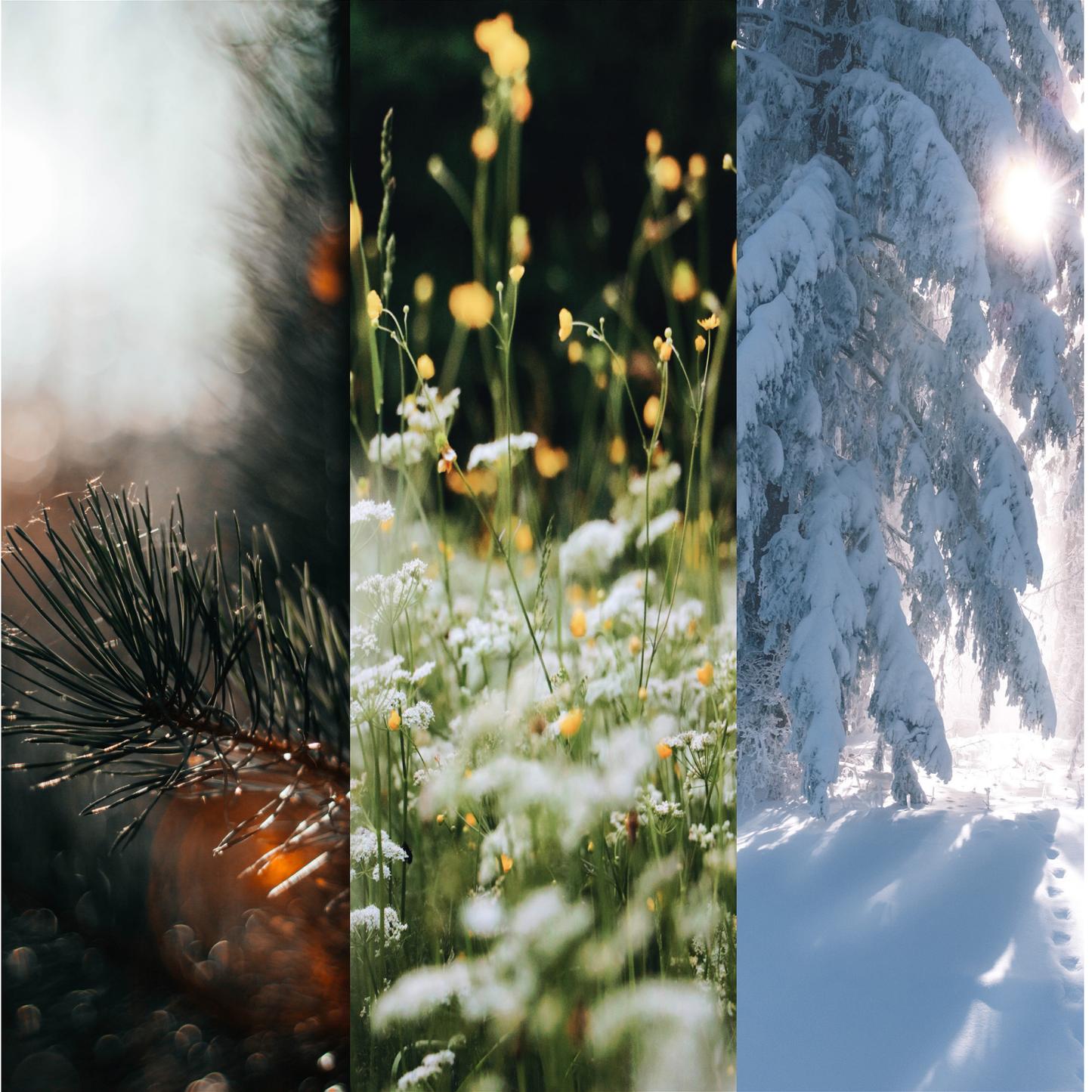


Maple Forest Township

Master Plan



2022

Master Plan

Maple Forest Township Crawford County, Michigan

8996 N. Sherman Rd Grayling, MI 49738
mapleforest.org

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Adopted by Planning Commission: **December 21, 2021**

Adopted by Township Board: **February 8, 2022**

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Chapter 1

Introduction

1

Purpose & Planning Process

The purpose of the Maple Forest Township Master Plan is to provide guidelines for future development within the Township, while protecting the natural resources and rural township character. The Michigan Planning Enabling Act, Act 33 of 2008, as amended, authorizes townships and other governmental units to develop master plans. As described in the Act, the purpose of such plans is to promote public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes and trends in Maple Forest Township.

The Master Plan was originally developed and subsequently updated by the Maple Forest Township Planning Commission. This plan looks at a twenty year planning horizon, with suggested revisits every five years or sooner if needed.

Location & Regional Setting

Maple Forest Township is located in the northern part of Crawford County. The County is located in the northeastern lower peninsula of Michigan. Figure 1-1 shows the location of the Township and County. Otsego County borders Maple Forest Township to the north, and Frederic Township to the west, Lovells Township to the east and Grayling Township to the south. The Township geographic area covers nearly 36 square miles (6 x 6 miles).

Brief History

The history of Maple Forest Township shows a chronological progression from pre-settlement virgin pine and hardwood forests to fairly intense lumbering followed by limited farming; and today a quiet rural community with a mix of year round and seasonal residences. The rural character is accentuated by the fact that a village center has never developed within Maple Forest Township. Instead development has continued to be low density and dispersed. Residents of the Township typically work in Gaylord, 14 miles to the north and Grayling

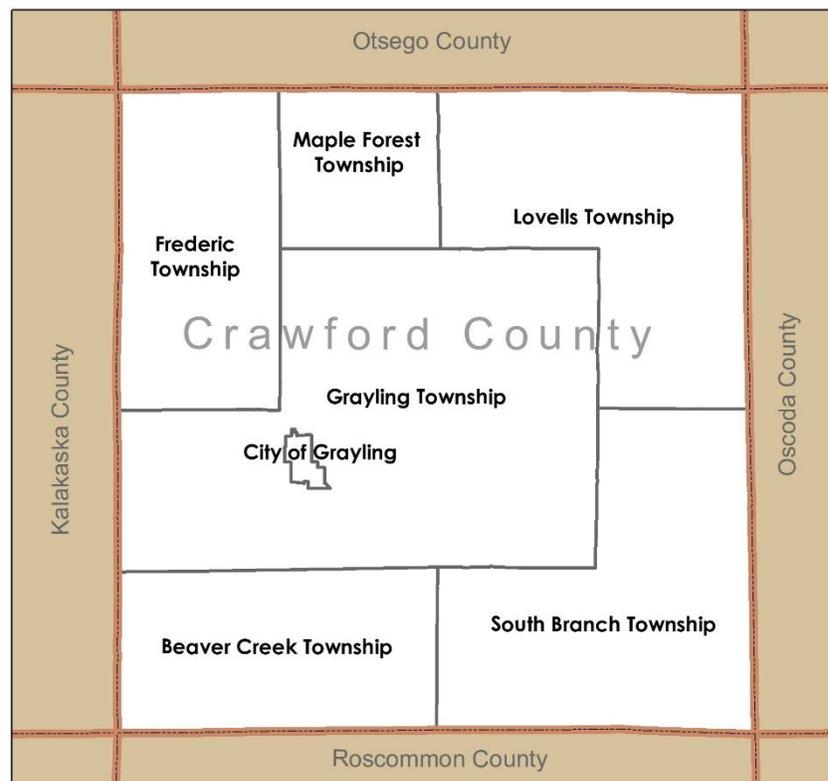
14 miles to the south. The seasonal residents are either retirees who spend the summer months in the area or persons who own recreational properties "up north" and may spend weekends and vacations in the area.

The Status of Planning and Zoning in Maple Forest Township

Maple Forest Township has administered zoning on its own since August 2006, after 30 years of County administered zoning. The Township is authorized to plan and zone under the Michigan Planning Enabling Act (Act 33 of 2008, as amended) and the Michigan Zoning Enabling Act (Act 110 of 2006, as amended). In 2000 the Township decided to take a more active role in planning and zoning decisions. In November of 2000 an initial Master Plan was adopted and in 2006 the Planning Commission conducted a review of that plan which has resulted in an update, and then in 2012 the Planning Commission updated the plan again primarily to incorporate updated demographic information and to update the recreation plan (included within this master plan). In 2020, the Township conducted an extensive update to the plan.

Maple Forest Township has recognized the importance and need to develop and maintain an up-to-date Master Plan. Two issues that are key to why the Township decided to update the Master Plan are; to provide a legal foundation for the Township Zoning Ordinance and to manage anticipated growth within the Township. By documenting existing conditions such as environment, socio-economic, community services, transportation, recreation, and land use within a master plan, the Township will be able to formulate appropriate land use goals and policies to guide development, and serve as the basis for enforceable zoning. The master plan will in turn be used as a basis for re-examining the Township's zoning districts and land use development controls.

Figure 1-1 Location Map



Chapter 2

2

Socio-Economic Characteristics

An important step in understanding the future needs of a community is an analysis of population, housing, income, education, and employment characteristics. The following chapter contains socio-economic data for Maple Forest Township.

Population

The 2019 American Community Survey lists Maple Forest Township’s population at 799. **Table 2-1** shows the population has been increasing between 2000 and 2019. Lovells, South Branch, Beaver Creek, and the City of Grayling also saw increases in their population between 2000 and 2019. Grayling and Frederic Townships have seen a population decline between 2000 and 2019. Since 1980, the population of Maple Forest has increased 125% from 355 to 799.

Municipality	2000 Population	2010 Population	2019 Population	% Change (2000-2019)	Numeric Change (2000-2019)
Maple Forest Township	498	653	799	60.4%	301
Grayling Township	6,516	5,827	5,739	-11.9%	-777
Frederic Township	1,401	1,341	1,142	-18.5%	-259
Lovells Township	578	626	727	25.8%	149
South Branch Township	1,842	2,007	1,896	2.9%	54
Beaver Creek Township	1,486	1,736	1,608	8.2%	122
City of Grayling	1,952	1,884	1,981	1.5%	29
Crawford County	14,273	14,074	13,892	-2.7%	-381

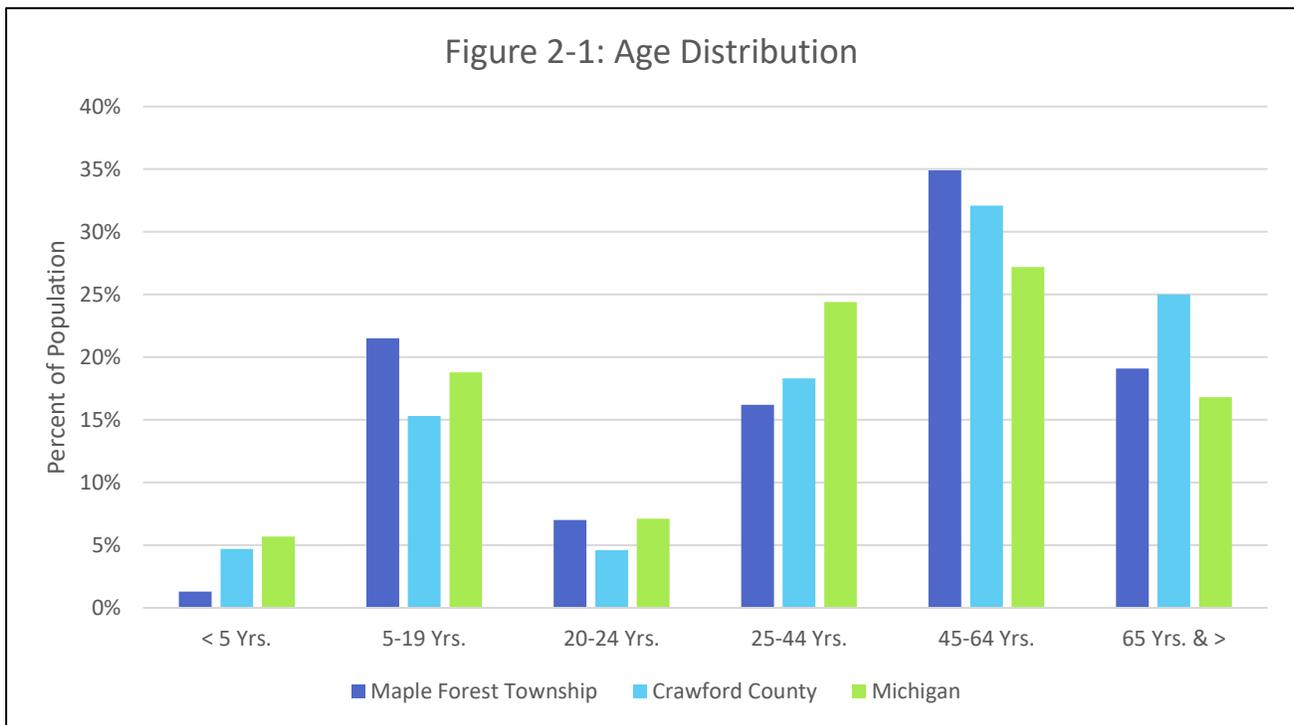
American Community Survey 5-Year Estimates (U.S. Census Bureau)

Seasonal Population

In 2019, the American Community Survey reported that there were 515 homes in Maple Forest Township. Of these, 176 homes were classified as seasonal. A rough estimate of the number of seasonal residents can be calculated by multiplying the number of seasonal housing units (176) by the township’s average household size (2.5) for a total of 440 persons. This figure does not include those seasonal visitors or tourists staying in area motels, campground, etc. It is beyond the scope of this plan to obtain accurate count of the number of the tourists who annually visit the area.

