including a Copy of the Survey or Meeting Agenda and a Summary of the Responses Received

Copy of the Notice of the Availability of the Draft Plan for Public Review and Comment

Date of the Notice November 28, 2019

Type of Notice Newspaper, Web, posted at Twp.

Plan Location Twp. Hall and online

Duration of Draft Plan Public Review Period (Must be at Least 30 Days) 40

Copy of the Notice for the Public Meeting Held after the One Month Public Review Period and Before the Plan's Adoption by the Governing Body(ies)

Date of Notice November 28, 2019

Name of Newspaper Crawford Avalanche

Date of Meeting January 8, 2020

Copy of the Minutes from the Public Meeting

**7. GOALS AND OBJECTIVES**

**8. ACTION PROGRAM**

**9. POST-COMPLETION SELF-CERTIFICATION REPORT(S)**

**PLAN ADOPTION DOCUMENTATION**

**APPROVAL DOCUMENTATION:** For multi-jurisdictional plans, each local unit of government must pass a resolution adopting the plan. Prepare and attach a separate page for each unit of government included in the plan.

1. Official resolution of adoption by the governing body dated: January 14, 2020

2. Official resolution of the Planning Commission or Board, recommending adoption of the plan by the governing body, dated: January 8<sup>th</sup>, 2020

3. Copy of letter transmitting adopted plan to County Planning Agency dated: January 30, 2020

4. Copy of letter transmitting adopted plan to Regional Planning Agency dated: January 30, 2020

**OVERALL CERTIFICATION**

**NOTE:** For multi-jurisdictional plans, Overall Certification must include the signature of each local unit of government. Prepare and attach a separate signature page for each unit of government included in the plan.

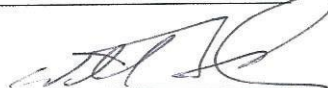
*I hereby certify that the recreation plan for*

FREDERIC TOWNSHIP

(Local Unit of Government)

*above and as set forth by the DNR.*

*includes the required content, as indicated*



Authorized Official for the Local Unit of Government

1/14/2020  
Date

**This completed checklist must be uploaded in MiRecGrants.**

**FREDERIC TOWNSHIP  
RESOLUTION 2020-1-14**

*WHEREAS, Frederic Township has undertaken a planning process to determine the recreation and natural resource conservation needs and desires of its residents during a five year period covering the years 2019 through 2023, and*

*WHEREAS, Frederic Township began the process of developing a community recreation plan in accordance with the most recent guidelines developed by the Department of Natural Resources and made available to local communities, and*

*WHEREAS, residents of Frederic Township were provided with a well-advertised opportunity during the development of the draft plan to express opinions, ask questions, and discuss all aspects of the recreation and natural resource conservation plan, and*

*WHEREAS, the public was given a well-advertised opportunity and reasonable accommodations to review the final draft plan for a period of at least 30 days, and*

*WHEREAS, a public hearing was held on January 8<sup>th</sup>, 2020 at the Frederic Township Hall to provide an opportunity for all residents of the planning area to express opinions, ask questions, and discuss all aspects of the Frederic Township Recreation Plan, and*

*WHEREAS, Frederic Township has developed the plan as a guideline for improving recreation and enhancing natural resource conservation for Frederic Township, and*

*WHEREAS, after the public hearing, the Frederic Township Board voted to adopt said Frederic Township Recreation Plan.*

*NOW, THEREFORE BE IT RESOLVED the Frederic Township Board hereby adopts the Frederic Township Recreation Plan.*

Yeas:            Nays:            Absent:

5

0

0

*I, Nancy L. Bindschatel, Clerk do hereby certify that the foregoing is a true and original copy of a resolution adopted by the Frederic Township Board at a Regular/Special Meeting thereof held on the 14th day of January, 2020.*

