



**MCKenna**  
ASSOCIATES

Allis Township, Presque Isle County, Michigan

# MASTER PLAN

# Allis Township, Presque Isle County

## Master Plan

**Adopted by Township Board:** February 2, 2011  
**Recommended by Planning Commission:** January 18, 2011

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# 1.0 Introduction

## 1.1 Location and Regional Context

Allis Township is located in the southwest corner of Presque Isle County in the northeast region of Michigan's Lower Peninsula. Allis Township is actually made up of two traditional 36 square mile geographic townships, with the exception of the City of Onaway located at the northern border of the Township. The Township is bordered on the north by North Allis Township, on the east by Case Township, on the south by Montmorency County's Montmorency Township, and on the west by Cheboygan County's Forest Township. A location map is provided as **Figure 1**, and a base map is shown as **Figure 2**.

Allis Township has 64.5 square miles of land area with a population of 1,035, as of the 2000 U.S. Census. Presque Isle County as a whole has 660.1 square miles of land area with a population of 14,411.

## 1.2 Purpose of Planning Process

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

Allis Township is currently zoned under the *Allis Township Zoning Ordinance*, adopted in 1999 with minor amendments adopted since that time.

Michigan law requires that a zoning ordinance correspond to an adopted master plan in order to be valid and enforceable. In the late 1990's, wishing to pursue master planning for the community as an independent governmental unit and break from the County's Comprehensive Plan and Zoning Ordinance, Allis Township engaged in a process to create this Master Plan and to develop a local zoning ordinance based on that plan.

Since that time, a number of changes have occurred in the community and the region, leading to the need for an update to the Plan. These changes affect the use of land and the potential development patterns in the future. They include the composition of the population of the community and its economy. In addition, statutory changes have impacted the Plan requiring changes to ensure its compliance and usefulness in the future.



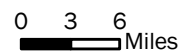
Print date: 3/21/2011 E:\Projects\Presque Isle\Allis Township\GIS Maps\Regional Location Map.mxd

# Map 1 Regional Location

Allis Township,  
Presque Isle County, Michigan

- Surrounding Counties
- Allis Township
- Surrounding Municipalities
- Lakes and Rivers

Data Source: Michigan Geographic Framework,  
Michigan Center for Geographic Information, v5a.

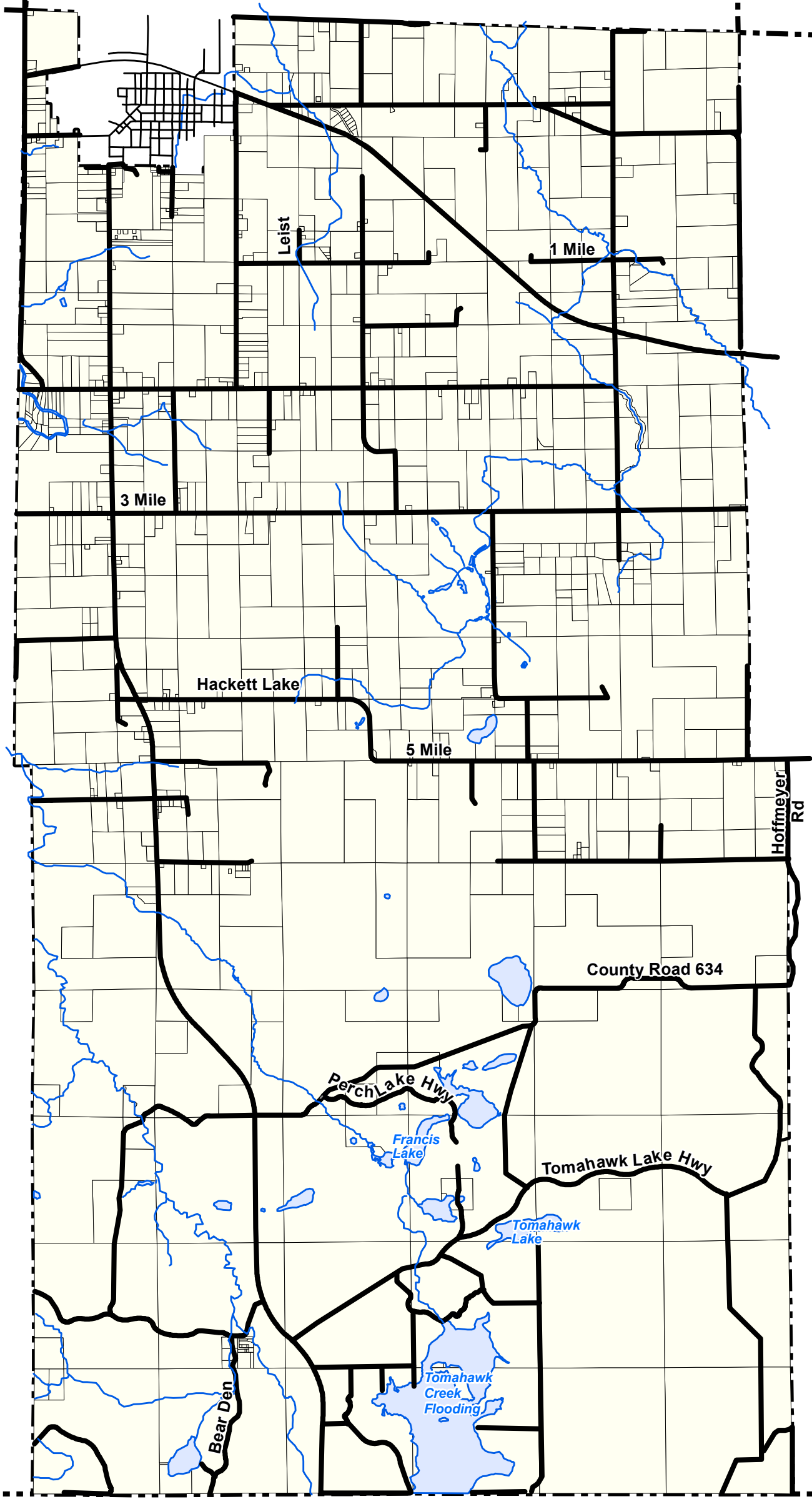


North Allis Township  
PRESQUE ISLE COUNTY

Forest Township  
CHEBOYGAN COUNTY

Case Township  
PRESQUE ISLE COUNTY

Montmorency Township  
MONTMORENCY COUNTY



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# Base Map

Allis Township, Presque Isle County, Michigan

Data Source: Allis Township Data, 1998.

- Surrounding Municipalities
- Hydro



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## 2.0 Socioeconomic Profile

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

### 2.1 Population

At the time of the 2000 U.S. Census, the population of Allis Township was 1,035 permanent residents (549 male – 486 female). For the purpose of this report, both the 2000 U.S. Census information as well as 2009 projections based on the 2000 census from the ESRI company will be used for the purposes of providing data on the township and surrounding communities. In fact, ESRI projects a 2009 population of 1,022 and 2014 population of 1,003. The projected decrease in population is likely driven by the age distribution in the 2000 census.

In discussing the population for Allis Township, however, it is important to note that the figure presented by the 2000 Census does not reflect the actual number of persons residing in the Township during the summer months. This situation can be seen throughout much of northern Michigan.

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

In reviewing the social and economic information derived from Census data, the figures presented for housing characteristics show that over 16% (86 housing units) of the total housing units are listed as seasonal, recreational or occasional use homes. With this in mind, it can be assumed that the Township's resident population increases by 225-250 people during the summer months. In addition, many summer visitors stay at private lodging places or at the homes of family and friends.

Population trends for permanent residents of Allis Township from 1940 to 2000 and beyond are shown in **Table 1**. Between 1950 and 1960 when many young working people moved to southeast Michigan to work in the auto industries, the Township experienced a population loss of 17.8 percent. The most significant increase occurred from 1960 to 1970 when the population increased by 20.6 percent. Historical population swings were even greater, however. At the turn of the century, and during the heyday of the lumbering era, Allis Township population was 1,758. Following the decline of the timbering economy, the Township lost nearly 70 percent of its population.

The 2000 Census shows a population density of 16.0 persons per square mile for Allis Township's 64.5 square miles of land area. The township's population density is significantly lower than the 21.8 persons per square mile for Presque Isle County and vastly less dense than the 175.0 persons per square mile for the State of Michigan.

**TABLE 1  
POPULATION TRENDS  
ALLIS TOWNSHIP, 1940 - 2009**

Year	Population	Change	
		#	%
1940	717	-	-
1950	716	-1	<0.1%
1960	588	-128	-17.9%
1970	709	121	20.6%
1980	843	134	18.9%
1990	887	44	5.2%
2000	1,035	148	16.7%
2009*	1,022	-13	-1.3%
2014*	1,003	-19	-1.9%

Source: U.S. Bureau of the Census, 2000; Wade Trim, 1998; ESRI, 2009.

\*Projections from ESRI

**Table 2** presents population data from both 1990 and 2000 for Presque Isle County, Allis Township, and all of the other municipalities in the County. This table demonstrates that Allis Township showed significant growth in the 1990's – 16.7%. Only six other municipalities had a larger percentage growth, but many of these have such a small population that their actual growth was much less than Allis Township's. Overall, the County's population increased by 4.9%.

**TABLE 2  
POPULATION INCREASE  
PRESQUE ISLE COUNTY AND MUNICIPALITIES, 1990-2000**

<b>Municipality</b>	<b>1990</b>	<b>2000</b>	<b>Percent Change</b>	<b>Persons Change</b>
<b>Presque Isle County</b>	<b>13,743</b>	<b>14,411</b>	<b>4.9</b>	<b>668</b>
Allis Township	887	1,035	16.7	148
Bearinger Township	246	329	33.7	83
Belknap Township	920	854	-7.2	-66
Bismarck Township	319	408	27.9	89
Case Township <sup>1</sup>	770	942	22.3	172
Krakov Township	617	622	0.8	5
Metz Township	403	331	-17.9	-72
Moltke Township	309	352	13.9	43
North Allis Township	502	618	23.1	116
Ocqueoc Township	521	634	21.7	113
Posen Township <sup>2</sup>	972	959	-1.3	-13
Presque Isle Township	1,312	1,691	28.9	379
Pulawski Township	427	372	-12.9	-55
Rogers Township	857	949	10.7	92
Rogers City	3,642	3,322	-8.8	-320
Onaway	1,039	993	-4.4	-46
Village of Mllersburg	250	263	5.2	13
Village of Posen	263	292	11.0	29

<sup>1</sup>The Township of Case numbers include residents of the Village of Millersburg.

<sup>2</sup>The Township of Posen numbers include residents of the Village of Posen.

Source: US Bureau of the Census; NEMCOG.

Table 1 shows projections from ESRI, a third party demographics distributor, based on the 2000 census results and trends in the data. As shown in the table, the projections demonstrate a decrease in the population of the Township as described above. Another means of conducting projections is to take projections that are provided for the County and assume a constant proportion between the Township and County populations. It is much more common for groups to project County populations, so if we assume that the Township population will change at the same rate as the County, we can apply these projections as well. In 2000, Allis Township's population was 7.2% of the total County population. We will apply that same percentage to the County projections shown in **Table 3**.

**TABLE 3  
POPULATION PROJECTIONS  
PRESQUE ISLE COUNTY AND ALLIS TOWNSHIP, 2000-2020**

<b>PRESQUE ISLE COUNTY</b>			
<b>Source</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
NEMCOG	14,411	15,144	16,225
U of M	14,411	15,035	15,397
DMB	14,411	15,000	15,200
<b>ALLIS TOWNSHIP</b>			
<b>Source</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
NEMCOG	1,038	1,090	1,168
U of M	1,038	1,083	1,109
DMB	1,038	1,080	1,094

Source: NEMCOG, 2007.

NEMCOG-Northeast Michigan Council of Governments; U of M-University of Michigan; DMB-Michigan Department of Management and Budget

Each of these show increases in population, although modest over the next 10 years. Why are projections important? As the Township plans for future growth and development, it provides for this growth through the future land use map and the allocation of land area for various land uses and recommendation for policies within these areas. Understanding the anticipated future needs of the community is important for ensuring that a reasonable amount of land is planned for necessary development – not too much and not too little.



## 2.2 Age Distribution, Racial Make-Up and Disability Status

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining special needs of certain age groups. For example, a younger population tends to require more rental housing units or smaller homes, while an elderly population needs assisted care or nursing home facilities. Analysis of age distribution can be used by policy makers to identify current gaps in services and to project future service needs for housing, education, recreation and medical care. Age distribution figures for Allis Township, Presque Isle County and the State of Michigan from the 2000 Census are compared in **Table 4**. Analysis of the data indicates that the Township's population is considerably younger than that of the County. Median age for Township residents is nearly five years younger than the median age of residents of the County. However, even this is still nearly five years higher than the state median age. The most striking differences appear in the higher percentage of 60 year olds and lower percentage of young adults (20's) and young families (30's and under 9's).

Racial make up of Allis Township population is relatively homogeneous. Of the 1,035 persons in the community in 2000, over 97% were White. **Table 5** compares the Township's racial composition to that of the County and State. The Township distribution is similar to that of the County.

**TABLE 4  
AGE DISTRIBUTION  
TOWNSHIP, COUNTY, AND STATE – 1990, 2000**

Age Range	Allis Township (1990)		Allis Township (2000)		Presque Isle County		State
	#	%	#	%	#	%	%
Under 9	146	15.7	111	10.7	1,464	10.2	14.3
10-19	162	17.2	168	16.2	1,917	13.3	14.7
20-29	99	10.5	110	10.6	1,145	8.0	13.1
30-39	138	14.7	126	12.2	1,629	11.3	15.0
40-49	110	11.7	162	15.6	2,168	15.0	15.6
50-59	97	10.3	139	13.4	1,959	13.6	11.3
60-69	98	10.4	106	10.2	1,797	12.5	7.1
70-79	62	6.6	67	6.5	1,571	10.9	5.8
80+	27	2.4	46	4.4	761	5.3	3.1
Median Age	34.8		40.2		38.5		32.6

Source: U.S. Bureau of the Census

**TABLE 5  
RACIAL MAKE UP  
TOWNSHIP, COUNTY, AND STATE - 2000**

Race	AllisTownship		Presque Isle Co.		State
	#	%	#	%	%
White	1,006	97.2	14,133	98.1	80.2
African American	0	0.0	38	0.3	14.2
American Indian	12	1.2	85	0.6	0.6
Asian	5	0.5	23	0.2	1.8
Two or More Races	2	0.2	14	0.1	1.3
Other	10	1.0	118	0.8	1.9
Hispanic <sup>1</sup>	4	0.4	79	0.6	1.3
<b>Total</b>	<b>1,035</b>	<b>100.0</b>	<b>14,411</b>	<b>100.0</b>	<b>100.0</b>

Source: U.S. Bureau of the Census

<sup>1</sup>Population reporting Two or More Races includes unique counts of the population who reported at least two races. Hispanic population can be of any race. Therefore, the Hispanic population is not included in the “total” sum for the population figures or the percentage.