Age Distribution

Table 2-2 illustrates age groups and median ages for Maple Forest Township, Crawford County, and the State of Michigan. The township’s median age in 2019 was 48.7 years as compared to 39.7 years for the State as a whole. The township’s median age is lower than Crawford County (50.8). The median age increased between 2000 and 2018 for most communities in northeast Michigan including Maple Forest Township (median age was 42.7 years in 2000). 22.8% of the total population in the township is under nineteen years of age while 19.1% is 65 years and over. The township’s age distribution follows the county and State trends. The township has a greater percentage of its population aged 5-24 years old than the county and State. **Figure 2-1** compares age groups of the Township, County, and State.



	< 5 Yrs.	%	5-19 Yrs.	%	20-24 Yrs.	%	25-44 Yrs.	%	45-64 Yrs.	%	65 Yrs. & >	%	Median Age
Maple Forest Township	10	1.3	172	21.5	56	7.0	130	16.2	279	34.9	152	19.1	48.7
Crawford County	649	4.7	2,132	15.3	642	4.6	2,549	18.3	4,459	32.1	3,461	25.0	50.8
Michigan		5.7		18.8		7.1		24.4		27.2		16.8	39.7

Source: 2019 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Household Characteristics

Table 2-3 presents information on household characteristics gathered in the 2019 American Community Survey. Information includes total number of occupied households, average household size, householder living alone, households with one or more people under the age of 18, and households with an individual 60 years & older. According to the 2019 American Community Survey, of the 317 total occupied households in Maple Forest Township, 51 were reported as householders living alone. There were 82 households with one or more people under the age of 18 and 113 households with someone 65 years or older. The average household size for Maple Forest Township and the State of Michigan is 2.5.

MUNICIPALITY	Total Occupied Households	Avg. Household Size	Householder Living Alone	Households with 1 or more people under 18 yrs	Households w/ 1 or more people 60 yrs. & older
Maple Forest Township	317	2.5	16.1%	25.9%	48.9%
Crawford County	6,141	2.2	27.1%	23.0%	50.8%
Michigan	3,935,041	2.5	29.6%	28.7%	40.7%

Source: 2019 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Housing Characteristics

A majority of the housing units (83.3%) are single family, detached structures while 16.7% are mobile homes. The remaining housing units are classified as multi-family structures or apartment complexes. 33.4% of the housing units in the township were constructed prior to 1980, with 8.3% having been constructed prior to 1950 (**Table 2-4**). Older housing stock generally requires upgrades and renovations. The median home value for housing units in Maple Forest Township was listed as \$118,900 in the 2019 American Community Survey.

Year Built	Percent
2014 or later	0.8
2010 – 2013	0.0
2000 – 2009	28.0
1990 -1999	23.1
1980 – 1989	14.8
1970 – 1979	14.8
1960 – 1969	4.9
1950 – 1959	5.4
1940 – 1949	2.1
1939 or earlier	6.2

US Census Bureau

Of the 515 housing units reported in Maple Forest Township (**Table 2-5**), 317 (61.6%) were occupied and 198 (38.4%) were vacant. Of the occupied units, 280 (88.3%) were owner-occupied and 37 (11.7%) were rentals. Of the 198 vacant units, 176 (88.9%) were classified as “seasonal, recreational, or occasional use.”

Table 2-5 Housing Counts and Occupancy Status						
Area Name	2019					
	Total	Occupied	Vacant	Percent Vacant	Seasonal	* Percent Seasonal
Maple Forest Township	515	317	198	38.4	176	34.2
Grayling Township	4,121	2,430	1,691	41.0	1,585	38.5
Frederic Township	1,144	548	596	52.1	551	48.2
Lovells Township	1,108	356	752	67.9	727	65.6
South Branch Township	1,947	909	1,038	53.3	948	48.7
Beaver Creek Township	1,408	760	648	46.0	598	42.5
City of Grayling	950	821	129	13.6	47	4.9
Crawford County	11,193	6,141	5,052	45.1	4,632	41.4

* Percent of total housing

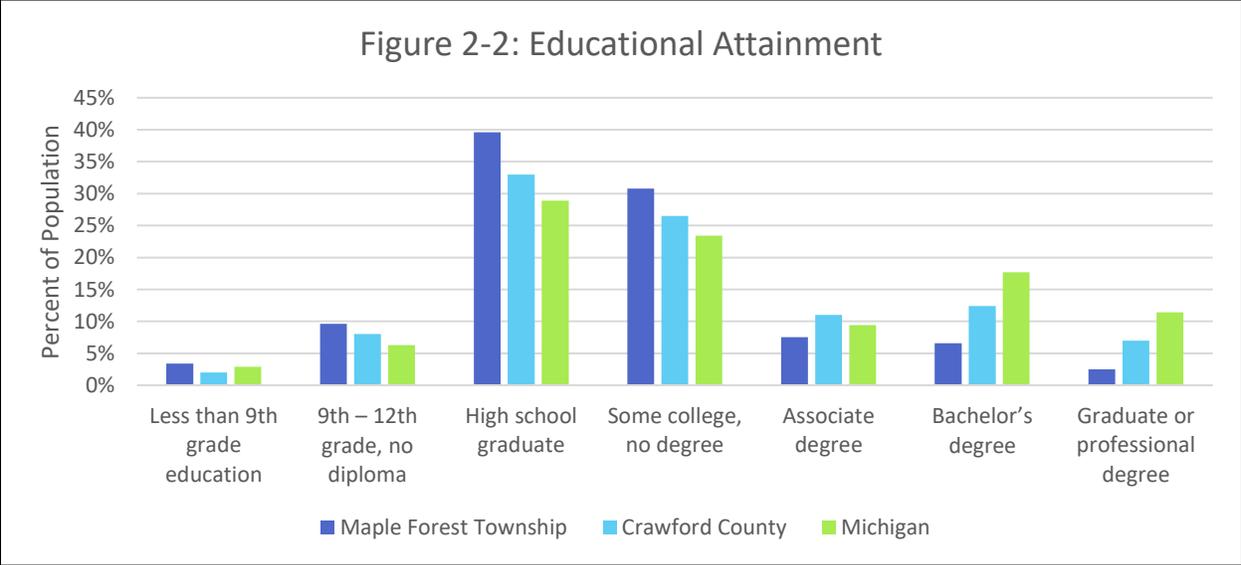
Source: 2019 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Educational Attainment and School Enrollment

According to the American Community Survey, of the 561 township residents 25 years and older, 87.0% were high school graduates or higher, while only 9.1% held a Bachelor’s Degree or higher. Crawford County residents as a whole show similar education levels for the percent of high school graduates or higher, but the county has a greater percentage of residents with a bachelor’s degree or higher. The percent of people with a bachelor’s degree or higher within the township and the County is significantly lower than the State as a whole (**Table 2-6 and Figure 2-2**).

Table 2-6 Educational Attainment			
	Maple Forest Township	Crawford County	State of Michigan
Population 25 years and over	561	10,469	6,813,480
Less than 9 th grade education	3.4%	2.0%	2.9%
9 th – 12 th grade, no diploma	9.6%	8.0%	6.3%
High school graduate	39.6%	33.0%	28.9%
Some college, no degree	30.8%	26.5%	23.4%
Associate degree	7.5%	11.0%	9.4%
Bachelor's degree	6.6%	12.4%	17.7%
Graduate or professional degree	2.5%	7.0%	11.4%
Percent high school graduate or higher	87.0%	89.9%	90.8%
Percent bachelor's degree or higher	9.1%	19.4%	29.1%

Source: 2019 American Community Survey 5-Year Estimates (U.S. Census Bureau)



School Enrollment

In the 2019-2020 school year there were 1,626 students enrolled in Crawford AuSable Schools. Of these 1,626 students, 950 were classified as economically disadvantaged and 209 were identified as having a disability. **Table 2-7** shows there was an initial decline in students attending Crawford AuSable Schools, but student enrollment has remained relatively steady since the 2014-2015 school year. From 1,783 students in 2010-2011 to 1,626 students in the 2019-2020 school year, there has been an overall loss of 157 students (an 8.8% decline).

School Year	Enrollment
2019-2020	1,626
2018-2019	1,571
2017-2018	1,622
2016-2017	1,623
2015-2016	1,585
2014-2015	1,590
2013-2014	1,656
2012-2013	1,645
2011-2012	1,683
2010-2011	1,783

Source: mischooldata.org

Disability Status

Data shown on **Table 2-8** provides data from the 2019 American Community Survey and gives an indication of disabled people residing in Maple Forest Township, Crawford County and Michigan. Persons with disabilities include those with a hearing difficulty, a vision difficulty, a cognitive difficulty, an ambulatory difficulty, a self-care difficulty, and an independent living difficulty. The percent of the population of persons with disabilities is lower in Maple Forest Township than Crawford County, but higher than the State of Michigan. Note that there is a fairly high margin of error listed for this dataset on the US Census website.

	% Disabled persons	% of Disabled under 5 Years	% of Disabled 5-17 Years	% of Disabled 18-64 Years	% of Disabled 65+ Years
Maple Forest Township	19.2	0.0	0.4	49.3	50.4
Crawford County	19.1	0.0	6.5	67.3	26.1
Michigan	20.4	0.0	4.8	52.4	42.9

Source: 2019 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Income

According to the American Community Survey data showing income for the past 12 months, the Maple Forest Township’s median household income is \$54,531, which is over \$6,500 more than the County and over \$2,600 lower than the State income levels. However, Maple Forest Township’s median family income and per capita income are lower than the county or state. See **Table 2-9**.

	Maple Forest Township	Crawford County	Michigan
Median Household Income	\$54,531	\$47,977	\$57,144
Median Family Income	\$58,636	\$59,651	\$72,600
Per Capita Income	\$24,495	\$26,294	\$31,713

Source: 2019 American Community Survey 5-Year Estimates, U.S. Census Bureau

Table 2-10 shows a breakdown of income sources within Maple Forest Township, Crawford County, and the State of Michigan. The estimates show, within the township, 60.3% received earnings from employment, 49.8% received Social Security income, and 36.3% received retirement income. The lower percentage of people receiving income from employment as compared to the State relates to an older population structure. The percentage of people getting retirement income is higher than Crawford County and the State of Michigan, while the percentage of the population getting food stamps/SNAP is lower than the Crawford County and State levels.

