ALBERT TOWNSHIP

COMPREHENSIVE PLAN

Prepared by the Northeast Michigan Regional Planning and Development Commission for the Albert Township Planning Commission, Albert Township, Montmorency County, Michigan. September 17, 1975.

Northeast Michigan Region

The Northeast Michigan Regional Planning & Development Commission

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September 17, 1975

Albert Township Planning Commission
Albert Township, Michigan

Members:

We are pleased to submit the Albert Township Comprehensive Plan.

Intended as a guide for future development of the township, this plan is based on an extensive inventory of the social, economic, institutional and physical characteristics of Albert Township. The desires of the community for its future growth have been analyzed and goals, objectives and policies have been formulated commensurate with these characteristics and desires.

The Comprehensive Plan is by no means an end product. The success of the plan, the realization of its concepts, can be assured only if the township actively pursues the goals included within.

Very truly yours

Howard L. Anderson
Chief Planner

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Intern Planner

JNE/cm

ACKNOWLEDGE

No plan of this scope would be possible without the combined efforts of a variety of people in different capacities. It is not possible to list all of those who have contributed to the formation of this text, but the following have provided their time, efforts and interest in the planning process

Albert Township Board

William Moore — Florence Moline
Kenneth Rinke — Raymond Hyek
Gene Thorton

Albert Township Planning Commission

David Paffi — Eugene Haase
Jon Rise — John Righi
William Heine — Bud Jones
Cal Boyle

These men have spent many hours of their time involved in the planning process for the township.

Other individuals who have contributed their efforts include Mrs. Robert Hanna, who provided the historical background of Albert Township, Pat Bolser of the Montmorency County Abstract Office who helped compile plot records for the land use map, and the staff of the Northeast Regional Planning & Development Commission who have provided extra efforts in the establish-Ment of this document.

To the above - many thanks and accolades for a superlative task.

This document was prepared under the supervision of John Evers, under sub-contract to the Northeast Michigan Regional Planning & Development Commission.

TABLE OF CONTENTS

Letter of Transmittal i
Acknowledgements. ii
Table of Contents iii
Maps. iv
Tables. v
Figures v

Introduction. 1
History 9
The Pase Planning Approach. 12
Activities. 32
Services. 58
Environment 85
Goals, Objectives, Policies 108
Goals 110
Objectives
- Population 111
- Local Government 114
- Economic Objectives. 116
- Residential Land Use 120
- Commercial Land Use. 123
- Industrial Land Use. 126
- Community Facilities 131
- Transportation 132
- Health & Welfare 135
- Education. 137
- Environment. 139
- Utilities. 141

Future Land Use 143
Implementation. 152

MAPS

1	Regional Setting.	4
2	Northeast Michigan Region	5
3	Albert Township General Land.	34
4	Recreation Areas.	44
5	Proposed 40 Acre Park Facility.	45
6	500 Mile Primary for Great Lakes Tourism.	48
7	Major Transportation Routes in Northern Lower Michigan.	54
8	Existing Circulation System	55
9	Region 9 - Railroads, Airports & Ports.	57
10	Media Available to Albert Township.	60
11	Average Well Depth of Groundwater	65
12	Typical Ranges in Industrial Yields	67
13	Proposed Sewer Service Area	68
14	Lewiston Vicinity Storm Water Runoff Problem Areas.	70
15	Albert Township Sanitary Landfill	72
16	Public Health District 4.	75
16	Mental Health District 3.	75
17	Lewiston Health Clinic.	77
18	Region 2 - Department of Social Services.	78
19	Public & Semi-public Community Facilities - Lewiston Area	80
20	Johannesburg-Lewiston Area School District.	82
21	Cheboygan-Otsego-Presque Isle Intermediate School District.	84
22	Community Colleges in Region 9.	84
23	Normal Annual Precipitation Rate for 1940-69.	86
24	Average Rate of First Temperature of 32° or Lower in Fall	86
25	Albert Township Geologic Features	89
26	Approximate Boundary of Niagaran Reef Oil & Gas Fields.	90
27	Albert Township General Slope	92
28	Albert Township General Soil.	94
29	Albert Township Slope & Soil Conditions	99
30	Albert Township Areas of Potential Residential Development.	102
31	Northeast Michigan Region - Unique Wildlife Areas	105
32	Albert Township Proposed Residential Land Use	146
33	Lewiston Area Proposed General Commercial & Office Use.	147
34	Albert Township Future Industrial-Extractive Land Use	148
35	Albert Township General Proposed Land Use	151

TABLES

I	Migration Patterns	15
II	Percentage Increase in Projected Population.	15
III	Percentage of Total Population 1960.	19
IV	Percentage of Total Population 1970.	20
V	Occupational Characteristics	21
VI	Employment Activity Characteristics.	21
VII	Educational Characteristics of Persons 25 & Over	23
VIII	Employment	26
IX	Housing Units By Year Structure 1970	35
X	Overcrowding	38
XI	Suitability of Soil Types for General Farming & Forestry	95
XII	Degree of Limitation for Recreational Use.	96
XIII	Degree of Soil Limitation for Residential Development.	98
XIV	Inventory of Game Species - Montmorency County	106

FIGURES

2	Population Distribution 1960	18
3	Population Distribution 1970	18
3	Permanent - Seasonal Residents	31
6	Land Use Distribution.	33

INTRODUCTION

What is a Comprehensive Plan?

Any composition of people living in an area to form an identifiable community logically want to see that community develop in the best manner possible. In order to accomplish this, it is desirable to have broad guidelines incorporated in a written document which attempts to analyze the community, its prior development and the peoples' needs and desires for the future. This is what this comprehensive plan does. It expounds upon those elements pertinent to the character and condition of Albert Township and synthesizes these components with the health, safety and welfare needs of the townships' residents. The result is a product the people of Albert Township can utilize in formulating their future physical, social and economic development.

Legal Jurisdiction

This comprehensive plan was developed under the jurisdiction imparted to the Albert Township Planning Commission by the Michigan Township Planning Commission Act (Act 168, P.A. 1959, as amended). One of the primary purposes of Act 168 is to provide for the health, safety and welfare of the townships' citizens by encouraging the wise allocation of existing resources "in accordance with their character and adaptability".

Rationale of a Comprehensive Plan

The comprehensive planning process is a rational means of meeting this

responsibility, while at the same time, allowing the people of Albert Township to guide the growth of their area. The comprehensive plan is an official public document adopted by a local government as a policy guide to decisions about the physical development of the community. It is not legally binding on anyone but as a general development guide, it can indirectly determine local regulations and actions; such as, zoning which does have legal substance.

In addition to enabling the township to logically control its resources and rate of growth, the adoption of a general plan is looked upon favorably by private industrial and commercial interests seeking new locations, state and federal agencies concerned with community aid and local development programs, and potential residents in search of an orderly and desirable area to live.

The word "comprehensive" denotes not only the physical, but also the social and economic development of the township. Since these three elements of the area cannot exist independently of each other, this document will consider them in light of their relation to one another.

Regional Description

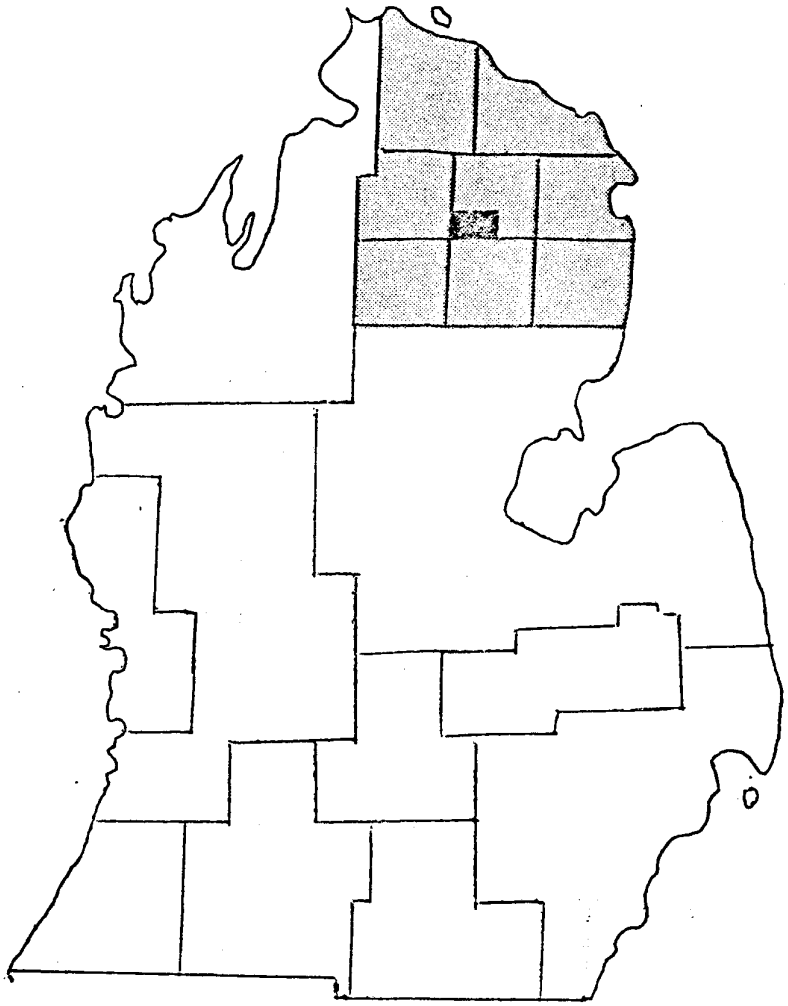
Every jurisdiction is part of a larger entity which, to a greater or lesser degree, affects its operation and development. Consequently, Albert Township needs to be set in the perspective of the region and county in which it is located and should take into consideration the overall development plan for the region. The Northeast Michigan Region

consists of eight counties in the northeast section of the state (see Maps 1 & 2) incorporating 3,256,649 acres (5,088 sq. miles), of which 3,078,000 acres (96%) is land surface and 122,000 acres (4%) is inland water surface. From the higher elevation of the western edge, the terrain gently slopes toward Lake Huron, giving way to flatlands on the eastern boundaries. Water resources include numerous lakes and streams within heavily forested areas, as well as important watersheds; such as, the AuSable, the Pine, the Ocqueac, the Thunder Bay and the Cheboygan.

The region is primarily dependent upon its land and water resources. From the advent of the lumbering industry which influenced the location and development of populated areas and reached its peak by 1910, through the utilization of cleared land for agricultural production and the decline of this activity because of the short growing season, to the present increase in small industries and tourism, the natural amenities of the area have been the major sustainers of the population

Approximately 94,000 people resided in the region in 1970. This is the result of a steady population increase since 1930; although between 1950 and 1960, there was a net outmigration rate of 1.4%. From 1960 to 1970, however, the region experienced a net inmigration of 2.5%, indicating an increased popularity in the area. It is felt that the majority of this increase can be attributed to an influx of older, retired persons returning to Northern Michigan after spending their productive years in the larger urban areas of the southern part of the state. On the other

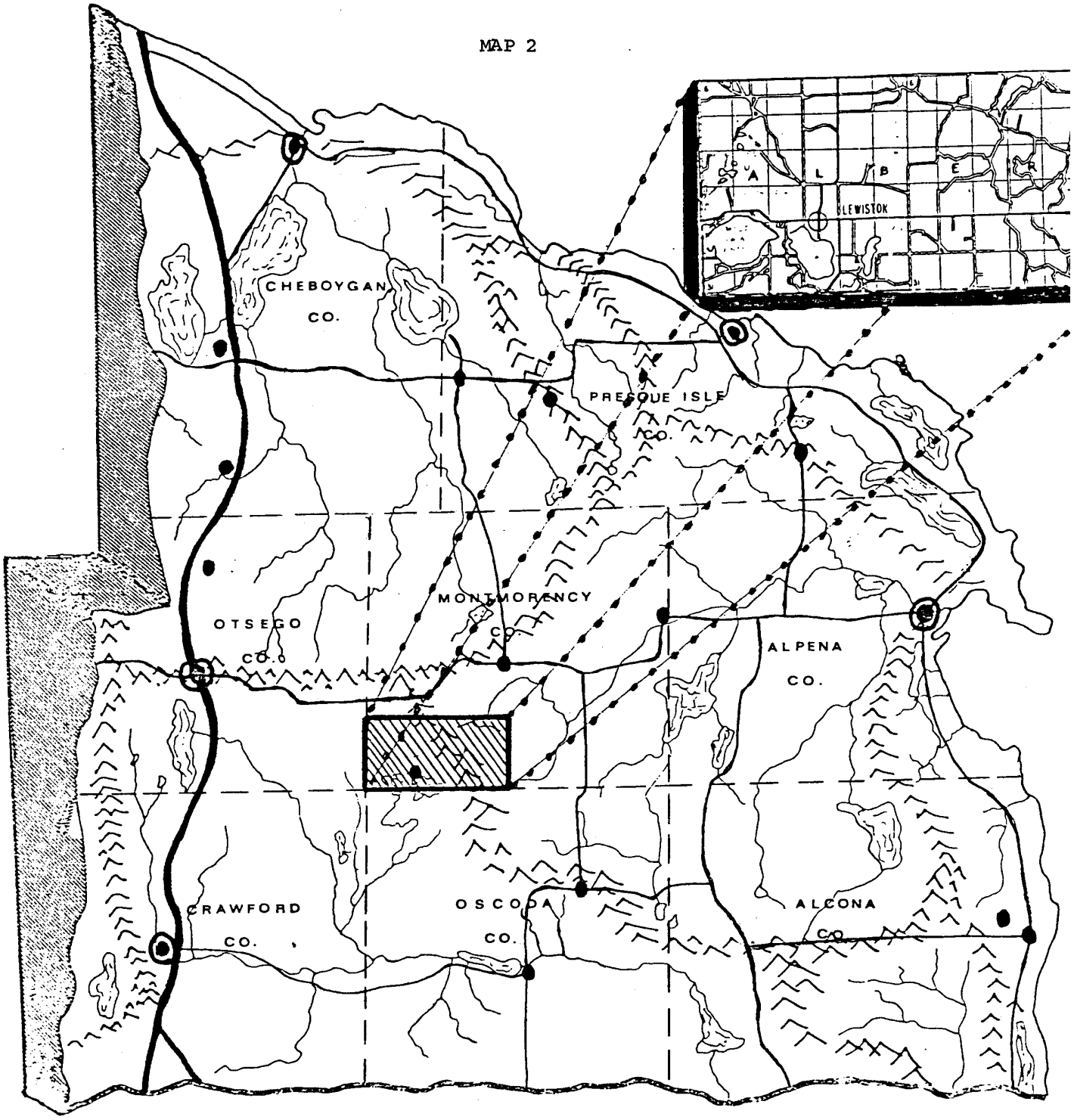
MAP 1



REGIONAL SETTING

REGION NINE

MAP 2



NORTHEAST MICHIGAN REGION

—FREEWAY
—PRIMARY ROADS
⊙ PRIMARY CENTERS
• SECONDARY CENTERS

hand, a large proportion of outmigration can be traced to younger people seeking jobs in these urban areas.

Regional Goals

Regional goals include the promotion of population growth while decreasing outmigration; economic stabilization through diversified employment opportunities, reduction of dependence upon public assistance, and improvement in the level of working skills; the provision of adequate educational, health welfare, and other public services; the promotion of independence among local governmental units while maintaining liaison in programs of regional development; balanced recreation and tourism growth; quality housing for all residents; development of a comprehensive transportation system; efficiently serving the regions' residents while encouraging industrial and tourism activities, adequate delivery of utility services, the preservation and enhancement of environmental resources, and the development of necessary attitudes and programs for the provision of a quality environment.

County Description

Montmorency County, in which Albert Township is located, contains 555 sq. miles with approximately 97% of the area as land surface and 3% inland water.

As with the remainder of the region, the county's early development and growth can be attributed to the proliferation of lumbering activity. A

railroad network was constructed to facilitate the transportation of timber, and was subsequently abandoned with the decline of the lumbering industry in the first half of this century.

Farming has been rather limited in the county and today remains secondary to lumbering. Commercial forests comprise 81% of the county's land area making recreation as well as timber the two primary land uses.

From 1959 to 1967, earnings in agriculture decreased 102% - the greatest decline in the region. Earnings in manufacturing, on the other hand, increased 602% during the same period - the highest proportional increase in the region. From 1970 to 1975, Montmorency County employment figures reflected the greatest increase in all categories in the region; a 69.2% increase in the labor force; a 37% increase in the number of persons employed; manufacturing employment displayed the greatest growth rate in the county - an 84.6% increase from 1970. On the other hand, unemployment climbed in March 1975. These figures indicate the county's trend toward greater manufacturing activity.

Urbanized land comprises only 0.4% of the entire area and as of 1973, approximately 5,900 year-round residents lived in the county,* a density of 10.65 people per square mile. Net migration into Montmorency County between 1960 and 1970 was 15.5% of the 1960 population, compared to 2.5% for the region and 0.3% for the state, indicating a movement pattern into more rural, recreational areas.

* Population Projections of Counties in Michigan; pub. by the Planning and Policy Division, Bureau of the Budget, Dept. of Management & Budget. 1974

Coordination with Planning Commission

The Albert Township Planning Commission, realizing the necessary benefits derived from the development of a comprehensive plan, has worked in close association with the staff of the Northeast Michigan Regional Planning and Development Commission in the preparation of this document.

The Commission and staff, in foreseeing the need for purposeful and rational control of the township's future development, intends to more efficiently discharge its governmental functions and social obligations, improve the overall economy of its jurisdiction while concurrently utilizing the area's natural resources in the most beneficial manner possible, and provide the townships' residents, permanent and seasonal, with the highest quality of living environment possible.

The goals, policies, and objectives for future development of Albert Township are the result of a series of sessions during a three month period in which the various social, physical and economic components of the township were analyzed and placed in proper relationship to one another to achieve an objective and fairly comprehensive perspective of current and projected conditions.

The characteristics of any living environment are predicated upon the people and activities which occurred in the past and contributed to its present identity. Consequently, a brief analysis of the history of Albert Township will provide an insight into those components which combine to shape the locality into what it is today.

HISTORY

The history of Albert Township is primarily the history of the village of Lewiston. Because the village of Lewiston and the Twin Lakes area contain the majority of the townships' residents, the cultural character of Albert Township is heavily associated with events which occurred in this more heavily populated area.

Lewiston was plotted by the Michelson-Hanson Company in 1891 and named after Lewis Jenson, a company officer. Buildings were constructed at this time and a saw mill began operation in April of 1892. A second operation, the Kneeland-Bigelow Lumber-mill was initiated by two officers of the Michelson-Hanson Company and by the turn of the century, the village population grew to approximately 800 with the two mills employing 150 men and as many more employed in the woods. The annual payroll at this time amounted to $70,000 and freight costs for shipping lumber rose to $80,000 per year.

A network of narrow gauge railroad tracks transported logs into Lewiston and dumped them into East Twin Lake for temporary storage. These logs were brought in from seventy lumber camps and the entire area north of East Twin Lake up to the village was used as a storage yard for logs.

Pine was harvested without adequate reforestation and was depleted after a few short years. By 1911, the mills closed and some of the existing

houses were moved out of town to farmlands. Others became dilapidated and two major fires (one in 1914 destroying the east side of Kneeland Street and another approximately two years later demolishing the west side of the same street) ruined most of the commercial establishments. Prior to this time the two lumber mills, when in operation, supplied electricity to the business area and lakewater for fire protection.

After the termination of activity in the mills, hardwoods were harvested in the township and sent to Grayling via train, where they were further transported to Bay City for milling. 1929 marked the end of this phase of lumbering activity in the township.

The Michigan Central Railroad served the Lewiston area as a lumber shipper from 1892 to 1932 when the rail spurs between Grayling and Lewiston were pulled. Subsequently, the individual companies involved in lumber production bought their own land for harvesting.

In its "heyday", Lewiston contained five hotels and seven saloons to accommodate the lumberjacks working in the vicinity. The Congregational Church (United Church of Christ) was constructed in 1892 and is the only building in town with one continuous identity.

Agriculture has always played a limited role in the economy of the township. During the 1890's, the Home Colony Company, a land-promotion corporation from Wisconsin, sold parcels for small farming operations. Red clover and potatoes were grown until the land became depleted and

the railroad, which shipped potatoes as well as lumber, ceased operations in 1932. Currently, there is no commercial agricultural production within the township.

Tourism began to develop around 1935. By this time the land was reforested, contributing to the attractiveness of the locality and the subsequent increase in recreation and tourism. Today these are the major economic forces in the township. Other important contributors to the local economy are building trades and a few small manufacturing industries.

Today the township has a substantially greater propulation (approximately 5,000 permanent and seasonal residents) than it sustained in its lumbering era. Lewiston supports about 60 places of business, has three churches, a K-12 school district, bowling alley, curling and ski clubs, various service organizations and several resorts surrounding East and West Twin Lakes and Little Wolf Lake.

The history of Albert Township, then, shows a chronological progression from fairly intense lumbering activity, to very limited farming, to a steady increase in residential, recreational, service and industrial activity.

THE PASE PLANNING APPROACH

A variety of methodologies may be used in the formulation of a comprehensive plan. Some approaches are more applicable than others to a specific locality and others are fairly general in their adaptability. The PASE approach, formulated by the Northeast Michigan Regional Planning and Development Commission, falls in the latter category and is the one used in this plan.

PASE (People, Activities, Services, Environment) refers to the classification of major elements in the analysis of Albert Township. It is a way of looking at the townships' social, institutional, economic, physical and environmental features and processes. An important phase of this analysis, and one utilized by the Albert Township Planning Commission, is the establishment of a matrix, or grid, to clarify the results of interactions between these elements. In this manner, the effects of an action pertaining to one element (e.g. increased housing) are clearly seen in relation to other elements (e.g. increased property tax revenues or need for more classroom space). Those effects which are desirable can be emphasized and those deemed undesirable can be limited or abated. In many instances, therefore, trade-offs have to be made in arriving at the optimal combination of policies the township may adhere to.

Combining the PASE data which objectively defines the characteristics of the township, the matrix interaction approach and the desires and insights of the townships' representatives, goals, objectives and

policies are then prepared which reflect these characteristics and attitudes. This approach is, therefore, oriented toward the adoption of a realistic and viable guide to the future development of Albert Township.

PEOPLE

PEOPLE

POPULATION

The character, identity and general atmosphere of an area is determined by the combination of its people and natural environment and the inter-relationships occurring between these basic elements. Since man has an inherent capacity to define and change his physical environment to suit his immediate and long-range needs, it is important to analyze the human functions occurring in the township. These activities and characteristics of the townships' residents are established for the maintenance and improvement of their living conditions.

A - Migration Patterns & Projections

Migration in and out of Albert Township represents two major socio-economic characteristics, the number of people entering or leaving the township, which contributes to the determination of future population statistics, and the general origins of those entering the area, helping to formulate a broad, rational theory of the economic structure of these migrants. As Table I indicates, a substantially greater proportion of new residents migrate to the area from different counties (probably from counties in the southern section of the state). It can be logically concluded that these people are either seasonal residents who can afford the higher costs of living in the area or permanent residents willing to forego the higher wages to be found in more populated centers of the state.