## 2.3 Households

Census data from 2000 shows that Allis Township has an average household size of 2.58 persons per household, which is a significant decrease from the average of 2.84 in 1990. The average household size for the County was 2.31, down from 2.53 in 1990. The average for the State was 2.56. These decreases in household size are consistent with national trends related to the aging of the population.

**Table 6** depicts household characteristics, showing that over three quarters of Allis Township households are classified as family households with married couple families making up nearly 65 percent of Township households. This is similar to the proportion in the County, although the County has a higher percentage of nonfamily households due to a greater number of people living alone. These household characteristics are consistent with the larger average household size in Allis Township and the lack of diversity of housing types.

**TABLE 6  
COMPARATIVE HOUSEHOLD CHARACTERISTICS  
TOWNSHIP AND COUNTY - 2000**

Household Type	Allis Township		Presque Isle County	
	Households	Percent	Households	Percent
Family Households	<b>305</b>	<b>78.0</b>	<b>4,231</b>	<b>68.6</b>
Married Couple Families w/ Children <18	87	22.3	1,174	19.0
Married Couple Families w/out Children <18	167	42.7	2,489	40.3
Other Family - Male Householder	32	8.2	207	3.4
Other Family - Female Householder	19	4.9	361	5.9
Non-family Households	<b>86</b>	<b>22.0</b>	<b>1,941</b>	<b>31.5</b>
Living Alone	70	17.9	1,753	28.4
Not Living Alone	16	4.1	188	3.1
<b>Total Households</b>	<b>391</b>	<b>100.0</b>	<b>6,172</b>	<b>100.0</b>

Source: U.S. Bureau of the Census

## 2.4 Income and Wealth

Three measures of income (median household, median family and per capita) are illustrated in **Table 7** for the Township, County and State. Income statistics for the 2000 Census reflect information from the 1999 calendar years. The income of Allis Township residents is somewhat lower than that of the County, and significantly lower than the State. These numbers must be taken with some reservation as there are significant differences in the costs of living around the state, and they have not been adjusted for inflation.

The table also illustrates poverty statistics comparing Allis Township to the other units of government. The poverty rate for the Township is similar to that of the County and State showing that even though the income levels may be lower, they remain high enough relative to the cost of living for about the same percentage of the population to avoid poverty.

**TABLE 7**  
**FAMILY, HOUSEHOLD AND PER CAPITA INCOME**  
**TOWNSHIP, COUNTY, AND STATE – 1999**

<b>Place</b>	<b>Median Family Income</b>	<b>Median Household Income</b>	<b>Per Capita Income</b>	<b>% of Families Below Poverty Level</b>
Allis Township	\$33,859	\$31,631	\$14,419	10.2
Presque Isle Co.	\$37,341	\$31,775	\$17,363	10.9
State	\$53,447	\$44,683	\$22,168	10.1

Source: U.S. Bureau of the Census

## 2.5 Education

Education is an important factor in analyzing the capabilities of the local work force and in the economic vitality of a community. It is a key factor that employers look to when deciding where to locate. The U.S. Census Bureau tracks educational attainment. Statistics from the 2000 Census indicate that 76.8 percent of Allis Township residents (25 years of age or older) are high school graduates or higher, as compared to 77.1 percent for Presque Isle County and 83.4 percent for the State as a whole. For the Township, this marks a significant increase from the 1990 level of 65.7%.

Township residents with a bachelor's degree or higher amount to 5.6 percent of the population, which is a decrease from 6.8% and is less than the County (11.5%) and State (21.8%). These statistics are illustrated below in **Table 8**.

**TABLE 8  
EDUCATIONAL ATTAINMENT  
TOWNSHIP, COUNTY, AND STATE - 2000**

<b>Place</b>	<b>High School Graduate Or Higher %</b>	<b>Bachelors Degree or Higher %</b>
Allis Township	76.8	5.6
Presque Isle County	77.1	11.5
State	83.4	21.8

Source: U.S. Bureau of the Census

## 2.6 Employment

The Michigan Department of Energy, Labor, and Economic Growth publishes monthly and annual employment data. Employment and unemployment data on the civilian labor force is presented in **Table 9**, comparing Presque County, NE Lower Peninsula, and the State of Michigan for the years 2007-2009. (The data represents the month of June of each year. DLEG no longer distributes monthly unemployment data on a township basis.) It is important to note the information reflects place of residence not location of employment. The unemployment rate for Allis Township and Presque Isle County has traditionally been significantly higher than that of the State. However, in 2009, the unemployment rate of the State has climbed significantly. A concern in the region and State that does not appear to be an issue in the County is the decreasing size of the labor force, which demonstrates the shrinking population and flight of those seeking jobs to other markets. This represents a loss of potential tax revenue as well as a negative trend for potential employers looking to locate in the area.

**TABLE 9  
CIVILIAN LABOR FORCE AND UNEMPLOYMENT RATE COMPARISONS  
BY PLACE OF RESIDENCE**

	Presque Isle County			NE Lower Peninsula			State (in 1000s)		
	2007	2008	2009	2007	2008	2009	2007	2008	2009
Labor Force	6,434	6,320	6,388	100,562	98,413	97,543	5,088	5,018	4,944
Employment	5,799	5,608	5,241	92,142	89,200	82,564	4,715	4,596	4,183
Unemployment	655	712	1,147	8,420	9,213	14,979	373	422	761
Unemployment Rate	10.2	11.3	18.0	8.4	9.4	15.4	7.3	8.4	15.4

Note: NE Lower Peninsula Region includes the following counties: Alcona, Alpena, Cheboygan, Crawford, Iosco, Montmorency, Ogemaw, Oscoda, Otsego, Presque Isle, and Roscommon.  
Source: Michigan Department of Energy, Labor, and Economic Growth

**Table 10** shows employment by industry for persons over 16 working in Allis Township. The largest industry for employees is educational/health/social services, probably due to the location of the school facilities in the Township and residents working for the district. Other significant categories are manufacturing, retail trade, and construction.

**TABLE 10  
EMPLOYMENT BY INDUSTRY FOR CIVILIAN POPULATION OVER 16  
ALLIS TOWNSHIP, 2000**

Industry	Number	Percent
Agriculture/Forestry/Fishing/Hunting/Mining	15	3.6
Construction	56	13.5
Manufacturing	62	14.9
Wholesale Trade	0	0.0
Retail Trade	61	14.7
Transportation / Warehousing / Utilities	40	9.6
Information	2	0.5
Finance / Insurance / Real Estate / Rental / Leasing	1	0.2
Professional / Scientific / Management / Administration / Waste Management Services	11	2.6
Educational / Health / Social Services	91	21.9
Arts / Entertainment / Recreation / Accommodation / Food Services	32	7.7
Other Services	35	8.4
Public Administration	10	2.4
<b>Total</b>	<b>416</b>	<b>100.0</b>

Source: US Bureau of Census

## 2.7 State Equalized Value

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

**Table 11** shows the distribution of value among the different SEV categories for 2005, comparing Allis Township to Presque Isle County as a whole. As the table demonstrates, the majority (nearly 70 percent) of the Township's taxable property is residential, whereas the County's taxable residential property makes up nearly 75 percent of the total SEV. These figures show that rural residential living is a significant characteristic of the County and the Township. Property classified as agricultural makes up 18.1 percent of Allis Township, while total agricultural property for the County is only 12.5 percent. These numbers indicate that farming is important to the economy of Township. Commercial property is 3.8 percent of the Township's SEV, and County commercial property amounts to only 3.4 percent of the total SEV. Less than one percent of the Township's SEV is classified as industrial. Overall, the Township represents 5.1% of the total SEV of the County.

**TABLE 11  
DISTRIBUTION OF STATE EQUALIZED VALUE (SEV)  
ALLIS TOWNSHIP AND PRESQUE ISLE COUNTY - 2005**

Category	Allis Township		Presque Isle County	
	Amount	% SEV	Amount	% SEV
Agricultural	\$7,331,000	18.1	\$98,625,000	12.5
Commercial	\$1,525,000	3.8	\$27,257,000	3.4
Industrial	\$378,000	0.9	\$14,589,000	1.8
Residential	\$28,173,000	69.6	\$589,750,000	74.6
Timber Cut-over	\$0	0.0	\$25,022,000	3.2
Developmental	\$0	0.0	\$132,000	0.0
<b>Total Real:</b>	<b>\$37,407,000</b>	<b>92.4</b>	<b>\$755,375,000</b>	<b>95.5</b>
<b>Personal:</b>	<b>\$3,071,000</b>	<b>7.6</b>	<b>\$35,297,000</b>	<b>4.5</b>
<b>TOTAL SEV</b>	<b>\$40,477,000</b>	<b>5.1 (of County)</b>	<b>\$790,671,000</b>	<b>100.0</b>

Source: Presque County Equalization Department; NEMCOG.



## 2.8 Total Housing Stock

An evaluation of the housing stock and property values can be very beneficial in determining community housing needs. **Table 12** illustrates data from the 2000 Census shows a total of 530 housing units in Allis Township. Nearly 85% are single family units with almost 15% being mobile homes. The remaining few units include two duplexes and six other units. This distribution is similar to the distribution in the County with the exception that there are more multi-family units in the County due to the higher density areas in and around the cities.

**TABLE 12  
TYPE OF HOUSING STRUCTURES  
TOWNSHIP, AND COUNTY – 2000**

Unit Type	Allis Township		Presque Isle County	
	#	%	#	%
1 unit structures - detached or attached	448	84.6	8,466	85.5
2-4 unit structures	2	0.4	202	2.0
5-9 unit structures	0	0.0	108	1.1
10 or more unit structures	0	0.0	181	1.9
Mobile home or trailer	74	14.0	899	9.1
Other	6	1.1	52	0.5
<b>Totals</b>	<b>530</b>	<b>100.0</b>	<b>9,910</b>	<b>100.0</b>

Source: U.S. Bureau of the Census

## 2.9 Housing Tenure

Between 1990 and 2000, home ownership increased as now over 65% of all units in the Township were owner occupied (compared to 61.5% in 1990). The number of vacant units in the Township decreased from nearly one third in 1990 to less than on quarter in 2000. The majority of these units (16.5% of the total) are seasonal use units. The County has a higher percentage of vacant units, but this is due to a higher percentage of seasonal units (likely due to the shoreline and inland lake areas in other communities). Over 33% of units in the County are seasonal units. This data is shown in **Table 13**.

**TABLE 13  
HOUSING OCCUPANCY CHARACTERISTICS  
ALLIS TOWNSHIP AND PRESQUE ISLE COUNTY - 2000**

Category	Allis Township				Presque Isle County			
	#of Total Units		% of Total Units		# of Total Units		% of Total Units	
Occupied Housing	394		75.6		6,155		62.1	
Owner-Occupied		339		65.1		5,266		53.1
Renter-Occupied		55		10.6		889		9.0
Vacant Units	127		24.4		3,755		37.9	
Vacant Seasonal		86		16.5		3,278		33.1
Vacant Other		41		8.0		477		4.8
<b>Total Housing Units</b>	<b>521</b>		<b>100.0</b>		<b>9,910</b>		<b>100.0</b>	

Source: U.S. Bureau of the Census

## 2.10 Age of Structures

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

**Table 14** below compares residential structure age of Allis Township, Presque County and the State of Michigan. At the time of the 2000 Census, only about a quarter of the Township's housing stock had exceeded that 50 year age limit, similar to the percentage in the County. Both the Township and the County have a fairly steady level of growth and construction over the decades with a moderate spike in the 1970's.

**TABLE 14  
COMPARATIVE AGE OF STRUCTURES  
TOWNSHIP, COUNTY, AND STATE – 2000**

Year Structure Built	Allis Township		Presque Isle County	
	Number	%	Number	%
1990 to March 2000	95	17.9	1,460	14.7
1980 to 1989	66	12.5	1,112	11.2
1970 to 1979	122	23.0	2,171	21.9
1960 to 1969	65	12.3	1,259	12.7
1950 to 1959	42	7.9	1,169	11.8
1940 to 1949	66	12.5	856	8.6
1939 or Earlier	74	14.0	1,883	19.0
<b>Median Year Structure Built</b>	<b>1971</b>		<b>1968</b>	

Source: U.S. Bureau of the Census

## 2.11 Housing Values and Rent

One comparative measure of the local housing stock is housing value. The median value of owner-occupied year-round housing units for Allis Township in 2000 was \$73,333, more than double the median value in 1990. This is somewhat less than median housing value of \$77,767 for Presque Isle County, as indicated in **Table 15**. The distribution of units across different values is very similar in each area. The projected value in the Township in 2009 is \$83,382. With the current income levels in the Township, this values provides a reasonable amount of housing at affordable levels for Township residents.

**TABLE 15  
COMPARATIVE DISTRIBUTION OF HOUSING VALUES  
TOWNSHIP AND COUNTY – 2000**

Financial Characteristics	Allis Township		Presque Isle Co.	
	#	%	#	%
Value Specified Owner-Occupied Housing Units <sup>a</sup>	342	100.0	3,605	100.0
Less than \$50,000	109	31.9	772	21.4
\$50,000 - \$99,999	142	41.5	1,711	47.5
\$100,000 - \$149,000	51	14.9	554	15.4
\$150,000- \$199,999	30	8.8	304	8.4
\$200,000 or more	10	3.0	264	7.4
Median Value	\$73,333		\$77,767	

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

Source: U.S. Bureau of the Census

## **3.0 Community Services and Facilities**

One of the primary contributors to the quality of life of a community is the type and variety of services available to both local residents and visitors to the area. In many cases, it is not economically efficient for a smaller community to provide all or many of the services which would normally be provided in a larger municipality. The more populated the community, the greater the variety of public, semi-public and private services made available to residents. In smaller communities, these services are either shared, contracted, or delegated to a larger unit of government (such as the County or State) in order to reduce the cost of providing the service to the residents.