Income Sources	Maple Forest Township		Crawford County		Michigan	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Subject						
With earnings	191	60.3%	3,796	61.8%	2,923,374	74.3%
Mean earnings	\$67,340		\$56,766		\$80,809	
With Social Security	158	49.8%	3,028	49.3%	1,365,683	34.7%
Mean Social Security income	\$22,816		\$20,857		\$20,657	
With retirement income	115	36.3%	2,033	33.1%	932,709	23.7%
Mean retirement income	\$23,026		\$22,938		\$24,096	
With Supplemental Security Income	13	4.1%	505	8.2%	241,441	6.1%
Mean Supplemental Security Income	\$7,731		\$9,960		\$10,343	
With cash public assistance income	7	2.2%	129	2.1%	92,166	2.3%
Mean cash public assistance income	\$2,429		\$1,112		\$2,607	
With Food Stamp/SNAP benefits in the past 12 months	25	7.9%	997	16.2%	522,475	13.3%

Source: 2019 American Community Survey 5-Year Estimates, U.S. Census Bureau

Poverty

Information from the American Community Survey shows poverty rates, based on income levels for the past 12 months in Maple Forest Township, Crawford County and Michigan (**Table 2-11**). Maple Forest Township has less families, individuals overall, and individuals 65 years and over living in poverty than the county and State. However, families with a female head of household fare better in Maple Forest Township than in the County and State.

	Maple Forest Township	Crawford County	Michigan
Families	4.7%	10.5%	9.9%
Families w/ female head of household	25.0%	36.1%	28.5%
Individuals	11.3%	16.3%	14.4%
Individuals 65 years and over	4.6%	10.8%	8.4%

Source: 2019 American Community Survey 5-Year Estimates, U.S. Census Bureau

Labor Force

Employment and Unemployment

The civilian labor force is defined as all civilian individuals over age 16 who are employed or actively seeking employment. Labor force numbers can change rather quickly in response to economic conditions. During prolonged periods of unemployment, unsuccessful job seekers can drop out of the work force by going back to school, leaving the area in search of work elsewhere or by stopping the search for work. **Table 2-12** shows the labor force participation rate for the township. Out of 681 people in the labor force in Maple Forest Township, 315 are over the age of 55 (46.3%).

Age	Labor Force Participation Rate	Number in Labor Force
16 - 19 years	75.0%	64
20 - 24 years	85.7%	56
25 - 29 years	62.5%	8
30 - 34 years	100.0%	17
35 - 44 years	81.9%	105
45 - 54 years	59.5%	116
55 - 59 years	20.5%	78
60 - 64 years	51.8%	85
65 - 74 years	11.6%	95
75+ years	5.3%	57

Source: 2019 American Community Survey 5-Year Estimates, U.S. Census Bureau

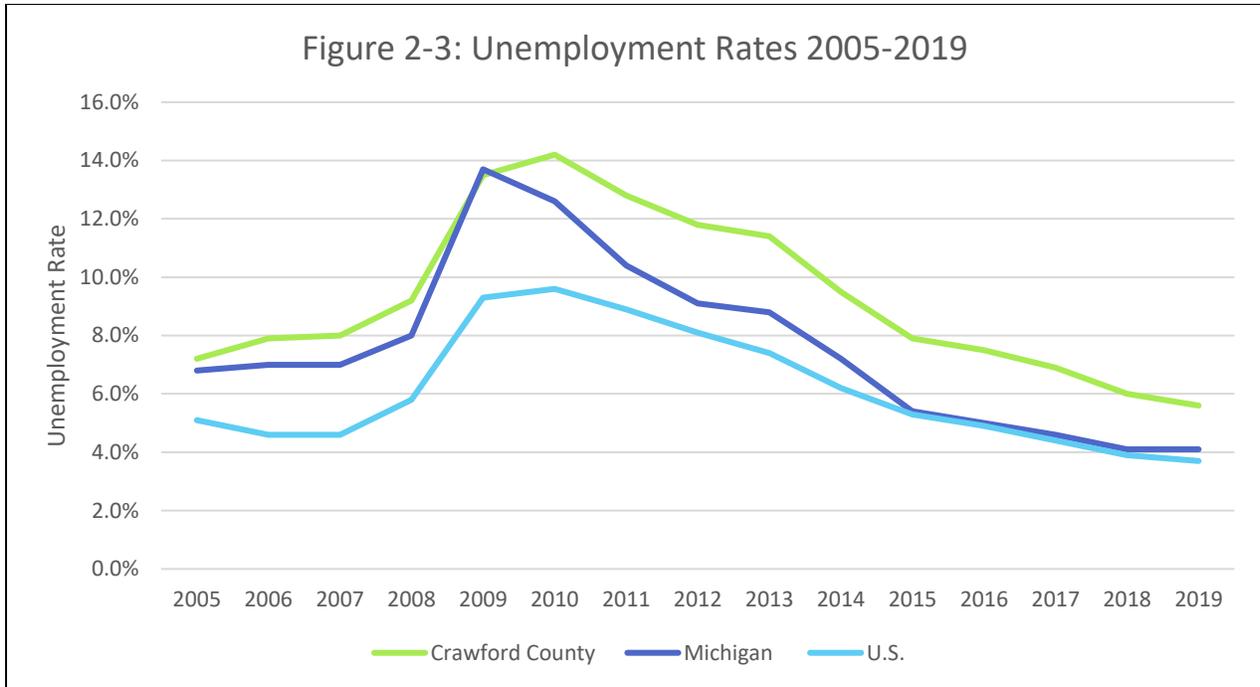
Table 2-13 presents information on labor force, employment and unemployment for Crawford County from 2005 to 2019. Unemployment rates experienced a significant increase in 2009 as a result of the recession in 2008. The jobless rate peaked in 2010 at 14.2% and had dropped to 7.2% in 2019, which is still high compared to the State of Michigan and US. Additionally, the number of persons in the labor force began to fall

in 2007. The economic downturn continued to feed this trend. Even though unemployment rates are lower than in 2006, the civilian labor force has not returned to 2006 levels. Unemployment rates in Crawford County generally mirror those in the State and U.S., however, they are consistently at a higher level (**Figure 2-3**). At the time of this writing, the impact of the COVID-19 pandemic is being assessed. In 2020, Crawford County had a jobless rate of 10% as a result of the partial shutdown of the economy in order to deal with the pandemic, but that rate is still not nearly as high as it reached in 2009 during the recession. As of June 2021, Crawford County's unemployment rate fell to 6.7%. It is unknown whether the impact will have a lasting effect on the economy in Northeast Michigan.

Table 2-13
Employment Information Crawford County 2005 - 2020

Year	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate
2020	5,660	5,070	590	10.4%
2019	5,599	5,285	314	5.6%
2018	5,534	5,202	332	6.0%
2017	5,410	5,037	373	6.9%
2016	5,368	4,963	405	7.5%
2015	5,271	4,857	414	7.9%
2014	5,337	4,830	507	9.5%
2013	5,375	4,760	615	11.4%
2012	5,368	4,736	632	11.8%
2011	5,498	4,793	705	12.8%
2010	5,631	4,832	799	14.2%
2009	6,390	5,527	863	13.5%
2008	6,459	5,864	595	9.2%
2007	6,655	6,120	535	8.0%
2006	6,811	6,274	537	7.9%
2005	6,800	6,313	487	7.2%

Source: Michigan Bureau of Labor Market Information and Strategic Initiatives



2020 has been left off this figure in order to show the general long-term trend of unemployment between the county, Michigan, and the United States over the years. Unemployment spiked in all three due to the lockdowns of 2020, but as of June 2021, unemployment rates were dropping across the board.

Employment Sectors and Wages

Maple Forest Township’s largest occupational sector is the sales and office occupations, while the occupational sector with the least number of employees is the production, transportation, and material moving occupational sectors. As can be seen in **Table 2-14**, the township and county differ in largest and smallest occupational sectors. Management, business, science, and arts occupations is the largest occupation type in the county, while natural resources, construction, and maintenance occupations have the least number of employees in the county.

Category	Maple Forest Township	Crawford County
Civilian employed population 16 years and over	315	5,482
Management, business, science, and arts occupations	75	1,551
Service occupations	66	1,194
Sales and office occupations	85	1,211
Natural resources, construction, and maintenance occupations	46	566
Production, transportation, and material moving occupations	43	960

Source: 2019 American Community Survey 5-Year Estimates, U.S. Census Bureau

The State of Michigan Quarterly Census of Employment and Wages (**Table 2-15**) reports that retail trade makes up the largest number of establishments in Crawford County while healthcare and social assistance has the greatest number of employees. Workers in the construction and state government industries make the highest average weekly wages. Employees in the manufacturing and administrative and waste services rank third and fourth in making the highest average weekly wages.

Industry	Number of Establishments	Avg Employment	Avg Weekly Wages
Agriculture, forestry, fishing and hunting	3	11	\$812
Mining	**	**	**
Utilities	**	**	**
Construction	26	114	\$1,269
Manufacturing	18	678	\$1,119
Wholesale trade	5	121	\$1,060
Retail trade	43	511	\$506
Transportation and warehousing	6	55	\$935
Information	4	34	\$526
Finance and insurance	10	103	\$856
Real estate and rental and leasing	11	18	\$688
Professional and technical services	17	69	\$976
Administrative and waste services	11	50	\$1,119
Educational services	**	**	**
Health care and social assistance	24	865	\$950
Arts, entertainment, and recreation	5	11	\$654
Accommodation and food services	41	516	\$294
Other services, except public administration	33	162	\$555
Unclassified	**	**	**
Federal government	4	141	\$1,032
State government	8	236	\$1,184
Local government	13	442	\$852

Source: Michigan Bureau of Labor Market Information and Strategic Initiatives
 Quarterly Census of Employment & Wages – 4th Quarter 2019
 **Data was not included in database.

Commuting to Work

According to the 2019 American Community Survey, 79.9% of township residents drove alone to work and 5.2% of workers carpooled (**Table 2-16**). The majority of workers travel between 20-24 minutes to get to their jobs.

Mode of Transportation	Number	Percent
Drove Alone	247	79.9%
Carpooled	16	5.2%
Public Transportation (Excluding Taxicab)	3	1.0%
Walked	2	0.6%
Bicycle	0	0.0%
Taxicab, Motorcycle, or Other Means	5	1.6%
Worked At Home	36	11.7%

American Community Survey 5-Year Estimates
U.S. Bureau of the Census

State Equalized Value

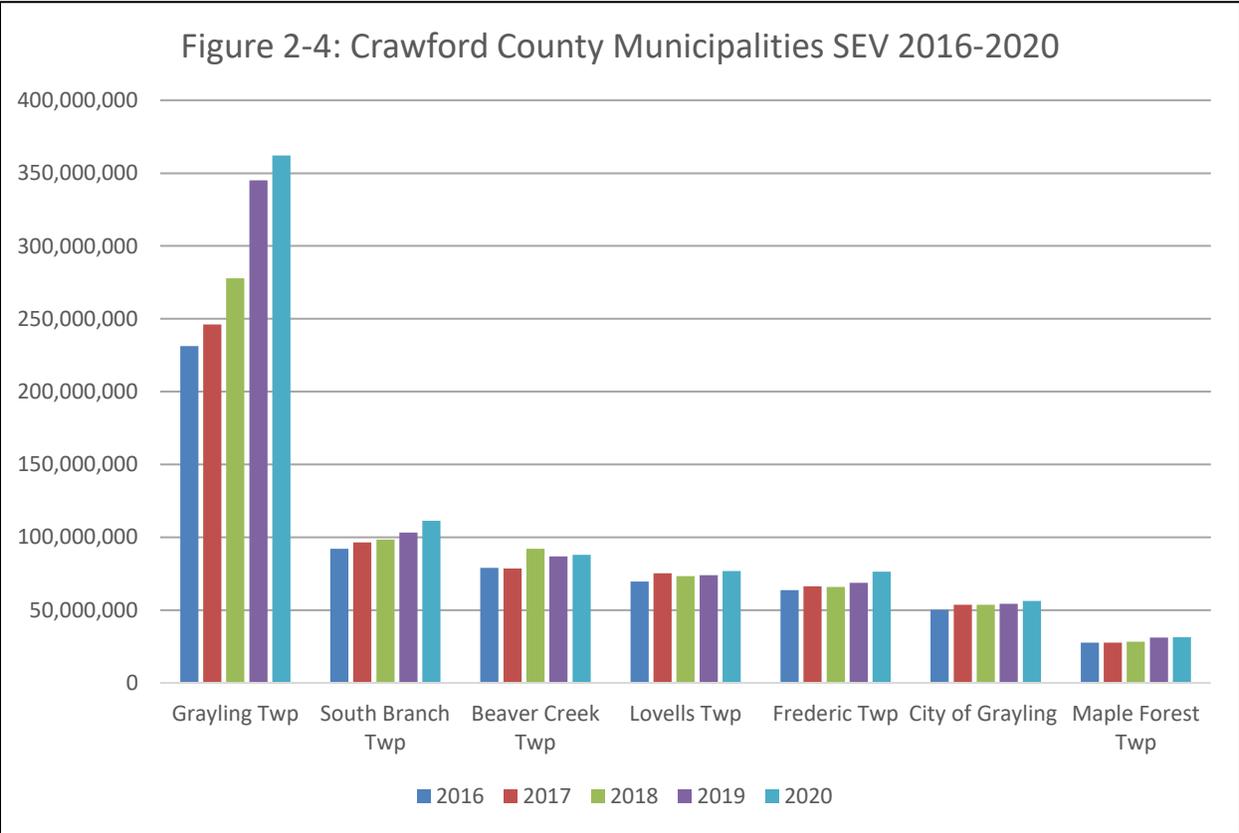
By analysis of the State Equalized Value (SEV), characteristics of property values can be obtained (broken down by townships). As shown by **Table 2-17**, Maple Forest Township's SEV has increased overall four of the past five years, however personal property has decreased. **Table 2-18** and **Figure 2-5** show overall SEV in the Townships located in Crawford County.