TABLE I

MIGRATION PATTERNS - PERSONS 5+ BY 1965 RESIDENTS*

	% of Total
Same House - 554	59%
Different House - Same County - 133	14%
Different County - Same State - 238	25%

* Source: 1970 US Census - Fifth Count Summary Tape

TABLE II

PERCENTAGE INCREASE IN PROJECTED POPULATION

	1960-70	1970-80	1980-90	1990-2000
Permanent	170%	58%	29%	22%
Seasonal	7%	58%	29%	22%
Total	42%	58%	29%	22%

Population projections for the township simulate the most logical and rational patterns of growth up to the year 2000 and in this contest, circumscribe the elements included in the plan.

To attempt to predict future population for the township is precarious at the least. The results depend upon a combination of past events and a logical prediction of future national, state and regional trends.

The current and projected population figures displayed in the trend lines of Figure 1 are based upon 1974 unit service data supplied by the Presque Isle Electric Co-op. Taking into consideration the current energy situation and the subsequent propensity to limit seasonal and week-end travel to areas within a short distance of home, more leisure time for the working class, and the increasing tendency of people (including young adults with families) to leave urban areas and adopt more rural lifestyles, these projections are considered to be the most realistic.

Table II denotes the percentage increase projected during each ten year interval within the planning period for the permanent and seasonal sectors. As clearly indicated, the projection assumes an equal proportional increase in both sectors. These high projection rates are reinforced by the Northeast Michigan Regional Planning

and Development Commission's forecast that Albert Township will experience the largest proportional increase in population in the county between 1970 and 1990.

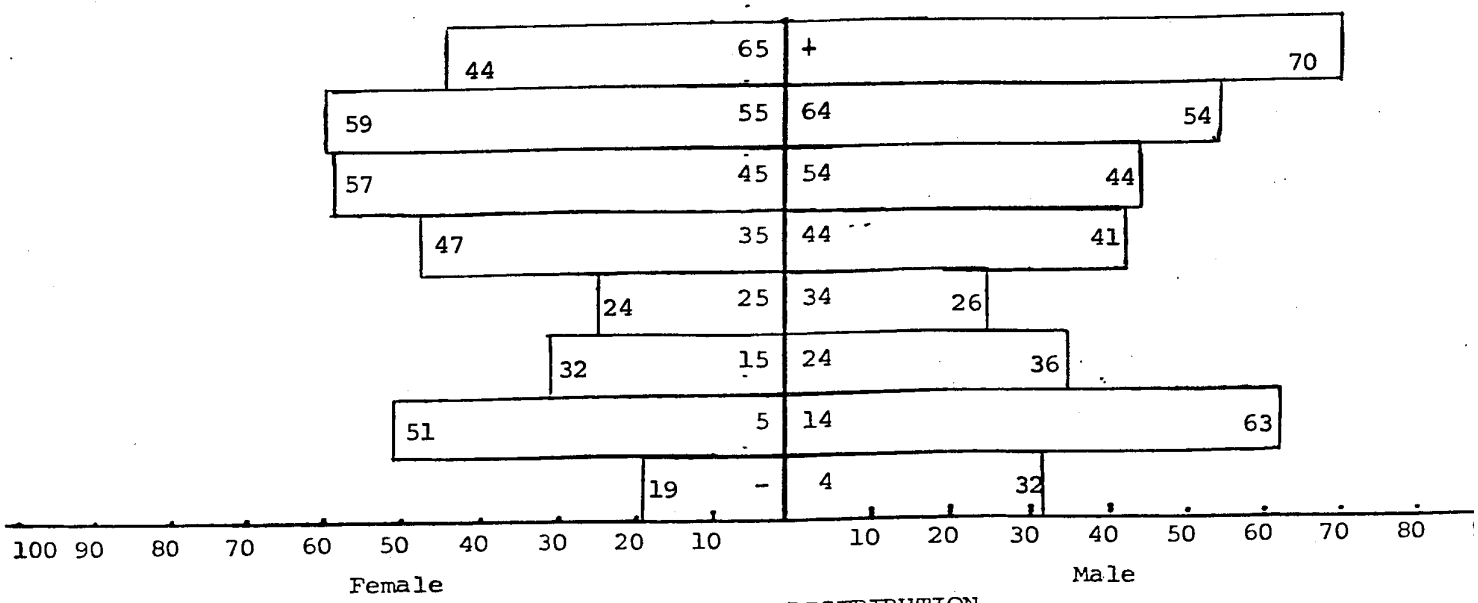
Because of lower national birth rates, the greater percentage of this population growth in the township will more than likely be a result of migration into the area. These migration and population projection factors reiterate the need for Albert Township to optimally accommodate a sizable increase in diverse human needs and their expected impacts through proper planning and implementation.

B - Age

The median age of the residents of Albert Township in 1970 was 40.8 years (42 years for the female population and 39 years for the male population). This compares with a county median age of 36.3 and a regional median of 28.3 years, indicating a propensity for older, retired people to migrate to the township and the younger productive age groups to leave the area for jobs elsewhere.

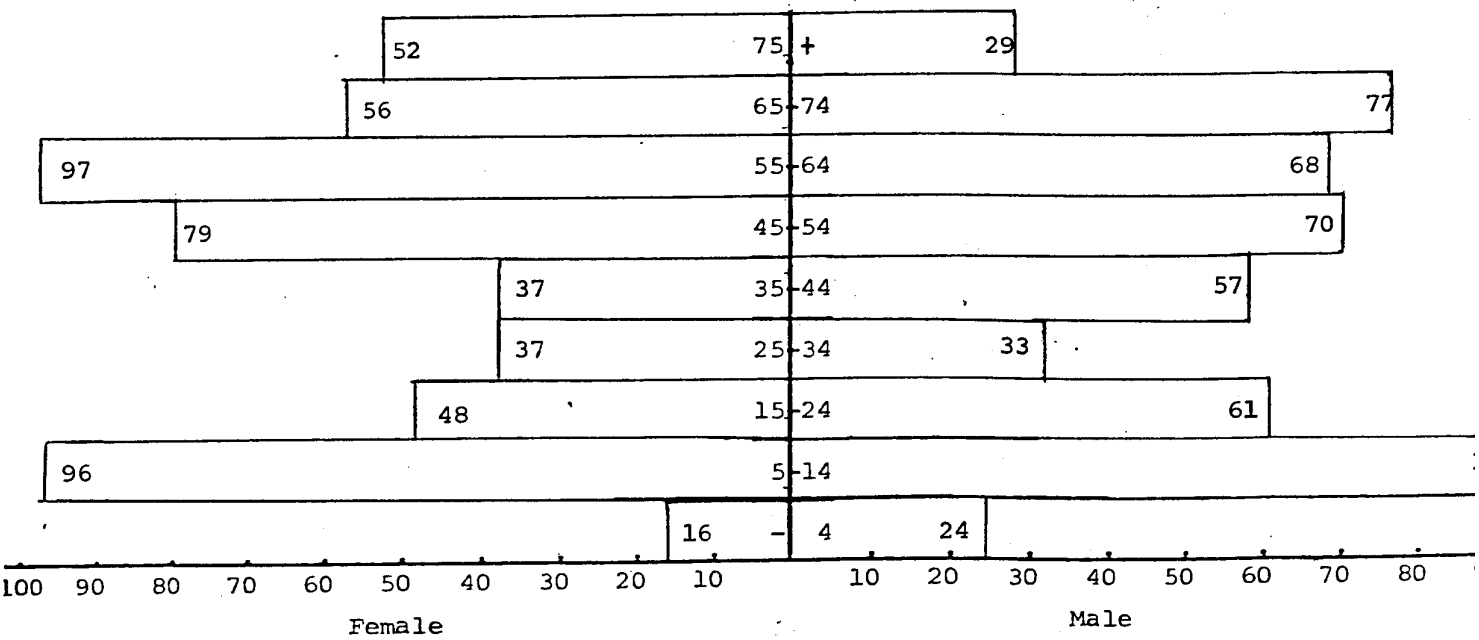
This phenomenon is further substantiated by Figures 2 & 3, which display the population pyramids for Albert Township for 1960 and 1970. There is clearly a substantial contraction of 15 to 34 year age groups and a continual expansion of the 35 to 64 year age distributions.

FIGURE 2



POPULATION DISTRIBUTION
ALBERT TOWNSHIP - 1960

FIGURE 3



POPULATION DISTRIBUTION
ALBERT TOWNSHIP - 1970

Compared with the county and region (Tables III & IV for 1960 and 1970), Albert Township shows a predominantly smaller percentage of younger age groups, including those in the productive years, between the ages of 0 to 44 years. There concurrently exists a relatively higher percentage of older people (45+) in the township than the county or region.

TABLE III

AGE - GROUP PERCENTAGE OF TOTAL POPULATION 1960

Age Group	Albert Township	County	Region
4 & under	7%	10.2%	12.8%
5 - 14	16%	20.6%	21.6%
15 - 24	9%	12.0%	12.0%
25 - 44	19%	20.1%	26.6%
45 - 64	30%	24.1%	19.3%
65 & over	16%	13.0%	8.0%

TABLE IV

AGE - GROUP PERCENTAGE OF TOTAL POPULATION 1970

Age Group	Albert Township	County	Region
4 & under	3%	6.7%	8.5%
5 - 14	19%	20.6%	23.4%
15 - 24	10%	13.3%	15.1%
25 - 44	15%	17.8%	21.1%
45 - 64	29%	25.7%	20.8%
65 & over	20%	15.8%	11.3%

These statistics indicate two cogent needs of the township:

1. To attract productive, younger age groups to the area
2. Provide adequate services to meet the needs of the older, retired residents of the community.

C - Occupation

The working population of the township consists primarily of service, operative and kindred workers. These groups compose approximately 39% of the total employees in the township.

The vocational composition of the Albert Township can be seen in Table V, comparing the occupation characteristics of the township with those of Montmorency County.

TABLE V

OCCUPATIONAL CHARACTERISTICS

Employment by Occupation	No. in Township	% of Labor Force	County	% of Labor Force
Professional, technical, and kindred	35	10	141	9
Farmers, farm managers	5	1	73	5
Managers, officials & proprietors	36	10	156	11
Clerical and kindred workers	17	5	99	7
Sales workers	23	7	69	4
Craftsmen, foremen & kindred workers	35	10	266	18
Operators & kindred workers	71	21	300	21
Service workers (inc. private households)	60	18	200	14
Laborers (except farm & mine)	24	7	102	7

TABLE VI

EMPLOYMENT ACTIVITY CHARACTERISTICS

Employment by Industry	No. in Township	% of Labor Force	County	% of Labor Force
Construction	44	11	179	9
Manufacturing	74	19	417	23
Durable Goods	65	17	399	22
Transportation	17	4	41	2
Wholesale & Retail Trade	98	26	316	17
Finance, Insurance, Business & Repairs	10	2	58	3
Other Professional & Related Services	21	5	59	3
Educational Services	9	2	114	6
Public Administration	12	3	69	3
Other Industries	21	5	145	8
Communications, Utilities & Sanitary Systems	0	0	14	0

Source: 1970 US Census. Fifth Count Summary Tape

The township has the same general composition of professional and technical workers, managers, officials and proprietors as the remainder of the county. However, it retains a lower percentage of craftsmen and foremen. This particular combination of professions in Albert Township reflects the predominance of the wholesale and retail trade and manufacturing industries (particularly, Lewiston Lustre). (See Table VI.) The overall analysis seems to indicate a need for economic opportunity for skilled labor (craftsmen) and there seems to be a reliance upon the retail trade industry, which utilizes unskilled and semi-skilled personnel.

D - Education

The educational composition of the residents of Albert Township is an important element in defining its cultural and economic status at any point in time. The creativity, ingeniuty and comprehensive knowledge of the population of the area, as well as, its ability to attract desirable economic activities, is related to educational endeavors.

Table VII exhibits the completed education levels of the working age population for the township and the county.

TABLE VII

EDUCATIONAL CHARACTERISTICS OF PERSONS 25 & OVER

Age Group	Education	Years of School Completed	Albert Township	Montmorency County
25 - 44	Elementary	1 - 7 Years	17	28
		8 Years	7	111
	High School	1 - 3 Years	16	154
		4 Years	106	495
	College	1 - 3 Years	10	62
		4 Years	8	63
45 - 54	Elementary	1 - 7 Years	-	23
		8 Years	35	147
	High School	1 - 3 Years	26	122
		4 Years	69	228
	College	1 - 3 Years	14	41
		4+ Years	5	12
55+	Elementary	1 - 7 Years	48	340
		8 Years	107	518
	High School	1 - 3 Years	83	291
		4 Years	128	286
	College	1 - 3 Years	13	100
		4+ Years	-	43

Source: 1970 US Census - Fifth County Summary Tape

Thirty-one percent of Albert Township's population over 25 had only an elementary education in 1970, compared to 36% for the county. Of all people age 25 and over in the township, 62% had terminated their education during or after high school, whereas 50% had done so in the county. Seven percent of all those 25 and over in the township have had some college experience, and 9% of this age category in the county had attended college. While 1% of those 25 and over in the township were college graduates, 3% of the county's 25+ population had college degrees.

These statistics direct attention to the fact that a smaller percentage of the townships' residents over 25 had terminated their education during or after elementary school than their cohorts in the county. Subsequently, compared to the county, a larger proportion of the townships' residents in this age category had a high school education. Montmorency County, however, contained a relatively greater ratio of college educated citizens. While the township had a greater percentage of high school graduates, the county retained a greater relative share of college graduates.

In attempting to improve the socio-economic status of the township and became competitive with the remainder of the county in luring professional activities into the township, the need to upgrade skills and professional capacities are of primary importance.

ECONOMY

The economic characteristics of the township can be depicted by an analysis of employment, income and entrepreneural activity.

Industrial, commercial, service and recreational endeavors determine the opportunities for employment and subsequent income levels. Referring to Table VI, retail trade oriented primarily to seasonal and recreational operations, is the largest employer in the township. Lewiston contains the majority of this type of activity including several grocery stores, drug store, general store, lumber yard a number of restaurants and gasoline stations, as well as a variety of smaller unrelated retail businesses.

Manufacturing, particularly of durable goods, is the second largest employment category. The major employer in the township is Lewiston Lustre, manufacturer of automobile trim, whose employment rate more or less fluctuates according to the production activity of the major auto manufacturers.

The current number of employees at Lewiston Lustre stands at approximately 120, of which 60% are female. Other industrial operations include several small lumber mills and wood pallet manufacturers, a special machinery production plant, a countertop manufacturer, and sand and gravel extraction and hauling operations.

Other activities in the township which require professional experience include the Lewiston State Bank, several real estate and insurance agencies, legal services and educational instruction.

Although there is a substantial variety of services and employment opportunities available in the area, the provision of merchandise, as well as manufacturing and professional services is not as adequate as can be found in other nearby larger communities. As a result, residents or vacationers in the township often travel to these primary centers to secure those provisions and services which cannot be found in Albert Township. This phenomena has an effect upon the capacity of the township to adequately employ its own residents and offer competitive incomes. The 1970 unemployment rate for the township was lower than that for the county and region. (See Table VIII)

TABLE VIII

	Albert Township	Montmorency County
Male Employed	207	965
Unemployed	11	84
% Unemployed	5	8
Female Employed	99	447
% Unemployed	10	15

EMPLOYMENT

Percent of Labor Force unemployed: Township - 6%
County - 10.6%
Region - 10.4%

Source: 1970 US Census Fifth Count Data

Individual and family incomes in the township for 1969 were fairly similar to those in the county and region. The median per capita income for the township during that period was $2,341.00, while the county's was $2,294.00 and the region's was $2,678.00. The median family income level for the township in 1969 was somewhat less than the county or region; whereas, Albert Township sustained a $5,600.00 median, the county's level was $5,851.00 and the region maintained a median of $7,470.00. (Source: 1970 US Census Fifth Count Summary Data.) These lower income figures for the township reflect the predominance of small businesses which can not afford to offer competitive wages, as well as the absence of a skilled and professional labor force.

There were forty-one families in the township in 1970 below poverty level and with no public assistance, while at the same time, nine families required public assistance to climb above poverty level status. These fifty families constituted 16% of all families in Albert Township, which compared favorably to the 19% rate for families in this income category in the county. Overall, 6% of all persons under 65 in the township were below poverty level in 1970; whereas, 13% of all the county's 65 and under residents were in the same economic category. The statistics, then, indicate that while the overall income level of the townships' residents was lower than the county or region, there was not as great a distribution on the lower end of the income scale.

GOVERNMENT

The ability of the township to maintain its present resources and to provide for the future needs of its residents lies in the degree of sophistication the local government, with county, state and federal assistance, displays in its decision making efforts. Local policies, programs and responses to citizen needs and desires is dependent upon the interest shown by, and innovative capacities of, the members of the township board, planning commission, and various local advisory bodies.

The liaison Albert Township achieves with other governmental jurisdictions is a reflection if its willingness to cooperate with those entities that can be of benefit to the township. This is even more evident when one realizes that coordinated efforts among all governmental units within a county or region assures a more equitable distribution of physical, social and economic resources. In order to promote needed programs and changes and assert their constitutional rights, the citizens of Albert Township should understand the people and processes involved in local decision making.

Albert Township is an unchartered township, and its powers in exercising home rule are limited. A large portion of the area is regulated and maintained by state and county administrative units, such as the Michigan Department of Natural Resources, which oversees state forest land; the Montmorency County Road Commission, the primary manager of the township's road system; District 2 Mental Health Services; Public Health District Number 4; and Social Service District Number 2.

The Albert Township Board of Trustees is the administrative branch of the local government, making decisions pertaining to fiscal spending, government services, physical development, and other matters of local concern. It is composed of five salaried members whose elections are staggered. The Township Board appoints two commissions - the planning and sanitation commision and the zoning commission and a five man Police and Fire Administration Board.

The Planning Commission was created in 1969 under Act 168 of the Michigan Public Act of 1959, as amended, and consists of seven to nine members, each serving three year staggered terms without compensation. The commission's charge is to guide the growth and development of the township while promoting the health, safety and welfare of its citizens. This entails holding hearings and making recommendations on zoning change and various requests and proposed development plans, and engaging in the formulation of a comprehensive plan for the township.

The Zoning Commission is made up of three members who review requests relating to zoning regulations and provides recommendations to the township board. The Zoning Commission, then, concentrates on the formulation and alteration of zoning regulations while the Planning Commission administers these regulations. The township board has the power to pass or reject zoning ordinances and amendments. In addition, the day to day application of these policies is managed by a zoning administrator - building inspector, who also makes recommendations to the board and commissions.

The Police and Fire Administration Board is appointed by the township board to study requests made by the Police and Fire Departments. Recommendations are then made to the township board, which makes the final decisions on these manpower, equipment and monetary requisitions.

The township was the first in the county with its own zoning ordinance and building code, a reflection of the comprehension and foresight of local decision-makers in matters pertaining to growth.

It is the responsibility of the local citizenry to insure that government keeps abreast of the needs of the area in light of new development. This requires individual and group interest in local matters, a willingness to respond financially and voluntarily, and insight mixed with innovation on the part of local elected and appointed officials.

ACTIVITIES

ACTIVITIES

General Land Use: The physical development of Albert Township is an outgrowth of the residents' attraction to, and confidence in, its' social and natural environment. Spatial form, the proximity of various land uses to one another, is the expression of economic opportunities and constraints, accessibility and aesthetic considerations. To facilitate the quality of living in the township, whereby these economic, social and aesthetic considerations are optimized, the best quantity and distribution of the various land uses in the township need to be realized. (See Figure 6)

Analyses of current land use will expose existing assets and liabilities for accommodating human activities and protection of the environment. (See Map 3) Knowledge of these characteristics are necessary for the formulation of future plans for the township.

A - Residential Land Use

Until now, the greatest residential activity has taken place in Lewiston and on properties surrounding East and West Twin Lakes, as well as, Big and Little Wolf Lakes. In these areas, the current density is approximately 1.53 persons per acre, the highest in the township. The majority of commercially sold residential subdivisions can be found in the Lewiston-Twin Lakes area, many dating back to the 1920's. Later subdivisions are

located in outlying areas, primarily due to the fact that the Twin Lakes and Wolf Lakes areas have been substantially plotted and developed.

At the present time, there are over 3,000 of these subdivision parcels, including Lewiston, and about 825 or 24%, have been developed for residential use.

The more rural residential units are located on 5, 10 and 20+ acre privately owned parcels dispersed throughout the township. The majority of these are currently being utilized as seasonal residences for summer or winter vacationers.

There are over 600 of these residential units in Albert Township not constructed within subdivisions and of the over 1400 total dwelling units, approximately 130 or 9% are mobile homes or trailers.

Housing quality and design ranges from simple one or two room hunting and vacation cottages to large ranch style homes. Even though most of these larger well built residences are now used for seasonal living (the major obstacle for full-time residence is the harsh winter climate), they can potentially be used as year round dwellings. The amount of time spent by an individual or family in the area is an important factor in personal perception of the township and subsequent interest in matters of local concern.

Table IX depicts the chronological development of residential land use in Albert Township.

TABLE IX*

Housing Units by year structure built (1970)

Year	Number	% of Total	
Total Occupied & Vacant Units:			
1939	84	9%	
1940-49	223	24%	
1950-59	283	30%	
1960-64	184	19%	35%
1965-70	150	16%	
Total Occupied Units:			
1939	77	91%	
1940-49	88	39%	
1950-59	91	32%	
1960-64	72	39%	
1965-70	59	39%	
Occupied Units by year moved into:			
1949	61	16%	
1950-59	75	20%	
1960-64	59	16%	
1965-67	54	14%	61%
1968-70	117	31%	

Source: 1970 US Census Fifth Count Summary Data

The greatest percentage of occupied residential units were built between 1960 and 1970 (61%), a dramatic increase from the preceding decades. There has been a steady increase since 1939 in the number of total units built in the township and the percentage of these housing units that have been occupied (full-time residences)

has remained constant as a percentage of total units in the township (approximately 39%). These statistics tend to reiterate the steady proportional increases in projected permanent and seasonal residents, as well as the 58% projected population increase per decade.

The quality of living conditions can be determined by the analysis of overcrowding and lack of plumbing facilities found in the township's housing stock and the average value of owner occupied residences in the area.

Table X compares overcrowding and plumbing facilities rates for the county and the township. These are proportionately more adequate plumbing and sanitary facilities per residential unit in the township than the county. Home ownership in Albert Township is relatively greater than in the county (92% of all units compared to 86% for the county). This would indicate a relatively greater interest among township residents in decisions affecting real property. Additionally, home owners would tend to have higher incomes than non-owners and be more stable in tenure than the more transient residents in rental housing. The average value of owner occupied residences in Albert Township in 1970 was approximately $14,000, compared to $12,000 for the county as a whole.

If all of the existing subdivision parcels were developed, a

total of about 9,060 people would reside in them (at 3.18 persons per unit). Since this is the projected population for 1992, there would seem to be an adequate number of these parcels now existing to satisfy the potential population demand at least until 1992. However, a large number of lots are inadequate in size under existing local standards, and they may have to be combined to facilitate development. Under these circumstances, and to maintain a variety in types of development, provision should be made for additional planned subdivisions in the township.