*Nancy L. Bindschatel*



# Legal Action

## Notice of Default

Default has been made in the conditions of a mortgage made by Harvey Smale, a single man, to Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns, Mortgagee, dated June 2, 2006 and recorded June 7, 2006 in Liber 681, Page 859 Crawford County Records, Michigan. Said mortgage is now held by U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-GEL1, by assignment. There is claimed to be due at the date hereof the sum of Seventy-Four Thousand Nine Hundred Sixty-Three and 44/100 Dollars (\$74,963.44), including interest at 4% per annum. Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue at the place of holding the circuit court within Crawford County, Michigan at 10:00 AM on DECEMBER 11, 2019. Said premises are located in the Township of Beaver Creek, Crawford County Michigan, and are described as:

A parcel of land lying in the W 1/2 of the NW 1/4 of Section 11, T25N, R3W. Commencing at the NW corner; thence E along Section line 388 feet; thence South 220 feet; thence West 262 feet; thence S01°11'40" West 151.8 feet; thence North 69°19'35" West 135.25 feet; thence North 01°15'50" East on Section line 297.2 feet to P.O.B.

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.

Dated: November 7, 2019  
File No. 19-010066  
Firm Name: Orland PC

(11-07)(11-28)

## Notice of Default

Default has been made in the conditions of a mortgage made by Gordon L. Cox, a single man, to Mortgage Electronic Registration Sys-

tems, Inc., as nominee for lender and lender's successors and/or assigns, Mortgagee, dated June 30, 2005 and recorded July 15, 2005 in Liber 676, Page 307 Crawford County Records, Michigan. Said mortgage is now held by The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-11, by assignment. There is claimed to be due at the date hereof the sum of One Hundred One Thousand Nine Hundred Twenty-Six and 30/100 Dollars (\$101,926.30), including interest at 7.65% per annum. Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue at the place of holding the circuit court within Crawford County, Michigan at 10:00 AM on JANUARY 8, 2020.

Said premises are located in the Township of Frederic, Crawford County Michigan, and are described as: The south 1/2 of the north 1/2 of the west 1/2 of the west 1/2 of the northeast 1/4 of the northeast 1/4 of Section 11, Town 27 North, Range 4 west. Being the same property conveyed to Gordon L. Cox, Sr. and Joyce A.

Cox by deed dated 3-3-93 and recorded 4-26-93 in Liber 358, page 87 in the Office of the Recorder of Crawford County, Michigan. The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.

Dated: November 21, 2019  
File No. 19-008316  
Firm Name: Orland PC

(11-21)(12-12)

## STATE OF MICHIGAN PROBATE COURT COUNTY OF CRAWFORD PUBLICATION OF NOTICE OF HEARING

FILE NO.: 19-9186-GM

In the matter of: **Xander Kage McAlpine**

**TO ALL INTERESTED PERSONS** including: whose address(es)

is/are unknown and whose interest in the matter may be barred or affected by the following: **TAKE NOTICE:** A hearing will be held on December 11, 2019 at 3:30 pm at 200 W. Michigan Ave., Grayling, MI 49738, before Judge Burmeister P48732, for the following purpose: 6 month review of minor.

Date: 11-19-19

Jason Thompson, GAL P66027  
PO Box 463  
Grayling, MI 49738  
989-745-6625

Nora DeVault  
200 W. Michigan Ave.  
Grayling, MI 49738  
989-344-3237

## PUBLIC HEARING NOTICE

This notice is to advise you and all interested persons that the Planning Commission has scheduled a Public Hearing to receive public comment regarding a special land use at 106 E Michigan Ave, property ID: 20-070-100-017-005-00

Proposed use: Restaurant serving alcohol

The Public Hearing is scheduled for 6:00 PM on Tuesday, December 17, 2019 in the Council Chambers at Grayling City Hall, 1020 City Boulevard. All interested parties may attend said Public Hearing and/or submit written comments to the Grayling City Planning Commission, c/o City Clerk, 1020 City Boulevard, P.O. Box 549, Grayling, MI 49738. Inquiries may be directed to Jon Williamson, Planning Chairman by calling 989-348-2131 or by email to: [clerk@cityofgrayling.org](mailto:clerk@cityofgrayling.org).