Year	Agricultural	Residential	Commercial	Industrial	Personal Property	Real + Personal Property
	\$	\$	\$	\$	\$	\$
2020	0	27,582,200	1,965,200	31,000	1,721,300	31,299,700
2019	0	26,190,100	1,985,700	31,000	2,836,600	31,043,400
2018	0	23,512,300	1,875,900	27,200	2,894,200	28,309,600
2017	0	22,785,000	1,760,200	26,900	3,002,600	27,574,700
2016	0	22,775,700	1,723,500	23,400	3,151,910	27,674,510

Source: Michigan Department of Treasury

Table 2-18 Crawford County Assessed Value: 2016-2020					
	2016	2017	2018	2019	2020
	\$	\$	\$	\$	\$
Grayling Twp	231,319,000	246,096,500	277,700,900	345,087,900	362,138,600
South Branch Twp	92,078,300	96,545,400	98,351,100	103,167,700	111,364,300
Beaver Creek Twp	79,048,100	78,644,750	92,007,700	86,830,300	87,901,425
Lovells Twp	69,482,600	75,330,900	73,225,600	73,891,600	76,753,100
Frederic Twp	63,740,169	66,260,900	65,832,025	68,744,580	76,281,000
City of Grayling	50,062,800	53,627,800	53,706,800	54,400,600	56,167,000
Maple Forest Twp	27,674,510	27,574,700	28,309,600	31,043,400	31,299,700

Source: Michigan Department of Treasury



Maple Forest Township Finances

Munetrix (www.munetrix.com) is an online system which displays fiscal data for local units of government in order to provide transparency and an understanding of local unit finances to the public. The Munetrix "Stress Meter" provides an overview of Indicator Scores used to calculate the financial stress of a municipality. The Indicator Score gives an overall picture of the soundness of local governments, the trend of stability over time, and allows the identification of local units

that are most in need of help. Scores are generated based on the criteria of population growth, real taxable value growth, large real taxable value growth, general fund expenditures as a percent of taxable value, general fund operating deficit, prior general fund operating deficit, size of general fund balance, fund deficits in current or previous year, and general long-term debt as a percent of taxable value. The lower the number the more fiscally sound a local unit is determined to be. **Figure 2-5** shows the indicator scores for all municipalities in Northeast Michigan (the region covered by the Northeast Michigan Council of Governments – the sponsor of the Munetrix data). The graph shows a trend of more moderate regional fiscal stress in 2008, 2009, 2011, 2012, 2014, and 2015 with financial stress lessening through 2019. However, most municipalities remain in the Fiscally Neutral category throughout. **Figure 2-6** shows the indicator scores for municipalities within Crawford County. As can be seen, with the exception of 2013, 2014, and 2015, most municipalities in Crawford County are in extremely low fiscal stress. The effect of Covid-19 in 2020 has yet to be determined at the time of the drafting of this plan. **Table 2-19** shows that Maple Forest Township has maintained a low fiscal stress score.



Figure 2-5

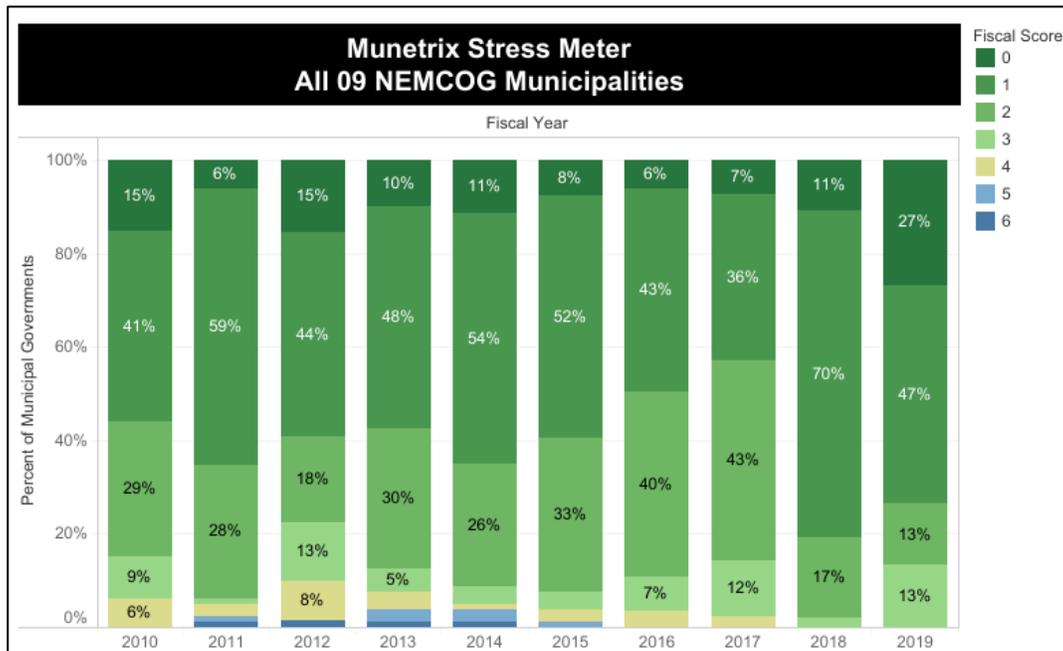


Figure 2-6

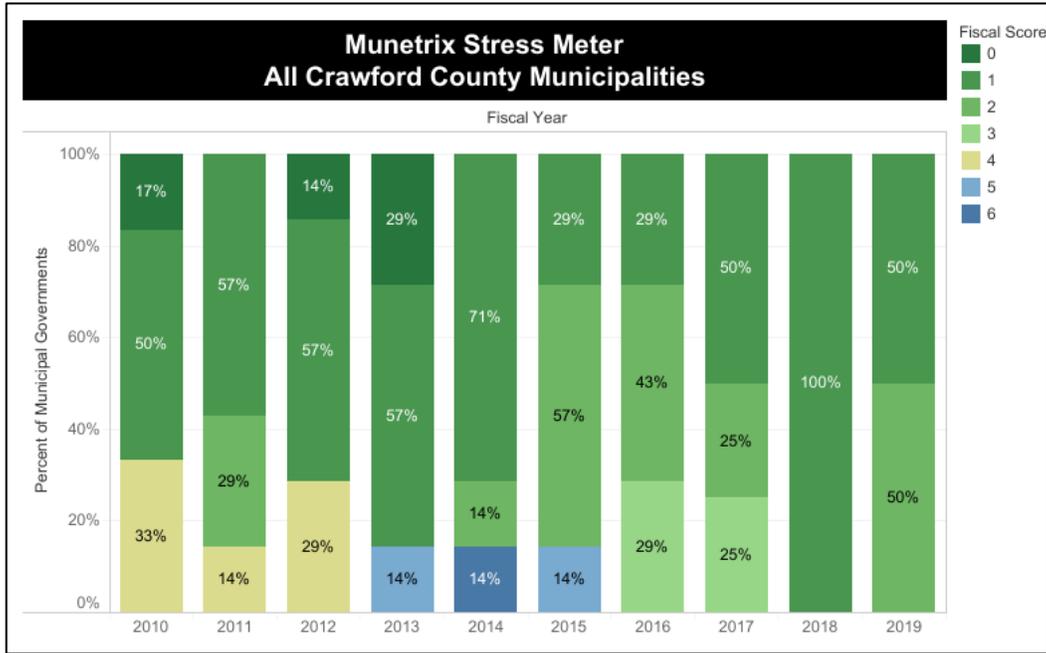


Table 2-19
Financial Health Overview – Maple Forest Township

Year	Indicator Score	Population	Revenues	Expenditures	Fund Balance	Long Term Debt	Taxable Value
2019		653	\$171,211	\$177,640	\$229,029	\$0	\$25,463,104
2018	1	646	\$160,390	\$142,356	\$235,458	\$0	\$24,703,319
2017		645	\$163,071	\$200,403	\$217,424	\$0	\$24,756,354
2016	2	638	\$203,198	\$191,436	\$243,733	\$0	\$24,684,249
2015	2	640	\$174,576	\$130,668	\$231,971	\$0	\$25,033,937

Source: Munetrix LLC 2019

Revenues & Expenditures

Revenue is generated from tax dollars received from residents and businesses which are generated from the millage rate multiplied by property valuations. Revenue is also generated from other sources such as State and Federal grants, permits, and fees. **Figure 2-7** shows the sources of revenue for Maple Forest Township. The largest sources of revenue are property taxes and State revenue sharing. **Figure 2-8** shows where expenses are incurred. The categories where

the most funds are expended are general government and fire department. **Figures 2-9 through 2-15** give an indication of the financial health of the township. **Figure 2-9** shows the township’s available reserves as a percent of total expenditures well above the indicator trigger of fiscal distress. **Figure 2-10** shows revenues are generally more than expenditures, which has caused the township’s fund equity to increase. **Figure 2-11** assesses the township’s general fund expenditures as a percent of taxable value. **Figure 2-12** shows the change in taxable value throughout the years. Maple Forest Township’s taxable value has fluctuated over the years, but is above the indicator trigger in 2019. **Figure 2-13** indicates Maple Forest Township’s general fund operating results have fluctuated over the years and is around the indicator trigger in 2019. **Figure 2-14** shows the general fund balance as a percent of fund revenues which is well above the indicator trigger. **Figure 2-15** shows long term debt as a percent of taxable value. Maple Forest Township’s long term debt is well below the indicator trigger of fiscal distress. Overall, the financial records show that Maple Forest Township is in fairly stable fiscal health.