TABLE X*

Overcrowding	Township No.	Township %	County No.	County %
1970 Owner Occupied Units:				
1 or less persons/room	330	85%	1434	80%
1.1 - 1.5 persons/room	29	7%	153	6%
Renter Occupied:				
1 or less persons/room	18	4%	194	10%
1.1 - 1.5 persons/room	10	2%	40	2%
Units Lacking Some Plumbing Facilities:				
Occupied & vacant year round units	124	8%	843	17%

*Source: 1970 US Census Fifth Count Summary Data

B - Commercial and Office Activity

Commerce and the economic activity it perpetuates is of prime importance in determining the welfare of the township. The provision and distribution of commercial facilities are often dependent upon the size and socio-economic characteristics of the area they purport to serve.

In Albert Township, commercial activity serves the permanent residents who have needs for more durable items; however, it is more oriented toward seasonal residents who desire non-durable goods and whose needs are somewhat different than those who live in the area throughout the year.

In both cases, however, the majority of residents are attracted to the area, not because of its commercial opportunities, but primarily because of the existing natural amenities and rural characteristics.

There is currently a variety of retail facilities available to fulfill immediate needs, but these are limited in the quantity, quality and variation of items which are offered. The greatest diversity and opportunity for choice exists in the grocery and restaurant businesses. There are five outlets in the township where grocery items can be purchased ranging from three larger stores in Lewiston to two smaller resort-type facilities outside

the central business area.

Restaurants are among the most prolific of commercial activities. There are approximately six restaurant and bar locations in the township, primarily in and around Lewiston. These facilities enjoy peak business during the summer months, declining substantially in activity during the winter.

Other commercial activities, the majority located in Lewiston and adjacent to East and West Twin Lakes, include six gas stations, eight hotel-resort establishments, three sporting goods stores, motorized sports equipment sales outlets, drug store, barber and beauty shops, two clothing stores, and several other small independently run commercial activities.

Office space in the township is devoted mostly to real estate businesses. This type of activity caters primarily to new seasonal and permanent inmigration and, consequently, becomes more involved in determining the distribution of population and land use than other enterprises in the township.

At the present time, there are five real estate offices, two insurance offices, one legal office, one bank, a telephone facility, and a Chamber of Commerce Information Center.

As is the case with a sizable segment of local commercial enterprises, professional (office) activity is mainly oriented toward serving those people attracted.

C - Industrial Activity

Industrial and industrial related activities in Albert Township are one of the major sources of employment, especially those pertaining to the manufacturing of non-durable goods. (See Table VI.) The phenomenon is somewhat surprising, considering the rural - seasonal character of the township; but a potential trend toward dispersed, smaller industrial units in small communities may make this activity more common.

Some of the rationale behind industrial location in a small community include the fact that people are more involved in their work situation, there is a lower absenteeism than in larger urban areas, and property taxes are generally lower. Additional potential for attracting industry into the township lies in the availability of services (Janitorial, tooling, etc.) in larger communities, such as Gaylord; the provision of an industrial park for efficient, minimum cost operation; recreation and leisure amenities, and the absence of traffic congestion in daily employee work trips.

The township currently has a 17.5 acre designated industrial park,

encompassing nine subdivided parcels located northwest of Lewiston. (See Map 3.) There are also several other industrial activities dispersed throughout the area, including two saw-mills, a timber harvester, several wood cutters, two pallet manufacturing plants, two ready-mix concrete plants, excavation companies, trucking company, countertop manufacturing business, special equipment manufacturer, several home construction companies, plumbing and electrical contractors, well drilling companies, and petroleum products distributors.

The largest single employer in Albert Township is Lewiston Lustre, manufacturer of metal automotive trim. Employment in this organization fluctuates according to activity in the automobile industry and currently employs approximately 120 personnel, 60% of which are female and 40% are male.

The largest percentage of industrial related employment is in the "operatives and kindred workers" category (21%). "Craftsmen, foremen and kindred workers", "professional, technical and kindred workers", and "managers, officials and proprietors" each constitute 10% of the total labor force. "Laborers" compose approximately 7% of the total labor force.

Therefore, the range of occupational categories in industry-oriented activities is mainly composed of semi-skilled labor, with craftsmen and other skilled workers primarily engaged in

those occupations related to physical development (construction, heating and plumbing, electrical contractors).

D - Recreational Activity

Albert Township's identity lies primarily in its rural recreational atmosphere. The low population density (approximately .12 persons/acre) makes it an attractive area for open-space recreation. Most of the recreational activity takes place during the summer months and is generally oriented toward aquatic sports and outdoor camping. The 1316 acre West Twin and 830 acre East Twin Lakes, as well as, Little Wolf and Big Wolf Lakes, are the predominant recreational areas. (See Map 4.) Within 15 miles are Tee Snyder, Big and Little Bear, Avery, and numerous other lakes, as well as several streams, providing a variety of fish habitats. There are two state forest campgrounds - Avery Lake and Little Wolf Lake - within the township and one - McCormick Lake - located nearly in Briley Township. Avery Lake has 28 campsites. Little Wolf Lake contains 32 campsites and 10 campsites are available at McCormick Lake. In addition, Sage Lake Flooding has provisions for boating and sanitary facilities.

Four seasonal resorts are located on East Twin and West Twin Lakes and two are in the Little Wolf Lake area.

Two local picnicking and recreational parks are located in the Lewiston area, along with public and private bathing and boat launching areas on East and West Twin Lakes. A ski area, snowmobile trail, curling club, and bowling alley provide winter recreational activity.

The township is presently attempting to establish a 40 acre park in the vicinity of the proposed industrial park. (See Map 5.) This area is to be designed as a major recreational facility containing a variety of outdoor activities.

Game available for hunting include deer, wild turkey, rabbit, woodcock and ruffed grouse. The Michigan Cross State Cycle Trail is in the eastern portion of the township and various smaller hiking trails can be found throughout the area. An eighteen hole golf course is located several miles south on state highway 489 in Oscoda County.

A variety of local recreational and entertainment programs are sponsored during the year by the residents of the township, including a water ski show, service organization picnics, art shows, and a winter carnival.

Key elements in determining the viability and success of recreational endeavors include environmental features, such as climate, scenery, natural areas, soils, and water, as well as population

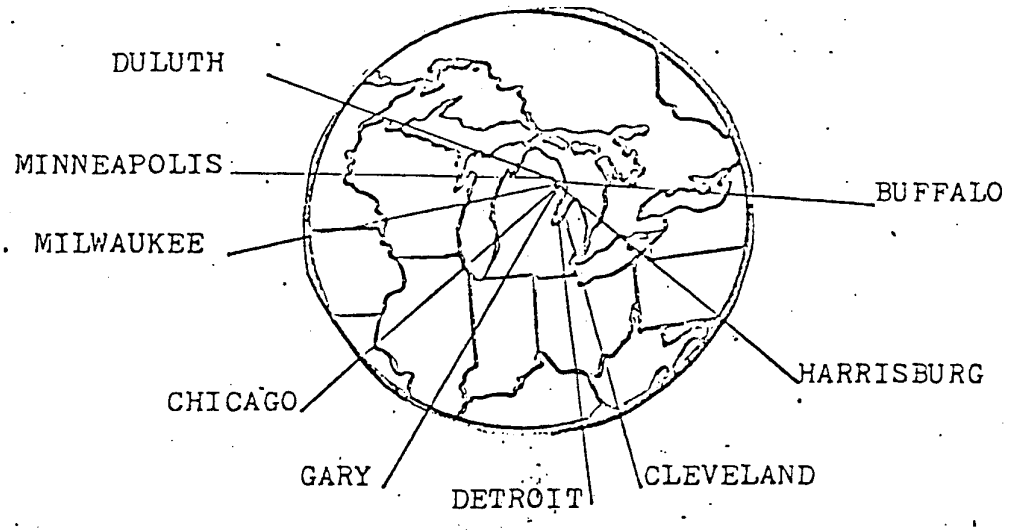
characteristics (size, distribution, age and income levels) and proximity and access.

Map 6 depicts the 500 mile recreational and tourism sphere of influence for Michigan. This potential market has been reduced from an original 12 state attraction radius, to the current five state area and because of the "energy crunch" may dwindle even further. By the same token, those people living in the southern sections of Michigan will tend to limit their vacation and week-end travel distances to attractive localities nearer to home. Consequently, as the less dense northeastern section of Michigan becomes more popular, access becomes more of a factor in the total recreational field.

The population characteristics of Albert Township, particularly the age distribution, clearly points out the need for recreational programs and facilities oriented toward the younger element of the area (playgrounds, arts and crafts, etc.) and the older population (fishing, hunting, social programs for older, retired persons). Many of the existing young-adult and middle-aged residents find their outdoor recreation needs fulfilled by the wildlife, vegetation, aquatic and scenic amenities in the township.

MAP 6

THE 500 MILE PRIMARY SPHERE OF INFLUENCE FOR GREAT LAKES TOURISM



RADIAL DISTANCE	NO. PEOPLE	% OF U.S.	% E. MISS. R.
500 Miles	52 million excl. Canada	25%	50%+

Michigan's tourist traffic originates primarily from within the above circle. It also represents an approximate one day's drive to Northeast Michigan. Because of geography alone, Northeast Michigan is in the center of this large population.

E - Forests, Agriculture, Open Space

Almost 50% (22,000 acres) of the township is state owned land, all included in the Thunder Bay River State Forest. The predominance of state forest land extensively limits the land area which the township can effectively control, and in essence circumscribes the overall population density of the area.

In addition, private forested property ranges in size from small subdivision parcels to whole sections of 600+ acres and combinations of sections.

Some logging of oak, red, white, and jack pines, aspen, birch, and maple, which are the major forest types, occurs on both state land and private property. The primary wood using industries in the township are related to wood pallet production and sawmill operations. While state property cannot be subdivided and thus can be economically productive for lumbering activities, large privately owned parcels of forested land are being partitioned into smaller 10, 20 and 40 acre parcels, making these units uneconomical and impractical for logging.

Agriculture has never been as predominant in Albert Township as it has in other sections of the county or region, primarily because of the lack of adequate transportation, a short growing season, the recreational character of the township, and soil limitations.

At one period in the township's history, red clover and potatoes were harvested and shipped by train to other localities. At present, there is no commercial agricultural production in the township.

Several factors help to explain this current situation. As mentioned earlier, the soils (Rubicon, Grayling, Kalkaska, East Lake, Mancelona, Leelanau and Emmet), which cover much of the privately owned sections of the township, have generally fair to poor suitability conditions for farming, including droughtiness, low natural fertility and soil blowing; there are only 70 to 90 frost-free days; and the subdivision of large acreage into 10 and 20 acre parcels limits the amount of land that can effectively be put into agricultural production. There are, however, several Christmas tree production lots throughout the township.

In general, both forest and agricultural land use are not of major importance in the economic status of Albert Township and will probably not become so within the foreseeable future.

Open space (vacant) land substantially defines most of the existing land use. As mentioned before, 50% of the township is in state ownership, precluding any private development activity. And since individual privately owned parcels vary in size from small residential subdivisions to large 600+ acre units, with many 5 and 10

acre partitions, the existence of widespread dispersal of undeveloped property is prevalent.

The overwhelming majority of land use activity in the township pertains to residential units. As the area increases in population, many of the larger vacant parcels will be utilized for both small and large residential subdivisions, diminishing the supply of available vacant land. The existing proliferation of undeveloped property is an intregral part of the township's ability to control its' growth. With proper planning to accommodate projected population growth, the optimum utilization of the vacant land can be realized.

F - Transportation

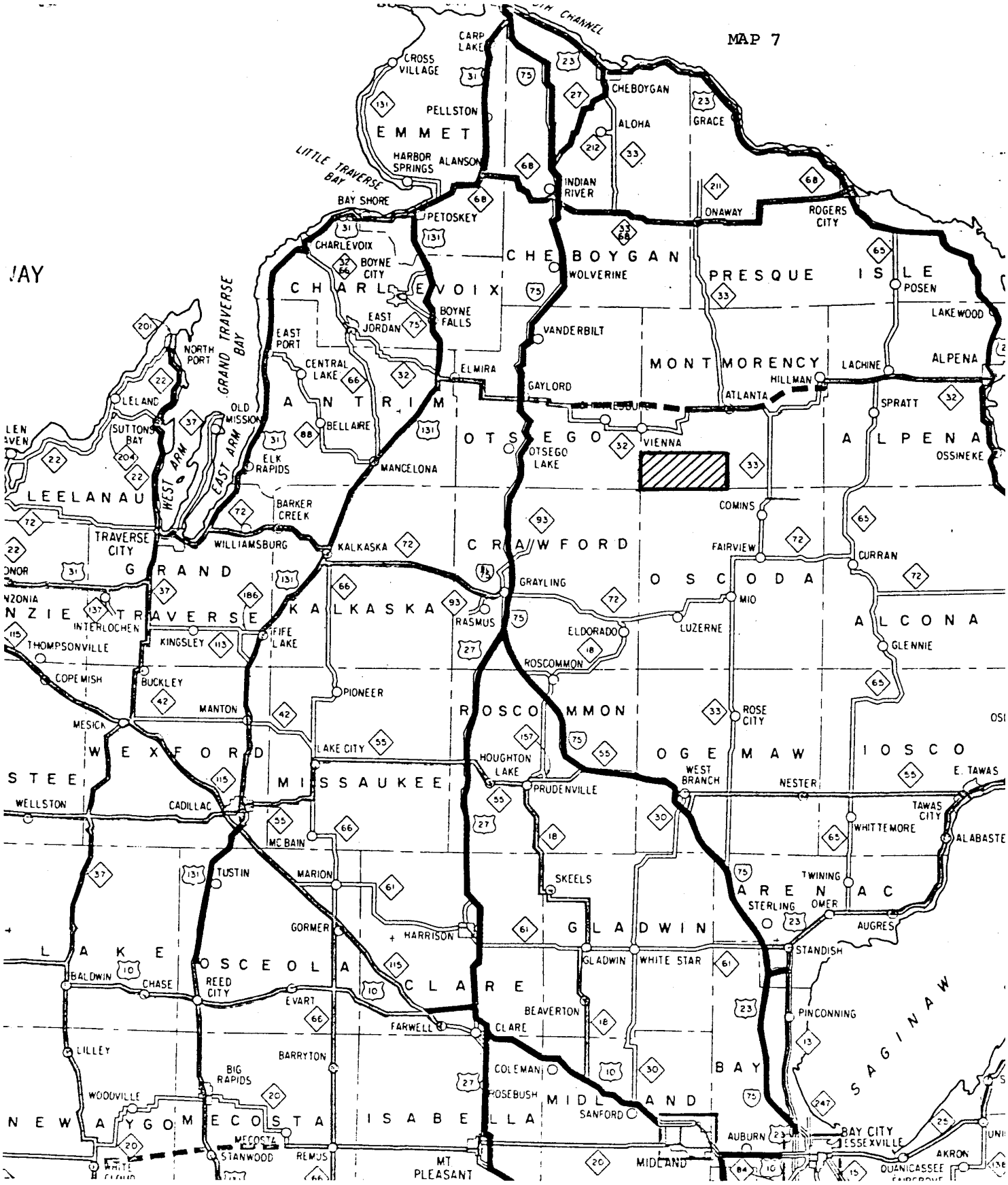
Circulation and accessibility are important elements in the viability and growth of an area. Albert Township is removed from major transportation routes in the state, which reflects both beneficial and adverse conditions for the township and its environment. While economic progress may be achieved by easy access for commercial and industrial shipping of materials, the existing rural characteristics of the area could diminish. Conversely, the desire to retain the township's atmosphere by limiting easy access and its negative environmental impacts, the economic welfare of the community may deteriorate.

Up until now, the local residents of a vicinity have not had much of a voice in the transportation decision making process at the state or county level, so a community may have experienced undesirable growth as a result of expressway or thoroughfare placement without being able to control such growth. Hopefully, today these larger units of government are more responsive to local concerns. Albert Township has an advantage, then, of being able to determine the direction it desires its future to take and can use the transportation system, within its boundaries, and in conjunction with surrounding townships and counties, as a means of influencing its rate of growth.

Map 7 displays the major transportation routes surrounding Albert Township. Interstate 75, US 23 and Michigan 33 are three major north-south traffic arteries in the vicinity of the township while Michigan 32 crosses Montmorency County in an east-west direction. I-75 is the main thoroughfare for traffic originating in the more urban sections of the southern part of the state and for vacationers from other states. In addition, US 131 is proposed to adjoin I-75 on an east-west coordinate, somewhere between Frederic and Vanderbilt. This will increase the accessibility to the region for traffic emanating from the Chicago area.

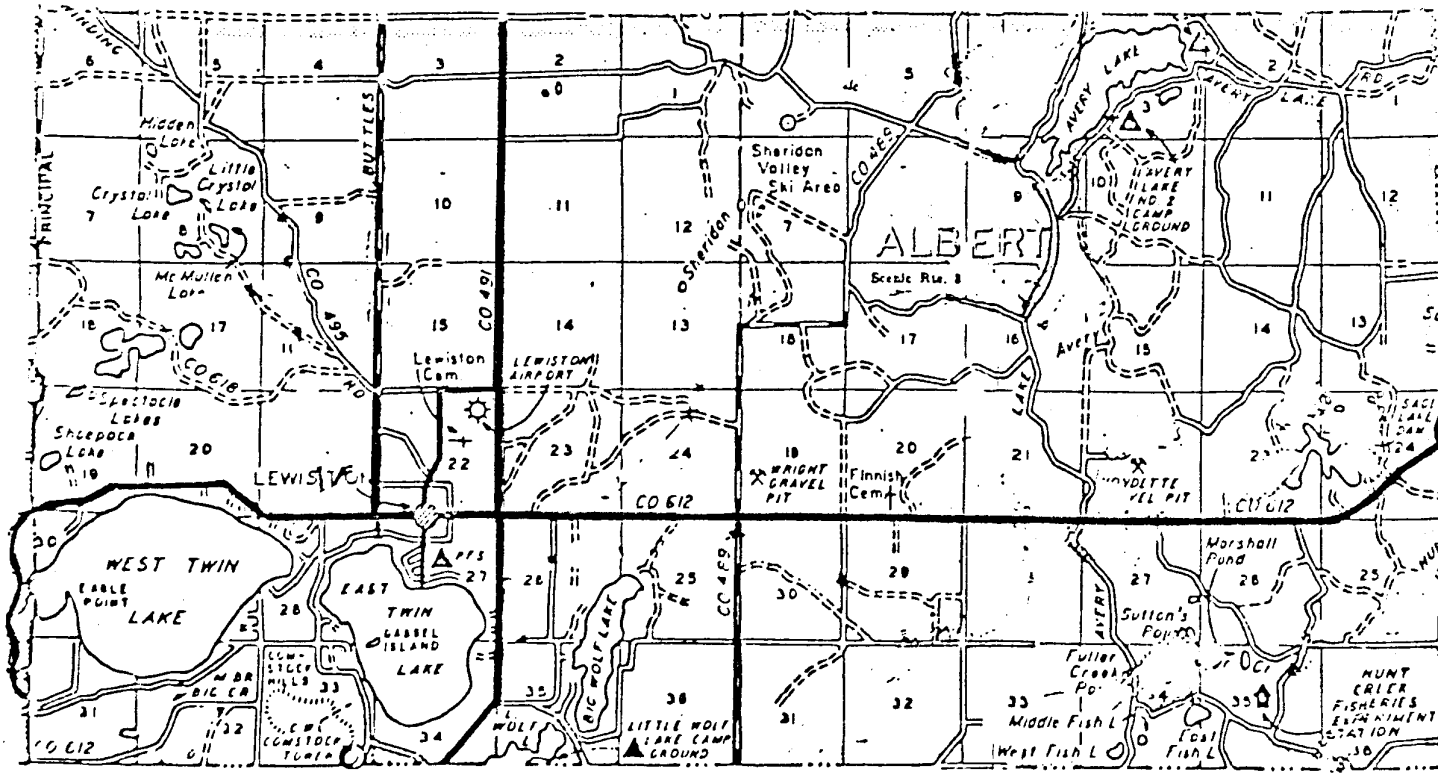
While these traffic flows do not directly pass through the township, they increase the likelihood of travelers taking 'side-trips' into the area, as well as improve the capability of Albert Township to be accessible to industrial and commercial transport.

Map 8 gives a more detailed perspective of the township's existing transportation system. The Montmorency County Road Commission is the major overseer of roads in Albert Township. The county maintains 22.78 miles of primary surface roads and 6.21 miles of secondary roads within the township. Proposed improvements to 1980 include 2 miles of paving and 1.09 miles of curb and gutter installation. A county maintenance and storage garage is also located in the township.



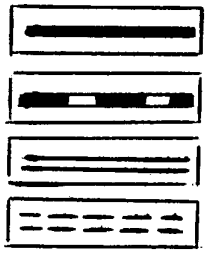
MAJOR TRANSPORTATION ROUTES IN NORTHERN LOWER MICHIGAN

MAP 8



ALBERT TOWNSHIP

EXISTING CIRCULATION SYSTEM



Paved Roads

Graveled Roads

Good Dirt Roads

Poor Dirt Roads

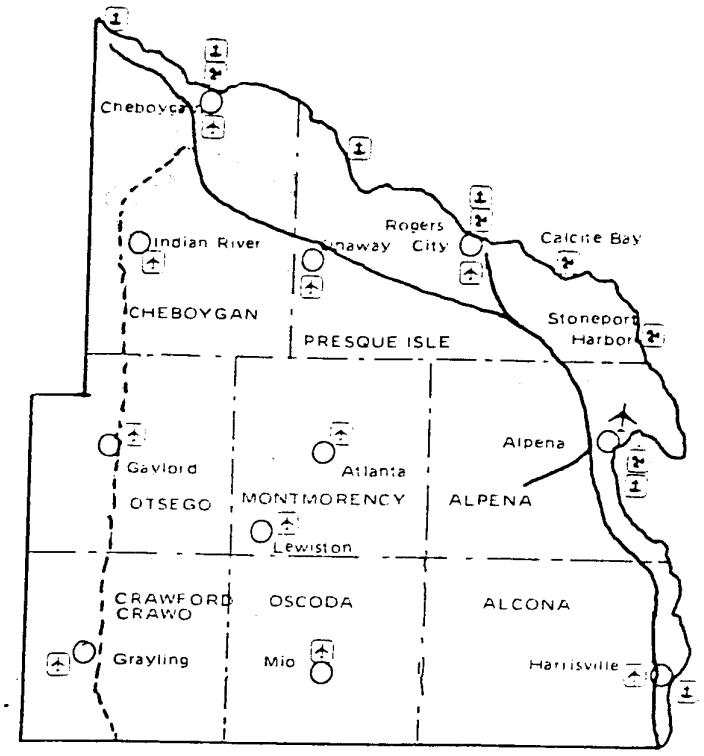
Access to the area is currently achieved via three primary roads: County Road 612, running east and west from I-75; County Road 489, which links the township with M-72 in Oscoda County; County Road 491, passing in a north-south direction from M-32. These are two-lane thoroughfares and are used by both auto and truck traffic.