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

### **3.1 Water and Sewage Disposal**

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

The majority of the residents and business owners must rely on on-site private wells for domestic drinking water needs and private on-site septic systems for wastewater disposal. Based on District Health Department #4 water well records, at least 300 wells, the vast majority of which are domestic, are known to exist in Allis Township. However, this does not include older wells installed prior to Health Department permitting and record keeping or wells constructed without a permit.

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

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

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

### **3.2 Solid Waste**

Allis Township does not presently offer solid waste management or municipal waste disposal service. Residents rely on private waste haulers for pick up. The haulers must dispose of the rubbish in a licensed landfill. Thunder Bay Sanitation and Pac Sanitation are the primary providers in the Township with Republic also servicing some residents. The Elk Run Landfill is located in Allis Township and is open Monday through Friday.

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

### **3.3 Utility Services**

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

Natural gas is provided by Aurora Gas to the Onaway Schools complex, Road Commission garage, and business and residential customers on County Line Road and Hayner Road. Presque Isle Electric and Gas provides gas service to most of the remainder of the Township. In addition, residents may purchase propane gas or fuel oil from several suppliers throughout the area. Some residents elect to heat with wood.

Verizon provides local telephone service, while residents and commercial users have the option of choosing long distance service from several providers. Cable television and high-speed internet services, provided by Sunrise Cable, are available to residents in portions of the Township. Areas served by cable include M-68 through the Township, most of M-33, West 638 Highway from the Black River crossing to 3 ½ miles east of M-33, ½ mile to either side of Hackett Lake Highway, all of Glasier Road, and Belding Road to Three Mile Highway. Many residents not served by cable utilize individual satellite systems for increased television reception and internet service.

### **3.4 Police, Fire and Ambulance Services**

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

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

### **3.5 Transportation**

Two state trunklines, M-68 and M-33, run through Allis Township. M-68 runs east/west across the northern portion of the Township. M-33 runs north from the Township's southern boundary to M-68, joins with M-68 in Onaway, and continues to the Township's western boundary as one stretch of pavement. The Michigan Department of Transportation is responsible for maintenance of the state trunklines. Other local roads are under County or Township jurisdiction, and are maintained by the Presque Isle County Road Commission.

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

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

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

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

### **3.6 Municipal and County Facilities**

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

### **3.7 Library, Schools, Churches and Cemeteries**

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

Allis Township is incorporated within the Onaway Area School District, serving the K-12 population and having an enrollment of 769 students last year. The district has three buildings – Elementary,

Middle, and High School – located at one campus in Allis Township on M-33 just south of Onaway as well as an Elementary School in Millersburg. Head Start and Early Childhood Education are available for pre-schoolers. In addition, the school system provides adult education and enrichment classes. The Seventh Day Adventist Church operates a Christian Elementary School for students in grades 1-8, and is located on M-68 just west of the Onaway city limits. Township residents also utilize the Burt Lake Christian Academy in Emmet County, approximately 30 miles west of Onaway and the Presque Isle Academy in Onaway, a charter school.

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

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

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

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

### **3.8 Medical Facilities**

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

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

Hitchcock Adult Care and Lois Adult Foster Care are located in Allis Township serving adults needing assisted living care.



### 3.9 Recreational Facilities

One important attraction sought by residents and visitors is the abundant recreational opportunities of the local area. The State of Michigan state forests located in Allis Township provide year-round recreation opportunities for all users. Approximately 18,200 acres or 24.4 square miles of the Mackinaw State Forest covers nearly 80 percent of Allis Township's southern half.

Tomahawk Creek Flooding and Shoepac Lake areas in the State Forest offer rustic camping, hiking, fishing, hunting, swimming and similar activities. The 70-mile High Country Pathway passes through the state forest, as well.

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

The Allis Township Hall and pavilion are available to local residents for social events, such as family reunions, wedding receptions, bridal and baby showers, and similar activities. Local Little League teams use the adjoining ball field for T-ball, softball and baseball. Allis Township is included in the *Presque Isle County Recreation Plan*, which was approved by the MDNR in 2005. The plan allows for application of recreation grants by the county or by townships included in the plan until December 31, 2010. The Plan includes goals for the park property in Allis Township including various improvements and additions to the facilities.

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

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

## 4.0 Natural Resources

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

At the same time, the natural environment places constraints upon human activities. Certain critical and sensitive parts of the natural landscape cannot be altered without having a significant impact. The filling of wetlands and soil erosion often a result of land clearing for construction are but two examples. It is essential then, that any future development respect the different characteristics of the natural environment. Such an approach is important in preserving the attractiveness of the area, preventing potential problems related to alteration of the land, and maximizing the economic benefits of the tourist and recreation industry.

An analysis of Allis Township's physical environment is essential in planning for future land use. Natural resources addressed in this chapter include climate, geology, topography, soils, water, vegetation and wildlife.

### 4.1 Climate

The climate is one factor that contributes to Allis Township's appeal as a recreational/residential community. The Township's climatic conditions are similar to those across northern Lower Michigan: extended cold winters, and moderate warm summers. Located in the north central part of the northern lower peninsula, the Township is approximately 20 miles inland from Lake Huron and 40 miles inland from Lake Michigan. This geographical location combined with the surrounding topography minimizes the moderating effect of both Great Lakes. Here, local topography influences temperatures and associated frost conditions. For example, low areas and depressions often experience earlier frosts than surrounding uplands.

The County has a weather reporting station in Onaway. **Table 16** contains weather statistics for Presque Isle County. The frost-free season is typically May 23rd to September 23rd, which provides for an average 124 day growing season. The mean annual temperature for Presque Isle County is 43.9° F. In the winter the average temperature is 20.1° F, with the average minimum daily temperature of 11.7° F. The lowest temperature on record is -35° F. In the summer, the average daily temperature is 78.8° F. The highest recorded summer temperature is 107° F. The average annual precipitation is 31 inches. The average annual snowfall is 98 inches.

**TABLE 16  
AVERAGE ANNUAL WEATHER STATISTICS  
PRESQUE ISLE COUNTY**

January average minimum temperature	9.7° F
January average maximum temperature	26.7° F
July average minimum temperature	55.0° F
July average maximum temperature	81.1° F
Average annual precipitation	30.98 in.
Average annual snowfall	98 in.

Source: Weather Station at Onaway, Michigan; NEMCOG

#### **4.2 Geology**

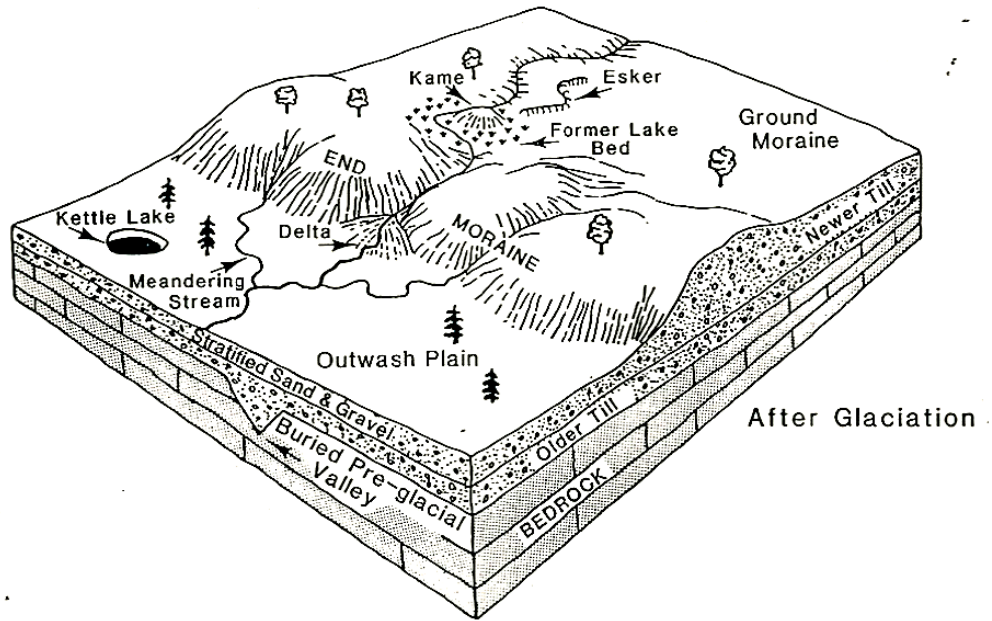
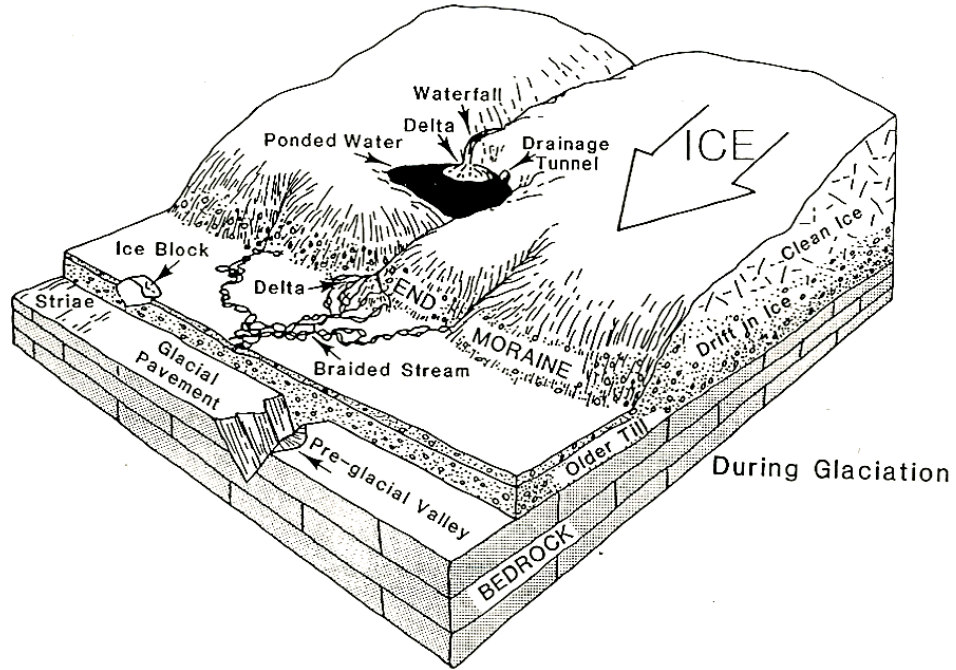
The geology of Allis Township, as well as the entire northern lower peninsula of Michigan, can be described in terms of surface geology or quaternary geology (materials deposited by continental glaciers) and bedrock geology (sedimentary rocks underlying the glacial deposits).

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

According to a map prepared by W.A. Burgess, titled "Landform Units in Northeastern Lower Michigan," Allis Township is primarily within a landform unit called the Onaway Drumlin Field. The southwestern part of the Township falls within the Atlanta Channeled Uplands landform unit. Glacial moraines (large hills), outwash plains and outwash channels dominate Allis Township.

During some periods the continental glacier's advance and retreat stagnated; that is to say, the ice at the face of the glacier melted as fast as it advanced south from the polar ice cap. The debris laden, glacial ice then deposited large amounts of materials in one locale. The glacial till (sand, clay and boulders) deposits created landforms called ground moraines and till plains. These deposits of coarse-textured glacial till are composed of unsorted sand and gravel left by the glacier. The Onaway Drumlin Field is a ground moraine area that consists of scattered elliptically shaped streamlined hills, sculptured from thin glacial drift over bedrock. The drumlins trend in a southeastward direction and record the movement of the glacier. Overriding ice molded these streamlined hills, up to a mile long. The glacial floodwater, creating outwash plains and drainageways further carved ground moraines in the southwestern part of the Township. The outwash areas are dominated by sand and gravel with organic materials such as peat, marl and muck in depressions. **Figure 3** depicts the formation of glacial landforms.

**FIGURE 3**  
**FORMATION OF GLACIAL LANDFORMS**



The sub-surface or bedrock geology of Allis Township consists of sedimentary rock that was laid down during the Middle Devonian ages of the Paleozoic Era. In Allis Township, the bedrock is covered by glacial deposits and generally is located at a depth of less than 10 feet in the north to over 400 feet below the surface in the south. The bedrock was formed from ancient seas that covered the area some 250-600 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits eventually formed shale, limestone, and dolomite bedrock. The upper layers of bedrock include Antrim shale and the Traverse Group. Antrim shale often contains rich deposits of natural gas.

### Karst Geology

One feature of the regional limestone bedrock is the occurrence of sinkholes and underground streams. As groundwater flows through cracks and fissures in the bedrock, the limestone gradually dissolves and the openings widen. Over a long period of time, underground caverns form and the ceilings become thinner. The ceiling collapses when it becomes too thin to support the weight above, thus forming a sinkhole. These collapsed sinkholes tend to be steep sided and may or may not have standing water in the bottom. "Karst" is the scientific term used to describe this type of geologic occurrence. **Figure 4** illustrates how a typical limestone sinkhole is formed.

Another type of sinkhole, called a solution sink, are bowl-shaped depressions in the bedrock surface that are widened and deepened by continuous dissolution as water moves down the sides of the sink.<sup>1</sup> Dry valleys, swallow holes and karst springs are other surface features related to karst geology.

Karst features are present in several northern Michigan counties, but are most prevalent in Presque Isle County and Northern Alpena County, including Allis Township, as **Figure 5** shows. Geologists believe that a hinge-line fault serving as a pathway subterranean drainage interconnects several sinkholes and sinkhole lakes from Shoepac Lake area to Kelsey Lake and Sunken Lake to Misery Bay by Alpena.

According to the Thunder Bay River Basin Study, in karst areas, ground water is confined along fissures as well as the surrounding porous host rocks. Determining ground water flow direction is extremely difficult. Ground water may flow in unexpected directions when only surface topography is used. Since ground water flows through cracks in the rock, velocities can exceed 30 feet per hour during flood flow periods. As a result ground water supplies in karst areas are very susceptible to contamination from many sources. Water moves at a rapid rate from the surface to subsurface aquifers and in turn moves at a rapid rate through the aquifers.