Figure 2-7

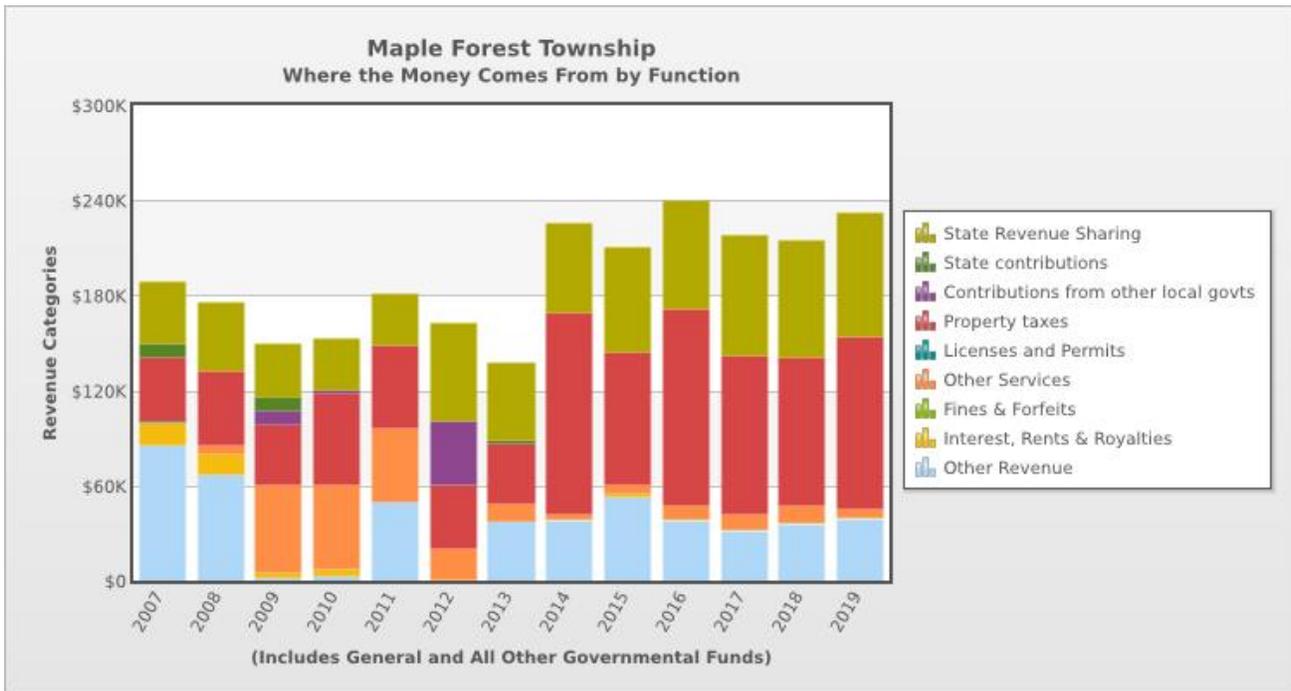


Figure 2-8

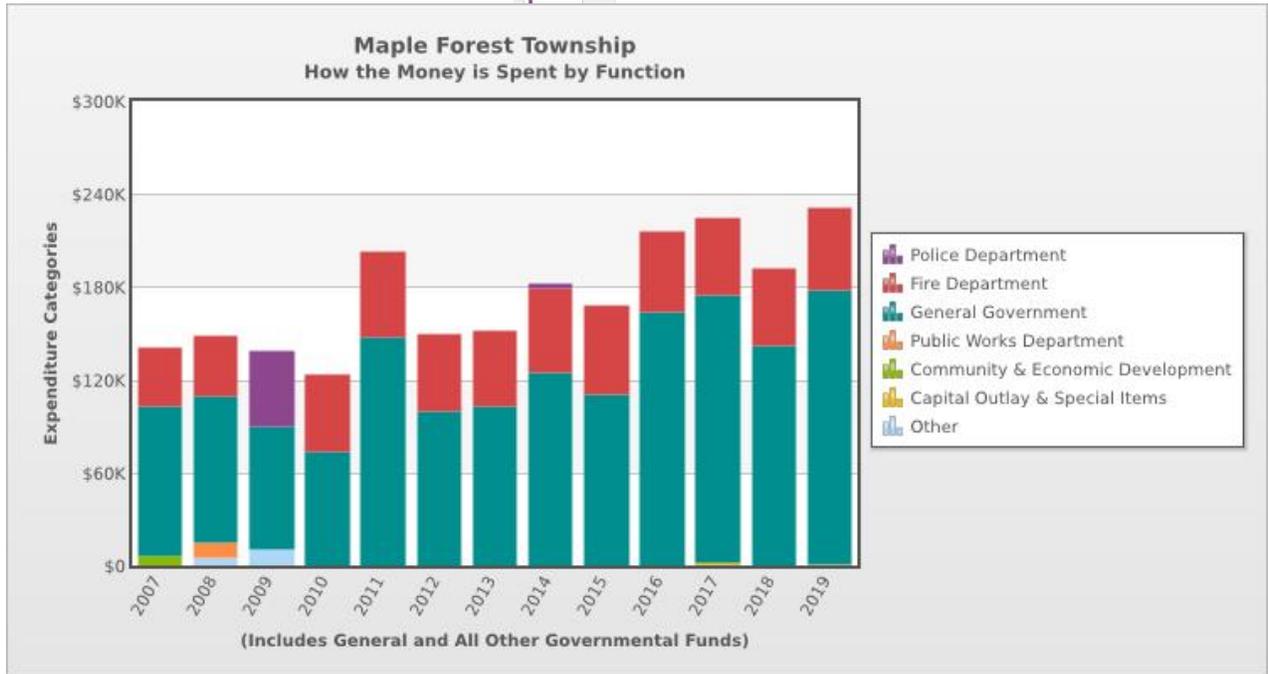


Figure 2-9

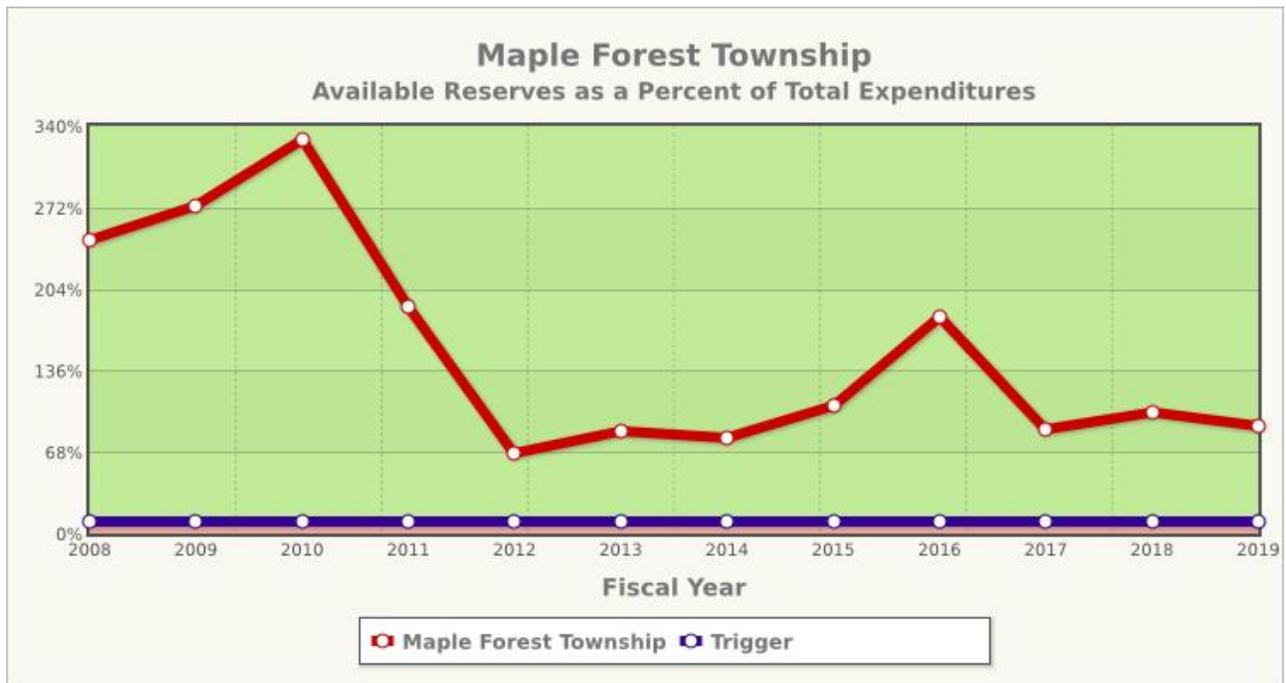


Figure 2-10

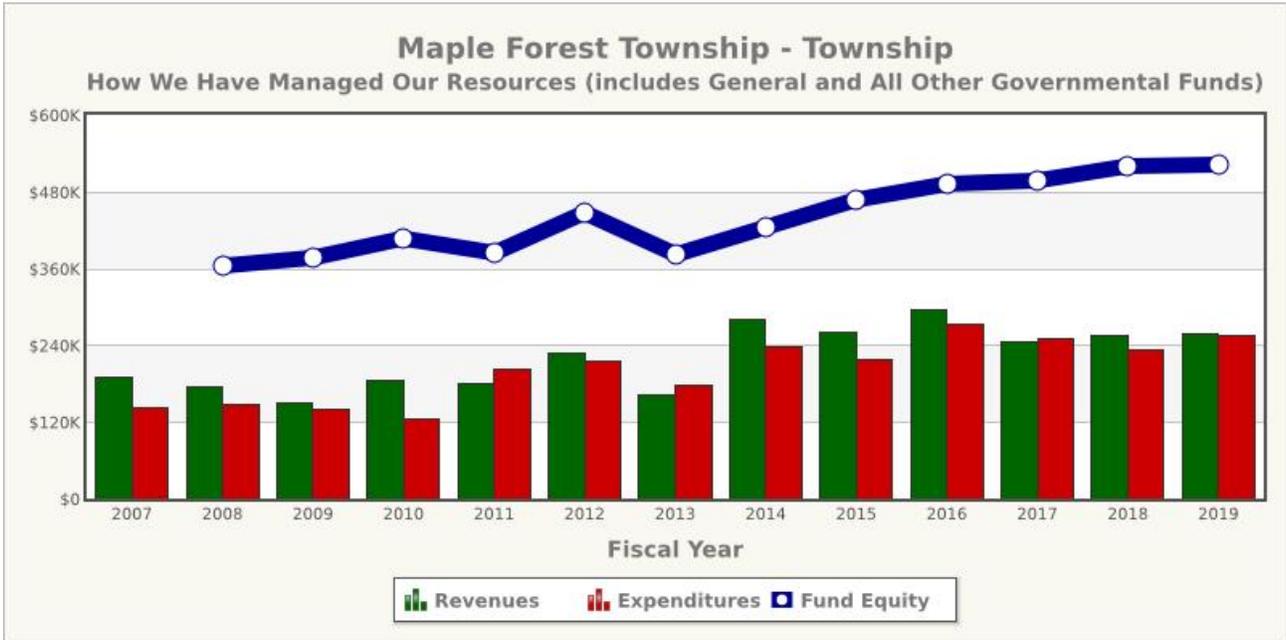


Figure 2-11

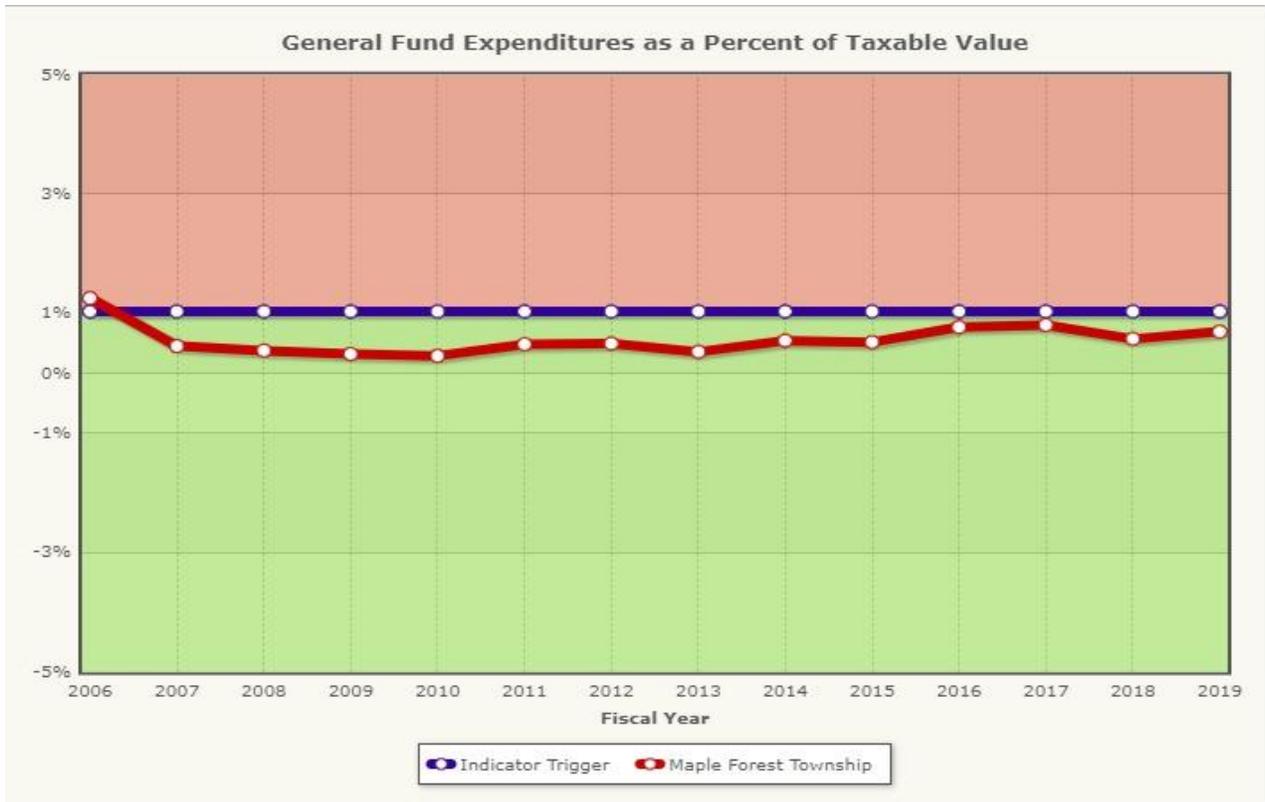


Figure 2-12

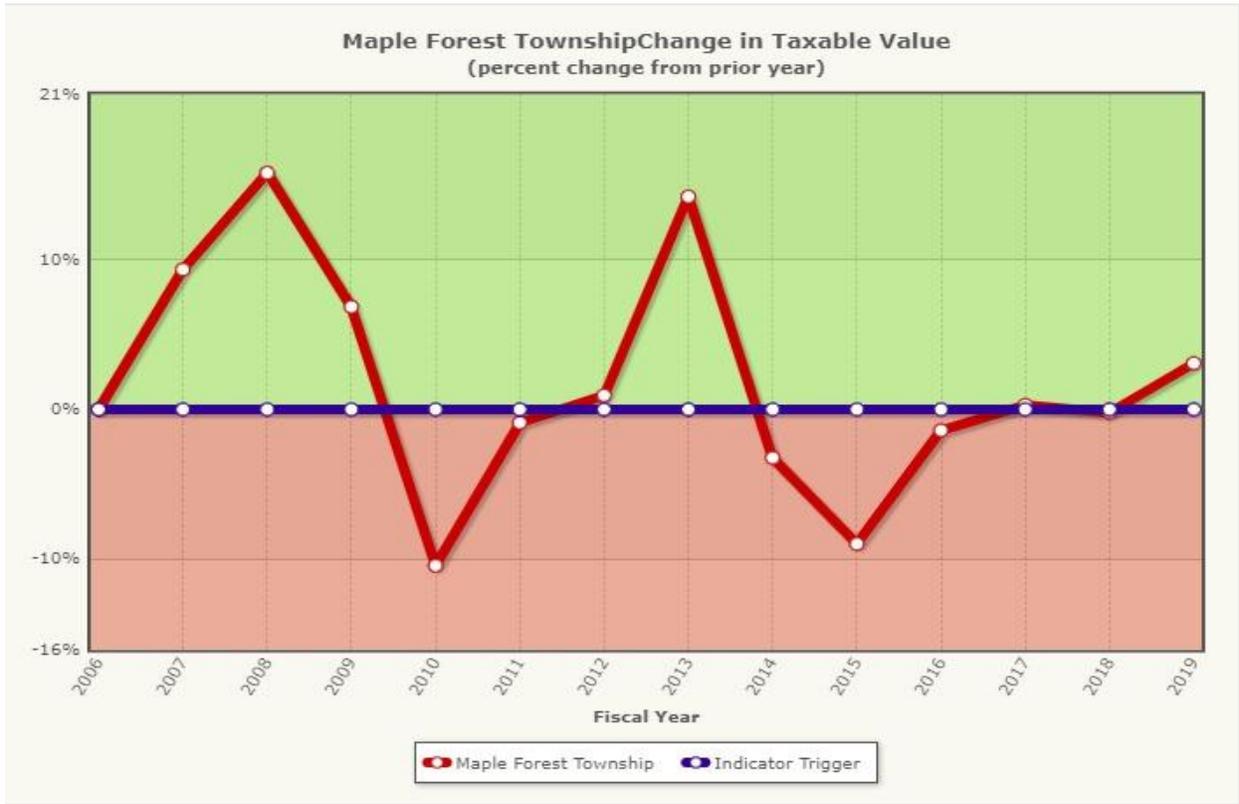


Figure 2-13



Figure 2-14

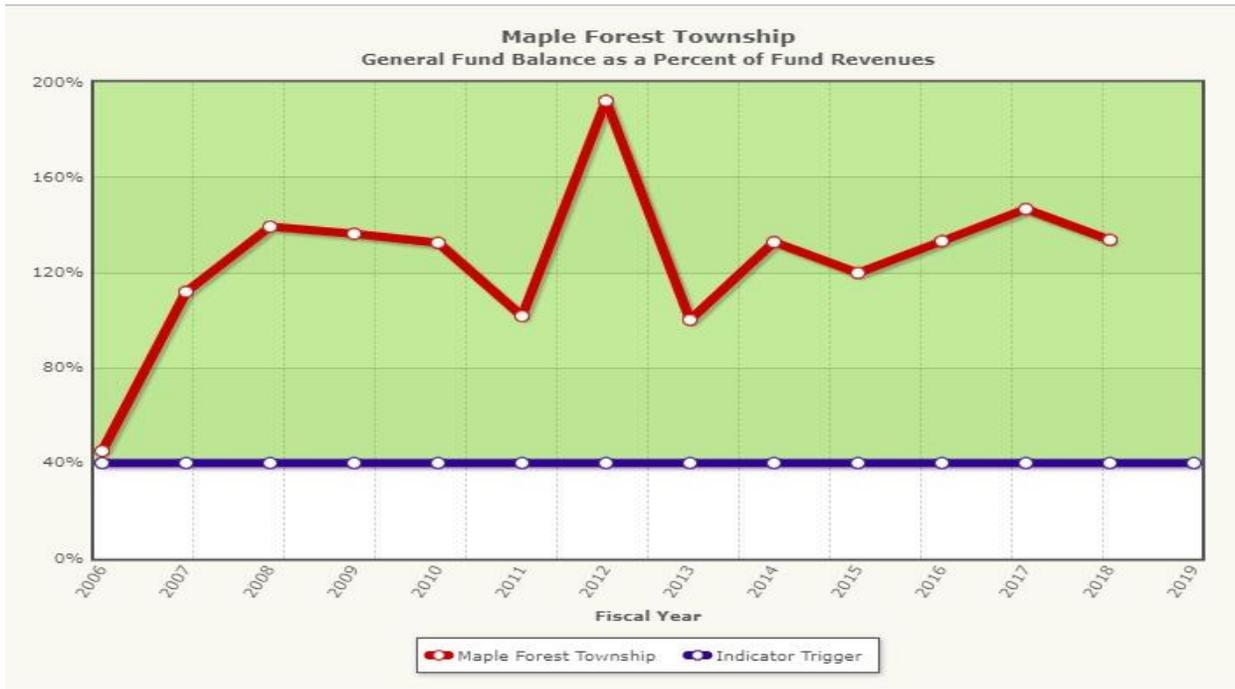


Figure 2-15



Crime and Traffic Crashes

Data related to crime and traffic crashes is also tracked through the online Munetrix system. Data from **Figure 2-16** indicates crime rates have remained relatively steady with spikes in 2011 and 2018. Generally, society crimes are the highest percentage of crime in the village. Property crimes were the highest in 2008-2009 and 2013, and other