Air transportation is available through the Lewiston Airport. This is a privately owned facility fairly close to the industrial park. It contains two grass-strip runways, one being 2,000 feet long and the other 1800 feet in length and can facilitate two engine aircraft. It is primarily used during the summer months and during peak periods, an average of 12 planes per weekend use the airport.

Map 9 indicates the nearest airports within the region, the largest being located in Alpena. This airfield serves the only commercial carrier (North Central Airlines) in the area and has the capacity to accommodate jet craft. Gaylord also plans to expand their airport facilities to handle jet aircraft. With these two major facilities, Albert Township can be considered to be fairly easily accessible by air.

There are no railroad lines in the township and the region lacks passenger rail service. The two lines that are within the region are pretty much aligned with the major motor vehicle routes. (See Map 9.) The state is currently studying the feasibility of expanding the rail network in Region 9 to include passenger service.

MAP 9



Source: Michigan Department of Natural Resources
(Northeast Michigan Regional Planning & Development Commission)

REGION 9 - RAILROADS, AIRPORTS & PORTS

SERVICES

SERVICES

The quality and quantity of services provided to a community either contribute to, or subtract from, its overall attractiveness. Health, safety, and welfare considerations are integral elements of any decisions to institute and maintain adequate police, fire, sanitary, educational and recreational facilities and programs.

Additional conveniences, including telephone, electrical distribution, and gas and oil for heating and cooking, are made available to residents of the township on a private or semi-public profit making basis.

The provision of these services (governmental and non-governmental) is dependent upon the size distribution, and economic characteristics of the township. Those programs and utilities the local government assumes responsibility for are structured primarily by the collection of property taxes, as well as, the receipt of federal and state economic aid. Consequently, the capacity to allocate required services to the residents of the township is dependent upon the ability and willingness of the residents to pay for these amenities. Private and semi-public services, however, are instituted such that economic profit can be re-invested in equipment and processes which upgrade the efficiency of the particular operation. The net result is that local government finds it difficult to maintain sufficient services while attempting to minimize property tax assessment and lacks

efficiency in comparison to utility corporations and private entrepreneurs. Through cooperation with other state and local agencies, additional support for instituting community facilities and services can be realized.

A - Communication

The role of disseminating information (verbal and visual) is allocated primarily to non-governmental enterprise. As with other similar businesses, these undertakings are profit-making concerns and theoretically provide competitive and efficient services.

Communication resources are, for the most part, located outside the boundaries of Albert Township and, hence, the township has very little control over the dissemination of news originating in the area. Currently, the only regularly scheduled media which goes into any detail in transmitting local events is the Montmorency County Tribune, whose headquarters are in Atlanta. This publication prints news and social information concerning Albert Township, particularly Lewiston, as well as, other townships in the county. Other publications available to the townships' residents include the Northern Star, located in Gaylord, the Detroit Free Press and the Detroit News, the Otsego County Herald Times from Gaylord and the Bay City Times from Bay City. (See Map 10.)

Cable television is not available in the area; reception is provided via individual antennas. Three stations can be received on local television sets: Channel 5 from Bay City, Channel 29 from Traverse City, Channel 4 from Cheboygan, Channel 9 from Cadillac, Channel 7 from Traverse City, Channel 10 from Soo Saint Marie and Channel 6 from Atlanta. The latter is a Public Broadcasting System station. AM commercial radio reception is almost negligable during daylight hours, the nearest transmitting station being in Gaylord and Grayling. In the evening, however, stations emanating from other parts of the state can be heard. The Chamber of Commerce and local commercial establishments advertise through the Gaylord radio station. FM stations generate clear reception during the daylight and evening hours, with approximately 6 stations reaching the township.

Telephone service is provided by the General Telephone Company of Michigan, which has an exchange and storage facility in Lewiston. According to 1970 Census Data, 89% of all occupied units in the township had telephones; assuming this rate has been consistent during the past several years, approximately 660 permanent residences had phone service in 1974.

Public postal and governmental special purpose communications systems are non-commercial means of distributing information.

A US Post Office facility is located in Lewiston and serves approximately 730 residences in the township utilizing two routes and post office boxes within the facility.

Special purpose systems pertaining to police, fire, and health protection are available in the form of radio communication units in the two township fire trucks, as well as the one police and one ambulance unit.

B - Transportation

No public or commercial transportation is available in the township. The Johannesburg-Lewiston Area School District provides school buses to transport students to the elementary school in Lewiston and Junior & Senior High School students from Albert and Greenwood Townships to the Johannesburg School.

C - Energy Supply

Electricity was originally supplied by the lumber mills to the commercial areas of Lewiston. Around 1932, Presque Isle Cooperative, under the Rural Electrification Act, began to supply electric service to the township and is now the major source of energy in the area. At present, 1,094 seasonal housing units and 745 permanent residences utilize this service.

Other less extensive sources of energy include oil and bottled gas delivery for heating and cooking. No natural gas utilities

are located in the township, as the nearest gas transmission lines are located adjacent to US 23 in Alpena County and Interstate 75 in Otsego County. The lack of natural gas service may be disadvantageous to the township in attempts to attract industries which may require this form of energy.

Municipal Utilities: Since past development in Albert Township has essentially been characterized by slow growth and low density, the capacity of the soils to accommodate the water and sewage disposal needs of the area has been adequate. As population growth and development has been accelerated during the last several years and will continue to increase substantially, the ability of these natural features to remain unpolluted will diminish. Even now, there are problems with waste water run-off in and around the more densely populated lakes of the township and additional development will contribute to this problem. District Health Department No. 4 and the Michigan Department of Public Health have outlined four major pollution concerns pertaining to Albert Township: (1) Because of the more dense population and commercial activity in the Lewiston area and the shallow aquifier level in this vicinity, sewers should be established to eliminate water pollution; (2) The East Twin Lake area has a high ground-water level and several problems have occurred with individual sewage disposal in this area, contributing to the need for a comprehensive sewer system; (3) The eastern bay of West Twin Lake also has a high

water table; (4) The proposed industrial park is encouraged to become part of a public sanitary sewer and water system, instead of utilizing individual sewer and water facilities.

In essence, unless action is taken to provide sufficient sewage disposal at this point in the township's development, more detrimental impacts may occur to the quality of local ground-water sources.

D - Water Supply

At present, all domestic water is extracted through individual wells. Tests run by the Montmorency County Public Health Department indicates that the average well depth in Sections 14, 15, 21 & 22 of the township (See Map 11) is approximately 85 to 90 feet, while the average static water depth (the depth groundwater rises in the casing before it has to be pumped) is 67 feet.

Section 27, in which Pine Beach subdivision and other areas adjacent to East Twin Lake are located, has an average well depth of 38 feet and a 15 feet average static water level. These well readings tend to bear out the fact that groundwater near the lakes is substantially higher than in areas further removed, contributing to the potential of hazardous pollution of domestic water in the vicinity of East Twin and West Twin Lakes. It should be kept in mind that these are average readings and the variation in water levels within an area can be substantial.

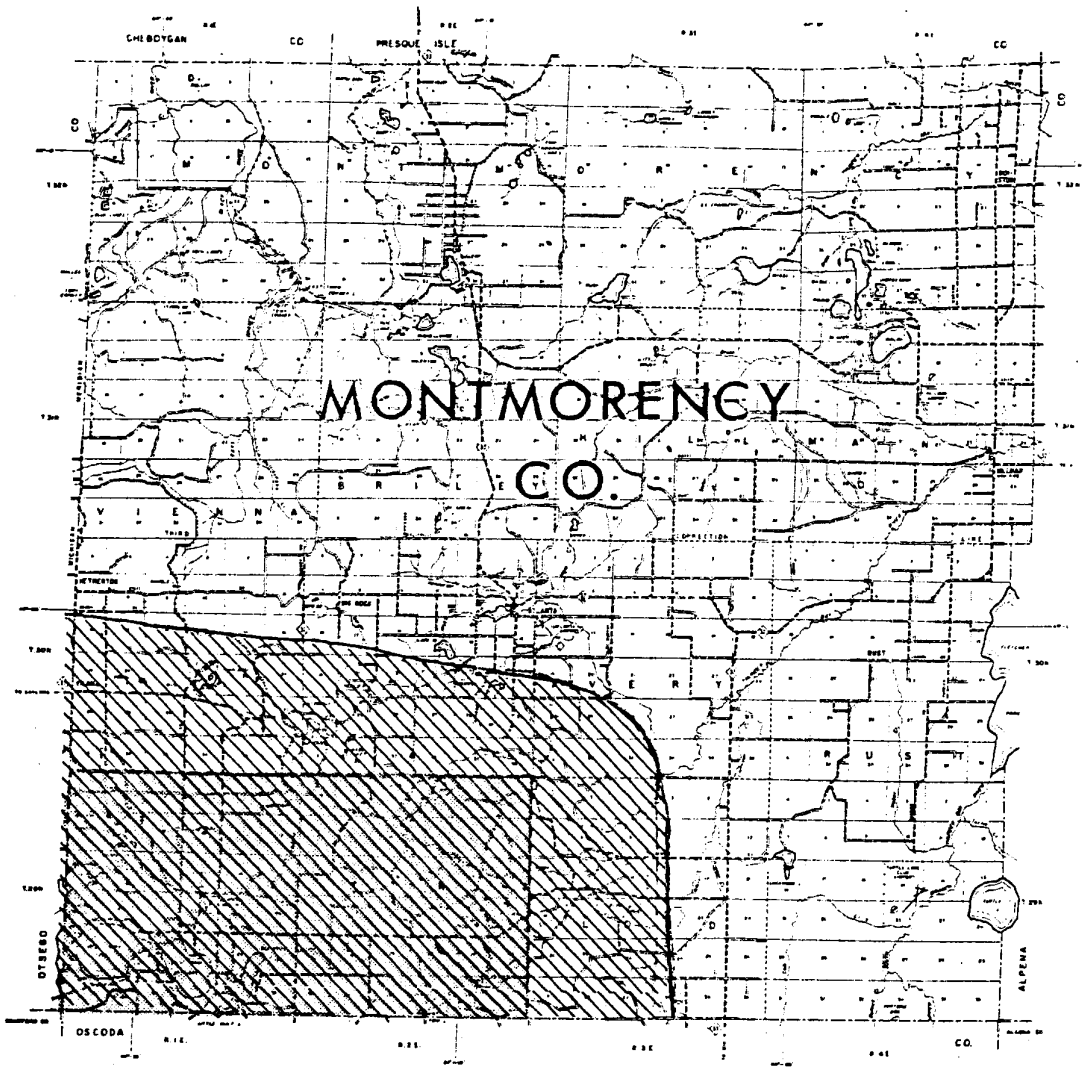
The average groundwater percolation rate (500+ g.p.m.) is the highest in the county, as well as the region. (See Map 12.) In effect, there is no problem in the availability of good quality domestic water in the township. The major problem is the potential for seepage from individual septic units mixing with existing water supplies.

E - Sewage Disposal

Public health demands that adequate sanitation facilities, commensurate with the character of the township and in light of increased densities, be established either on an individual or community-wide basis. At the present time, there is no municipal sanitary sewage system in the area; a study is being undertaken to determine the feasibility of establishing such a system. Preliminary analysis indicates the most desirable areal distribution of sewage facilities based primarily upon engineering principles and the topography of the area where current and future residential, commercial and industrial activity is evident. Map 13 depicts the proposed immediate ten-year and twenty-year service areas.

The immediate service area is based upon the dense population, high groundwater levels and commercial and industrial activity in the vicinity. The ten year area is designated to serve existing and projected medium to heavy development, including the northern sections of West Twin Lake, most of East Twin Lake, and

MAP 12



TYPICAL RANGES IN UNSUSTAINED YIELDS

TO 6" OR LARGER DIAMETER WELLS

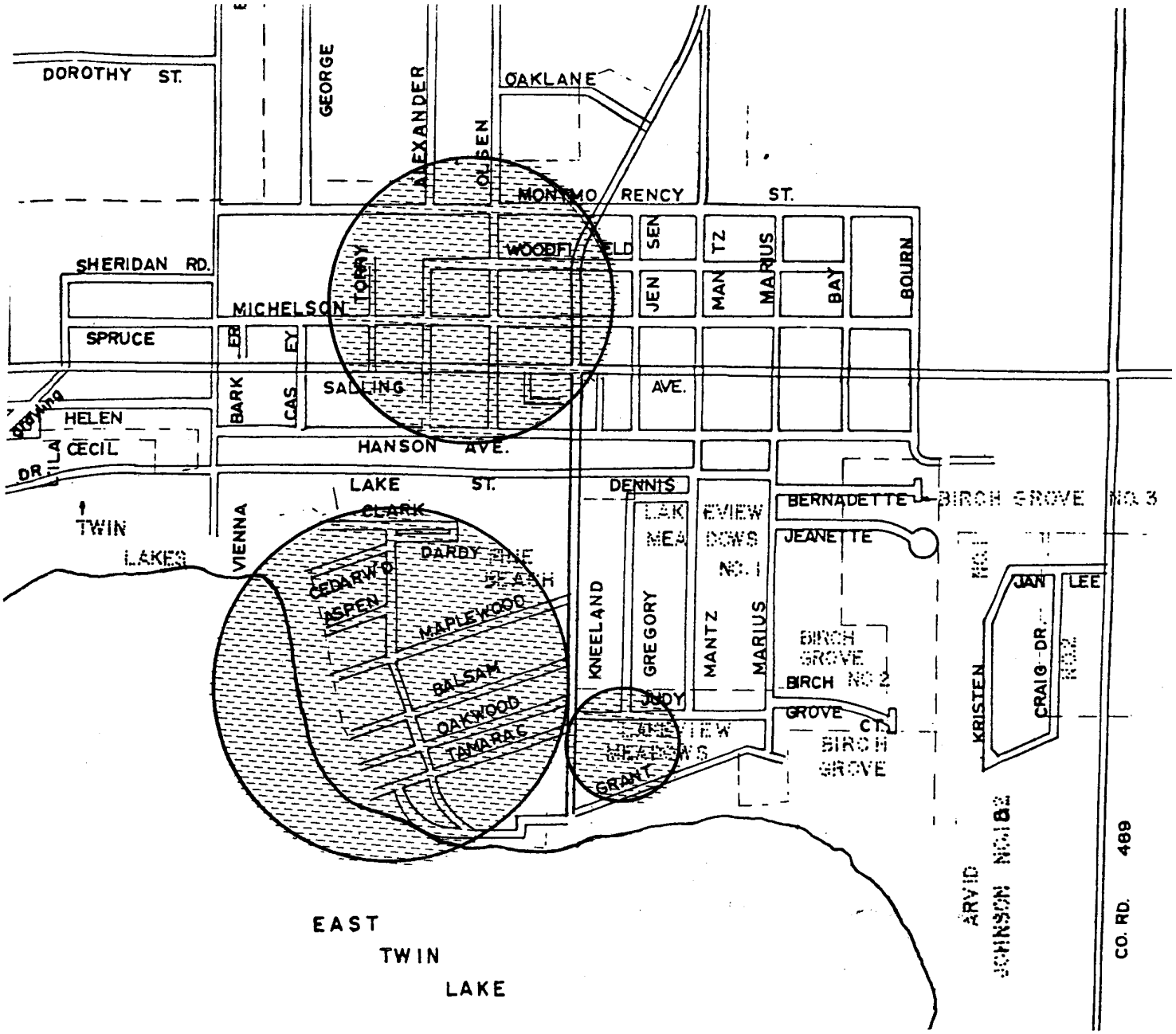
100 - 500 GPM

More than 500 GPM

an enlarged central Lewiston area. Twenty years is the projected range for service to low density residential areas in addition to those already served.

F - Storm Water Drainage

Lewiston has a small 1200 ft. storm sewer system in the central business area which terminates at the edge of the district and becomes an open ditch run-off where sandy soils absorb the effluent. The rest of the populated sections of Lewiston have open ditches and porous soils currently absorb the run-off. Three reported trouble areas around Lewiston are: Flooding in the Lions Club Park area on South Kneeland Street; flooding and ponding run-off water in the Pine Beach subdivision due to land-fill; improper drainage in the vicinity north of Sallings Avenue where most run-off drains toward East Twin Lake. (See Map 14.) Normal storm water run-off in Lewiston and other more developed sections of the township contains fine sand and silt particles, small amounts of oil from roadways and parking lots, phosphates from fertilizers, and chlorides from road salt. If these chemicals and particles reach the lakes in the area, they tend to increase the natural aging process of these bodies of water. If they are allowed to drain into the soils at an accelerated rate, they may affect the quality of existing groundwater. It should be to the township's benefit, then, to consider the impact of storm water run-off on the environment and rectify any adverse conditions.



LEWISTON VICINITY STORM WATER RUNOFF PROBLEM AREAS

MAP 14

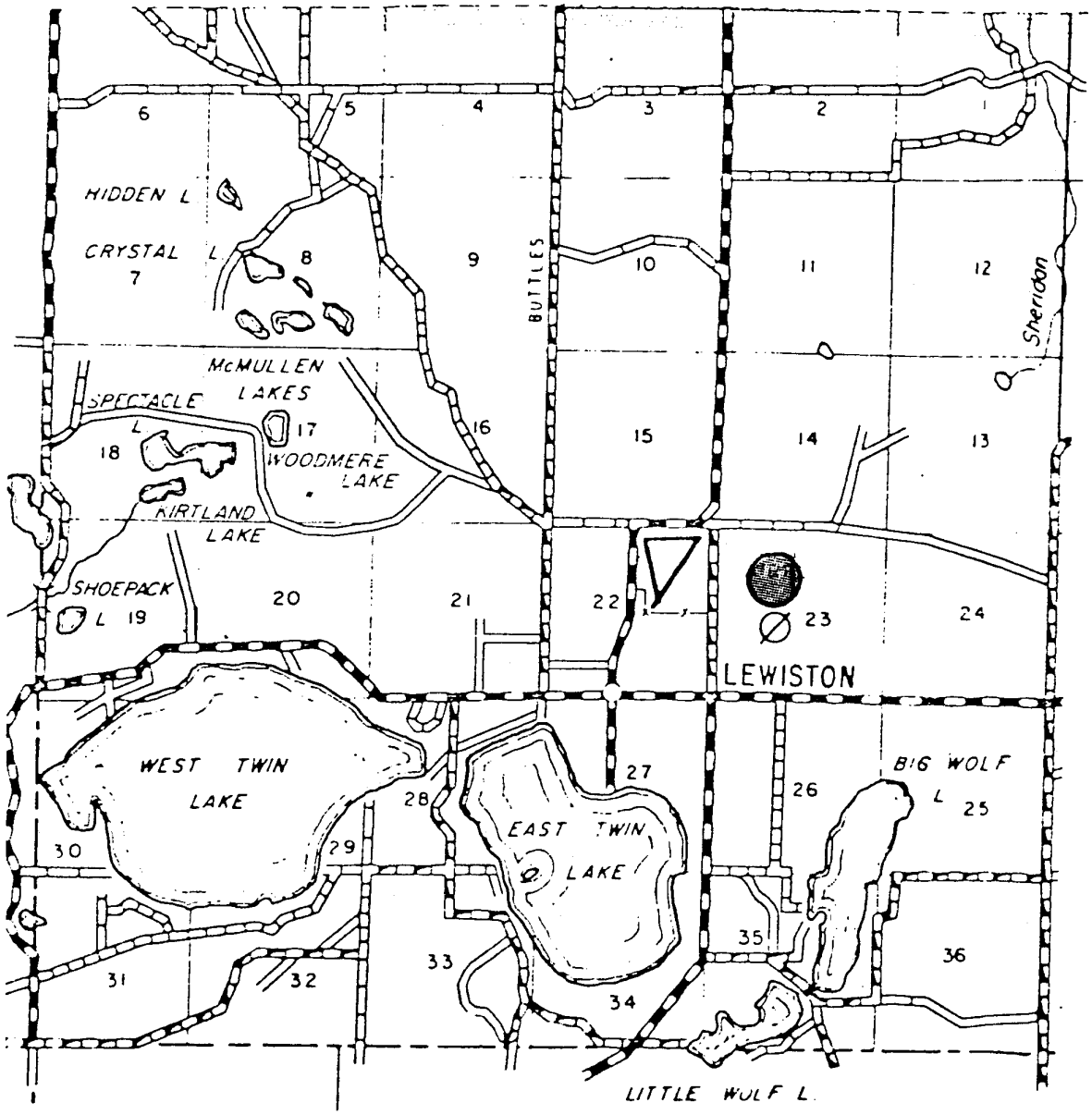
G - Solid Waste Disposal

Albert Township now has one solid waste disposal site northeast of Lewiston. (See Map 15.) It covers five acres and in 1973 handled 6500 cubic yards of refuse (2275 tons), the largest amount in the county for a single site. The solid waste this facility handles is generated primarily from residential and recreational use. The 1973 maintenance cost to the township was $1,500. Collection is from either individual transport or a private profit-making trash collection service.

This facility digested .553 tons per capita of solid waste. In 1980 it is projected to take in .663 tons per capita and by 1990, .774 tons of material per person should be discarded into this facility.* The Montmorency County Solid Waste Plan calls for the consolidation of all solid waste disposal sites into a county administered system, utilizing a central facility near the middle of the county and "transfer sites" for burning of brush, stumps, etc., storage of bulky items, and placement of metal containers. Solid waste would be removed from these "transfer sites" to the central facility by private contractors. The purpose of this system is to meet the health and safety standards of Act 87 of 1965 and as amended by Act 89 of 1969. As of yet, this plan has not been implemented; if and when this system becomes operative, Albert Township will contain a "transfer site".

*Source: Preliminary Comprehensive Solid Waste Plan for Montmorency County - June 1974.

MAP 15



ALBERT TOWNSHIP SANITARY LANDFILL

Health and Welfare: Programs and facilities pertinent to the well-being of the townships' residents reflect the interest and response of the local decision makers to human needs. Much of the required social and physical aid is provided through larger governmental and administrative bodies; such as, the county, region, and state. However, those health and welfare delivery systems not provided by these bigger units can be instituted by the township to add to the comprehensive benefits furnished to the townships' residents.

Included in these benefits are law enforcement, fire protection, and health programs. Some are administered on a cooperative basis with these larger jurisdictions and others are operated independently within the township.

H - Police

Albert Township currently has two full time officers and one police car. Additional police protection is made available through the Montmorency County Sheriff Department. The Sheriff Department dispatches all patrol cars and supplies detective service and forensic science facilities. In addition, emergency contact between the township and county agencies is maintained for mutual benefit.