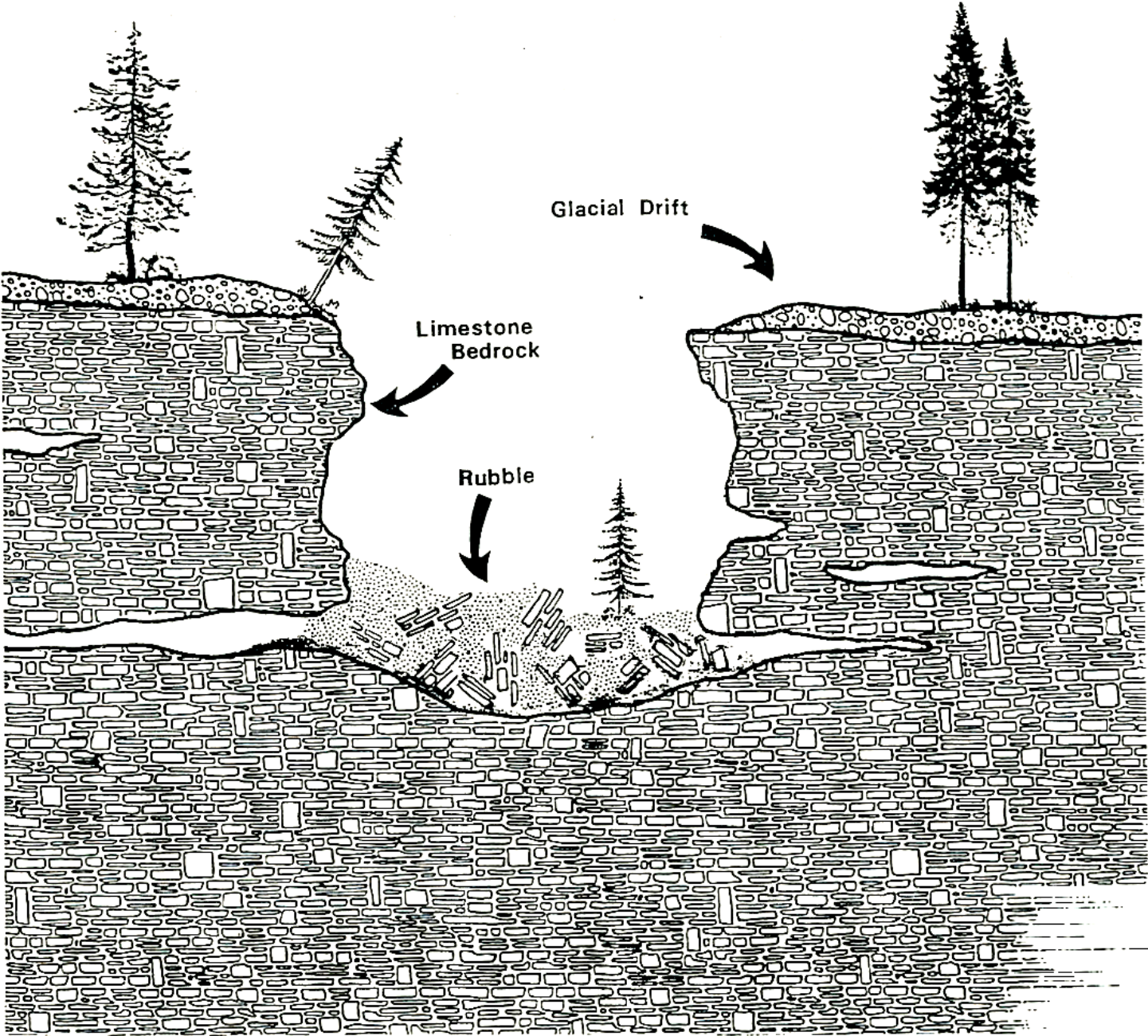
### **4.3 Topography**

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

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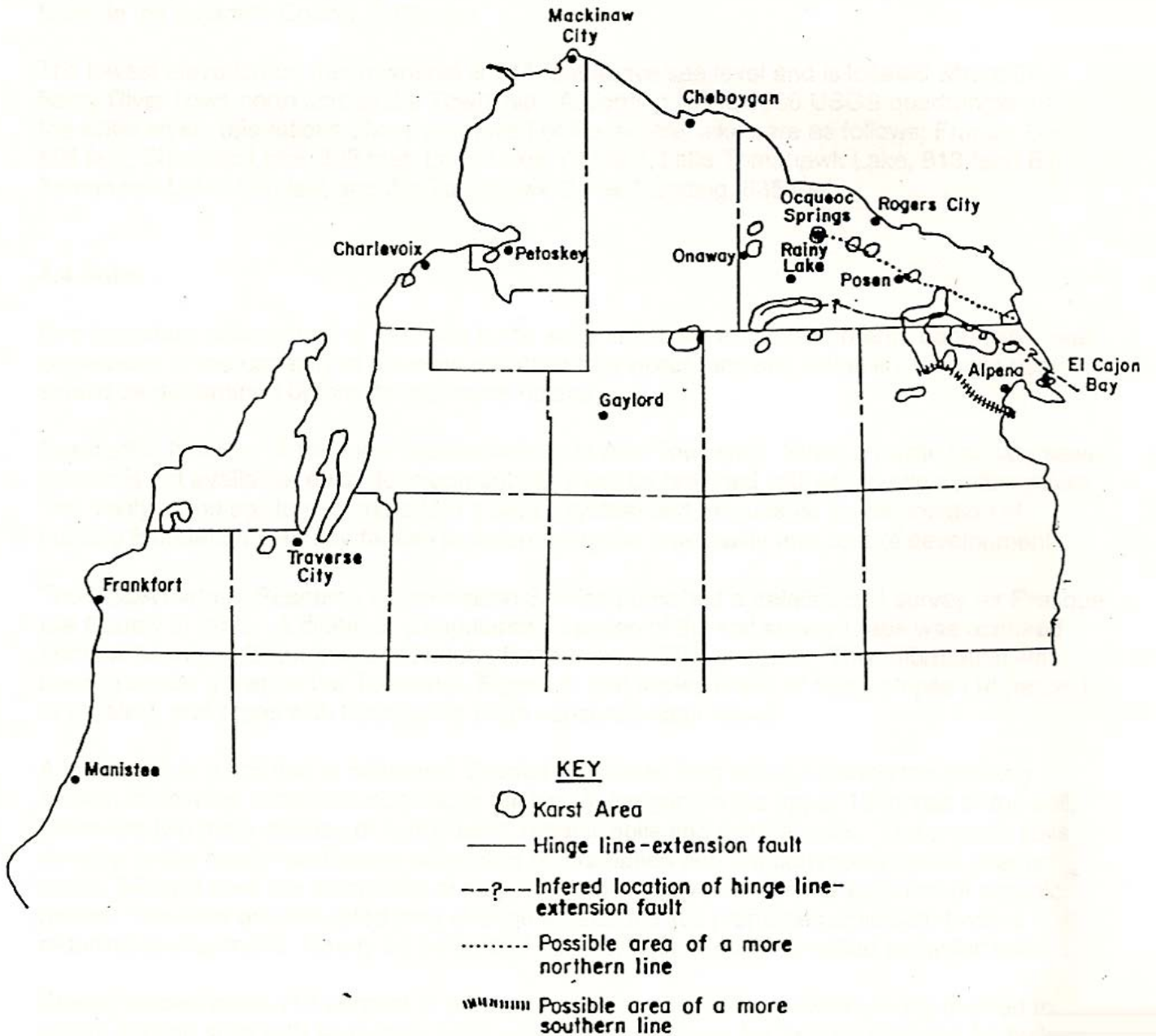
<sup>1</sup> *Karst Area of the Thunder Bay River Basin Cooperative Study*, USDA and NRCS

**FIGURE 4**  
**TYPICAL NORTHEAST MICHIGAN**  
**LIMESTONE SINKHOLE**





**FIGURE 5  
SURFACE KARST AND HINGE LINE LOCATION MAP  
NORTHERN MICHIGAN**



Source: *Tectonics, Structure, and Karst in Northern Lower Michigan*, Michigan Basin Geological Society, 1983 Field Conference.

The highest points of elevation are in the state forestland in the southern portion of the Township. One large hill in Section 36 is over 940 feet above sea level. The elevation of the drumlins or elliptically shaped hills ranges from 820 to 900 feet above sea level. Interspersed among the drumlins are nearly level outwash plains and large bogs. The rivers and lakes tend to be located within these areas.

For comparison purposes, the mean Lake Huron elevation is 579 feet above sea level. Allis Township is approximately 20 miles from Lake Huron. Generally speaking, regional elevation increases slightly in a southerly direction away from Lake Huron, with the highest elevations found in the adjacent County of Otsego.

The lowest elevation in the Township is 741 feet above sea level and is located where the Rainy River flows north across the Township. According to the 1986 USGS quadrangle maps the water levels (elevations above sea level) of the several lakes are as follows: Francis Lake, 808 feet; Shoepac Lake, 823 feet; Long Lake, 799 feet; Little Tomahawk Lake, 813 feet; Big Tomahawk Lake, 823 feet; and the Tomahawk Creek Flooding, 835 feet.

#### 4.4 Soils

One important determinant of land use is the soil's suitability for development. Land uses must correspond to the capacity of the soils on which they occur, and soil suitability for each use should be determined before development occurs. When planning for types and intensity of future land uses, soil types and slopes are two important factors that determine the carrying capacity of land. Soils most suitable for development purposes are well drained and are not subject to a high water table. Adequate drainage is important to minimizing stormwater impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems or other non-point runoff.

Residential land use is the most intense activity in Allis Township. Since a public sanitary sewer system is not available, each development site must be provided with an on-site septic system. The ability of the soil to accommodate a septic system and be suitable for the location of building foundations are key factors in determining the practicality and cost of development.

The USDA Natural Resource Conservation Service published a detailed soil survey for Presque Isle County in 1993. A digital or computerized version of the soil survey maps was acquired from the Michigan Department of Natural Resources, MIRIS program. This information was used to create a map of the Township, **Figure 6**, that shows areas of steep slopes (18 percent or greater), and areas with hydric soils (high seasonal water table).

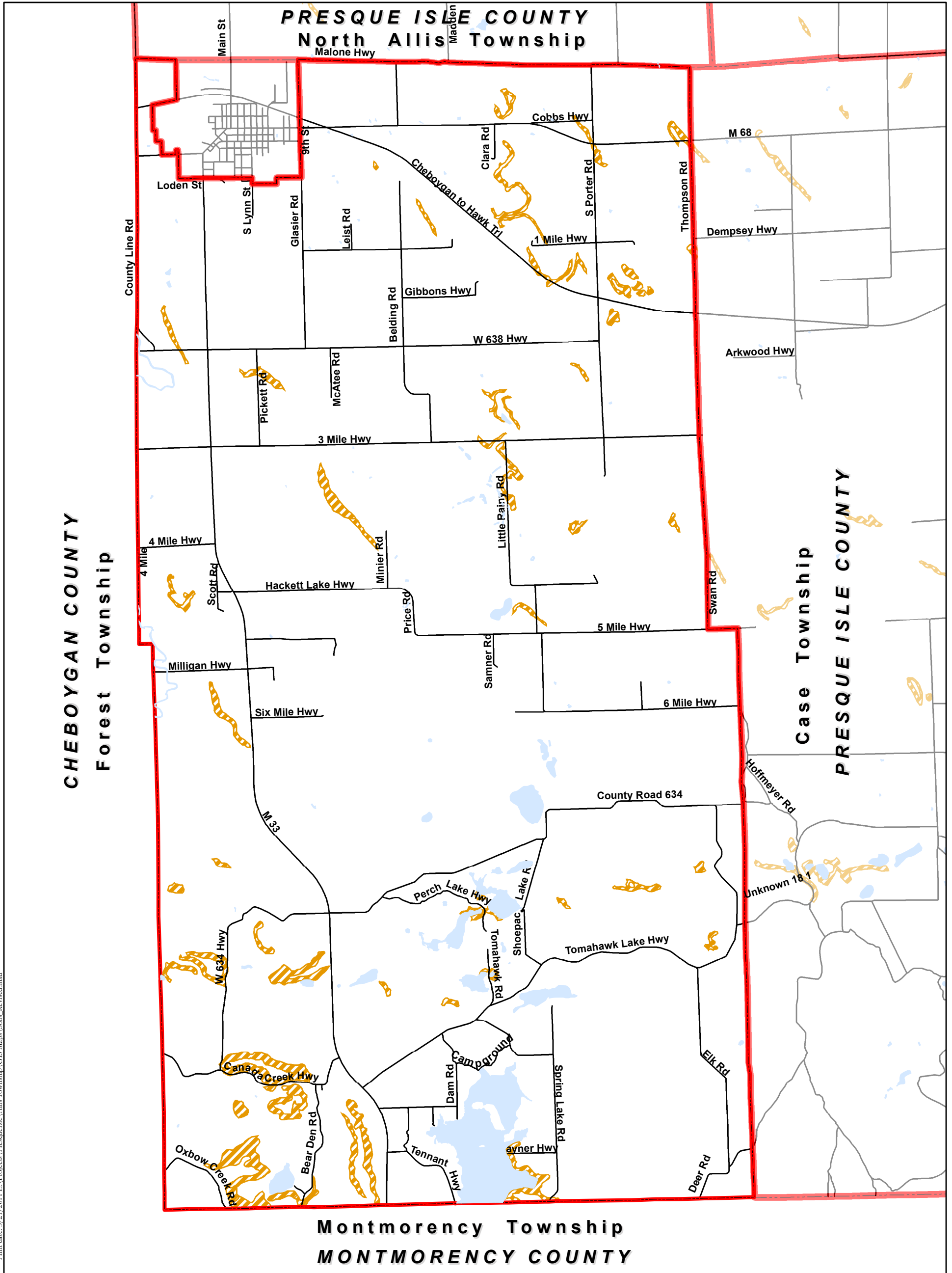
A hydric soil is a soil that is saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions (lacking in oxygen) in the upper 12 inches of the soil. There are two main classes of hydric soils, organic soils and mineral soils. The organic soils develop under nearly continuous saturation or inundation and are commonly called peat or muck. Mineral soils are composed of clay, silt, and/or sand with varying amounts of organic matter. The soils are saturated long enough to produce soil properties associated with a reducing environment. Nearly 24 percent of the Township area is classified as hydric soils.