crimes were the highest in 2017-2018. **Figure 2-17** shows that most crashes within the township are non-injury crashes.

Figure 2-16

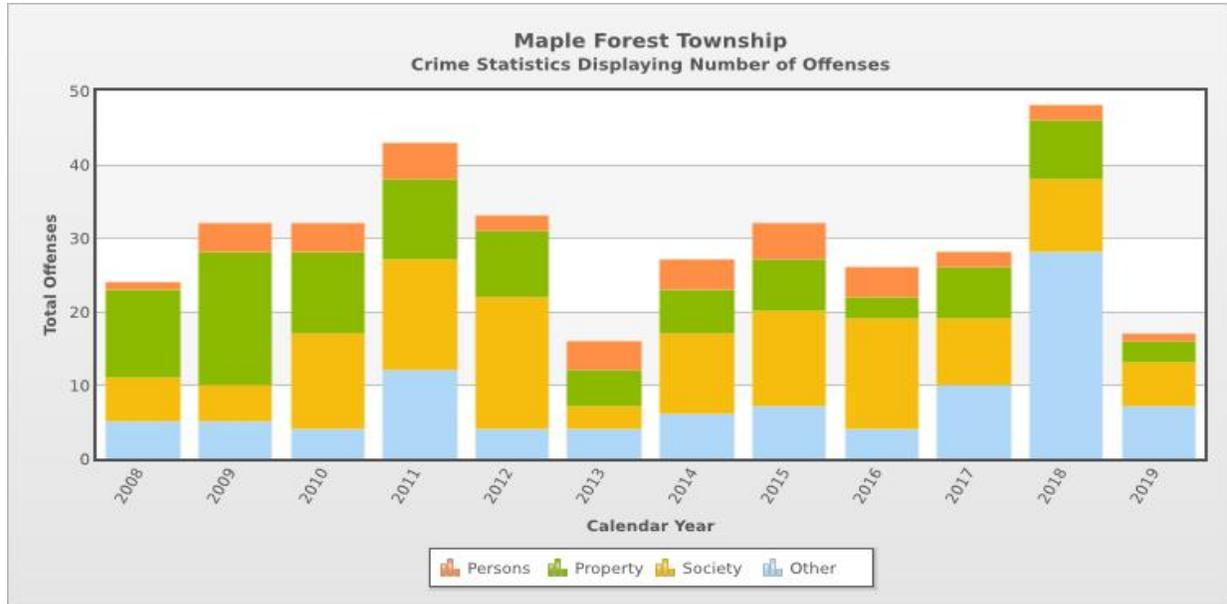
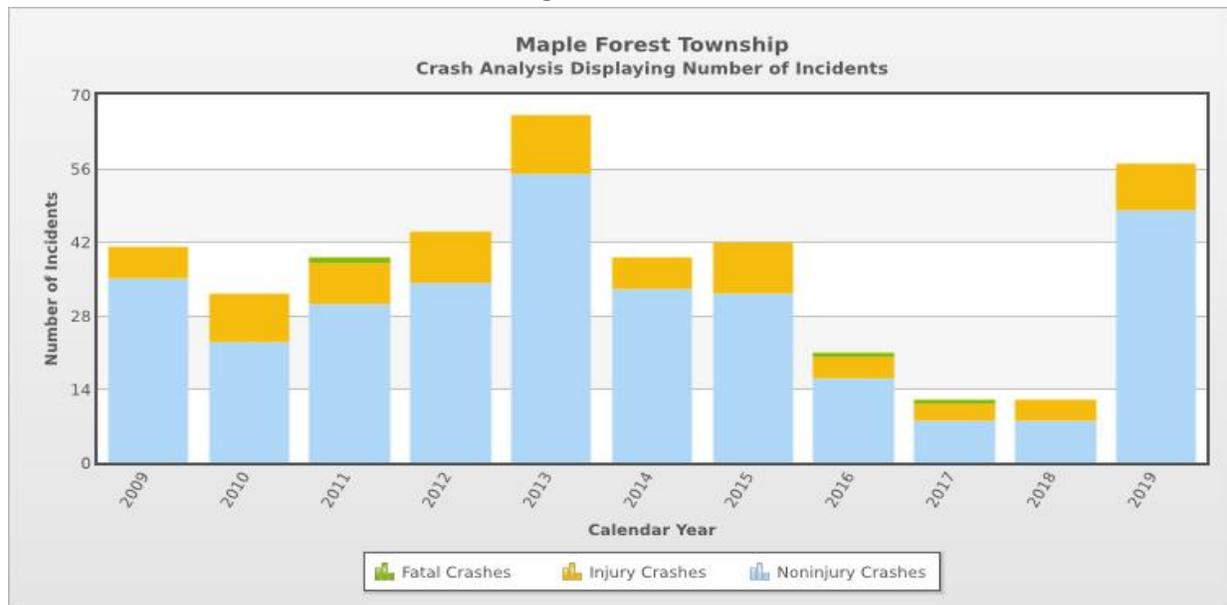


Figure 2-17



Chapter 3

Community Services

3

Key factors that contribute to the quality of life of a community are the type and variety of services available to residents. Maple Forest Township does not have the financial resources to provide many of the services that would normally be considered essential. In the case of fire and ambulance, the township works cooperatively with Frederic Township to provide these essential services.

This chapter of the Master Plan will identify the types and extent of services available to residents in Maple Forest Township.