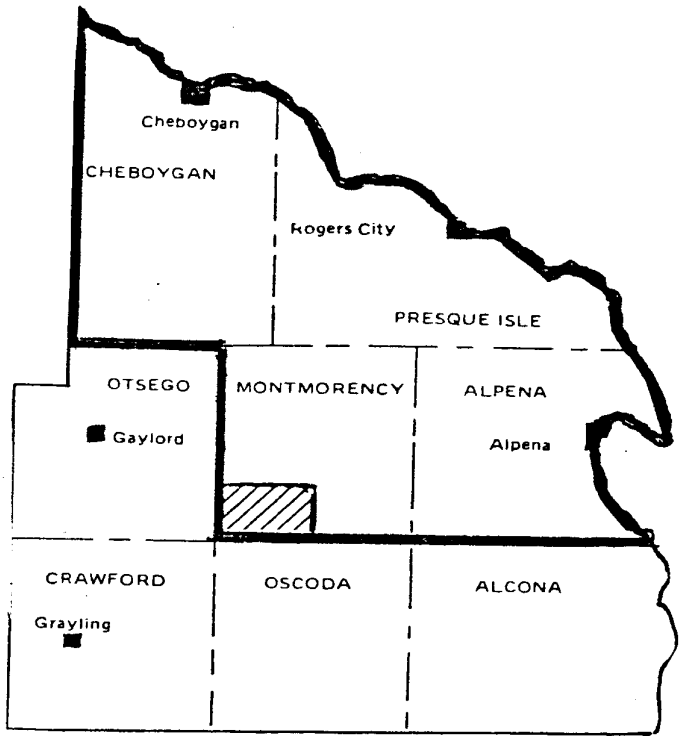
I - Fire

The township operates its own volunteer fire department and with assistance from the Michigan Department of Natural Resources maintains one truck and one tanker. This volunteer unit, comprised of 14 paid members, provides protection to the privately owned sectors of the township. The DNR has jurisdiction for fighting fires on state owned property.

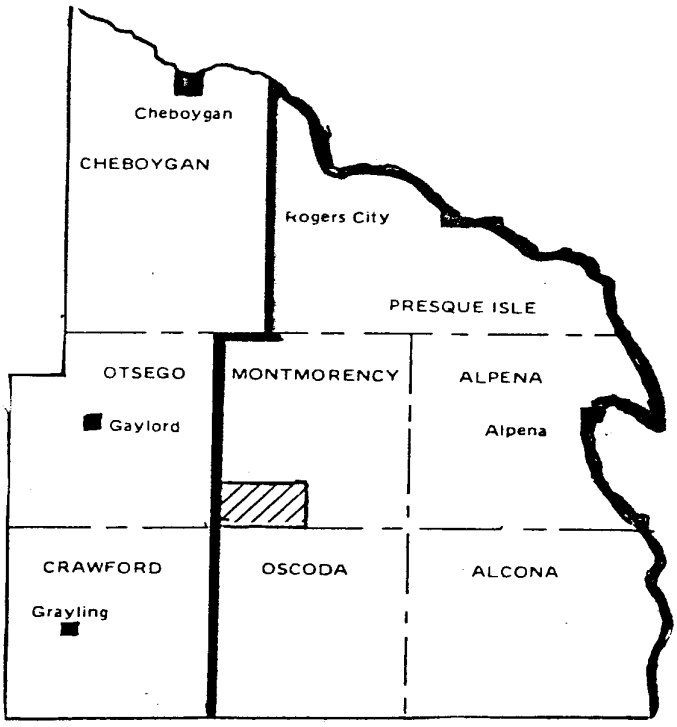
Both the police and fire departments make requests for additional equipment and manpower through a five member board, which in turn makes recommendations concerning such requisitions to the township board.

J - Health

The township is a part of District Health Department No. 4. (See Map 16.) These health districts provide services to the political subdivision within their jurisdiction and the programs they administer include a variety of responsibilities: issuing septic tank and well permits, evaluating the condition of property relative to health standards, inspecting restaurants, inspecting for FHA, VA and Farmers Home Administration loan requests, abating public health nuisances, inspecting subdivision control plots to determine which lots are buildable and administering controls related to lot density, inspecting plans for mobile home parks, inspecting beaches and foster homes, monitoring air pollution, providing consulting services such as family planning, and



PUBLIC HEALTH DISTRICT 4



MENTAL HEALTH DISTRICT 3

MAP 16

administering immunization clinics. These services are fairly comprehensive and coordinated through the district headquarters in Alpena. There is also a district office in Atlanta.

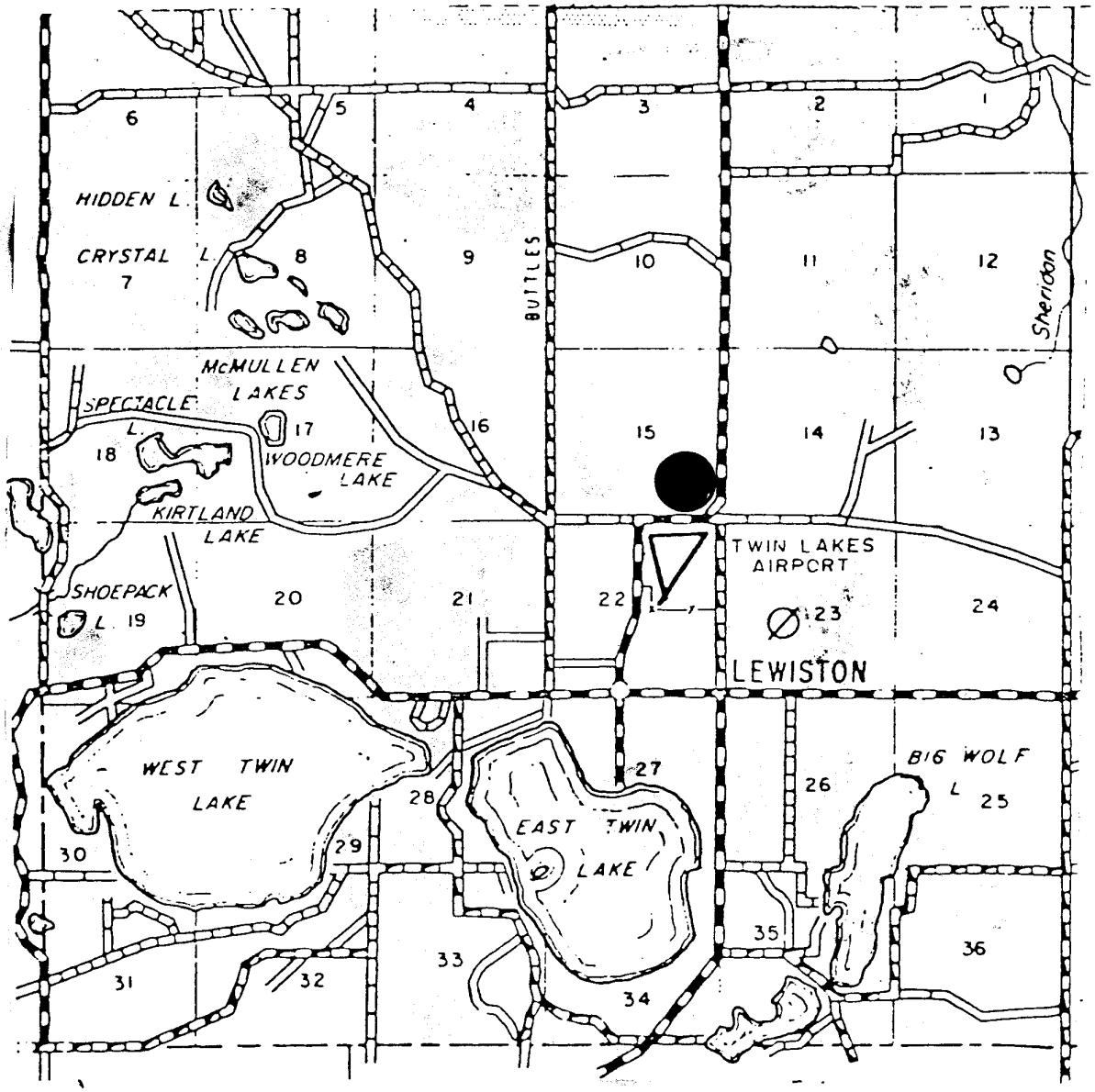
Ambulance service is provided through the township and private medical treatment is available at the Lewiston Clinic, located north of Lewiston. (See Map 17.) There is currently one physician in the township who administers medical aid through the clinic.

K - Welfare

Welfare services are administered by the state via facilities and personnel in Montmorency County. The county is part of Region 2 (See Map 18) and some of the programs offered through these facilities include placement and supervision of adult foster homes and nursing homes, day care centers, adoption proceedings, financial and marriage counseling, child abuse administration, juvenile delinquency counseling, Aid to Dependent Children programs and general assistance programs, financed 60% by the county and 40% by the state, offering food, clothing and incidentals to qualifying families.

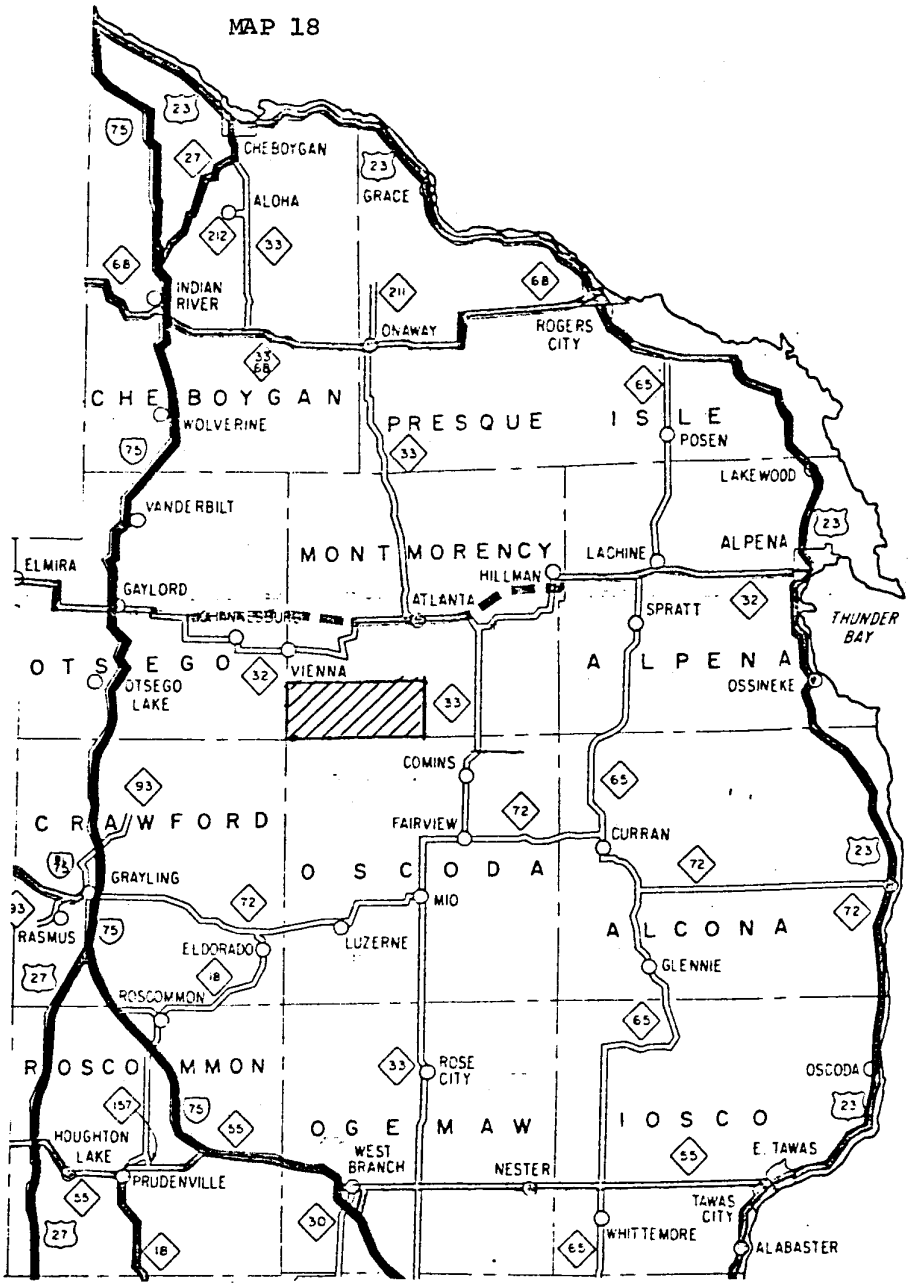
Albert Township has instituted a volunteer organization, United People, to deal with local problems related to drug abuse and alcoholism. This program is financed through the state.

MAP 17



LEWISTON HEALTH CLINIC

MAP 18



REGION 2 - DEPARTMENT OF SOCIAL SERVICES

L - Community Facilities

They physical structures and equipment the township establishes and maintains for the provision of services are pertinent to the protection and welfare of its residents.

If these facilities are varied and comprehensive in their utility, there is a greater probability the associated services will be more effective in serving the people of the township. Currently, the townships' public and semi-public facilities are located in and around Lewiston. (See Map 19.) These range from health, safety and welfare facilities to religions and sports organizations.

Facilities belonging to the township include a combination fire station, library and building permit office in one structure which is also utilized as a township board public hearing room and township planning commission office. The Lewiston Chamber of Commerce maintains a public information office in the business district and the township has jurisdiction over public park and tennis court facilities in the same general location. Access to East and West Twin Lakes is available through publicly maintained streets converging on these water bodies. A Lions Club park is adjacent to the public beach on Kneeland Street. Public recreation is also available with several sportsmens hunting clubs, a curling club and township owned softball diamond.

An elementary school, containing classromms and public auditorium, is located on the northern edge of Lewiston, as is a privately owned small craft airport. Religious facilities include Catholic, Congregational and Lutheran churches, as well as a Masonic Temple.

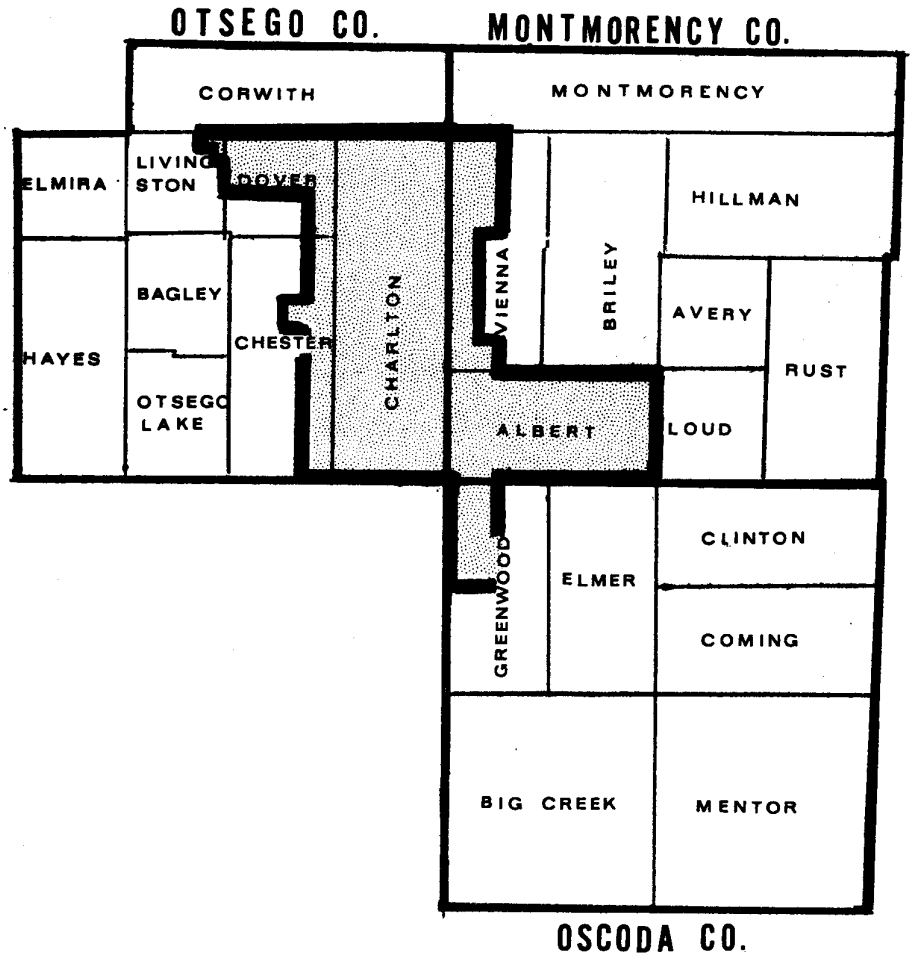
The Lewiston Clinic provides emergency health treatment to the residents of the area, retaining one physican for medical services.

As population growth continues and more services are required, existing facilities will have to be expanded and new ones constructed. These should be distributed in such a manner as to serve the greatest number of people with optimum efficiency.

M - Education

Albert Township is included in the Johannesburg-Lewiston Area School District. This district includes all of Albert and parts of Vienna Townships in Montmorency County, part of Greenwood Township in Oscoda County and all of Charlton and parts of Chester and Dover Townships in Otsego County. (See Map 20.) Students in the elementary grades (K-6) attend classes in Lewiston, while those in the Junior High and High School grade levels are bussed to Johannesburg to attend school. Student enrollment in the elementary school has been decreasing for the past 5 years, although the 1975 projected enrollment is higher than in 1974. In 1970, 191 children were enrolled in the elementary school in Lewiston. In 1972, this number decreased to 187, and 1974 saw 151 grade school

MAP 20

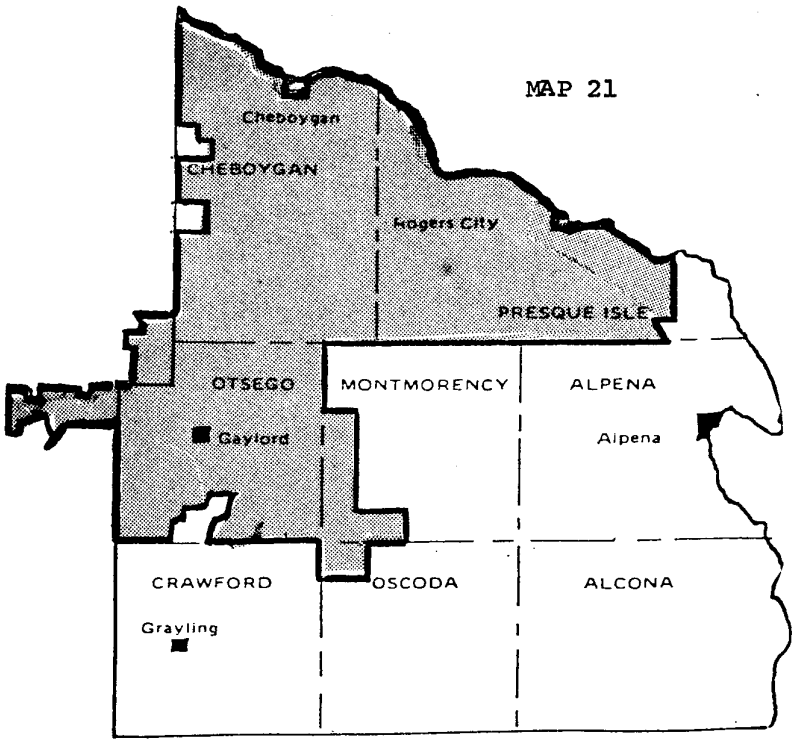


JOHANNESBURG - LEWISTON AREA SCHOOL DISTRICT

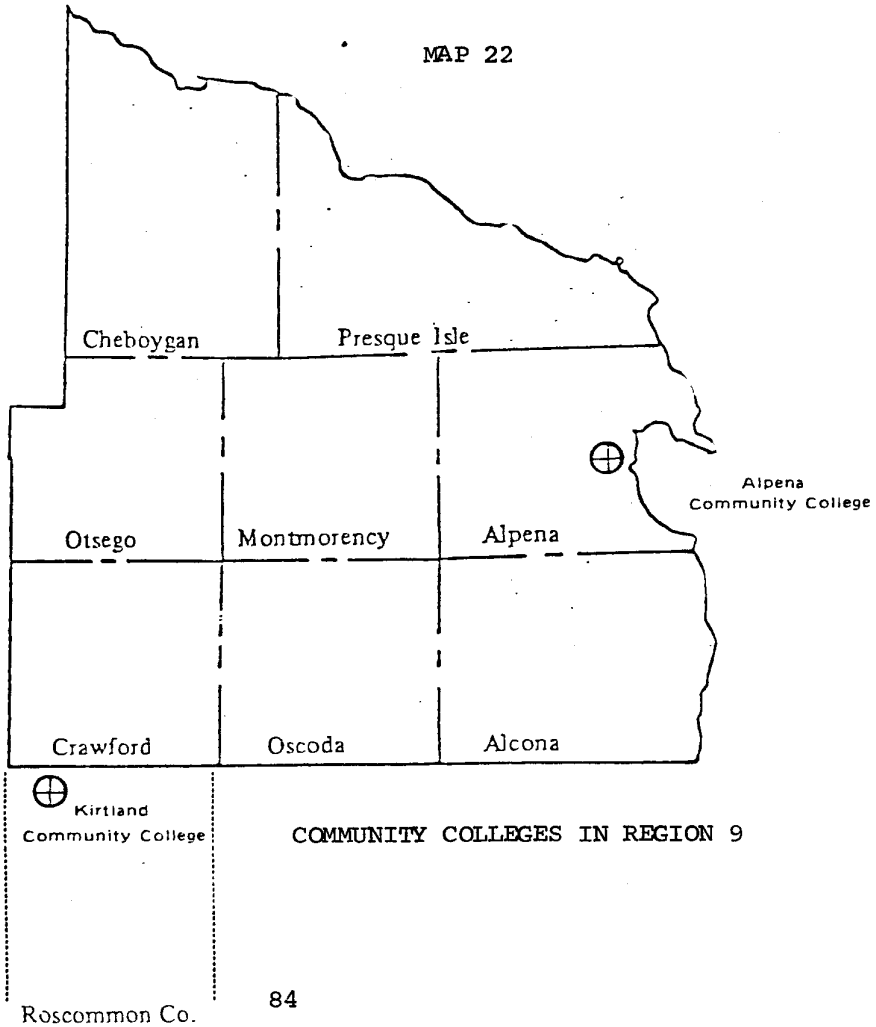
pupils. The 1975 projected enrollment, however, is 156. Secondary (Junior High and High School) enrollment is projected to be approximately 144 in 1975. These students will be bussed from Albert Township to Johannesburg to attend classes.

The birth rate for the county as a whole is declining, and subsequently fewer students will be enrolled in school, but this phenomenon will probably be offset in Albert Township by the projected increase in inmigration of child-bearing age groups.

The intermediate school (Junior High School) located in Johannesburg is in the Cheboygan-Otsego-Presque Isle Intermediate School District and the nearest junior colleges in the region (providing a two year college education) are Alpena Community College and Kirtland Community College. (See Maps 21 & 22.) These community colleges can be utilized as a means of training local residents for skills pertinent to employment in the township.