Steeply sloped areas (18 percent or greater), organic soils and somewhat poorly drained to poorly drained soils with seasonally high water tables, all have fair to poor potential for building site development and sanitary facilities. Wetness and frequent ponding are severe problems



that 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.

In conclusion, with proper site development and engineering, these development limitations can be overcome; however, the solutions can be difficult and costly. Medium to high density residential and commercial development in these areas may require public water and sewer.



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## Soils

Allis Township, Presque Isle County, Michigan

- hydric soils
- steep slopes
- water
- Allis Twp

Data Source: Allis Township Data, 1998.  
Data Source: Michigan Center for Geographic Information, Version 8a., USDA Soil Survey, 2004

0 1,000 2,000  
Feet



## 4.5 Water Resources

One of the most valuable natural resources in Allis Township is water. Both groundwater and surface water are vital resources within the Township. Residents of the Township must rely upon individual wells for drinking water. As evidenced by the development patterns the surface water resources are clearly a focal point. These creeks and inland lakes are important scenic and recreational resources. It is therefore important that all water resources be protected and managed in a manner that would ensure their quality.

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

### Groundwater

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

Depending upon the depth to bedrock, water wells in the Township are both in glacial drift and into the subsurface limestone bedrock. Shallow wells are most likely located near surface water features. The Health Department was not aware of water quality problems. Hardness is a problem, but this can be overcome with water softening units.

The vulnerability of drinking water aquifers to surface contamination is high in the Township due to the bedrock aquifers close to the surface and the highly permeable soils throughout the Township. A review of the Aquifer Vulnerability to Surface Contamination in Michigan Map prepared by the Center for Remote Sensing and Department of Geography at Michigan State University shows Allis Township having highly permeable soils over highly sensitive drift lithology and easily soluble bedrock aquifers less than 50 feet from the surface. Therefore, water quality is potentially more of a limiting factor than water supply in Allis Township. For example, the combination of highly permeable soils, shallow wells, on-site septic systems, intense industrial uses and dense residential development can result in high nitrate levels in drinking water.

### Surface Water

Allis Township is located within the Black Lake watershed. Surface water resources include Canada Creek, Tomahawk Creek, Stoney Creek, Black River, Little Rainy River, Rainy River, Francis Lake, Loon Lake, Shoepac Lake, Bear Den Lake, Long Lake, Little Tomahawk Lake, Big Tomahawk Lake and the Tomahawk Creek Flooding. Several of the lakes are seepage lakes, formed by sinkholes. The largest of these lakes is Shoepac Lake, which is 54 acres in size. According to the MIRIS Existing Land Cover/Use data, the surface area of the lakes and ponds account for some 790 acres or 1.9 percent of the Township area.

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

water features can contribute to flooding, poor water quality, insufficient water supply and loss of valuable wildlife habitat.

A collaborative effort by the Northeast Michigan Council of Governments and the Tip of the Mitt Watershed Council resulted in the development of the Black Lake Watershed Nonpoint Source Management Plan. The plan funded by grants from the Michigan Department of Natural Resources and the Environmental Protection Agency was completed in 1991. The plan identified road/stream crossings and stream bank erosion as the two greatest impacts to water quality.

The Black Lake Watershed Nonpoint Source Management Plan contains management recommendations for water resource protection and remedial action. The Plan was an update of a similar study conducted in 1991 and was launched due to changes that had occurred in the watershed over the previous decade that were anticipated to change the recommendations of the '91 Plan. The 2002 Plan found that Black Lake and its tributaries provides for all of the designated uses required for Michigan waterways. Four of these uses, however, are threatened within the watershed: navigation, habitat for indigenous aquatic life and wildlife, partial or total body contact recreation, and cold water fishery. After identifying potential sources of pollution contributing to these concerns, the Plan presented goals for the watershed area:

- **Goal 1: Aquatic life and wildlife** – Protect the diversity of aquatic habitats within the Black Lake Watershed by reducing the contribution of sediment, nutrient, and toxic pollutants. Improve the health and habitat of the Rainy River.
- **Goal 2: Cold water fishery** – Reduce sediment and nutrient loads which threaten to harm habitat conditions for the cold water fishery in the Upper Black River and its tributaries.
- **Goal 3: Partial or total body contact** – Maintain the excellent recreational opportunities in Black Lake, Upper Black River, and other tributaries by reducing sediment and nutrient contributions.
- **Goal 4: Navigation** – Maintain navigation in Black Lake and its tributaries by reducing any sediment inputs.

### Lake Water Quality

Lakes can be classified into three types based on water quality or the level of productivity. *Oligotrophic* lakes have very little nutrient accumulation and as a result have little aquatic plant and algae growth. The water is very clear and the lakes can support cold water fish. In *Mesotrophic* lakes there is a greater presence of nutrients, which results in lowered clarity and the presence of aquatic plants. *Eutrophic* lakes have large amounts of aquatic plants due to higher nutrient levels. The presence of suspended algae will cause the water to be turbid.

Dying plants may also produce unpleasant smells and the thick weed growth will interfere with boating and swimming. The aging or eutrophication of a lake from a high quality (oligotrophic) lake to warm, weedy, poor quality (eutrophic) lake is a natural process. However, this process can be greatly influenced by human activity. Changes in the watershed can alter the quality and quantity of runoff that, in turn, can significantly increase the rate of eutrophication.

## **4.6 Wetlands**

A wetland is land where water is found, either on the surface or near the surface, at some time during the year. Poorly drained soils and water-loving vegetation also may be present. Wetlands are often referred to as marshes, swamps or bogs. Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Additionally, wetlands support wildlife, and wetland vegetation protects shorelines from erosion.

Wetland areas in Allis Township are typically associated with old glacial drainageways. Wetland complexes are found adjacent to surface water resources listed above. According to the MIRIS Land Use Inventory over 4,000 acres were mapped as wetlands. (Some of the Lowland Forest area are considered wetlands in addition to those mapped specifically as wetlands.) Wetland information contained in the MIRIS data was not verified by field inspection when the data was compiled. Thus, areas shown as wetlands on the MIRIS system may not actually meet State and Federal criteria for legally regulated wetlands. However, the information is still valuable for general land use planning decisions.

Lowland conifer is the largest wetland category with over 2,450 acres. Species in this category include northern white cedar, eastern tamarack, black spruce, white spruce and balsam fir. Lowland hardwoods, which include ash, elm, red maple, balsam poplar, and aspen, make up the second largest category. The lowland brush wetlands (671 acres) include stable shrub wetlands and areas in successional stage leading to wooded wetlands. Species include alder, red osier and silky dogwoods, sweetgale, willow-buttonbush and shrub willows. Aquatic bed wetlands are flooded areas with submerged plants, floating leafed or floating plants growing in seven feet or less of water. Typical plant species are water lily, duck weed and pondweeds. Erect, rooted, herbaceous hydrophytic plants dominate emergent wetland areas. These perennial and annual plants include cattails, bulrush, sedges, reeds, pickerelweed and arrowhead.

## **4.7 Forestlands**

According to the MIRIS Land Use Inventory, the dominant forest associations in Allis Township are aspen/white birch (15,347 acres), jack, white and red pine (7,385 acres), and northern hardwoods such as oak, sugar maple, American beech and basswood (1,000 acres) in the upland areas. Wetland forest species include lowland hardwoods (2,379 acres) such as black ash, slippery elm, balsam poplar and red maple and lowland conifers (3,890 acres) such as northern white cedar, black spruce, white spruce, balsam fir and eastern tamarack. The forest resources provide wildlife habitat, recreational opportunities, income from timber management activities, water resource protection and scenic splendor. Heavily forested areas are generally located in the southern half of the Township, but scattered wooded areas can be found in the northern half, as well.

## **4.8 Fish and Wildlife**

Sport fishing is popular in Allis Township, as it is in much of northern Michigan. Game fish species found in the Black Lake watershed include brown and rainbow trout, northern pike, largemouth and smallmouth bass, walleye, yellow perch, bullhead and various panfish species.

The forested and wetland regions of the Township provide habitat for many game and non-game species of wildlife common to northern Michigan. Game species found in the Township include white-tailed deer, elk, ruffed grouse, woodcock, wild turkey, squirrel, black bear, bobcat, raccoon, snowshoe hare and cottontail rabbit. Other game species important to trappers are beaver, muskrat, raccoon and weasel. Fox, woodchuck, badger, porcupine, opossum, skunk, coyote, common loon and waterfowl are common non-game species. There are many species of songbirds that inhabit the Township both seasonally and year round.

### Deer Management Concerns

A deer herd, in balance with its surroundings, will result in healthy deer and a healthy ecosystem. Two diseases, lime disease and Bovine TB, are carried by deer. Concerns over these diseases are increasing. The presence of Bovine Tuberculosis in deer herds in northern Michigan has been increasing. Since 1994, over 87,000 deer have been tested for TB and approximately 400 have been tested positive for TB (as of 2007). In 2001, Presque Isle County had one deer test positive for TB.

The great concern is the spread of TB from wildlife to domestic livestock. If the spread can not be contained, Michigan could lose its tuberculosis-free status, which could cost cattle lead to significant increases in costs for farmers. According to state officials, bovine TB can be spread through the air, or by contact with contaminated feed, milk or water. Deer pass TB to one another by nose-to-nose contact and by coughing and sneezing. Winter feeding and baiting for hunting season, tends to concentrate deer and greatly increases the chance for infections to pass from one deer to another. For example, a study of winter feeding sites indicated an average of 13 deer per hour visited the feeding station, and had an average of 21 nose-to-nose contacts per hour. At fall baiting sites, less potential disease spreading contacts occurred.

The effort to eradicate the disease has led to an aggressive TB testing campaign and the creation of surveillance zones. (Presque Isle County is not in a surveillance zone.) Efforts to eradicate the disease have led to changes in deer feeding rules, deer harvest increases, extension of the number of hunting days, and the banning of new deer or elk farms. As the eradication effort continues, more changes in hunting and feed rules can be expected.

## **4.9 NEMCOG County Green Infrastructure Plan**

In 2007, the Northeast Michigan Council of Governments (NEMCOG) worked with local municipalities and agencies in Presque Isle County to prepare a Green Infrastructure Plan of the County. The overall goals of the project was to expand the communities' abilities to incorporate natural resource information and conservation strategies into their land use planning, zoning, and land development practices. Natural areas throughout the County, including Allis Township, are grouped into Priority Conservation Areas (PCAs), which are identified based on quantified rankings of a variety of characteristics. The Plan also includes goals for these areas and objectives for achieving these goals.

## **4.10 Summary**

Review of the natural resources in Allis Township indicates the environment is currently in good shape, however, these resources are extremely vulnerable to change. Residents highly value

the natural resources and scenic features of the Township. The environmental features of Allis Township are an important asset to the community, and need continued protection.

## 5.0 Existing Land Use

### 5.1 Pattern of Land Divisions

Allis Township covers approximately 64.5 square miles of land area and approximately 789 acres of water. The Township's political jurisdiction covers the land area of two typical 36 square mile geographic townships, T33N-R2E and T34N-R2E.

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

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

### 5.2 Existing Land Use Statistics

Existing land use statistics for Allis Township are listed as **Table 17**. Michigan Resource Information System (MIRIS) land use data compiled by Michigan Department of Natural Resources using 1978 aerial photographs, were updated using current photography and field inspection. Each of the land use categories shown is discussed in detail later in this chapter. For reference, Allis Township existing land use map is provided as **Figure 7**. These categories and descriptions of these areas are provided below.

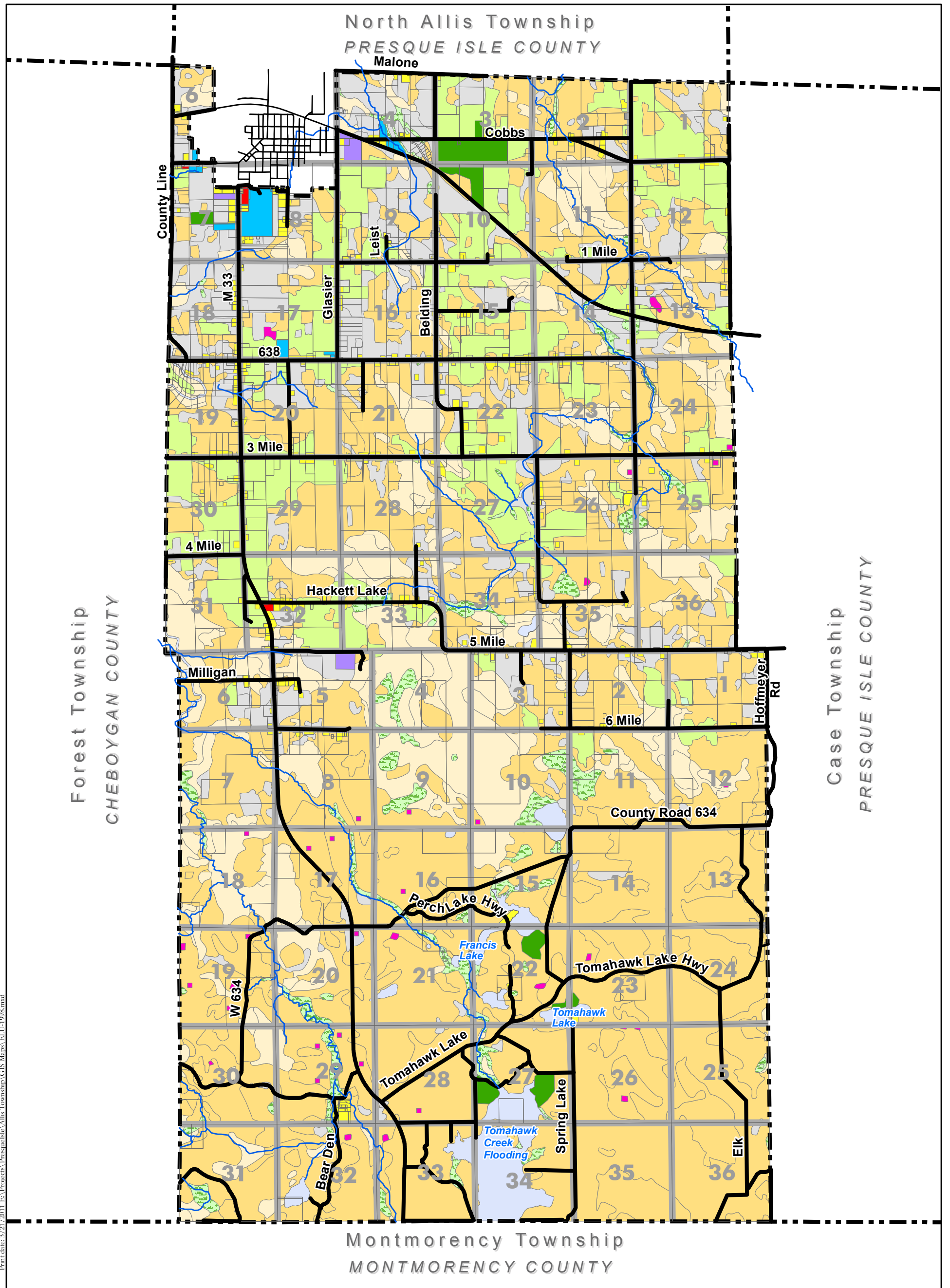
### 5.3 Forest and Wetlands

Forests make up Allis Township's largest single land use category. Approximately 24,278 acres or 57.4 percent of the Township's land area falls within the upland forest category. Included in the forested land are upland forests, supporting species such as oak, sugar and red maple, elm, beech, birch, aspen and hickory. Also included are upland conifer species like white, red, jack and scotch pine, spruce, fir and hemlock.