Water & Sewage Disposal

Maple Forest Township does not provide public water or sewage disposal systems. The residents and business owners must rely on on-site private wells for domestic drinking water needs and private on-site septic systems for wastewater disposal. District Health Department #10 regulates and maintains a permitting system for private wells and septic systems. Two important determinants for siting a septic system are soil types and steepness of slopes. Chapter 4 - Natural Resources discusses the soils of the Maple Forest Township.

Solid Waste

Residents and businesses have two options for disposing of their garbage. American Waste offers curbside trash pick-up service. Persons can also haul their trash directly to the Waste Management Landfill located on Sherman Road in Section 4 of the Township. The landfill has been in operation since the late 1960's. In 1997, the landfill was sold to USA Waste Management but still is licensed as City Environmental Services. Maple Forest Township receives a small fee from the landfill based on a per gate yard.

Utility Services

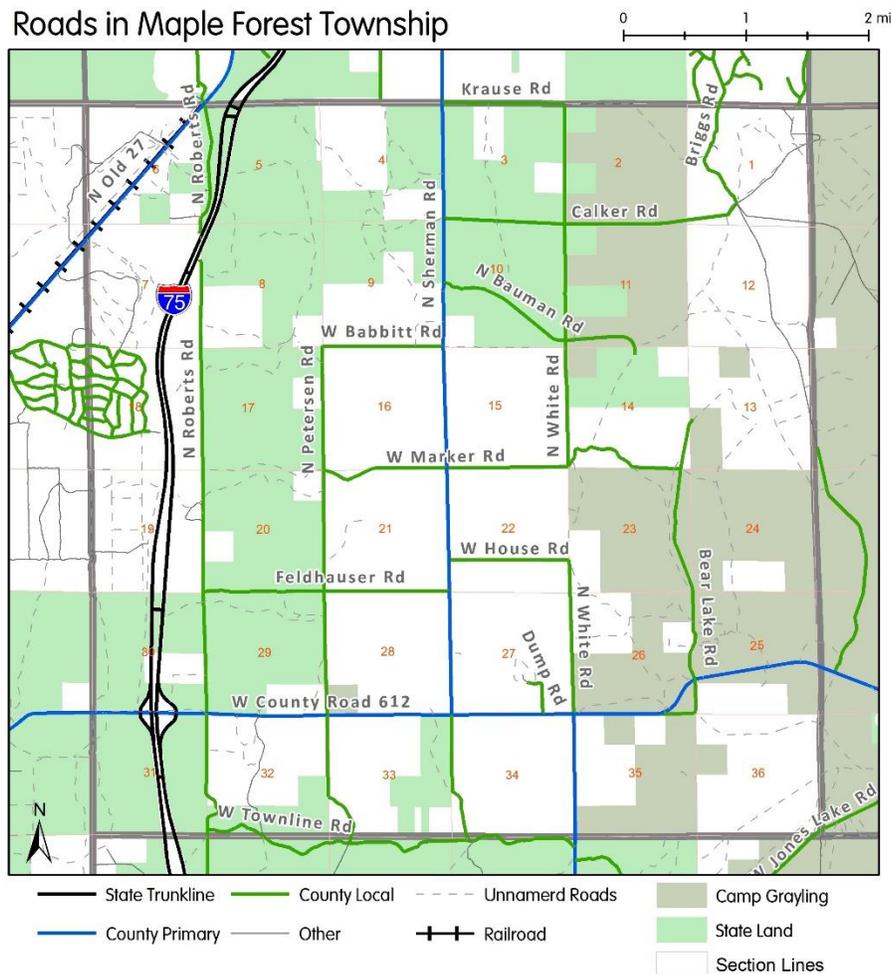
Due to the location of some properties, utility services are not provided due to the cost to the property owner. There are several cell towers within the Township along I-75 that provide excellent cell phone and internet coverage throughout the Township. At the present time, there is no cable television service or natural gas available in the Township. There are two electric co-operatives providing electricity to the township residents - Great Lakes Energy and Consumers Energy.

Transportation

Roads

The transportation network consists of interstate highway I-75; county primary and secondary roads; seasonally maintained, unimproved public roads; private roads and military roads. Interstate highway I-75 is under the jurisdiction of the Michigan Department of Transportation (MDOT). Interchange #264 is located between Sections 30 and 31 and proceeds east-west to access the township along County Road 612.

The primary road network is made up of County Road 612, Sherman Road, Hartwick Pines Road, and Old 27. These roads are paved along with Petersen Road, White Road, Babbitt Road and a segment of Marker Road. The balance and majority of the transportation network are gravel, dirt and two-track roads including private roads. Primary and secondary public roads are under County jurisdiction, and are maintained by the Crawford County Road Commission. Money for maintaining county roads comes from state and local sources, including a bond issue. Sherman Road from the county line south to the landfill is a year round Class "A" road. All other roads have seasonal weight restrictions during "spring break-up." There are designated seasonal roads (not maintained from October to May) in the Township. Roads on State Military lands are not open to the public during maneuvers. The Crawford County Road Commission works with Camp Grayling to maintain some of these roads.



Public Transit

The Crawford County Transportation Authority (CCTA) operates a county-wide Dial-A-Ride bus service that is based in Grayling. Funding for operation of this service is provided by a county millage, user fees, and state and federal grants. Rides are available six days a week and on special occasion use. Rides are also provided to connect with other county transportation services.

Air Travel

Regional air service is available at Pellston Regional Airport in Pellston and Cherry Capital Airport in Traverse City. In addition Gaylord and Grayling have airport facilities for private planes.

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

Railroad

Lake State Railway Company (LSRC) operates an active freight railroad that traverses through Beaver Creek Township, Grayling Township, the City of Grayling, Frederic Township, and Maple Forest Township. The rail line connects to LSRC's 400-mile system, which has Class I railroad connections at Plymouth (CSX) and Flint (CN) for national rail access. LSRC operates a 24-acre transload (truck-to-rail and rail-to-truck reload) facility in Gaylord on Milbocker Road that allows for freight rail uses to load or unload railcars if they do not have a rail spur serving their property or facility directly. Common commodities include liquid and dry bulk, as well as various forest projects such as lumber and pulpwood. Infrastructure can be installed or constructed to allow for reloading of other commodities as well. LSRC's Grayling Yard at Four Mile Road in Beaver Creek Township can also allow for transloading of certain commodities.

Public Lands & Buildings

The Maple Forest Township Hall and Pavilion are the only public buildings in the Township. The amount and uses of the public lands in the Township play a significant role in the character and future of the community. Lands associated with Camp Grayling and under the jurisdiction of the Military Board cover the eastern one third of Maple Forest Township. Approximately 59 percent of the land in the Township is owned by the government/military.

Schools & Libraries

K-12

Maple Forest Township is located in the Crawford AuSable School District. The Crawford AuSable School District is part of the Crawford, Ogemaw, Oscoda, and Roscommon (COOR) Intermediate School District.

College

Kirtland Community College (KCC) is located in Grayling and Roscommon, with Kirtland M-Tech campus in Gaylord which offers Associate Degrees in construction and manufacturing technology.

Libraries

There are no libraries or museums located in Maple Forest Township. The Devereaux Memorial Library is located in Grayling and the Frederic Community Library is located in Frederic.

Churches & Cemeteries

The Maple Forest Township Cemetery is located on County Road 612 in Section 29. There are no churches located in Maple Forest Township.

Public Safety

Law enforcement protection for Maple Forest Township is the responsibility of the Crawford County Sheriff's Department and the Michigan State Police. The Crawford County Sheriff's Department is located in Grayling. State Police Posts are located in Gaylord and Houghton Lake.

Fire protection and ambulance service is provided through a cooperative arrangement with the Frederic Township Fire Department and is funded through a millage. Emergency 911 service is provided from the Crawford County Central Dispatch and is available to all county residents.

Medical Facilities

There are no medical facilities located in Maple Forest Township. Residents have the option of various medical facilities located in Northern Michigan. District #10 Health Department services include home health care, environmental services, and personal health services. North Central Community Mental Health provides support services to developmentally disabled persons as well as persons needing mental health services.

4

Chapter 4 Natural Resources

The woodlands, open spaces, wildlife, water, and rolling hills of Maple Forest Township draw people to both recreate and live in the Township. Abundant public lands offer access to thousands of acres of recreational lands for hunting, hiking, wildlife viewing and snowmobiling. Several small lakes and a stretch of the East Branch of the AuSable River provide opportunities for fishing, boating and water sports.

A rural landscape, with views of forestlands and old farms, typifies the community character of Maple Forest Township. The forestlands are important to the local economy for recreational use and production of forest goods. Both of these uses bring dollars into the Township. Because of the importance of the forestlands and the open space to the economy of the Township these features have been identified as deserving of special considerations when planning for future growth.

The protection and wise use of these natural resources is central to maintaining a sustainable community. The Citizens of Maple Forest Township have identified the forests, wetlands, farmland and water as important features that need to be identified and protected when considering the improvement or expansion of infrastructure such as roads and utilities.

Because all home owners and businesses have on-site water and on-site sanitary waste disposal systems, development, without consideration of carrying capacity of the land, can have long term negative impacts on the resources. When planning for future growth, the community must identify environmental constraints, such as wetlands, steeply sloped areas, ecological corridors and ground water recharge zones. This chapter will analyze the physical environment to assist local officials in developing a desired future of the Township. Natural resources addressed include climate, geology, topography, soils, water, vegetation and wildlife.

Climate

The climate is yet another reason why people are drawn to the area. Typical of northern Michigan, the distinct four seasons offer an ever changing landscape. Long snowy, cold winters; and moderately warm summers are separated by a cool, green spring and a cool colorful fall. Located in the north central part of the northern Lower Peninsula, the Township is approximately 35 miles inland from Lake Michigan and 65 miles inland from Lake Huron. Given this geographic location, with the exception of lake effect snowfall, the weather is not significantly influenced by the lake moderating effect of both great lakes.

According to the USDA Soil Survey of Crawford County, the average annual precipitation is 31.95 inches (includes water equivalent of snowfall). Precipitation is heaviest during the summer months with 62 percent of the annual precipitation from April through September. The average annual snowfall is 92.9 inches. Records show that there is at least one inch of snow on the ground an average of 127 days or 1/3 of the year. The average daily temperature ranges from 67.5°F for the Month of July to 17.7°F during January. The average mid-afternoon relative humidity is 63 percent. Since humidity levels are highest at night, the average relative humidity at dawn is 85 percent.

Geology

According to the USDA Crawford County Soil Survey, Maple Forest Township is dominated by plateau-like remnant glacial moraines that were dissected by glacial melt water. At the front of the massive retreating glaciers, large streams originated from the melting ice. The debris laden water carved through moraines creating wide drainage ways and outwash channels. The AuSable River, East Branch of the AuSable River and the Manistee River further to the west are located in the glacial drainage ways. These areas are dominated by sands and organic muck soils.

As the continental glaciers melted, huge blocks of ice became separated from the retreating ice front and became embedded in the glacial debris deposited by the retreating glacier. The embedded ice blocks eventually melted and left depressions (kettle holes) which are today's inland lakes and wetlands. Big Bradford Lake, Horseshoe Lake, Blue Gill Lake, Section One, Marsh Lake, Guthrie Lakes, Bullfrog Lake, Barnes Lake, and Hardgrove Lake were created by this process.

Beneath the glacial deposits, some 600 feet below the surface, is sedimentary bedrock that was created during the Late Mississippian ages of the Paleozoic Era. The bedrock was formed in ancient seas which covered the area some 310- 345 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed shale, limestone, and dolomite bedrock.