CHEBOYGAN-OTSEGO-PRESQUE ISLE
INTERMEDIATE SCHOOL DISTRICT



COMMUNITY COLLEGES IN REGION 9

ENVIRONMENT

ENVIRONMENT

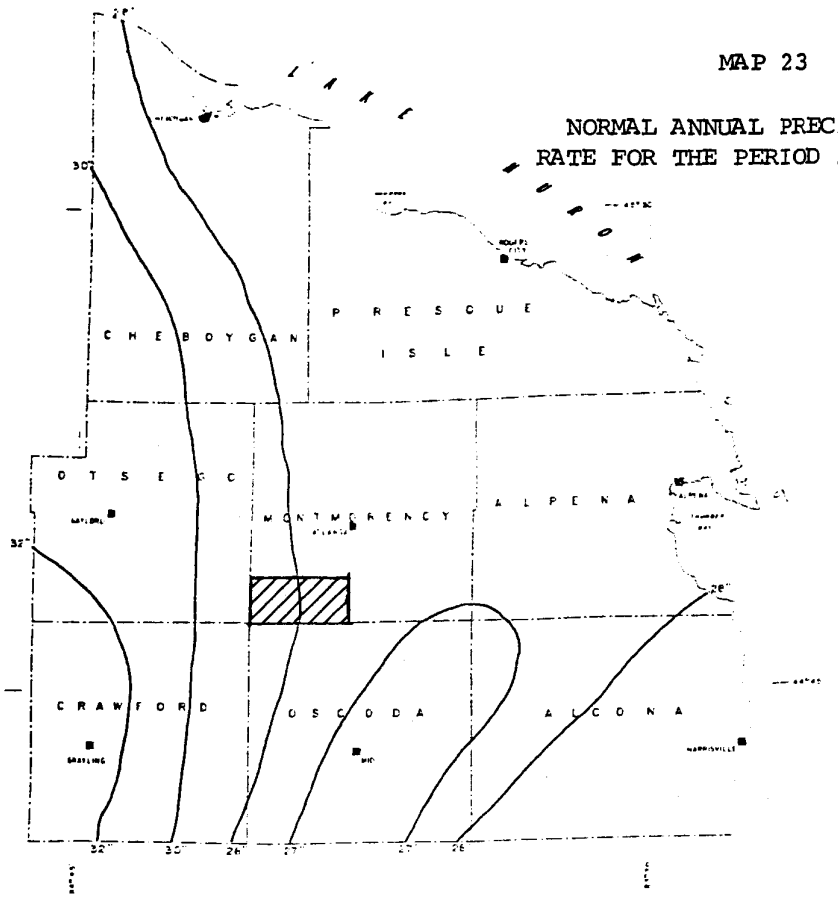
The major asset of Albert Township and the primary contributor to its economy is its natural environment. The combination of forest type vegetation, variety of lakes and low-density population define those characteristics which give the area its recreational atmosphere. Since it is the desire of the residents of the township to retain as much of the existing character of the area as possible in light of projected growth, it is pertinent in formulating a future plan to analyze the natural elements of the area. These elements should be studied in relation to their effect upon human activity and conversely an analysis should be made of the physical and biological consequences of human activity upon the areas' natural processes.

A - Climate

Climatic conditions in the vicinity determine to a large extent the viability of the township in offering seasonal recreation and establish its subsequent economic identity. Map 23 indicates the normal annual precipitation for the region over the past thirty years. The annual rainfall for the township averages 28°, about 60% occurring during the May to October summer season. The average annual snowfall for this thirty year period was 70 inches to 90 inches, quite a substantial addition to the precipitation from rainfall. This heavy accumulation of snow is pertinent to the township's winter recreation popularity, particularly in reference to snow-skiing and snow-mobiling.

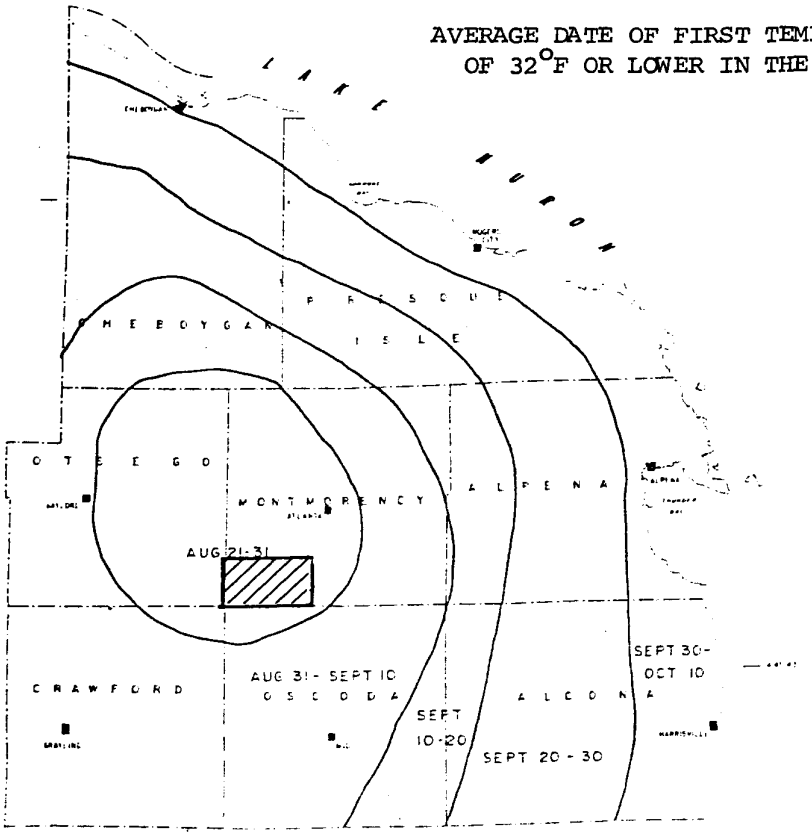
MAP 23

NORMAL ANNUAL PRECIPITATION
RATE FOR THE PERIOD 1940 - 1969



MAP 24

AVERAGE DATE OF FIRST TEMPERATURE
OF 32°F OR LOWER IN THE FALL



Map 24 shows the average date of the first below freezing temperatures for the fall. The township is located in the earliest frost section of the region, a factor which may play an important part in any decision by a seasonal resident to leave the area during the winter. In addition, there are only 70 to 90 frost-free days in this vicinity, affecting the propensity of seasonal residents to migrate from the area, as well as, the capability of the township to sustain agricultural production.

B - Geology

The formation of the existing topography of the township can be attributed to historic glacial deposits. The last glacier in the region, about 10,000 years ago, left the area with poor drainage characteristics resulting in a proliferation of swamps and larger lakes. These areas are good sites for game refuge, contributing to hunting and fishing in the township.

Glacial activity also afforded a good supply of high quality groundwater at varying levels below the surface. In hilly areas, this water may lie as deep as 300 feet; but in other locations, particularly near large bodies of water such as lakes, the level may be relatively close to the surface and consequently more subject to waste inundation from residential development.

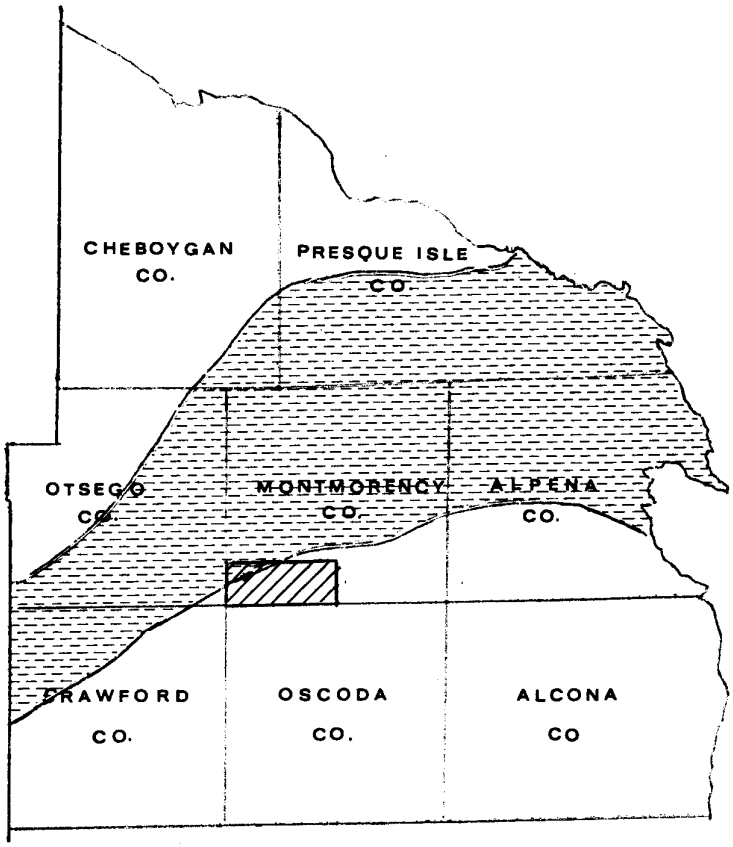
There are two commercial gravel pits in the township - one located in an area of outwash and glacial channels and another in moraines. (See Map 25.) Moraines are an accumulation of earth, stones and other geological materials resulting from glacial deposits. These pits are currently being used for extraction of materials for construction purposes.

In a study prepared for the Center of Economic Expansion, Central Michigan University*, it is noted that Montmorency County has a potential for becoming a source of construction aggregates. Grayling sand (See Map 28.) can be found in an extensive portion of Albert Township. This sand is dry and can be used for various construction purposes. Grayling sand (gravelly phase) is also located in this area and contains a substantial amount of rounded gravel. It is not presently known what the capacity of this soil type is for extractive purposes in the township.

There is also an interest in oil exploration in the region. The potential for oil and gas deposits extends from Otsego County through Montmorency, Presque Isle and Alpena Counties. As can be seen in Map 26, the northwest corner of Albert Township is included in this areal deposit. Although the possibility of significant oil production in the township is minute at this time, the potential occurance of such activity should be kept in mind.

* A Comprehensive General Inventory of Aggregates Occurring in the Northern Lower Peninsula of Michigan. Center for Economic Expansion, Central Michigan University, Mt. Pleasant 1970.

MAP 26



APPROXIMATE BOUNDARY OF NIAGARAN

REEF OIL & GAS FIELDS

C - Topography

Albert Township lies in an area where the terrain is more varied than most other sections of the region. Yet the topography is such that the slope limitations for development are not substantial. Map 27 displays a general classification of slopes in the vicinity. The western half of the township, which is primarily in private ownership, is predominantly flat. The eastern section, on the other hand, is characterized by a more varied topography. Although these slopes are generally slight, there are areas where the incline reaches 25% and can preclude construction or other dense activity, particularly if the soils in the area are conducive to erosion and instability.

D - Soils

The ability of the township to accommodate a variety of activities is heavily dependent upon the soils found in the vicinity. Because each soil type has its own water retention capacity, variety of plant nutrients and suitability for specific vegetation, the proper analysis and utilization of soils is critical to the success of a particular activity.

Agricultural production, forest growth and cultured vegetation rely upon soils for their existence and cause minimal modification of the natural character of the soil. Residential, industrial commercial, transportation and other intense land uses which employ

synthetic and natural materials for construction promote impacts which are often detrimental to the natural state of soils in the area. Since erosion, siltation and groundwater pollution are often the results of a combination of soil characteristics, contour of the land, and degree of human activity, the suitability of a particular piece of property for a specific activity should be determined by analyzing the effects of the interaction of all three factors.

Map 28 is a representation of general soil types in Albert Township. These are generic classifications and are not applicable for detailed planning purposes, but do give a comprehensive overview of soil characteristics for comparative purposes and analysis of possible sites for large scale development.

Table XI indicates the suitability of these soil types for general farming and forestry. This information refers to farming activity that varies in land use, degree of mechanization and production intensity, as well as sustained production of marketable timber related to forestry.

Since agriculture and timber production are not foreseen as extensive activities in the near future, the significance of their suitability is somewhat limited.

TABLE XI

SUITABILITY OF SOIL TYPES FOR GENERAL FARMING & FORESTRY

Map Symbol	Suitability for - General Farming	Forestry
1	Poor	Fair - poor
2	Fair	Fair
3	Poor - fair	Fair
4	Fair - good	Good - fair
5	Fair - poor	Fair - good

Recreation and residential land use, however, are projected to be predominant factors in the township's physical and economic development and the adaptability of soil types to these activities needs to be considered.

Table XII refers to the limitations of the areas' soils for recreation. These limitations, as mentioned before, depend upon the specific soil series and topographic features.

The impacts that human settlements have on soils are most profound in residential development. While individual home and subdivision location may not be as dense as commercial or industrial activity, the dispersion of these units has a more widespread effect.

TABLE XII

DEGREE OF LIMITATION FOR RECREATIONAL USE*

Map Symbol	Dominant Soil Types	Cottages & Buildings	Camp Sites	Picnic Areas	Paths & Trails	Play Areas	Golf Fairways	Septic Filter
1	Rubican, Grayling	Slight	Moderate	Moderate	Moderate	Moderate	Moderate	Slight
2	Kalkaska, East Lake, Mancelona	Slight	Moderate	Moderate	Moderate	Moderate	Moderate	Slight
3	Rubican, Graycalm, Montcolm	Slight-Severe	Moderate-Severe	Moderate-Severe	Moderate-Severe	Moderate-Severe	Moderate Severe	Moderate
4	Emmet, Leelanau	Slight-Moderate	Slight-Moderate	Slight-Moderate	Slight	Slight-Severe	Slight-Moderate	Moderate Severe
5	Leelanau, Emmet, Kalkaska	Moderate-Severe	Moderate-Severe	Moderate-Severe	Moderate	Severe	Moderate	Moderate

* Source: An Appraisal of Potentials for Outdoor Recreational Development for Montmorency County, Michigan February 1969

The need for paved streets, driveways, sidewalks, etc. as well as the siting of homes contribute to the increased water run-off and erosion potential of residential development.

Consequently, the full direct and indirect environmental effects of home construction should be studied before this type of development is approved. One of the most important factors to be considered is soil limitations. Table XIII is a brief analysis of soil restraints relative to residential development.

TABLE XIII

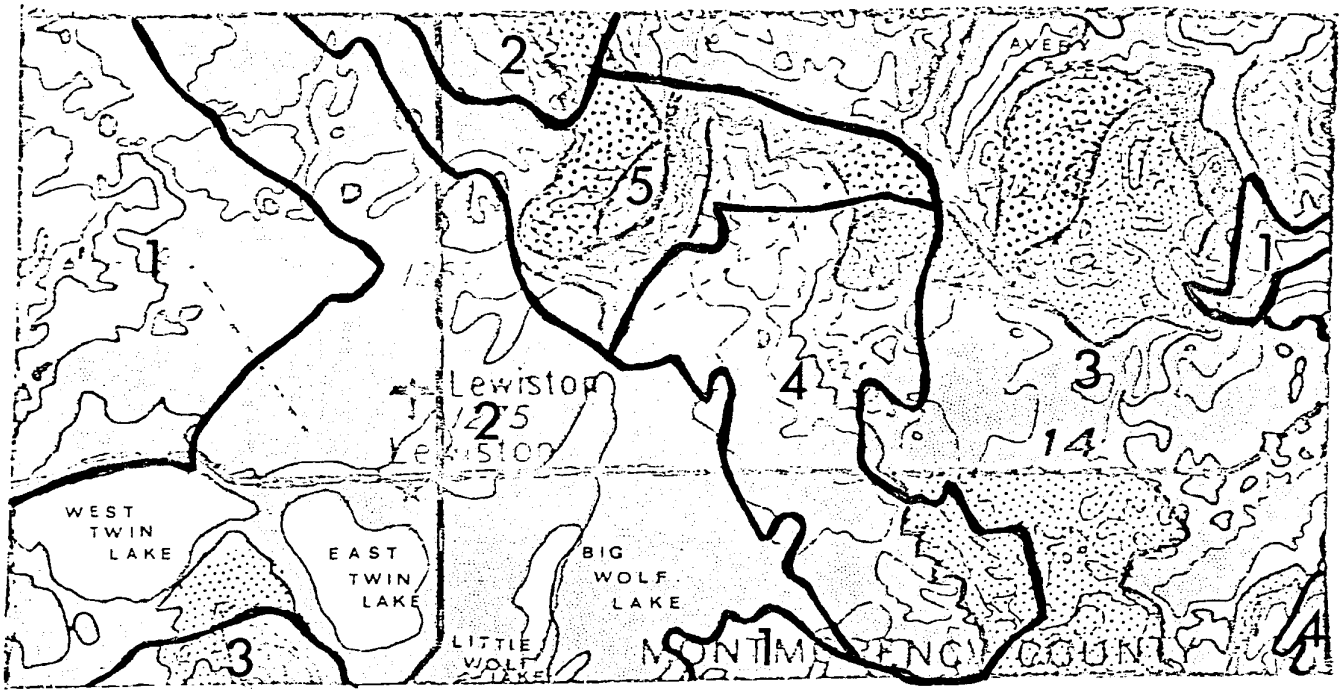
DEGREE OF SOIL LIMITATION FOR RESIDENTIAL DEVELOPMENT

Map Symbol	Limitation	Major Management Problems
1	Slight	- Possible groundwater pollution; - Difficult to maintain sod without irrigation
2	Slight	- Seasonal high water table; - Possible groundwater pollution; - Difficult to maintain sod without irrigation
3	Moderate-Severe	- Sloping Areas; - Erosion and Sediment damage; - Sidehill seepage from onsite sewage facilities
4	Slight-Moderate	- Erosion and Sediment damage; - Sidehill seepage from onsite sewage facilities
5	Moderate-Severe	- Sloping areas; - Erosion and sedimentation; - Sidehill seepage from onsite sewage facilities

These limitations pertain to intensive development common to subdivisions with onsite sewage facilities.

Map 29 combines general slope characteristics with general soil characteristics. Those soils which have slight limitations for residential development are comparatively flat. Moderate to severe soil limitation areas are associated with relatively hilly terrain. It should be emphasized that degree of slope is an important element in the classification of soil characteristics.

MAP 29



ALBERT TOWNSHIP - SLOPE & SOIL CONDITIONS

Area	Residential Development Conditions
1 & 2	Slight Soil Limitations; Predominant 0% Slope
3	Moderate - Severe Soil Limitations; 0 - 2% Slope
4	Slight - Moderate Soil Limitations; 0 - 1% Slope
5	Moderate - Severe Soil Limitations; 2 - 5% Slope

The predominant specie is Oak (Red, White and Black). Most of these are of the pole and saw timber size. Aspen and White Birch are also abundant, particularly at the reproduction stage of growth. Red Pine, Jack Pine and Northern Hardwood are distributed throughout the township.

As mentioned in the Forest Activity Section of this document, Oak, Aspen, Birch, Maple, and Red, White and Jack Pines are logged to a limited extent for milling and wood pallet production. A major portion of this timber is sent out of the township for milling operations.

Upland brush, containing Cherry, Hazel, Service Berry and Willow vegetation is interspersed throughout the vicinity. Additional growth includes grass, weeds, Bracken Tern and Sweet Tern. There is also a limited amount of lowland brush, consisting of Alder, Dogwood, Willow and Huckleberry. Christmas tree wood lots are located in private parcels within Albert Township, but these are not major economic resources.

In order to protect wildlife, soils and aesthetic values in the area, the Huron Pines Resourse Conservation and Development Project recommends the promotion of orderly and wise development of forest resources through educational and technical programs. It would benefit the township to insure that its citizens, particularly owners of large parcels of land, are aware of constructive forestry practices in order to maintain and improve the environmental qualities of the vicinity.

Map 30 indicates those sections of the township adaptable for development according to degree of limitation. Those areas designated as primary, secondary and tertiary stipulate the preference for residential land use based upon soil and slope characteristics.

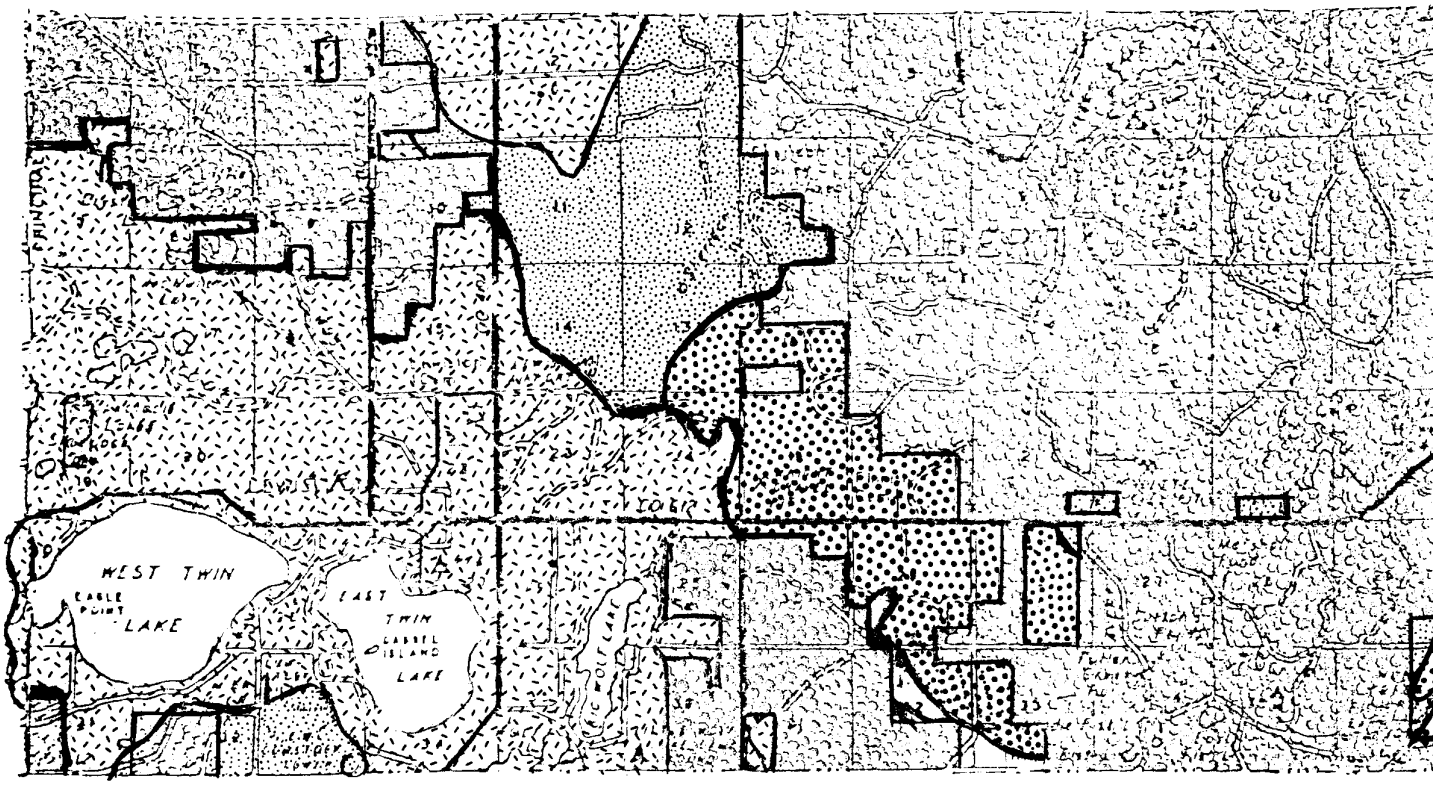
Primary areas should be developed first because they have slight limitations which can easily be overcome. Secondary areas are less preferable because greater care must be taken to alleviate adverse consequences due to development. Tertiary areas are the least desirable for residential activity insofar as limitations are severe enough to make development questionable. Again, these are very broad classifications and not applicable for detailed analysis.