As can be noted from **Table 17**, 15.4 percent of the Township's land area is made up of wetlands and lowland forest. Over 6,500 acres of the Township's land area is included in the wetland/lowland forest category, consisting of shrub wetlands, fresh-water marshes, wet prairies, open bogs and emergent wetlands. Also included in the wetland/lowland forest category are stands of lowland hardwoods like ash, cottonwood, elm and soft maple, and lowland conifers such as cedar and tamarack.



North Allis Township  
PRESQUE ISLE COUNTY



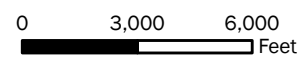
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## Existing Land Use

Allis Township, Presque Isle County, Michigan

- |   |  |  |
|---|--|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Agriculture | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black;"></span> Lowland Forest           | <span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> Recreational                   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> Residential | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> Upland Forest            | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Water                          |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> Commercial  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #00BFFF; border: 1px solid black;"></span> Institutional            | <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; border-style: dashed;"></span> Wetlands |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #8A2BE2; border: 1px solid black;"></span> Industrial  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black;"></span> Nonforest                |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF00FF; border: 1px solid black;"></span> Extractive  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> Transportation/utilities |  |

Data Source: Allis Township Data, 1998.



**Mckenna**  
ASSOCIATES  
INCORPORATED



2/2/11

**TABLE 17  
EXISTING LAND USE STATISTICS  
ALLIS TOWNSHIP – 1998**

<b>Land Use Type</b>	<b>Number of Acres</b>	<b>Percent of Total Land Area</b>
Upland Forest	24,278	57.4%
Wetlands/Lowland Forests	6,514	15.4%
Agricultural	4,848	11.5%
Nonforest/Open	4,397	10.4%
Residential	841	2.0%
Water	790	1.9%
Recreational	325	0.8%
Institutional	159	0.4%
Extractive/Industrial/Transportation/Utilities	143	0.3%
Commercial	19	0.04%
<b>Total</b>	<b>42,313</b>	

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

Source: Michigan Resource Information System, Land and Water Management Division,  
Michigan Department of Natural Resources,

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

#### **5.4 Agricultural Land Use**

Approximately 4,848 acres or 11.5 percent of the Township's total land area is devoted to agriculture. The two agricultural land use types currently occurring in Allis Township are cropland and permanent pasture. Cropland is defined as land used to produce crops such as small grains, hay or row crops including vegetables. Permanent pasture includes grasses and certain types of legumes that are grazed by animals. A commercial greenhouse is also included in this category. The existing land use map, **Figure 7**, indicates that agricultural activities are scattered throughout the northern portion of the Township. At least some farming is found in all 36 sections of the northern part of the Township.

## **5.5 Nonforest/Open**

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

## **5.6 Residential Development**

As can be seen in **Table 17**, only 841 acres or two percent of the Township's total land area is used for residential purposes. Residential use is distributed throughout the northern half of the Township, with varied parcel sizes. For the most part, residential development found in the community consists of single-family dwellings. The heaviest concentration of residential development occurs along the road corridors. This category includes all types of residential uses.

## **5.7 Water**

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

## **5.8 Recreational Land Use**

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

## **5.9 Industrial and Extractive Development**

In addition to industrial and extractive development, this land use category includes transportation and utility facilities, such as Presque Isle Electric and Gas and the Road Commission garage. Oil wells in the Mackinaw State Forest are also identified, as well as isolated gravel pits. The Elk Run Landfill (43 acres under MDEQ permit) in Section 5 of the southern portion of the Township is included in this category. Development falling under the industrial/extractive category makes up less than one percent of the community or approximately 142 acres.

## 5.10 Institutional Land Use

As **Table 17** indicates, land devoted specifically for institutional purposes amounts to less than one percent of Allis Township. Institutional land uses included in this category are the following: Onaway School complex, Allis Township Hall, Allis Township Cemetery, Elmwood Cemetery, St. Paul Cemetery, Seventh Day Adventist Church, Assembly of God Church, Onaway Baptist Church, Joy Community Church, and the American Legion Post.

## 5.11 Commercial

Allis Township has limited commercial development, less than 20 acres or less than one-tenth of one percent of the total land area. Residents in Allis Township generally rely on commercial providers in Onaway, or in larger regional shopping areas, such as Alpena, Cheboygan and Petoskey. **Figure 7** indicates the location of commercial enterprises in the Township and include Ma & Pa's Country Corner, Norb's Storage Rental, Carquest Auto Parts, and Porter's Survey.

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

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

## **6.0 Community Goals and Policies**

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

### **6.1 Public Input Process**

To further assess community needs, assets, and vision, public input is a critical component of any master planning process. Two methods were utilized by the Allis Township Planning commission to collect input from the community assess the desires of Township residents for the future.

The first method was the distribution of a short public input survey to all Township property owners. The survey included both open-ended and multiple choice questions. Local residents and interested persons were given the opportunity to respond. A total of 36 residents responded. Although this does not represent a significant proportion of the Township population, the input that was received is detailed and substantial.

For the second method, the Planning Commission hosted a public input session open to the community. While the survey was limited to the questions that were provided on the document, the open meeting provided the opportunity for free dialogue and follow-up discussions. The session was also marked by a low attendance – only four residents attended – and unfortunately generated very little in the way of meaningful information for use in the Master Plan.

Appendix A includes the official results of the public input process. The following are some of the primary themes that emerged from this process:

- There is little optimism about the prospects for job growth in the Township, particularly as it relates to industrial growth.
- There was recognition of the importance of the natural features and amenities in the Township, and a fair amount of support for encouraging further recreational uses and tourism in the Township in an effort to develop jobs and growth. However, there was skepticism as to whether that would be successful.
- There is not much desire for change or extensive development in the Township. Future growth and development is desired to be directed near town.
- Farming and agriculture is valued and should be maintained.

### **6.2 Goals and Objectives**

The outcomes of the public input process in combination with the background plan research provided the basis for developing Goals and Objectives that define the vision for this Master

Plan. Goals and Objectives are the heart of the Master Plan. Based on the results of the data collection and analysis, the public input results, and current trends within the community, the Goals and Objectives represent the vision of the community. The Goals represent the vision for where the Township sees itself in 15-20 years while Objectives represent the stepping stones to achieving those goals. The Allis Township Planning Commission developed the following Goals and Objectives:

#### *ENVIRONMENT / NATURAL FEATURES / OPEN SPACE*

1. Recognize the importance of surface water to the Township and protect the quality of the surface water so that residents and visitors may continue to enjoy its use.
  - a. Require impact studies for significant development near surface water to gauge impact on lake capacity, water quality, and general health of the habitat and ecosystem.
  - b. Work with local and State agencies to establish rules and guidelines to control the spread of invasive species, such as Eurasian milfoil, zebra mussels, and purple loosestrife.
  - c. Control runoff into the water through guidelines for plant removal, slope stabilization, unmowed/undisturbed buffers along shorelines, and/or reduced pavement and impervious surfaces.
2. Preserve the wetlands in Allis Township.
  - a. Encourage the protection of wetland areas through the use of clustered or open space developments.
  - b. Establish setback standards and buffers from critical natural features, including unregulated wetlands less than 5 acres, in order to protect them from the impacts of development.
3. Protect the fragile soils and features of the Township.
  - a. Restrict residential development to areas where the soil will provide proper filtering for septic tanks.
  - b. Consider soil conditions and properties and surrounding natural amenities when reviewing development applications for approval in the Township.
  - c. Monitor sources of soil based pollution, including those that exist or are proposed beyond the Township boundaries.
4. Work with the Department of Natural Resources and Environment to maintain quality open space in the significant portion of the Township that is either surface water or owned by the State of Michigan.
  - a. Establish a Rural Preserve district for land currently owned by the State in order to maintain quality open space should that land be transferred to private ownership in the future.

- b. Maintain a good relationship and open communication with the State regarding their plans for and use of their land.
- 5. Consider creative approaches to protection of natural features and farmland as development and economic pressures place demands on these important areas.
  - a. Consider purchase or transfer of development rights programs for designated areas in the Township.
  - b. Utilize cluster development regulations in rural districts to protect these features.
  - c. Develop tourism and recreation plan with marketing approach to ensure wise, proactive use of natural resources that will result in their protection and long-term maintenance while also providing for community use and benefit.

### *RESIDENTIAL*

- 1. Achieve a variety of well-planned, quality residential neighborhoods in the Township.
  - a. Maintain and improve the quality of existing neighborhoods.
  - b. Limit higher density residential development to areas planned for those uses, which are provided with adequate services for the expected densities, and provide reasonable standards in the Zoning Ordinance for those uses to ensure quality development.
- 2. Accommodate growth in housing and population without sacrificing the rural/recreational character of the Township or the quality of the natural resources.
  - a. Concentrate the areas planned for the highest densities of residential growth near town where the existing infrastructure necessary to support that density can be provided.
  - b. Maintain the integrity and intent of the future land use plan through consistent application of the plan and the community's vision.

### *COMMERCIAL / INDUSTRIAL*

- 1. Limit the spread of conventional strip development and encourage the use of "quaint" design.
  - a. Encourage consistent development along a similar theme without additional expense.
  - b. Create access management standards to limit the number of curb cuts for commercial uses along state highways and primary roads. This will reduce the traffic impacts of the commercial uses and encourage the use of shared driveways, shared parking lots, and access roads.

2. Encourage low-impact home occupations be maintained throughout the Township and be continued to be used as a primary source of local commercial activity.
  - a. Maintain important community convenience uses scattered throughout the Township.
3. Recognize the Township's position in the regional market and position self appropriately to insure development of most appropriate industrial and commercial businesses.
  - a. Provide limited areas for future industrial expansion due to lack of infrastructure and low potential for future expansion at this time.
  - b. Reserve opportunity to designate space for future industrial or commerce use in future when market changes, growth opportunities, development trends, or other similar circumstances dictate.

#### *COMMUNITY FACILITIES / INFRASTRUCTURE*

1. Maintain the quality of existing recreational opportunities in the Township and preserve those opportunities for future generations.
  - a. Limit noise and light pollution that disrupts the quality of the rural experience.
  - b. When development occurs in the southern portion of the Township, plan for that development to occur in proximity to other similar developments so that the open land can remain connected and habitat areas and wildlife corridors can be maintained.
  - c. Work with DNRE to maintain or improve the quality of the recreational experiences had by residents or visitors at the State Game Area and other State owned facilities.
2. Maintain the natural beauty and rural character of Township roads – narrow corridor, tight hills, overhead tree canopy, low speed limits, etc. – as they are improved.
  - a. Work with the County Road Commission to establish Natural Beauty Roads on designated County roads within the Township.
  - b. Establish deep setback and natural buffer standards along County roads, particularly in the less developed portions of the Township.



## 7.0 Future Land Use Plan

### 7.1 Future Land Use Plan Development

The Planning Commission developed future land use recommendations for Allis Township as an illustration of the Goals and Objectives and the vision of the community. Recommendations are based on an analysis of several factors including the pattern of existing land use, social and economic characteristics, environmental conditions, available community services, public participation, and community goals and policies. In addition, the Planning Commission invited the Township Board to attend planning workshops when goals, policies and future land use were discussed. Future land use recommendations will provide an overall framework for the management and regulation for all types of future development. It will also serve as a guide for evaluating zoning requests.

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

The Future Land Use Plan also serves as the basis for amendments to the Township Zoning Map (rezonings).