Individuals with disabilities requiring auxiliary aids or services at the meeting should contact The Grayling City Office at 989-348-2131 seven days prior to the meeting.

## Notice of Availability of Frederic Township Draft Recreation Plan and Public Hearing for Input on the Draft Recreation Plan

Frederic Township Planning Commission has voted to release their draft recreation plan and make it available for public review for a 30-day period of time. After the 30-day public review period, there will be a public hearing on January 8, 2020 at 10:00 AM at the Frederic Township Hall. Public comments are requested either in person or by representative at the public hearing, or submitted to Steve Schnell at [sschnell@nemcog.org](mailto:sschnell@nemcog.org), or at the Frederic Township Hall, 6470 Manistee Road, Frederic, MI 49733. The draft plan is available at <https://www.frederictownship.org/>. All necessary reasonable auxiliary aids and services will be provided to individuals at the meeting upon 10 days' notice to the township staff at PO Box 78, Frederic, MI 49733.

## South Branch Township Zoning Board of Appeals Notice of Public Hearing SBT Zoning Ordinance Interpretation Request

Applicant Name: Gross, Kurt & Elizabeth  
Property Address: 475 S. McMaster's Bridge Rd., Grayling, Crawford County, MI  
Parcel ID/Location: #063-002-013-020-01; T26N-R1W-Sec 02  
Proposed Action: The applicant is requesting an Ordinance Interpretation regarding setback standards for an accessory structure specific to the Stream Corridor Overlay zoning district.

A public hearing regarding the interpretation request will be held on:  
Date: December 9th, 2019  
Time: 7:00 P.M.  
Location: South Branch Township Hall, 5245 N. M-18, Roscommon

Comments on the application may be voiced at the hearing. Written comments received by 12:00 noon, December 5th, 2019 will also be made part of the hearing record.  
Send written comments to:  
Bonnie Shunatona, SBT Zoning Administrator  
P.O. Box 606, Roscommon, MI 48653  
Email – [zoningadmin@southbranchtownship.com](mailto:zoningadmin@southbranchtownship.com)

## CITY OF GRAYLING NOTICE OF CLOSEOUT PUBLIC HEARING FOR MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING FOR AUSABLE RIVER CANOE PUBLIC LAUNCH AND SANITARY SEWER FORCE MAIN

The City of Grayling will conduct a closeout public hearing on December 16, 2019 at 6:30 pm at City Hall, 1020 City Boulevard, Grayling MI 49738 for the purpose of affording citizens an opportunity to submit comments and receive a final report on the completion of the AuSable River Canoe Launch CDBG grant.

The CDBG grant provided funding to assist in the construction of an ADA accessible public canoe launch on the AuSable River located at 103 S. James St., Grayling MI 49738.

The City of Grayling will conduct a closeout public hearing on December 16, 2019 at 6:30 pm at City Hall, 1020 City Boulevard, Grayling, MI 49738 for the purpose of affording citizens an opportunity to submit comments and receive a final report on the completion of the Sanitary Sewer Force Main CDBG grant.

The CDBG grant provided funding to assist in the replacement of the primary sanitary sewer force main from the Maple Street Lift State to the Waste Water Treatment Facility.

Interested parties are invited to comment on the project in person at the public hearing or in writing through December 13, 2019 and addressed to Debra Mead, Project Coordinator PO Box 549, Grayling, MI 49738 or [dmead@cityofgrayling.org](mailto:dmead@cityofgrayling.org).

Citizen views and comments on the CDBG projects are welcome.

City of Grayling  
Debra Mead, Project Coordinator  
(989) 348-2131

Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grayling City office at 989-348-2131 seven days prior to the meeting.

The City of Grayling is an Equal Opportunity Employer and Provider.