E - Vegetation

In addition to contributing to the scenic qualities of the township, the existing vegetation helps substantially in maintaining a viable environment. Without an adequate amount of forest, brush and grass cover, soil erosion and wind blowing would become prevalent. Wildlife would decrease due to an absence of cover and forage and potential highway and industrial noise would travel further and with greater intensity.

Albert Township has a variety of forest species and since much of the area is owned by the State of Michigan, it is assured a retention of these trees.

MAP 30



ALBERT TOWNSHIP

AREAS OF POTENTIAL RESIDENTIAL DEVELOPMENT

Primary Development Area

Secondary Development Area

Tertiary Development Area

State Forest

F - Wildlife

Wildlife is a major factor in the identity of the township as both a rural and a recreational area. As human population in Albert Township increases, the habitation areas of wildlife will become more confined. To accommodate an optimum balance between human and animal populations (a balance whereby infringement of one upon the other is held to a minimum), and yet maintain the recreational atmosphere of the township, the variety of animal life should be studied and their living patterns understood.

Forestry practices, as mentioned before, affect the quality of the environment and its capacity to accommodate a variety of wildlife. Controlled timber cutting enables young trees and low-lying vegetation to flourish, supporting more animal life. Tree harvesting, particularly Aspen adjacent to Cedar swamps, improves the quantity of feed for deer while they are yarding, improving their ability to survive the winter. Forests also affect water-born wildlife. Proper tree harvesting increases the watershed supply, insofar as openings in the forest allow more snow to reach groundwater levels, increasing stream flow and improving fish habitat.

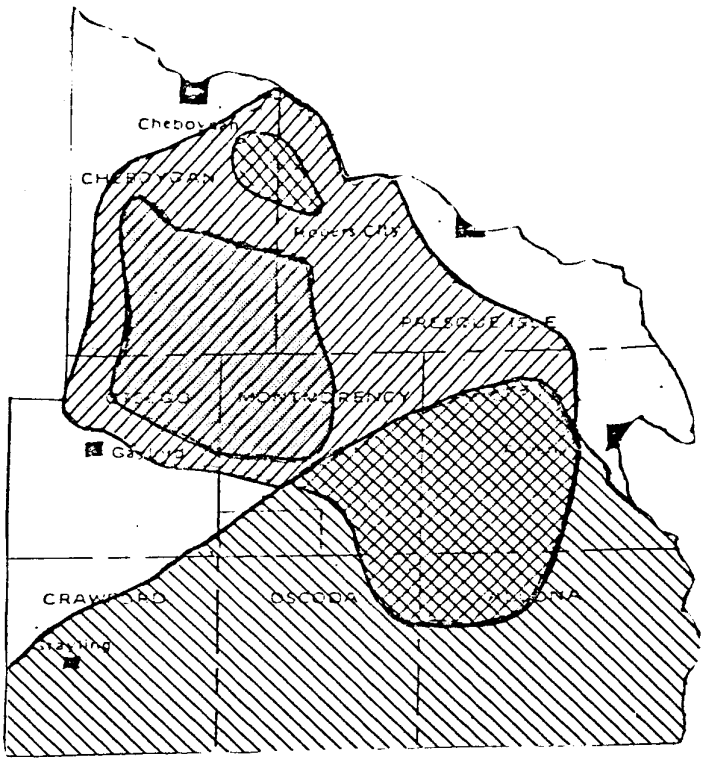
Albert Township has a heterogenous mixture of wildlife, which can be classified into three generic categories: small game, big game and waterfowl. Small game consists of birds and mammals, including

grouse, woodcock (See Map 4), wild turkey (See Map 31), cottontail rabbits, snowshoe hares, squirrels, raccoons, foxes and other similar species. Deer is the most popular big game animal. Waterfowl includes ducks, geese and shorebirds. Table XIV is an inventory of game species in Montmorency County. Salmon, Brown Trout and Bass are the main fish species in the township. The Michigan Department of Natural Resources does plant trout in lakes in the area. Although planted trout do not reproduce, they often grow to game size and provide good fishing for a year or two. Sometimes natural predators and competition will limit the success of such plantings. Sage Lake and McCormick Lake in Briley Township are two lakes in the vicinity stocked with trout.

Since Albert Township is assured of continual vegetation, because of state forest land and its capacity for private development is confined, the ability of the area to sustain its existing variety of wildlife is not as limited as other localities might be. But proper control and management on the part of the state and townships' citizens is essential to define and insure an optimum destribution of wildlife.

All facets of the township's distinct environment - soils, climate, geology, vegetation and wildlife - are separate entities in their own right, but are highly interrelated in the establishment of environmental processes. The proper utilization of this environment

MAP 31



NORTHEAST MICHIGAN REGION - UNIQUE WILDLIFE AREAS

Wild Turkey Range

Major Bobcat Range

Elk Range

TABLE XIV

INVENTORY OF GAME SPECIES MONTMORENCY COUNTY

Species	Relative Abundance	Management Potential	Game Range
Deer	Moderate to High	Good, increasing pulp markets should encourage land owners to improve deer habitat by cutting merchantable timber.	Entire County
Elk	Low	Limited, hunting seasons will be necessary to keep elk in balance with food supplies.	NW Part County
Bear	Low	Limited, few bears need to be harvested each year to keep damage camplaints at a minimum. Season presently closed.	Entire County
Bobcat	Low	Limited, declining habitat and food supplies will keep bobcats at a low level.	Entire County
Raccoon	Moderate	Good, a stimulus is needed to encourage more hunter interest.	Entire County
Squirrels	Moderate	Good, a September hunting season would increase hunter interest.	Entire County
Ruffed Grouse	Moderate to High	Good, presently grouse are starting to increase from low part of cycle. Small cuttings near coniferous stands greatly improve grouse habitat.	Entire County
Woodcock	Moderate	Good, woodcock respond well to cuttings. Some of the finest woodcock hunting in North America is found in this area.	Entire County
Waterfowl	Low	Limited, poor soils limit the expansion of waterfowl habitat in county.	Entire County
Snowshoe Hare	Moderate	Fair, over browsed swamps limit snowshoe hare. Clear cutting small blocks in swamps will improve habitat.	Entire County

37% of land area in Montmorency County is in public ownership.

for living and recreation requires a realization of the importance of the townships' natural characteristics and the impacts of human activity upon the environment.

GOALS, POLICIES, OBJECTIVES

GOALS, OBJECTIVES, POLICIES

Up to this point, the text has analyzed the various elements which combine to formulate the particular identity of Albert Township. The PASE system has logically differentiated the elements of the area to permit a fairly comprehensive insight into the townships' characteristics.

The following section is the synthesis of these elements into goals, objectives and policies to guide the township in its physical, social and economic development. These statements have been approved by the townships' residents as the most applicable reflections of their desires and attitudes concerning the future of their area.

Goals are very broad descriptions of the overall desirable characteristics the people of Albert Township wish to attain within the general planning period. These are the bases for the more definitive objectives and policies statements. Objectives and policies statements. Objectives delineate these goals in accord with the elements included in the PHASE analysis process. These objectives are underlined in the following section.

Policies are more specific statements commensurate with the given objectives. These attempt to define more clearly the proposed actions the township desires to undertake, but are not so definite as to preclude variations which may be required in specific instances.

While all policies may not be achieved within the planning period, the decision-makers and citizens of Albert Township should promote the realization of as many of these statements as possible. This can be adequately done only if knowledge, creativity, and most importantly, community interest and involvement become an integral part of Albert Township.

GOALS

1. Protect the physical environment of the township.
2. Maintain a residential and recreational atmosphere.
3. Create and maintain a proportion between residential, recreational, commercial and light industry.
4. Maintain an efficient proportion between age groups and promote an orderly population growth.
5. Stabilize the local economy with a diversity of light industrial.
6. Create quality educational and technical training facilities in order to upgrade working skills.
7. Attain efficiency, strength and autonomy in local government, while retaining constructive liaison with other governmental bodies.
8. Create an effective health and social welfare delivery system.

POPULATION OBJECTIVES

I Because the present atmosphere and character of the population and environment of Albert Township define its attractiveness, it is desirable to maintain the existing proportion of population balance.

1. Control industrial growth to the existing proportion of the township's economic activity.
2. Keep commercial activity in its current proportion of the township's economic base.
3. Maintain the physical environment and provide for residential land use that will continue to attract seasonal residents.

II Since the township's capacity to retain its unique environmental, social, and cultural characteristics is limited, an excessive population growth will tend to have an impact upon these elements. Consequently, it is desirable to limit any detrimental change in the overall atmosphere of the township by striving to incorporate policies and programs which will promote orderly population growth to maintain, as far as possible, the existing character of Albert Township.

1. Continue the promotion of light industry.
2. Encourage small commercial activities.
3. Procure a desirable mixture of residential density.
4. Limit specific areas of the township to low-density residential use.

5. Secure an equitable distribution of open-space.
6. Consider the social, environmental, and political implications of all proposed land uses in local decision-making processes.
7. Rationally plan for development according to the capacity of the environment and the availability of services.

III Realizing that there is a lack of variety and expertise in current available employment, the township will strive to attract those elements of the population whose abilities will fill the existing gap in total provision of desirable community skills and services.

1. Attract industries which utilize skilled and professional labor.
2. Encourage construction of modern, convenient office space designed to facilitate professional use, such as: medical and dental offices, legal offices, etc.
3. Institute educational programs to serve local manpower needs.

IV In order to alleviate any adverse changes in the existing character of the township resulting from a disproportionate growth of working-age personnel, the continued inmigration of retired and seasonal population groups should be encouraged.

1. Institute programs and construct facilities to serve as social-recreational attractions for senior citizens.

2. Allocate priority to the retention and enhancement of those natural and man-made characteristics (lakes, forests, campgrounds) of the township, which will attract seasonal residents and tourism.
3. Institute cultural attractions.

LOCAL GOVERNMENT OBJECTIVES

I Administration and regulation of township affairs oriented toward continued improvement of all facets of the human settlement requires efficient, comprehensive, and creative sensitivity to the natural and human environment. Albert Township should attempt to provide local government services which will most adequately fulfill the needs of its citizens while simultaneously minimizing, as far as possible, the costs of these services.

1. Provide service levels which will attract the same type of population mix as currently resides in the township.
2. Regulate quantity, quality and density of residential growth.
3. Regulate commercial desirability through zoning and aesthetic control.
4. Regulate industrial growth through zoning and environmental control.
5. Provide highway and parking facilities, pedestrian and non-motorized circulation systems, and airport facilities according to the needs of the population and economic activity of the township. Study the possibility of eventually instituting a public transportation system.
6. Promote and maintain adequate sewer and water systems in accordance with immediate and potential needs of the township.

7. Create local health and welfare services and facilities which will fulfill those needs not satisfied by county, regional, and state programs.

8. Provide educational facilities and services proportionate to the capacity and willingness of the townships' residents to finance them.

9. Determine the need for quality and type of community facilities to optimally serve the township's immediate and future requirements and establish provisions for meeting these requirements. Utilize available federal, state, and local funds to implement the construction of facilities and provision of equipment.

10. Incorporate methods of analysis to determine the social and environmental consequences of new population and development activity. Implement policies to promote environmental protection and maintenance of the township's overall identity.

II For any composition of people to be able to relate to, and take pride in their living environment, they must be allowed access to the local decision making process. In addition, by promoting the interest of the local population questions of township concern, the ability of local decision-makers to more properly reflect the desires and needs of their constituents is substantially increased. Township decision-makers should attempt to promulgate policies and programs which will increase citizen interest and involvement in local public affairs.

ECONOMIC OBJECTIVES

I Unless Albert Township is economically viable, it will not have the capability of attracting and retaining permanent (or seasonal) residents, nor the ability to provide desirable governmental services; therefore, the township should promote an increase in the quantity, quality, and variety of its economic base.

1. Promote quality and variety of commercial activity that will attract retail spending.
2. Encourage quality residential land-use in designated areas of the township which will substantially contribute to the local tax base.

II In order to facilitate the attractiveness of Albert Township to skilled and professional people, as well as, increase its variety of economic activity, it is desirable to encourage policies and facilities to attract industrial, commercial, service and recreational activities.

1. Implement zoning regulations which will allocate commercial uses to easily accessible locations and adjust the size of the activity to the proposed service area.
2. Insure variety in the provision of professional services through promotion and advertisement of the township's amenities to attract these desired personnel.
3. Contribute to the variety of economic activity by promoting recreational facilities.

III In attempting to attain economic diversity, while at the same time maintaining the township's overall character, Albert Township should encourage the development of all economic activities in the same general relative proportions as they currently exist.

1. Emphasize the growth of wholesale and retail trade outlets.
2. Provide and limit real property for industrial use that will enable the township to maintain its current proportion of manufacturing activity.
3. Restrain or discourage those economic activities which have the potential of substantially changing the township's character and identity. Such activities could include large corporate organizations and heavy industrial polluters.

IV Economic growth and diversity is predicated upon competition among productive elements of the township. It is, therefore, beneficial to the residents of Albert Township that rational competition between commercial activities be encouraged.

1. Allocate commercial activities to areas easily accessible to all residents.
2. Stimulate the establishment of similar commercial activities commensurate with the needs and size of the township's population.

V The overall education level of the citizens of the township will, to a large degree, determine the ingenuity and skill applied in

attempting to improve the economic status of the township, as well as, contribute to its capacity to attract new economic activities. An important objective, then, is to attain an educated population which will satisfy the requirements of new and diversified economic endeavors.

1. Institute local training programs which will equip the townships' residents with skills required by potential industries.
2. Encourage those economic activities which prefer to train local personnel according to the specific needs of the activity.

VI To attract wage-paying economic activities employing people residing outside the township or to maintain a lack of quality, quantity, and variety in goods and services limits the capacity of the township to experience economic development. An important objective, therefore, is to encourage an economic environment which will enable the township to retain the money earned within its boundaries and encourage the influx of income from outside its borders.

1. Provide a comprehensive range of services, skills, and merchandise at competitive prices.
2. Institute promotional programs to enhance the public's attitude toward the benefits of economic activity in the township.

3. Encourage the location of industries which will influence the establishment of subsidiary wholesale and service businesses.

RESIDENTIAL LAND USE OBJECTIVES

I Quality in residential land use is a reflection of the pride of individual ownership and the perception the residents have of the area in which they live. In order to maintain the existing quality of dwelling units in the area, the township should strive for orderly growth and development of residential land use.

1. Through regulatory controls, attempt to insure sequential development outward from existing populated areas to prevent residential "leapfrogging".
2. Efficiently provide new residential development with facilities and utilities commensurate with unit density.
3. As far as possible, restrict new large scale development surrounding water resources (lakes) in the township.

II In any populated locality, there is a diversity of social and economic characteristics among families and individuals, and the more populated the area becomes, the greater the variety of its residents. Consequently, Albert Township should endeavor to provide each member of the community with residential opportunities which correspond to his social and economic characteristics.

1. Provide a mixture of densities through zoning regulations.
2. Insure there is an adequate supply of low income housing equitably dispersed throughout the township.

3. Encourage the continued high rate of owner occupancy, while increasing the amount of rental units available to seasonal and permanent residents.

III Residential activities both determine and result from a general pattern of human behavior and often conflict with other types of land uses which facilitate different types of activity. In order to protect the health, safety and welfare of the townships' citizens and the attractiveness of the community, residential activity should be planned to eliminate conflict with other land uses.

1. Attempt to provide natural or man-made barriers between residential and smaller commercial activity.
2. Provide adequate open-space and recreation facilities at the neighborhood level.
3. Zone residential land uses to be easily accessible to commercial and industrial areas, yet adequately separated to eliminate detrimental environmental consequences.
4. Design residential activity so as to limit the generation and attraction of heavy automobile and truck traffic.

IV Land is a finite resource and the ability of the natural environment to optimally accommodate human impact is also limited. Since residential land use is not as restricted in its locational choice as commercial or industrial uses, its environmental impacts are more widespread. To protect and maintain its existing level of

environmental quality, the township should encourage dwelling units in those areas where environmental impacts are least detrimental and discourage residential construction in location where impacts are more profound.

1. Analyze the capacity of land, vegetation, and water to accommodate housing units and projected population for each development.
2. Promote policies to mitigate possible negative environmental effects from residential construction.
3. Adopt methods of analyzing and reviewing public and private facilities which will be required as a result of each new development.

COMMERCIAL LAND-USE OBJECTIVES

I Accessibility to commercial development is a primary prerequisite for growth and development. At the same time, uncontrolled commercial growth creates traffic congestion and visual pollution. Albert Township should encourage development of commercial facilities which are easily accessible while alleviating congestion and "commercial blight".

1. Through zoning, disperse small parcels of commercial activity throughout the more densely populated portions of the township.
2. Insure that adequate access and parking facilities are available for commercial activity to alleviate traffic congestion and excessive noise pollution.
3. Provide for the creation of "open space" or vegetation barriers between commercial land uses and residential or recreational land uses.

II The identity a community portrays is heavily determined by the physical composition and aesthetic value of its commercial areas, particularly the central business district. To enhance the reputation of the township and encourage community pride and involvement, the character of the township's central business area, Lewiston, should be maintained, as far as possible, as an area the residents can adequately utilize and identify with.

1. Project and enhance the character and identity of Lewiston as an attractive, competitive shopping district through innovative design and architectural control.
2. Institute a circulation system in the central Lewiston area to eliminate conflict between pedestrian and automobile movement.
3. Discourage the "spread" of strip commercial activities in all sections of the township.
4. Attempt to attain a large mix of commercial and service activities in the Lewiston business district.
5. Promote the utilization of the central area for night time activity through the establishment of a theatre, outdoor community entertainment area, and adequate street lighting.

III An overabundance of commercial facilities in areas of the township which compete with the viability of the central business area, tend to attract subsequent residential development and established commercial activities from the CBD, encouraging high vacancy rates in the central business area. This effect can be deterred if the township provides for orderly commercial growth which best serves the needs of the township.

1. Discourage the development of large shopping facilities which will potentially create blight and inactivity in the central business area.

2. Discourage the location of commercial districts, particularly those which attract heavy automobile traffic, adjacent to conflicting land uses, such as recreation areas.
3. Determine the capacity of the township's commercial activity based upon the total population and their projected needs; then define the limit of commercial activity the township can endure to prevent outmigration due to a change in the township's character.

INDUSTRIAL LAND-USE OBJECTIVES

I In order to maintain an efficient economic balance in the township, in accordance with the maintenance of the existing population balance, Albert Township should attract those industries which have the least impact upon changing the character of the area.

1. Define industrial areas for development in line with the desired proportion of the activity in the township.
2. Limit the size of individual parcels of industrial land to promote smaller industries.
3. Encourage a variety of industrial activity to maintain the township's more balanced economic base.

II While realizing that change is inevitable and the township's cultural and physical environment will reflect the type of people attracted to the area, the ability to upgrade the skills and professional quality of the township is reflected in the township's desire to attract those industries which utilize professional and skilled employees.

III Detrimental effects on the environment, due to industrial activity, tend to detract from the capability of an area to maintain a comfortable and pleasing standard of living. Consequently, Albert Township should attract those industrial activities which have a

limited environmental impact.

1. Regulate environmental impacts through the institution of local air, water, noise, and land impact standards.
2. Project the effects of industrial location as a catalyst for residential, commercial, and recreational development and limit detrimental land use mixes through zoning controls.
3. Discourage the abundant extraction of the township's natural resources for industrial purposes.

IV Because local industrial firms employ people within the community, there is a strong potential for utilizing the economic and social resources of various industries in promoting the welfare of the community. Albert Township should attract those industries which display a community spirit in providing the physical and economic resources for the creation and maintenance of local community projects.

1. Through promotion, empasize the community spirit of the township as a beneficial resource for industrial location.
2. Encourage the establishment of those industrial and business firms which display a definite interest in supporting community projects and desire to maintain the current township character.

RECREATION LAND-USE OBJECTIVES

I Most living environments can be recognized and classified according to their predominant economic activity. Albert Township, because of its environmental attributes and low population density, currently enjoys a favorable reputation as a recreational area. To maintain its current proportion of activities and population age groups, the township should encourage the growth of open-space recreation.

1. Provide outdoor camping facilities in designated sections of the township.
2. Encourage small parcels in new residential development as neighborhood parks.
3. Establish a larger community park to facilitate the needs of large organizations, groups, and seasonal tourists.
4. Establish horse, bike, motorized recreational vehicle, ski, and walking trails in the township.

II The needs of the local residents for recreational activity are often different from those of the more seasonal, transient population. To meet these needs, recreational facilities and programs should be provided for all elements of the population.

1. Establish community-wide craft and recreation programs, designed for all age groups, for seasonal and permanent residents.

2. Construct a centrally located facility equipped to offer a wide variety of educational, recreational, and social activities.

III The location of open space recreation facilities is a major factor in the success of recreational endeavors. If these activities are adjacent to conflicting land uses, such as industrial or high density commercial and residential, the attractiveness of the facility is diminished. Open-space recreational facilities should be regulated and developed to eliminate conflicting uses.

1. Restrict the placement of camping facilities in densely populated areas and adjacent to commercial and industrial activity.
2. Encourage the establishment of small park and picnic areas within or adjacent to industrial parks.
3. Provide picnic and park facilities within the central business area of Lewiston.

IV Community recreational activities are contributers to the physical and psychological attractiveness of the township. In order to accommodate the needs of individuals and groups of Albert Township and to attract new commercial and industrial activities desiring local recreational amenities, community recreation programs and facilities should be provided in conjunction with the character and desires of the township residents.

1. Establish community sponsored arts and crafts programs for children, adults, and retired persons.
2. Encourage community sponsored skiing, swimming and health clubs.
3. Provide playground equipment for township and community parks commensurate with the density and population age group.

COMMUNITY FACILITIES OBJECTIVES

I The success of health, safety, welfare and education programs are often dependent upon the quality and variety of facilities provided. To enhance cohesiveness and public pride among the citizens of Albert Township and to make quality services available to all residents, comprehensive community facilities should be established and adequately maintained.

1. Combine accepted location and space standards with knowledge of local population and physical characteristics to determine the optimum distribution of school facilities.
2. Analyze existing and potential land uses in the area and correlate them with the physical and financial resources of the township to ascertain the needs and potential locations for fire protection facilities.
3. Locate a community-wide recreational facility, including areas, such as tennis courts, outdoor theatre, baseball, football and basketball areas, indoor social and cultural recreation, etc. which are easily accessible to the majority of the population.
4. Promote the construction of a community center, including public meeting room, library, possible museum and art gallery, and county and local office space in a central location to meet increasing demand for services.
5. Provide major public health and welfare facilities in an easily accessible central location.

TRANSPORTATION OBJECTIVES

I The location of various land uses is often determined by the accessibility of the particular activity, especially commercial and industrial. The size and placement of roads is, therefore, an important element in the distribution of land use. The circulation system of Albert Township should be planned to promote desired land use growth while limiting the distribution of undesirable activities.