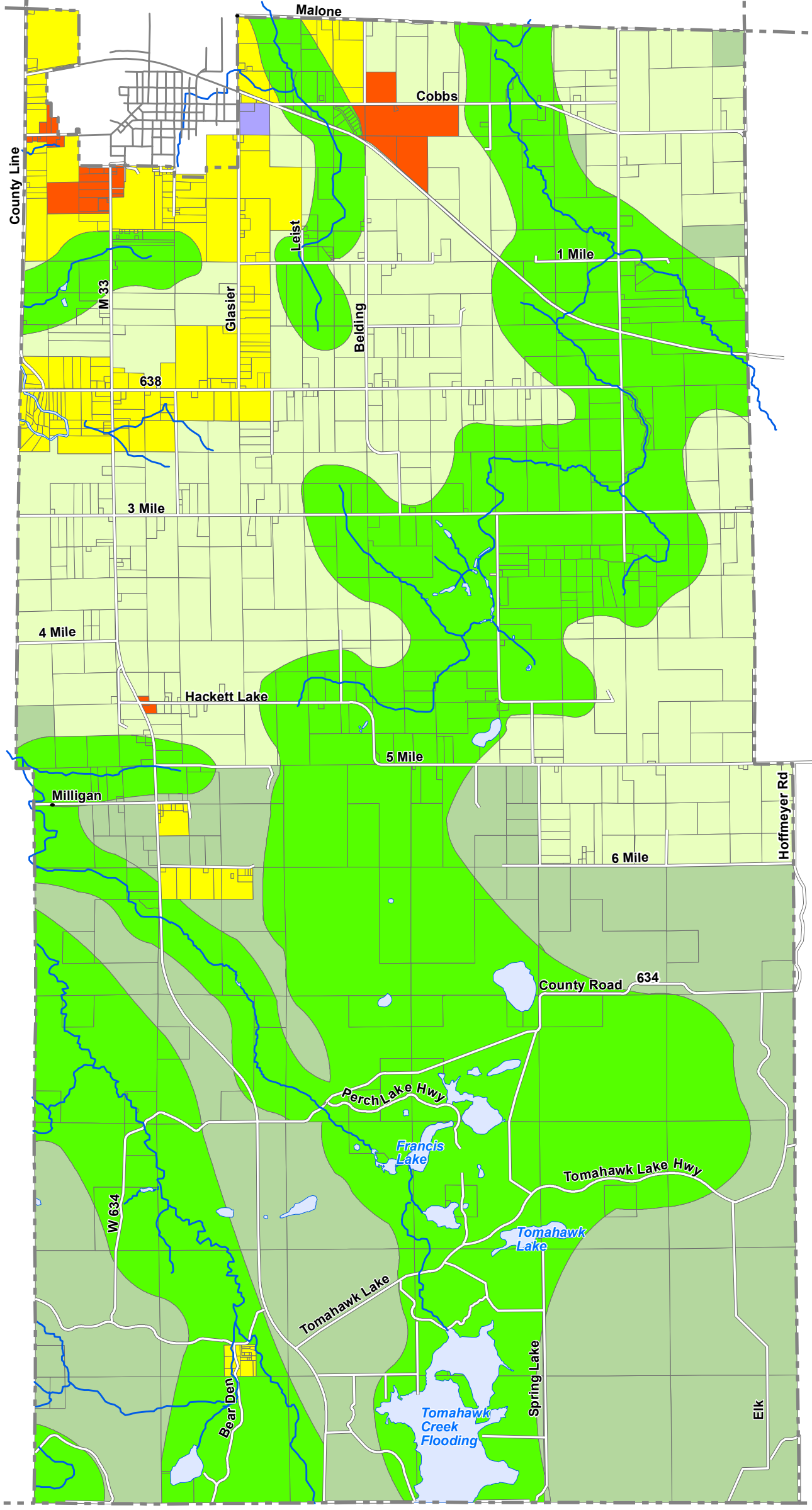
The recommended future land use plan suggests locations for seven different land use classifications: environmental conservation, forest recreation, agriculture, low density residential, high density residential, commercial and industrial/extractive. **Figure 8** illustrates future land use recommendations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

### 7.2 Environmental Conservation

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

Much of this area includes state-owned forestland, as well as privately owned wetlands and water frontage associated with Rainy River, Little Rainy River, Black River, Stoney Creek, and Bowen Creek. Karst areas, which have been identified as "sensitive" by the *Northeast Michigan Karst Aquifer Protection Plan* prepared by Presque Isle Conservation District, are generally found on state land. Therefore, they are included in this area as well.

PRESQUE ISLE COUNTY  
North Allis Township



CHEBOYGAN COUNTY  
Forest Township

Case Township  
PRESQUE ISLE COUNTY

Montmorency Township  
MONTMORENCY COUNTY

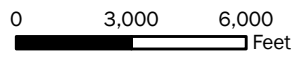
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# Future Land Use

Allis Township, Presque Isle County, Michigan

- Agriculture
- Forest & Recreation
- Residential
- Commercial
- Industrial
- Environmental Conservation

Data Source: Allis Township Data, 1998.  
McKenna Associates, 2010



**McKenna**  
ASSOCIATES  
INCORPORATED

2/2/11

### **7.3 Forest/Recreation Land Use**

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

Much of the southern half of the Township is included in the Forest / Recreation Land Use designation. While much of this is state owned land, there is a substantial amount of private land and opportunity for development in this area as well. As Allis Township considers opportunities to maintain or build its population and grow its employment base, this is a significant resource to be utilized although in a prudent and conscientious manner so as not to exploit the resource and prevent its enjoyment by future generations. Recreation and tourism uses developed with this tenet in mind could be beneficial to residents and visitors to the Township alike.

### **7.4 Agriculture**

The Agricultural future land use designation is used extensively across the northern portion of the Township. Parcels in this designation include existing agricultural uses, large undeveloped parcels, and rural residential uses. Existing agricultural activities in these regions of the community generally consist of cropland and pasture. Although farming is not a primary industry in the Township, it is an important part of the character of the Township and was viewed as important to protect by many members of the public during the public input process.

Some areas in this category are open or non-forested. Farming may have occurred in the past at these locations, but these sites are currently undeveloped, and this establishes the rural character of the Township. Maintaining this character is a priority for the Township.

Possible uses for the land in this designation could be open space uses related to recreation. Additional compatible uses for the agriculture category are single family dwellings (at a rural scale), home occupations, golf courses, private stables, kennels, communications towers, and campgrounds.

### **7.5 Residential Development**

Intended use within the Residential Development category is primarily single family homes, along with compatible public and community facilities such as churches, schools, cemeteries and the like. These areas, as shown on the future land use map, are generally located near the City of Onaway where there is existing development and the services to support new development. In addition, growth in this area would be compatible with the character of the surrounding area and would allow

for growth of the Township without compromising its character. Conversely, growth and development elsewhere in the Township, such as along random road frontages, would detract from that established rural character. Other areas of Residential Development have been designated in places where similar development has already occurred.

This category can accommodate smaller lot sizes (such as one acre) and developments of multiple units and roadways. Units should be designed to accommodate private septic systems and wells.

## **7.6 Commercial Development**

As the future land use map shows, four areas are recommended for the commercial land use category. They are: (1) an area along M-68, east of Onaway, including Stoney Links/Stoney Creek and adjacent land; (2) an area on M-33 just south of the Onaway city limits including Croad's Salvage operation; (3) an area along M-68 just west of the city limits; and (4) an area at the corner of M-33 and Hackett Lake Road. Hotels, motels, restaurants, taverns, retail stores, professional offices, financial institutions, golf courses, grocery stores, convenience stores and similar compatible uses are recommended for this category.

Most of these designations are based on areas with existing commercial uses. It is not expected or desired for significant commercial growth in the Township. Any growth that does occur should be located near existing development or directed toward Onaway where the infrastructure and storefronts are already available to support such uses.

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

## **7.7 Industrial Development**

This future land use category recognizes the need to provide employment opportunities for local residents as well as the need to protect the sensitive environment of Allis Township. Recommended uses for the industrial use category include only clean industries, such as wholesale and warehousing, machine shops, building supply stores, research laboratories, light manufacturing, computer based industries, plumbing and heating businesses, and similar uses. Existing facilities for transportation and utilities operations are included in this category. Activities within this category should limit the use, storage or handling of hazardous materials. Groundwater protection requirements should be developed for this category.

Extractive uses are not necessarily included within this designation. This was done purposely. Although they currently act in a fairly industrial capacity in the Township, they will eventually cease being used for extractive purposes. The Plan then serves as a guide illustrating the Township's vision for how the property should be reclaimed and put to use after the extraction is complete. In nearly every case, industry is not going to be the choice.

## **8.0 PLAN ADOPTION AND IMPLEMENTATION**

### **8.1 Public Hearing**

A public hearing on the proposed comprehensive plan for Allis Township was held on December 8, 2010 as required by the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended). The Act requires that at least one public hearing on the plan be held. The Act further specifies that 15 days notice of public hearing shall be given prior to the public hearing in a newspaper of general circulation in the Township. Notice of the public hearing was published in *The Onaway Outlook* in compliance with the State Act.

The purpose of the public hearing was to present the proposed Master Plan and to accept comments from the public. Several people attended the public hearing. A copy of the minutes for the hearing is included in Appendix C. Questions were raised about the adoption process and implementation of the Environmental Conservation district. No significant concerns or issues were identified.

### **8.2 Plan Adoption**

At the January 18, 2011 Planning Commission meeting, the Planning Commission recommended adoption of the Master Plan to the Township Board. The Township Board then adopted the Plan unanimously at their February regular meeting.

### **8.3 Plan Implementation**

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

According to the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), comprehensive planning is the legal basis for the development of a zoning ordinance. Section 203 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 the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion 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 use of land, resources, and properties."

## **8.4 Grants and Capital Improvements Investments**

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

## **8.5 Zoning**

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

The Township Zoning Map should also be closely inspected to evaluate if any parcels should be rezoned to prevent development that would be significantly inconsistent with the future land use designation.

## **8.6 Zoning Plan**

This section outlines the zoning plan for the Township. It includes a brief explanation of the relationship between the Master Plan and the Zoning Ordinance. The zoning districts in the Township are described and their relationship to the Master Plan discussed along with recommended changes to the Zoning Ordinance to integrate new land use designations.

### **What is a Zoning Plan?**

A “zoning plan” is required by the Michigan planning and zoning enabling acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, requires that the plan prepared under this act, serve as the basis for the zoning plan. The Michigan Zoning Enabling Act, PA 106 of 2006, as amended, requires a zoning plan be prepared as the basis for the zoning ordinance. It must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act). The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the Township. These matters are regulated by the specific terms in the zoning ordinance.

### **Relationship to the Master Plan**

The Master Plan sets forth the vision, goals, objectives and policies for growth and development in the Township for approximately the next twenty years. It includes guidelines and strategies for managing growth and change in land uses and infrastructure over this period, and, as required by statute, will be periodically reviewed and updated at least once each five years. This section is intended to guide the implementation of this Plan through future changes to the Township Zoning Ordinance.

### Districts and Dimensional Standards

The following table describes each of the zoning districts, its purpose, and each district's relationship to a Master Plan designation. The zoning plan is followed by the Dimensional Requirements from the zoning ordinance. In each case, only a summary of the text from the Ordinance is provided, and this should not be considered a substitute for the ordinance language. Greater detail and the official standards are provided in the Ordinance. Also, see the Township Zoning Ordinance for the Zoning Map.

Zoning District	Purpose	Future Land Use Plan Designation
<b>R-1, Low Density Residential</b>	<p>The Low Density Residential (R-1) District is intended to create and preserve residential environments throughout Allis Township in a rural setting.</p> <p><i>Permitted Principal Uses:</i> Single-family dwellings, public parks, accessory uses, state licensed family day care homes, state licensed residential facility.</p> <p><i>Special Exception Uses:</i> Churches, public libraries and educational institutions, two-family dwellings, cemeteries and funeral homes, golf courses and driving ranges or miniature golf courses, farms and other agriculture activities, including plant nurseries, planned unit developments and campgrounds and/or RV parks, private clubs, lodges and hunting camps, home-base businesses, state licensed group day care homes, accessory uses.</p>	<b>Residential</b>
<b>R-2, Medium Density Residential</b>	<p>This district is established for the purpose of providing a residential living environment, similar to the R-1 district, but located in areas capable of sustaining smaller lots and closer to the more populated centers of Allis Township. Additionally, the uses permitted in this district are considered to be compatible with residential activities, while conflicting land uses are prohibited.</p> <p><i>Permitted uses:</i> Single-family dwellings, Two-family dwellings, Public parks, open spaces and recreational facilities, Accessory uses, State Licensed Family day care homes, State licensed residential facility.</p> <p><i>Special exception uses:</i> Churches, public libraries and educational institutions, cemeteries and funeral homes, golf courses, driving ranges and miniature golf courses, planned unit developments and campgrounds and/or RV parks, home-based businesses, nurseries for children, resorts, professional offices, multiple family dwellings, mobile home parks, state licensed group day care homes, accessory uses, condominium units, apartments.</p>	<b>Residential</b>

Zoning District	Purpose	Future Land Use Plan Designation
<b>FR, Forest / Recreation</b>	<p>The Forest/Recreation District is established to preserve the rural, undeveloped and natural areas of Allis Township in a manner that will retain the attractiveness of these areas for recreation and resource management activities while recognizing the need for low-density residential development on private lands within the district.</p> <p><i>Permitted uses:</i> Growing and harvesting of timber, fruits, and vegetables, seasonal hunting and recreational cabins or cottages or mobile homes, wildlife management practices, commercial kennels, portable sawmills, single-family dwellings, private clubs and lodges, airports and aircraft landing fields, campgrounds and/or RV parks, commercial resorts, accessory uses.</p> <p><i>Special exception uses:</i> Sawmills, planing mills, veneer mills and other forest industry-related operations, petroleum and/or natural gas refining operations, home-based businesses, transmission and communication towers, hunting or wildlife preserves, accessory uses.</p>	<b>Forest / Recreation</b>
<b>AR, Agriculture Resource</b>	<p>The purpose of this district is to encourage farm production and preserve agricultural lands, which, because of their soil characteristics and other factors, are especially well suited for the growing, raising or production of food and fiber. It is further intended that this district protect productive agriculture lands from uses having a negative impact on them.</p> <p><i>Permitted uses:</i> Agricultural operations, including crop cultivation, pastures, orchards and similar uses, raising of farm livestock, buildings for the storage or housing of machinery, equipment, crops and/or livestock, including accessory structures for such farm operations, Single-family dwellings on parcels one (1) acre or larger, accessory uses.</p> <p><i>Special exception uses:</i> Livestock auction yards, animal slaughter houses, riding stables, commercial kennels and animal hospitals, nurseries for plants and flowers, sawmills, planing mills, veneer mills and other forest industry-related operations, home-based businesses, petroleum and/or natural gas refining operations, transmission and communication towers, feedlots and poultry farms for commercial operations, hunting or wildlife preserves, accessory uses.</p>	<b>Agriculture</b>



Zoning District	Purpose	Future Land Use Plan Designation
<b>B-1, General Business</b>	<p>The General Business (B-1) District is established to provide areas within Allis Township for a variety of commercial developments to serve the needs of travelers, tourists and vacationers as well as the residents in localized areas or along major highways of the Township.</p> <p><i>Permitted uses:</i> Retail establishments, art and craft studios, barber and beauty shops, banks and similar financial institutions, restaurants, bars and lounges, Laundromats, gas stations and auto repair shops, motels, hotels, motor inns, cabin courts, tourist lodging facilities, museums, golf courses, driving ranges and miniature golf courses, sales, rentals and service centers for vehicles, watercraft, and/or mobile homes, professional offices, including clinics, car wash establishments, hospitals, nurseries for plants and flowers, welding shops, uses similar to the above uses, accessory uses.</p> <p><i>Special exception uses:</i> Drive-in theatres, commercial kennels, junkyards, adult entertainment or sexually-oriented businesses, single-family dwellings, churches, campgrounds and RV parks, accessory uses.</p>	<b>Commercial</b>
<b>M-1, Manufacturing</b>	<p>The M-1 manufacturing district is designed to provide sites for manufacturing and wholesale storage, and as a distribution area to retail stores and industrial users. These sites are located along state trunklines and primary or secondary County roads to accommodate traffic volume associated with permitted uses.</p> <p><i>Permitted uses:</i> Wholesale, warehouse or storage uses, truck terminals and distribution centers, pre-fabrication shops, sales offices as an accessory use, service and storage centers for trucks, watercraft, truck trailers and miscellaneous motorized vehicles, outside storage yards for pre-fabrication parts or on-site manufactured items, lumber yards, building material suppliers with prefabrication of wood parts, bottling works, food packaging and freezer plants, welding shops, research and experimental laboratories, machine, plastic and wood shops, petroleum and/or natural gas refining operations, accessory uses.</p> <p><i>Special exception uses:</i> Slaughter houses and/or meat packing houses, junkyards, accessory uses.</p>	<b>Industrial</b>