# PUBLIC NOTICE

**Deadline for submission of Legal, Public & Bid Notices is 5 p.m. the Friday prior to publication.**

**Please submit all notices via email to [legals@crawfordcountyavalanche.com](mailto:legals@crawfordcountyavalanche.com)**



FREDERIC TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 14, 2020

Meeting called to order at 10:00 A.M by Supervisor, Johnson. Roll call showed members present, Johnson, Bindschatel, Dawson, Friedman and Goscicki. There were five (5) citizens present.

Pledge of Allegiance was said.

Bindschatel made motion, supported by Dawson to approve the Agenda, motion carried.

Goscicki made motion, supported by Friedman to approve the minutes of the December 10, 2019, Regular meeting, motion carried.

Guest Speakers: None

Department Report:

Clerk: None

Supervisor: Request to delay payment for Marijuana permit from John Harvey in the amount of \$25,000.00 for two (2) weeks. Request was approved.

Todd, the recycle personnel, slipped on the ice and broke his leg. Vanessa, the cleaning personnel, will take over for the time needed.

Treasurer: Bindschatel made motion, supported by Friedman to receive the report as presented, motion carried. Dawson made motion, supported by Friedman to approve payment of vouchers #44229 thru #44318 in the amount of \$493,968.29, motion carried.

Power Commissioner: None

County Commissioner: No report

Zoning/Building: \$5,000.00 was collected for a Recreational Marijuana Grow permit.

Zoning Officer: In court, no report submitted.

Planning Commission: Recreational plan has been voted on and now the Township Board has been asked to approve.

Fire Department: There were one hundred fifty- four (154) runs in December, 2019.

Waiting on insurance to pay for the basement flood. Kitchen renovations are almost completed.

Parks and Recreation: Friedman made motion, supported by Goscicki to adopt Resolution 2020-1-14, Five Year Recreation Plan, roll call showed, all ayes, motion carried. Minutes for the Public Hearing were presented. Next meeting will be held on March 16, 2020 at 10:00 A.M.

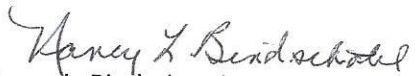
Unfinished Business: None

New Business: Board of Review training will be on February 4, 2020. Board of Review will meet on March 2<sup>nd</sup>, 9<sup>th</sup> and 10<sup>th</sup>, 2020.

Correspondence: None

Public Comments: Deer (cow) catchers will be installed on the ambulances. A citizen was concerned about the marijuana shops in the township.

Bindschatel made motion, supported by Dawson to adjourn. Meeting adjourned at 10:35 A.M.



Nancy L. Bindschatel  
Frederic Township Clerk

**Frederic Township Planning Commission  
Meeting – 08 January 2020**

Members Present: Ron Chappel, Deb Friedman, Karen Harrison, Francis Hummel and Dan McCoy

Members Absent: Lori Johnson and Michele Stanley

Also present: Shelley Pinkelman (Zoning Administrator), Brandon Gabriel (Zoning Enforcement), Steve Schnell (NEMCOG representative via video conference) and David and Linda Kincaid.

The meeting was called to order at 10:00 am. Roll-call attendance was taken followed by the Pledge of Allegiance.

**Approval of the Agenda:** A motion was made by Friedman and supported by Chappel to approve the agenda. The motion carried.

**Approval of 18 November 2019 Planning Commission Meeting Minutes:** A motion was made by Chappel and supported by McCoy to approve the minutes. The motion carried.

**Recess Regular Meeting to hear public comments:** A motion was made by Harrison and seconded by Friedman to recess the Planning Commission Regular Meeting and enter into the Public Hearing in regard to the Frederic Township Recreational Plan 2020-2024. The motion carried.

Roll call for Public Comments: Members Present: Ron Chappel, Deb Friedman, Karen Harrison, Francis Hummel and Dan McCoy.

Public Comments: It was brought up that the average age of the residents in Frederic Township is 47.3 years old. There does not seem to be activities for elderly individuals in the recreation plan. It was discussed that the community center and the Betty Sadjak park are both used for pickleball. This will be added to the plan. There will also be added that language will be added to capture the when possible facilities will be designed for access by elderly and handicapped.