1. Design circulation systems with respect to the amount of activity they are proposed to facilitate.
2. Discourage the construction of primary and secondary roads in areas where development is not proposed or approved.
3. Separate automobile and truck traffic from pedestrian and bicycle circulation.
4. Insure adequate access and parking at public recreational facilities.
5. Improve the quality of local and collector streets in the developed sections of the township.
6. Encourage residential development which efficiently limits the amount of land devoted to streets.
7. Limit truck traffic to required industrial and commercial services.

8. Provide adequate access for movement of goods to and from areas outside the township.

II In recognizing the changing pattern of lifestyles attributed to a decrease in the supply of available energy, especially motor fuels and the need for offering greater access and mobility to different elements of the population, particularly "captive riders", the township should attempt to procure a variety of transportation modes which will serve all residents.

1. Promote the development of an airport with facilities capable of supporting private and industrial requirements.
2. Establish bicycle routes throughout designated areas of the township to facilitate long distance touring and short distance shopping and social recreation trips.
3. Study the feasibility of eventually incorporating a small vehicle public transportation system in the more densely populated sectors of the township.

III The construction of roads and other transportation modes requires the disruption of natural land features, vegetation, and possible water resources. In order to preserve as much of the natural environment as possible, the township will benefit by a thorough analysis and limitation of detrimental environmental impact resulting from construction of transportation routes.

1. Construct man-made or natural barriers between residential areas and major thoroughfares.

2. Provide adequate access to community facilities.
3. Determine the potential growth impacts resulting from the proposed construction or improvement of township roads.
4. Limit the amount of paved area in the township to efficiently meet the needs and comfort of the population, while confining the environmental impact resulting from increased run-off.

HEALTH & WELFARE OBJECTIVES

I Because each individual residing in an area is different in personality and background from those around him, every community is unique in its population composition. The public services made available to the residents of the township should reflect this uniqueness. Consequently, health and community welfare services should be made available to the people of Albert Township which will best fulfill the needs of the individual.

1. Through promotion, attempt to lure professional, medical, and social personnel to the township.
2. Discourage overdependence on community welfare facilities and programs.
3. Incorporate community welfare programs under one local agency to insure comprehensive and cohesive administration.
4. Promote the creation of public service programs (such as, drug abuse, alcoholic crises center organizations) to meet the needs of the township residents.

II Through public awareness of health and sanitary practices, many health problems resulting from lack of individual knowledge can be alleviated. To instill and maintain a high level of public consciousness, educational programs and informative health practices should be instituted and made available to all members

of the township.

1. Establish liaison between the school system and local health, education and medical services for students.

III Public safety and protection are pertinent factors in the attractiveness of any locality. If adequate police and fire services are available to all sections of the township, individual insurance rates are decreased and personal loss from fire and theft are minimized. To insure personal comfort and confidence in local government, public safety programs should be created and continually improved to meet the demands of continued growth.

1. Promote and maintain public safety programs.
2. Work in close association with county and state law enforcement authorities to establish the optimum efficiency in police protection.
3. Educate the public as to protection of personal property - both fire and theft control.
4. Promote community spirit and involvement in attempts to physically and financially improve volunteer fire and community service organization.

EDUCATION OBJECTIVES

I The social, cultural and economic future of the township depends upon the skills of its younger residents acting as catalysts for new, diversified growth. To insure an increase in the economic base of Albert Township, educational facilities and programs should be established commensurate with the needs and character of the area.

1. Formulate adult education classes employing local facilities and personnel for instruction.
2. Study the feasibility of establishing a day care center for children of working parents.
3. Establish formal courses in technical skill training oriented toward the needs of existing and potential industrial and commercial activity, procuring financial, physical, and instructional aid from these activities under a consolidated effort.
4. Promote communication between the local government and school board to obtain optimum efficiency.

II Education and information are synonymous with the general awareness of the townships' residents toward activities of local concern. To provide the citizens of Albert Township with knowledge of various events, a comprehensive information program should be established.

1. Construct a centrally located facility to disseminate public information.
2. Establish liaison between developers, Realtors, entrepreneurs, and local government authorities in improving communication and procuring cohesiveness in the township's overall development.

III Formal education is only one means of improving the skills of the people of Albert Township. Informal community educational programs can be instituted to offer a variety of learning experiences to all members of the township.

1. Local arts, crafts, book clubs, etc. should be promoted to improve the overall skills and awareness of the townships' residents.
2. Offer camping, hiking and outdoor recreation classes to seasonal and permanent residents.

ENVIRONMENT OBJECTIVES

I Albert Township is currently a desirable place to live and visit primarily because of the character of its natural environment. Since the identity of an area is defined by its physical, as well as, social amenities, the maintenance of the township's overall attractiveness requires the feasible preservation of the natural environment.

1. Create and maintain an ongoing environmental monitoring program to study the effects of development and human activity and utilize the results to institute protective measures.
2. Adopt noise and visual pollution standards for inclusion in the zoning ordinance.

II The abundance of natural and cultured vegetation contributes to the reduction of noise, soil, and visual pollution resulting from human activities. Therefore, the township should strive to preserve as much of the existing vegetation as possible while encouraging the growth of cultured plant life in areas affected by human activity.

1. Establish criteria for landscaping commercial areas and adopt these measures in the zoning ordinance.
2. Promote landscaping and garden-plot programs in the township.

III The productivity and attractiveness of the natural landscape, as well as, the health of the townships' residents, is closely interrelated with the rational utilization of geologic characteristics. Consequently, the capacities of the soils in the township should be understood and adverse geologic impacts avoided or restricted.

1. Define areas and densities compatable for development based upon soil and groundwater characteristics, primarily related to sanitation and pollution factors.

IV Except for limited sewage problems, Albert Township is presently devoid of any excessive environmental impacts. As the area experiences an expansion of human activity, the probability of subsequent pollution will increase. Provision should be made for acquiring federal, state, and local expertise and financial aid in the limitation and abatement of future air, water, noise, and visual pollution.

UTILITIES OBJECTIVES

I The health, safety and welfare of the townships' citizens is closely aligned with the adequate provision of water and sewer systems. If Albert Township desires to maintain a preferred level of human, physical, and social welfare in the face of increasing population pressures, it must insure the provision of sewer and water facilities according to the needs of the township.

1. Determine the capacity of the current ground water levels to sustain future development densities.
2. Insure adequate health and sanitation in recreation areas by providing needed water, electric and sanitary facilities.
3. Construct and expand sewer systems in residential, industrial and commercial areas, based upon immediate and long-range needs.

II Since the township's welfare is reflected in the protection of its people and environment from detrimental ecological impacts, the proper utilization of land according to its capacity for development should be of major concern.

Therefore, the design and placement of water and sanitary facilities are pertinent in defining areas of the township where development is feasible. Albert Township should regulate undesirable growth

allocating sewer, water, and drainage facilities according to the capability of the township to sustain development.

1. Determine the impact additional growth and development will have on the financial, environmental, and facility characteristics of the township and allocate development accordingly.

FUTURE LAND USE

FUTURE LAND USE

The physical development of Albert Township is a reflection of its social, economic and governmental characteristics. Land use defines the living, working and movement patterns of the townships' residents and consequently must be considered in proposals relating to the area's future.

This section will delineate very general distributions of land use. The broad portrayal of a future dispersion of uses in keeping in line with the purpose of a comprehensive plan - to guide the general development of an area. This level of specificity allows the township to institute specific land use policies within the extended framework provided by the proposed land use plan.

Residential: As in the past, residential use is projected to be the predominate development activity in the township. Existing land use analysis has shown that the majority of residential units are in the Lewiston-Twin Lakes area, many of these being seasonal homes. The density in this general vicinity is approximately 1.53 persons per acre and since the majority of lots bordering the lakes are already developed, this should not increase substantially.

More dispersed residential distribution on 5, 10, and 20 acre parcels characterizes the outlying sections of the township, and hence these areas are more conducive to new development.

Of the approximately 46,000 acres which constitute Albert Township, about 20,900 acres are in private ownership and eligible for residential land use.

Because the health, safety and welfare of the townships' residents is of prime consideration in the planning process, the prevention of groundwater pollution via adequate sanitation is a major factor in land use activity. Therefore, the proposed sewer line boundary mentioned in the sewage disposal section of this plan is a limiting element in residential dispersion. The prospective sewer system will incorporate 6300 acres, leaving 14,600 acres of privately owned land for residential development without sewers. According to projected population figures, if the 6300 acres served by sewers are developed at the existing density of 1.53 persons per acre, about 9500 people or 75% of the total projected township population of 12,000, will reside in the area. The remaining 3500 people would be located in the rest of the 14,600 acres, at a density of .23 persons per acre (one person per 4.34 acres).

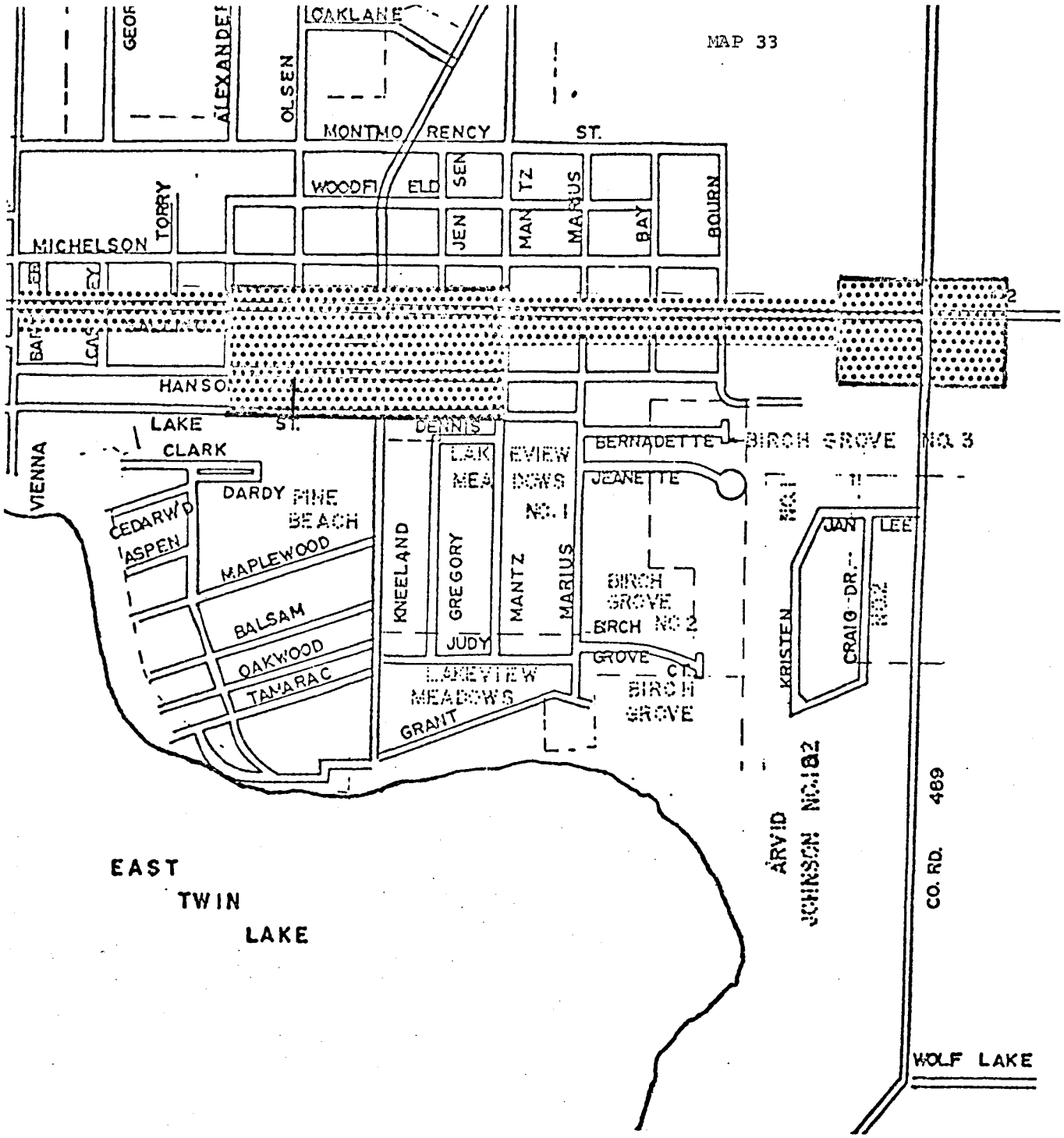
The proposed sewer service area (1.53 persons per acre) will be designated as medium density in the future land use map. This designation can accommodate both single and multiple family units.

The remaining privately owned sections of Albert Township will be classified as low density, rural residential at approximately .23 persons per acre. Since public health requirements stipulate a preferred minimum

density of one unit per acre with individual septic systems, these parcels should be no less than one acre in area and preferably larger. (See Map 32.)

Commercial: Existing commercial activity is generally limited to Lewiston and the immediate vicinity. According to policies for commercial activity formulated in the plan, Lewiston will continue to be the center of commerce in the township and the major stores will locate here. "Strip commercial" activity, especially along Salling Avenue, should be discouraged and more dense commercial land use, to facilitate pedestrian circulation, should occur in the area bounded by Salling Avenue to the North, Lake Street to the South, Alexander Street to the West and Mantz Street to the East. (See Map 33.) In addition, smaller local neighborhood convenience stores should be dispersed throughout the township in strategic lecations.

Industrial: The majority of industrial activity should be confined to the proposed 17.5 acre industrial park North of Lewiston. This area is included in the sewer service area, is in an easily accessible location and would allow economies of scale in industrial operations. Extractive industries will have to locate adjacent to their source of materials, such as lumber and sand and gravel operation. Storage areas for construction material should be on property which is screened from public view and not within or immediately adjacent to heavily trafficed areas. Map 34 depicts proposed industrial activity areas.



LEWISTON AREA

PROPOSED GENERAL COMMERCIAL & OFFICE USE

Recreational: Since recreation is an important element in the economy of the township and is pertinent to the quality of life of its residents, this activity should be dispersed to serve the optimum number of people while enhancing the area's environmental features. Major outdoor recreation areas (camping, picnicking and water sports sites) to serve visitors and seasonal residents should be located in those areas of the township containing pertinent environmental features and having the capacity to accommodate projected use.

Neighborhood and community recreational facilities should be centrally located, as well as large and varied enough to facilitate all elements of the population. A community recreation center, incorporating indoor and outdoor facilities, should be promoted in the Lewiston area.

Transportation: Pedestrian circulation systems and vehicular transportation networks often define residential, industrial and commercial land uses. The development of the township, therefore, requires proper recognition of the possible effects of highway and street patterns.

New residential development should be designed to efficiently limit the land area devoted to local streets. Commercial and industrial activities should be easily accessible by automobile while concurrently facilitating pedestrian movement within their boundaries.

Public bicycle and pedestrian paths should be constructed in both medium and low density areas of the township, preferably separated from truck

and automobile traffic. These can be utilized for short shopping trips, as well as longer recreational cycling endeavors. Detailed studies and designs should be undertaken for such a system.

Facilities: Structures and areas dedicated to public use require easy accessibility in order to serve as many of the townships' residents as possible, as well as be efficiently designed to fulfill required functions. Consequently, governmental and quasi-public facilities should be located adjacent to each other or within one complex in the Lewiston area. As the township develops, branch facilities may be dispersed in different areas of the township according to population density and need.

Map 35 shows the combined future residential, commercial and industrial land uses within Albert Township. Combined with social and economic policies, the proposed distribution of these activities can enhance the quality of life available to the residents of Albert Township while still enabling it to retain its individual character.

IMPLEMENTATION

IMPLEMENTATION

The goals, objectives and resultant policies advocated in this document cannot be realized unless programs are adopted to facilitate their implementation.

These programs include political, economic and legal measures to induce action on the part of administrators in providing for local development.

The plan comes to light only when the people of the township ban together to work toward the goals they have advocated, and this requires creative forethought tempered with rationalism and political reality. Unless this is done, the plan becomes practically useless.

Implementation procedures and programs are as varied as the individual elements of the plan but for all practical purposes, they can be classified into four major categories: Those concerned with physical improvement, such as public works - capital improvements programs; those related to services and programs, such as health and welfare delivery systems; the promotion of the township through public and private incentives and advertisements; township regulations and policies through zoning and planning.

Public works and capital improvements programs are contingent upon the immediate and long-range goals of the township and more importantly, upon the availability of funds.

Federal and state domestic programs are the major sources of additional funding for area or community development. The Catalog of Federal Domestic Assistance published each spring is a basic listing of all federal assistance programs. These include programs such as community development, education, employment, health and medical services, housing, transportation and welfare and social services.

The process of securing aid for local programs is accomplished through the Federal A-95 review process. This system of evaluation was set up so that areawide and state clearinghouses could review local programs and become repositories of information.

The township should review annually the federal programs which may be available to the locality and attempt to secure matching funds for projects deemed important by the decision-makers and members of the community.

Monies for industrial park development, recreation facilities, health and welfare facilities, airport development, sewer and water systems development, open-space land acquisition, bikeway systems and community facilities, as enumerated in this plan, are possible for the township depending upon the availability of funds and the specific eligibility requirements for each program. It should be emphasized that the township has a better chance of acquiring aid if the programs it desires to see implemented are on-going, coordinated programs that the general community is aware of and has an interest in. That is, individual "spur-of-the-moment" efforts are not desirable.

State funding and assistance programs should also be analyzed in conjunction with the townships' needs. Fire and police protection assistance can be found at the federal, state and county levels.

The Michigan Department of Natural Resources has worked in conjunction with the township in the past in providing fire fighting equipment and should continue to be utilized as a source of assistance.

Montmorency County has jurisdiction over the majority of improved roads in the township and as the area develops, the Montmorency County Road Commission should be made aware of the need for local and collector street improvements, including paving and drainage construction. Public parking facilities might possibly be built with the help of federal funding, under Public Facilities loans, administered through HUD.

Social-recreational policies can be implemented through such federal programs as Recreation Association Loans and Recreation Facility Loans administered through the Farmers Home Administration of the Department of Agriculture. Both programs provide for facilities such as tennis courts, swimming pools and picnic grounds. The latter program is a means of assisting private landowners in converting their large properties to income-producing outdoor recreational uses.

Public services and programs can also be funded through federal and state agencies. Vocational rehabilitation funding can be attained

through federal project grants administered by state, public or private non-profit agencies. These funds may be used to retrain individuals for gainful employment and could be applicable to retraining the unemployed in Albert Township for skilled employment positions. Local industries may also benefit from instituting and coordinating training programs within the area to prepare prospective employees with particular skills. Park & Recreation Technical Assistance and National Environment Education Development programs are available to provide technical and educational assistance in environmental and recreational improvement.

These capital improvement and public service programs are only a few of those available from governmental agencies. All are oriented toward individual and community development. The art of "grantsmanship", the ability to define and acquire outside monies is, therefore, an important tool in implementing the goals and objectives of the township.

Promotional endeavors - those designed to attract people and business to Albert Township - are a combination of public and private efforts.

Advertising through various media is a method of disseminating information about the township to outside professionals and firms. The township can institute an official public relations program emphasizing the amenities of the area and the community's desire for preferable enterprises as outlined in the comprehensive plan. Local organizations, particularly the Chamber of Commerce, should endeavor to publicize

commercial activities in attempts to attract business.

Special events, commensurate with existing attractions (water-ski show, Lion's Club Picnic, winter carnival) should be maintained and expanded. As the township develops, more commercial and industrial enterprises will contribute to the financial backing these activities require. In addition, team sports, local arts and crafts programs, and safety education can be sponsored by businesses within the township.

Land use and physical development policies are of primary importance in controlling and coordinating future growth. The comprehensive plan is an accepted method of guiding long-range development and zoning is a utilization of police-powers, in coordination with the comprehensive plan to protect the welfare of the townships' residents. Zoning is a rational means of allocating and defining land use to facilitate desirable growth and avoid conflicting activities. In the past, zoning has been applied in many communities in a standardized fashion and zoning ordinances have usually contained the same general stipulations. Recently, however, new and innovative zoning regulations have been proposed which attempt to promote more efficient control of local land use.

One such method is the use of timing and sequential controls, whereby development is controlled according to a general long-range facilities and utilities plan. Briefly, the right of an individual or corporation to develop subdivided property would depend upon the distance the proposed development is from the utilities and facilities network as outlined

in the plan. A point system is used to determine the priority a particular development has in receiving approval from the local authority. The closer the proposed development to existing or proposed facilities, the greater the number of points it receives. When the requisite accumulation of points has been achieved, and other regulatory criteria have been approved, the development will be allowed. Basically, the implementation of this type of program enables the township to develop in controlled phases, maintain a desirable balance among land uses, achieve greater regulatory powers and maintain quality services and facilities.

The institution of subdivision regulations and planned unit development criteria will allow the township to incorporate guidelines for a mixture of land uses within a given zoning district. Advantages include the review of plans at the conceptual stages to insure proper access, circulation, school and park development and adequate utilities. The township may also retain professional aid in reviewing and making recommendations pertinent to the proposed development.

Performance zoning is another means of allocating land use according to specific criteria. In addition to designated zones, the nature of the development and the resultant performances it promotes, define the acceptability of that particular activity in the community. Standards such as the number of cars generated in a particular area, the potential disturbance to the environment and increased need for public facilities are based upon quantitative and qualitative measures. These standards

then define the preferred densities and distribution of specific developments. Each proposed activity is therefore analyzed in relation to its effects upon surrounding activities.

Another legal method of controlling and planning future growth is through transference of development rights (TDRs). This idea is predicated upon the fact that the bundle of property rights a land owner has can be separated. The right to develop, or not develop, can be acquired by the township through outright purchase, taxation agreements, or trading of rights with the owner. While the local government attains development rights, the individual retains ownership of the property.

A realistic purchase price for these rights would be 20% to 25% of the full value of the property, although higher rates have been established in various instances. An alternative to outright purchase or tax reduction is to trade development rights. If the township desires to limit growth in outlying areas and has already attained development rights closer to urbanized sections, it can directly transfer its rights to the developer in exchange for the development rights in the outlying area; thereby promoting growth in a desirable locality and limiting it in an undesirable area.

There are numerous variations to this scheme but it essentially enables the township to define and control its growth.

Aesthetic considerations are important in promoting the attractiveness of the township as a place to shop, live and visit. Ordinances regulating size and location of signs, types of commercial landscaping, and architectural controls can be developed according to the townships' design preferences.

An Environmental Review Board can be established to analyze and make recommendations to mitigate undesirable environmental consequences resulting from individual large-scale development.

The above are by no means a complete comprehensive listing of implementation programs and techniques. The elected and appointed decision-makers in Albert Township have the responsibility to become aware of and analyze as thoroughly as possible, any techniques which will promote the goals, objectives and policies of the comprehensive plan in light of the townships' individual characteristics and specific needs.

While all policies may not be achieved within the planning period, the decision-makers and citizens of Albert Township should promote the realization of as many of these statements as possible. This can be adequately done only if knowledge, creativity, and most importantly, community interest and involvement become an integral part of Albert Township.