Zoning District	Purpose	Future Land Use Plan Designation
<b>I-1, Extractive Industry</b>	<p>Activities dependent upon natural resources can often operate more efficiently in close proximity to raw material supply sources. The processing of these raw materials can produce pollutants and, hence, these types of activities are ideally separated from other land uses in the area. Consequently, this district is established to allow extractive uses and at the same time protect surrounding areas from any negative effects of extractive operations.</p> <p><i>Permitted uses:</i> Sand, gravel and limestone extraction, mining, quarrying, processing and related activities, forest industries, including sawmills, planing mills and veneer mills, petroleum and/or natural gas refining operations, accessory uses.</p> <p><i>Special exception uses:</i> Solid waste disposal facilities and landfills, accessory uses.</p> <p><i>Existing Gravel Pits:</i> All gravel and sand pits existing on or before the adoption date of this Ordinance shall be considered to be within this I-1 Zoning District.</p>	<b>No Specific Designation</b>

Zoning District	Min. Lot Area	Min. Lot Width (ft.)	Min. Gross Floor Area (sq. ft.)	Min. Yard and Setback Requirements (ft.)			Max. Height (ft.)	
				Front Yard	Side Yards	Rear Yard	Stories	Feet
<b>R-1</b>	1 acre	105	720	30	10	25	2	30
<b>R-2</b>	12,000 sq. ft.	80	720	30	10	25	3	45
<b>FR</b>	1 acre	105	720	40	15	40	2	30
<b>AR (farm)</b>	10 acres	600	720	40	15	25	2	30
<b>AR (resid.)</b>	1 acre	105	720	40	15	25	2	30
<b>B-1</b>	½ acre	100	N/A	50	15	15	2	30
<b>M-1</b>	1 acre	105	N/A	100	25	50	N/A	45
<b>I-1</b>	9.5 acres	325	N/A	100	50	50	N/A	N/A

\*\*\*Please see Zoning Ordinance and specifically Article XIII for more detailed information and additional requirements. This is just a summary of requirements and not a complete list of all of the requirements.

### RESIDENTIAL DISTRICTS

The Future Land Use Map includes one specific designation for “Residential” while there are two zoning districts designated to residential development: R-1 and R-2. As demonstrated above, the Master Plan did not go into the detail of specifying whether a particular parcel would be better suited for R-1 or R-2 development. This will have to be evaluated by the Planning Commission and Township Board at the time of a rezoning request. Such an evaluation will be determined at that time based on the conditions and trends present in the community at that

time, the location of the proposed rezoning, the services available to support the rezoning at that location, the surrounding development, and the potential impact on the community.

Another important consideration will be the standards in place for the R-1 and R-2 districts at the time of application as well as the vision of the community at that time as presented in this Master Plan. We understand what the Zoning Ordinance and Master Plan say today, but these are not static documents and will change over time. Amendments passed at some point in the future may influence decisions and will need to be evaluated closely.

This Plan shall stipulate that areas designated Residential on the Future Land Use Map and adjacent to the City of Onaway are appropriate for R-2 zoning (adjacent meaning they are within one section of the City limits). Those areas designated Residential located outside of this area should be developed at a lower density and for single-family purposes only, consistent with the R-1 standards.

### **EXTRACTIVE INDUSTRY**

The Extractive Industry zoning district should be evaluated closely for its necessity in the Zoning Ordinance. It would not appear to be necessary as there may be other ways to accomplish the same goal of allowing extractive uses to occur where the resources are present with standards and regulations for such development. By creating a district and not having it on the zoning map or Master Plan, it does not have much effectiveness.

### **ENVIRONMENTAL CONSERVATION**

The Environmental Conservation designation is based on the location of the most sensitive natural features in the Township: wetlands, surface water, sink holes, forest lands, and others. A new district should be created to control development in this area and limit the impacts of land uses on these important features of the community.

Something to consider would be the use of an Overlay District for this area, which would establish an additional layer regulations to designated areas specifically dealing with the protection of the environmental areas. The Overlay standards might include increased setbacks from natural features, limits on land uses, and/or reduced densities.

Because the Environmental Conservation designation is based more on natural features than on existing land uses or property lines, the boundaries of this land use designation do not follow current parcel lines. Therefore, proper application of the designation will need to be clarified in the Zoning Ordinance as standards for this area are developed. In the interim, as lands in this area develop, the goals and principles for the area described within this plan should be applied to such development.

### **ZONING MAP**

The most recent version of the Township Zoning Map should be carefully reviewed and analyzed. The current Zoning Map is inconsistent with the Future Land Use Map in several areas. This is not uncommon, nor is it necessarily a bad thing. We do not need the current zoning to represent our vision for the community in 20 years. However, the concern lies with properties that are zoned for higher intensity development than what is envisioned on the Future Land Use Map. With this zoning, development could occur that would limit the ability to achieve this vision and accomplish the Plan's goals. Such parcels should be identified, the reason for their current zoning determined, and a process to reconcile the difference established.

## **8.7 Summary**

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

## Appendix A Public Input Results

The following minutes are taken from the public input meeting held for the Master Plan where the results of the public survey were reviewed and discussed.

### Planning Commission Survey Results

1) What opportunities are there for jobs in Allis township?

Conclusions: Many persons said little or none, while others pointed at: forestry, agriculture, recreation, Tourism,. Several comments against industrial growth. There were a number of specific suggestions made in regards to possibilities in each category.

2) How do you rate potential for job growth?

Most responses were poor or fair, with one stating, "using imagination would make jobs available."  
25 poor, 6 fair, 1, good.

3) Is it reasonable to anticipate industrial development in next 15 years? What impact, and do we want?

24 no's, 4 yes's and 7 negative impacts and 5 positive impacts. Most of the positive comments were in favor of light industry. lands to our benefit: ie: recreation jobs, for visitors and residents.

4) Leverage State Land for better purposes:

Better accommodations, recreational opportunities, more housing, less government intervention. Have better systems for recreational pursuits.

5) Recreation and job opportunities potential?  
16 poor, 8 fair, 3 good, 5 excellent. Fuel prices, cited as a negative.

6) Better recognition:  
Emphasize natural assets: ie, lakes, woods advertise, nothing, township web sites, “service reps”, pave gravel roads, Leave things alone, festivals events.  
None, 7, remainder, 25 various more positive comments.

7) What development on private lands in South half of township?  
Everything from, “its private, leave it alone” to encouraging more tourism services. Some want no development.  
1/3 want no development, the rest, 2/3, suggested “agricultural tourism” bike trails, recreational, tourism related.

8) Growth and development in next 15 years, type of: where, where not?  
Don't spoil what we have: None, low; minimal restrictions: timber; limit commercial development; closer to town; keep what we have; wait for economy to clarify itself.

Summarizing responses in general, approximately 35 to 40% anticipated little or no development, and what was seen as possible should be kept close to town.

9) Importance of farm and agriculture uses in township.  
3 poor; 5 fair, 15 good, 8 excellent.

10) Unique areas needing special land use considerations.  
Sink holes (7); bike trail, private property no one's business, wild lands left wild, loon lake, (make a township

park) wooded areas, wet lands, waterfront lands, animals and birds, 14 yes, 13 No.

32 responses, 5 non-residents.

Meghan moved, Aaron 2<sup>nd</sup> to submit the above to McKenna. Ayes all, motion carried.

This will be sent to McKenna, he will get back to us, by June. (A special meeting) Third Tues of June, 15<sup>th</sup>.

Kaye moved to adjourn, 9:08 PM. Meeting adjourned. Carol Latsch, Secretary.

Greg's Email is [gmilliken@mcka.com](mailto:gmilliken@mcka.com) web:  
[www.mcka.com](http://www.mcka.com)

See written stuff for actual meeting info.

# Appendix B

## Public Input Survey

The following is a copy of the public input survey that was distributed to residents of the Township.

**ALLIS TOWNSHIP PLANNING COMMISSION  
MASTER PLAN UPDATE  
PUBLIC INPUT SURVEY**

Name \_\_\_\_\_ **Allis Township Resident**      Yes      No

1.      What opportunities are there for job growth in Allis Township?  
         Comments
  
2.      How do you rate the potential for job growth?  
  
         Excellent                      Good                      Fair                      Poor
  
3.      Is it reasonable for Allis Township to anticipate or plan for industrial development in the next 15 years?    Yes    No      If so what impact would that have on the character of the community and is that something that we want?    Positive impact    Negative impact  
         Comments
  
4.      The majority of the Township is open space or state land and is used for recreational purposes. How can we better leverage these resources to create recreation oriented jobs and bring residents and visitors to the township? Comments
  
5.      How do you rate the potential for recreation oriented jobs and opportunities in Allis Township?  
  
         Excellent                      Good                      Fair                      Poor
  
6.      What can Allis Township do to be better recognized?  
         Comments
  
7.      How much and what type of development should be planned for on the private lands in the south half of the township?  
         Comments
  
8.      What type of growth or development, if any, should be anticipated over the next 15 years and where should it be directed? Where should it NOT be directed?  
         Comments



9. How do you rate the importance of the agricultural and farm land uses in Allis Township?

Excellent                      Good                      Fair                      Poor

10. Do you feel that there are areas in Allis Township that are unique and should receive special land use considerations? YES (Please Identify \_\_\_\_\_ )  
NO Comments

**Please respond as soon as possible to the address on the back and or attend the public input meeting on  
April 27, 2010 at the Allis Township Hall between 4:00 - 8:00 P.M.**

## Appendix C

### Resolutions of Adoption

The following pages contain the resolutions of adoption from the Township Board. The first is the Resolution adopted by the Board providing the Board with the authority to adopt the Master Plan. The MPEA gives the power of adopting the Master Plan to the Planning Commission unless such authority is taken by the Board by resolution, which is done here.

The second resolution is the Resolution to Adopt the Master Plan, which was subsequently passed by the Board once they were provided the authority to do so.

**Resolution to Provide Authority  
For Adoption of Master Plan**

**Allis Township Board of Trustees  
Presque Isle County, Michigan**

Motion by Cary Tollini Second by Wayne Berry

WHEREAS, the Michigan Planning Enabling Act, Public Act 33, of the Michigan Public Acts of 2008, as amended, requires the Planning Commission to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township; and

WHEREAS, the Commission has prepared such a plan, including maps, tables, and descriptive matter, with the latest draft dated December 14, 2010; and

WHEREAS, the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, gives the Township Board the authority, upon passage of this resolution, to assert the right to approve or reject the plan; and

WHEREAS, the Board has worked closely with the Commission throughout the development of the Master Plan and has a thorough understanding of the steps and decisions that resulted in the final document;

**NOW THEREFORE BE IT RESOLVED:**

THAT, the Board of Trustees for Allis Township, Presque Isle County, Michigan, hereby asserts its right to approve or reject the proposed Master Plan for the Township upon recommendation from the Planning Commission.

THAT, this approval shall be the final step in the approval process of the Master Plan.

**ALLIS TOWNSHIP BOARD OF TRUSTEES**  
Allis Township, Presque Isle County, Michigan

ADOPTED: Ayes: All Nays: none Absent: ---

Date: 2/2/11

Mark Dean - yes; Ray Eisenberger yes; Cary Tollini yes.  
Wayne Berry - yes; Carla Libby - yes.

Cary C. Tollini  
Supervisor

Date: 2-2-2011

Carla Libby  
Clerk

Date: 2/2/11

**Resolution of Adoption of Master Plan**

**Allis Township Board of Trustees  
Presque Isle County, Michigan**

Motion by Mark Dean Seconded by Wayne Berry

WHEREAS, the Township Planning Enabling Act, Public Act 33, of the Michigan Public Acts of 2008, as amended, requires the Planning Commission to make and adopt a master plan for the physical development of the township; and

WHEREAS, the Commission has prepared such a plan, including maps, tables and descriptive matter dated December 14, 2010; and

WHEREAS, in the preparation of the Master Plan, the Commission has made careful comprehensive studies and analyses of present conditions and future needs of the township; and

WHEREAS, the Commission, on December 8, 2010 held a public hearing in accordance with the procedures of Public Act 33 of 2008, as amended;

WHEREAS, the Commission has considered all comments at the public hearing and discussed in detail each concern raised by the public and the surrounding municipalities;

WHEREAS, the Township Board of Trustees has by resolution asserted the right to approve or reject the plan; and

WHEREAS, the Planning Commission unanimously recommended approval of the Master Plan at their January 18, 2011 meeting.

NOW THEREFORE BE IT RESOLVED:

THAT, the Board of Trustees of Allis Township, Presque Isle County, Michigan hereby adopts the Master Plan, dated December 14, 2010, in its entirety.

THAT, the Township Supervisor and Clerk shall record this action in the Master Plan by their identifying signatures.

**ALLIS TOWNSHIP BOARD OF TRUSTEES**  
Allis Township, Presque Isle County, Michigan

ADOPTED: Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_ Date: 2-2-11

*motion by mark dean supported by wayne berry  
2nd by Wayne Berry - yes, Carl Bellini - yes, Ray Ellenzweig - yes, Mark Dean - yes.*  
Carl Bellini  
Supervisor Date: 2-2-2011

Carla Libby  
Clerk Date: 2-2-11



**McKenna Associates, Incorporated**  
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Phillip C. McKenna, AICP, PCP .....President  
Gregory E. Milliken, AICP .....Project Manager  
Sabah Aboody-Keer.....GIS Production