There was also a discussion about trails leading into town and the downtown Frederic street scape. The street scape will be mentioned in the Recreational Plan. Other changes in the Recreational Plan were discussed:

1. Figure 1 – Modify to include the Maghielse Tract, which was purchased by the MIDNR in the spring of 2019, as government recreational land.
2. Table 4 – Modify to include the Maghielse Tract in the “Forest Public, managed” row and ensure that it is not included in the “Private, largely unmanaged” row. Clarify in the “Mineral Gas Oil” row if there are 36 or 37 wells. Remove the row “Gravel – see Figure 3” for the gravel pit is now privately owned.
3. Page 9 – Status Report – Modify first paragraph. Frederic Township has puFrederic Township Community Center/Eagle Park is referred to consistently (rather than use adjacent park).
4. Table 8 – Remove the row that refers to Happi Days for they are no longer in business.
5. Figure 3 – Remove Happi Days and add a key for the numbered sites.
6. Goals and Objectives – Add language in the goals to reflect that consideration will be given to ensure all ages and abilities are accommodated.

**Frederic Township Planning Commission  
Meeting – 08 January 2020**

A motion was made by McCoy and seconded by Chappel to return to the regular Planning Commission Meeting. The motion carried.

The regular Frederic Township Planning Commission meeting was resumed.

**Old Business:** None

**New Business:**

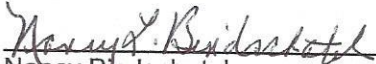
1. **Approval of the Frederic Township Recreational Plan 2020-2024:** A motion was made by McCoy and seconded by Chappel to approve the recreational plan with suggested modifications. A roll call vote was taken:  
Chappel: aye McCoy: aye Hummel: aye Harrison: aye Friedman: aye
2. A motion was made by McCoy and seconded by Chappel to send the Frederic Township Recreational Plan 2020-2024 to the Township Board for approval. The motion carried.
3. Election the Planning Commission Chair and Secretary for 2020: A motion was made by Friedman and seconded by Chappel to elect F. Hummel as Chair and K. Harrison as Secretary of the Planning Commission for 2020. The motion carried.
4. The next Planning Commission meeting date was set for March 16<sup>th</sup> at 10 am.

**Adjourn:** A motion was made by Harrison and supported by McCoy to adjourn the meeting. The motion carried.

Minutes respectfully submitted by Karen Harrison, Secretary

**Next Meeting: 16 March 2020 at 10am**

  
\_\_\_\_\_  
Karen Harrison  
Planning Commission Secretary

  
\_\_\_\_\_  
Nancy Bindschatel  
Frederic Township Clerk





PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT

This information required under authority of Part 19, PA 451 of 1994, as amended;
the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964); and Part 715, of PA 451 of 1994, as amended.

GRANT TYPE: [ ] MICHIGAN NATURAL RESOURCES TRUST FUND [ ] CLEAN MICHIGAN INITIATIVE
(Please select one) [ ] LAND AND WATER CONSERVATION FUND [X] RECREATION PASSPORT [ ] BOND FUND

GRANTEE: Frederic Township

PROJECT NUMBER: RP14-0076

PROJECT TYPE: Development

PROJECT TITLE: Betty Sajdak Memorial Park Improvements

PROJECT SCOPE: Develop basketball court, playground, toilet, picnic, landscaping.

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Table with 3 columns: Name of Agency (Grantee), Contact Person, Title, Address, Telephone, City, State, ZIP, Email. Row 1: Frederic Township, William Johnson, Supervisor, 6470 Manistee Street, 989-348-8778, Frederic, MI 49733, supervisor@frederictownship.org

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided? If yes, please describe change(s). [ ] Yes [X] No

Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.) [ ] Yes [X] No

Are any of the facilities obsolete? If yes, please explain. [ ] Yes [X] No

SITE QUALITY

Is there a park entry sign which identifies the property or facility as a public recreation area? If yes, please provide a photograph of the sign. If no, please explain. [X] Yes [ ] No

Are the facilities and the site being properly maintained? If no, please explain. [X] Yes [ ] No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism. [ ] Yes [X] No

**POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D**

Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain. Yes No  
Yes, Township staff routinely maintains the park with inspections at least weekly during the season.

**GENERAL**

Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants) Yes No N/A

Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain. Yes No

Is a fee charged for use of the site or facilities? If yes, please provide fee structure. Yes No

What are the hours and seasons for availability of the site?

Dawn to dusk, seasonally.

**COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)**



**POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D**

**CERTIFICATION**

*I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.*

William Johnson


Please print

  
Grantee Authorized Signature

3/11/2020  
Date

Nancy L Bindschotel

Please print

  
Witness Signature

3/11/2020  
Date

**Send completed report to:**

**POST COMPLETION GRANT INSPECTION REPORTS  
GRANTS MANAGEMENT  
MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
PO BOX 30425  
LANSING MI 48909-7925**



**RECREATION  
PASSPORT**

This recreation site was funded, in part,  
by citizens who purchased  
**Michigan's Recreation Passport**  
when renewing their license plates.  
These funds are used to maintain state  
and local parks, trails, boat launches,  
campgrounds, historic sites and other  
recreational opportunities.

*Betty Sajdak  
Memorial Park*

*Dedicated  
July 13, 1999*







Betty Sajdak  
Memorial Park  
Dedicated  
July 13, 1999  
1999-10-22

RECREATION  
PASSPORT

This recreation site was funded, in part,  
by citizens who purchased  
Michigan's Recreation Passport  
when renewing their license plates.  
These funds are used to maintain state  
and local parks, trails, boat launches,  
campgrounds, historic sites and other  
recreational opportunities.

County  
E!  
OR  
SE IN  
REAS







*Play*   
Tobacco Free in Crawford County

**PLEASE!**  
**NO SMOKING OR  
TOBACCO USE IN  
CHILD PLAY AREAS**

Tobacco products include cigarettes, cigars, pipes, electronic smoking devices (e-cigarettes, vaping, etc.) & smokeless tobacco (chew).

**Play Tobacco Free is supported by:**





SPEED  
LIMIT  
35

STOP







---

Northeast Michigan Council of Governments

80 Livingston Blvd Suite U-108 | PO Box 457 | Gaylord, MI 49734 | Voice: 989.705.3730 | Fax: 989.705.3729 | nemcog.org

January 22, 2020

Cris Jones, Chair  
Crawford County Planning Commission  
c/o Paul Olmstead  
200 W. Michigan Ave  
Grayling, MI 49738

Dear Mr. Jones:

On behalf of Frederic Township, we are pleased to inform you that the Township has approved and adopted a 5-year Recreation Plan. This plan received public input from online surveys and a public hearing.

The FINAL Adopted Recreation Plan is available online at:  
<http://www.discovernortheastmichigan.org/docview.asp?did=653>

Please let us know if you have any questions about the Recreation Plan.

Sincerely,

Steve Schnell  
Community Development Senior Planner  
Northeast Michigan Council of Governments (NEMCOG)





Northeast Michigan Council of Governments

80 Livingston Blvd Suite U-108 | PO Box 457 | Gaylord, MI 49734 | Voice: 989.705.3730 | Fax: 989.705.3729 | nemcog.org

January 22, 2020

Diane Rekowski  
Northeast Michigan Regional Council of Governments  
Via Email

Dear Diane:

On behalf of Frederic Township, we are pleased to inform you that the Township has approved and adopted a 5-year Recreation Plan. This plan received public input from online surveys and a public hearing.

The FINAL Adopted Recreation Plan is available online at:  
<http://www.discovernortheastmichigan.org/docview.asp?did=653>

Please let us know if you have any questions about the Recreation Plan.

Sincerely,

Steve Schnell  
Community Development Senior Planner  
Northeast Michigan Council of Governments (NEMCOG)