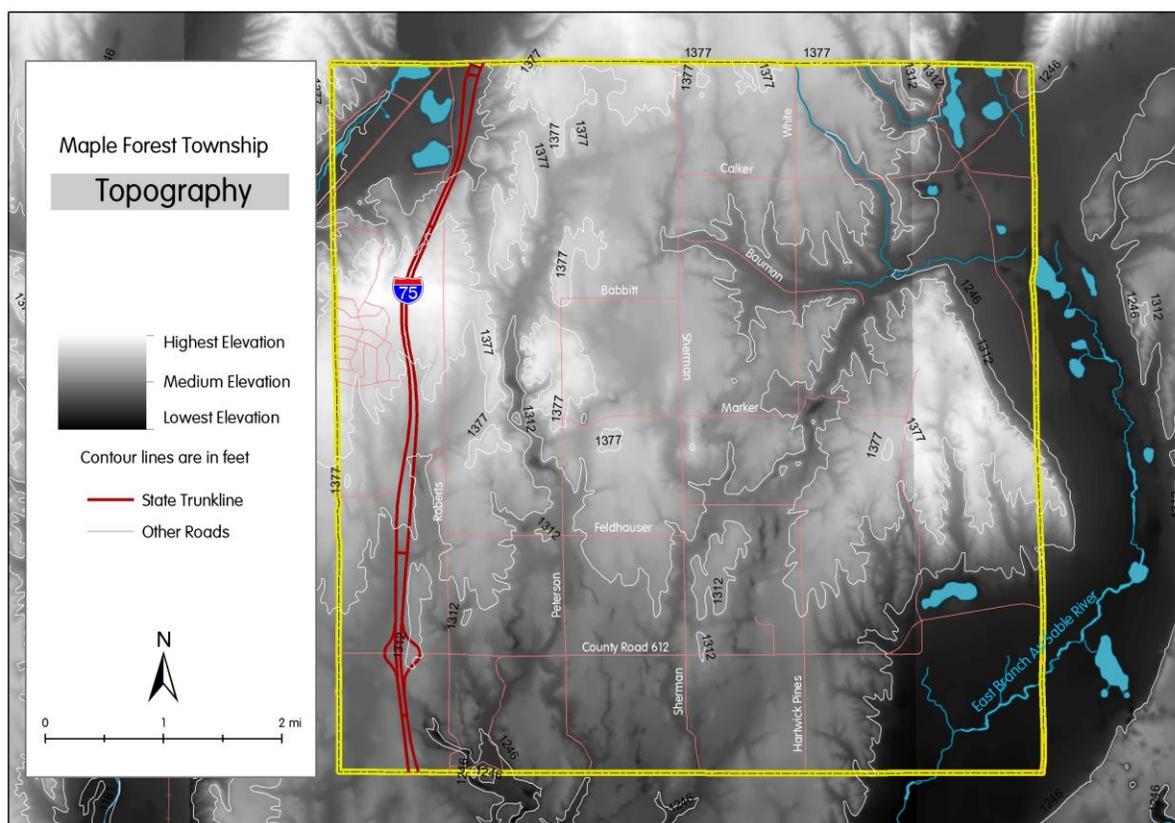
The upper layer of bedrock in the township is Coldwater shale. Other bedrock formations beneath the glacial overburden include Sunbury shale, Berea sandstone, Bedford shale and Antrim shale. Antrim shale contains rich deposits of natural gas. In recent years, intensive exploration has resulted in numerous producing wells in the Township and throughout the region.

Topography

Maple Forest Township is dominated by plateau-like moraines where the topography ranges from nearly level to steeply rolling hills. Glacial outwash channels, that separate the moraines, are relatively level and gradually slope to the south. The outwash channels are pitted with ice block depressions or kettle holes created by glacial activity. Land elevations are higher in the northern part of the township with a gradual drop in elevation in a southerly direction (**Figure 4-1**). The direction of the flow of water in the rivers is evidence of this general gradient to the south.

The highest points in the Township are in Sections 4 and 5 with elevations in excess of 1,400 feet above sea level. The lowest elevations of 1,190 feet above sea level, noted on USGS quadrangle maps, are in the southeast corner of the Township along the East Branch of the AuSable River.

Figure 4-1



Soils

When planning for types and intensity of future land uses, soil types and slopes are two important factors that determine the carrying capacity of land. The construction of roads, buildings and septic systems on steeply sloped areas or areas with organic and hydric soils require special design considerations. In addition, costs for developing these sensitive areas are greater than in less constrained parts of the landscape. If developed improperly, the impacts to natural resources can be far reaching.

The Natural Resource Conservation Service completed a detailed soil survey of Crawford County. A digital version of the soil survey maps was acquired from the Michigan Department of Natural Resources, MIRIS program. The following describes the series of maps that depict hydric soils, slopes 18 percent and greater, soils with building limitations and soils with septic system limitations.

Hydric Soils and Steeply Sloped Areas

Figure 4-2 is a color thematic map that classifies hydric soils. These soils are characterized by an abundance of moisture. **Figure 4-3** shows soils on steep slopes. Lower density and less intensive development should be directed to these areas with severe building constraints.

Hydric soils are saturated, flooded or ponded during part of the growing season and are classified as poorly drained or very poorly drained. Hydric soils have poor potential for building site development because of poor

suitability for on-site sanitary waste disposal facilities. Wetness and frequent ponding are severe problems that are difficult and costly to overcome. Sites with high water tables may be classified as wetlands and a wetlands permit would be required to develop these areas.

Less than five percent of the Township’s surface area is designated as hydric soils with a high potential for wetlands. The hydric soils are mainly located adjacent to streams and lakes. The largest concentration of the hydric soils is in Section 36. The hydric soils around Hardgrove Lake connect south to the wide band of riparian wetlands associated with the AuSable River. This same connectivity of riparian wetlands and surface water features can be seen in the northeastern and northwestern corners of the Township.

Hills and steeply rolling terrain within the Township provide opportunities for spectacular views of the landscape. However, steeply sloped sites have severe building constraints, are more difficult and costly to develop. Maintenance costs tend to be higher on steeply sloped terrain. Special design standards such as erosion control measures, limiting size of disturbed areas, retaining natural vegetation, revegetation, slope stabilization and on- site retention of water run-off from impervious surfaces would all serve to minimize resource impacts. According to information presented in the Crawford County Soil Survey areas with slopes 18 percent and greater are minimal and are concentrated on state lands.

Figure 4-2

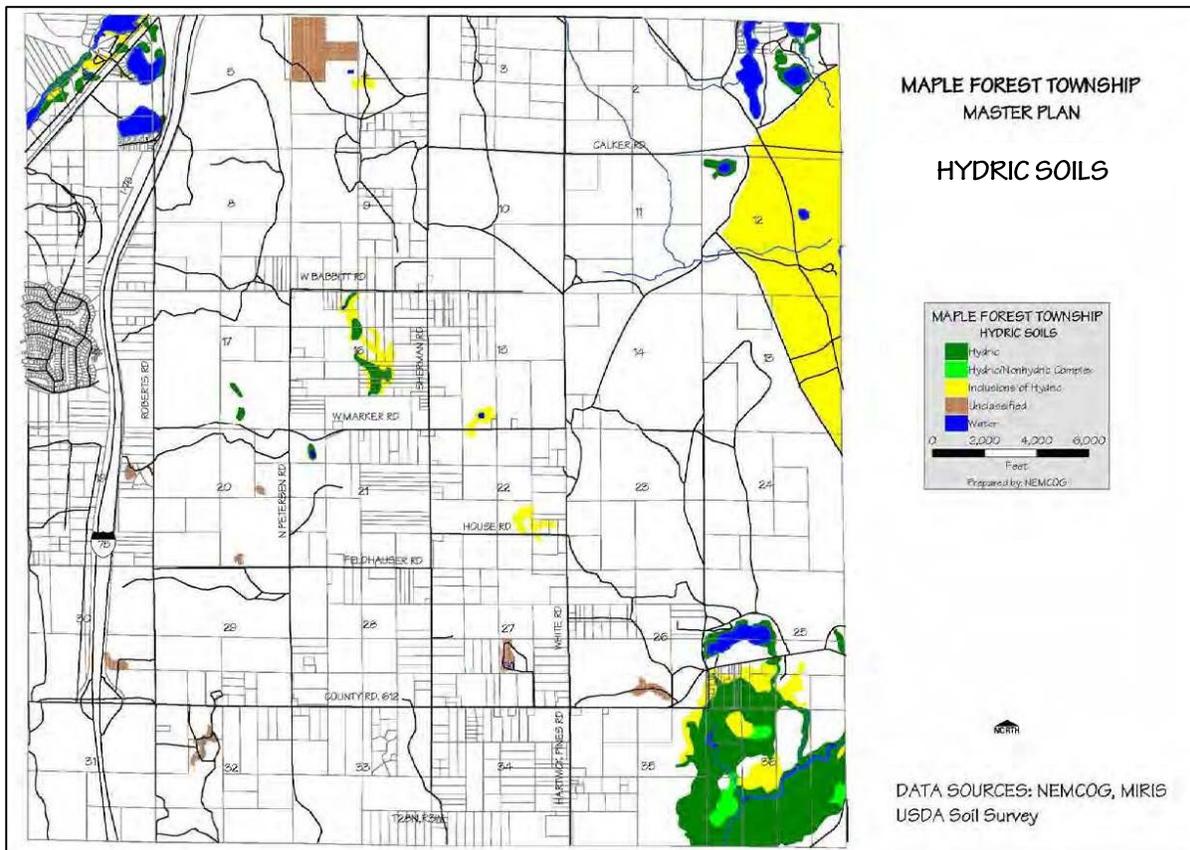
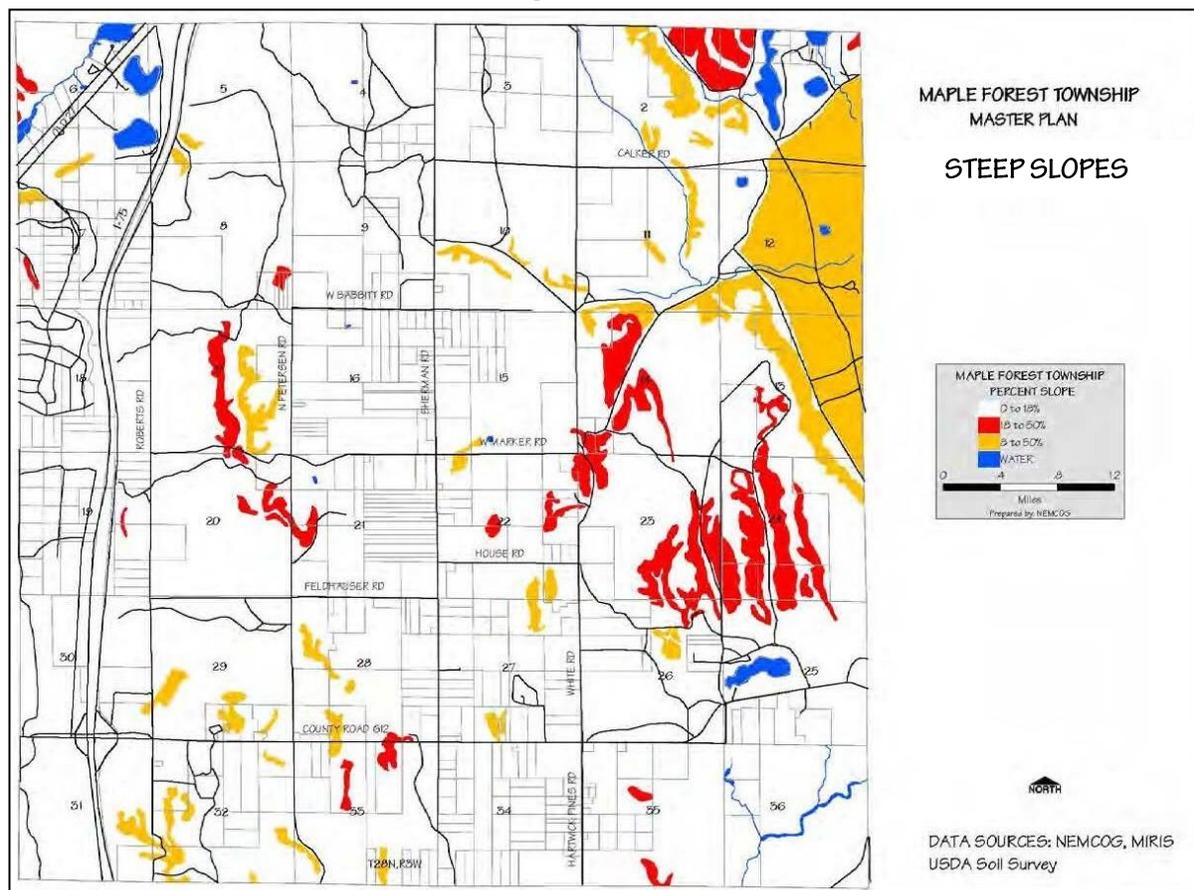


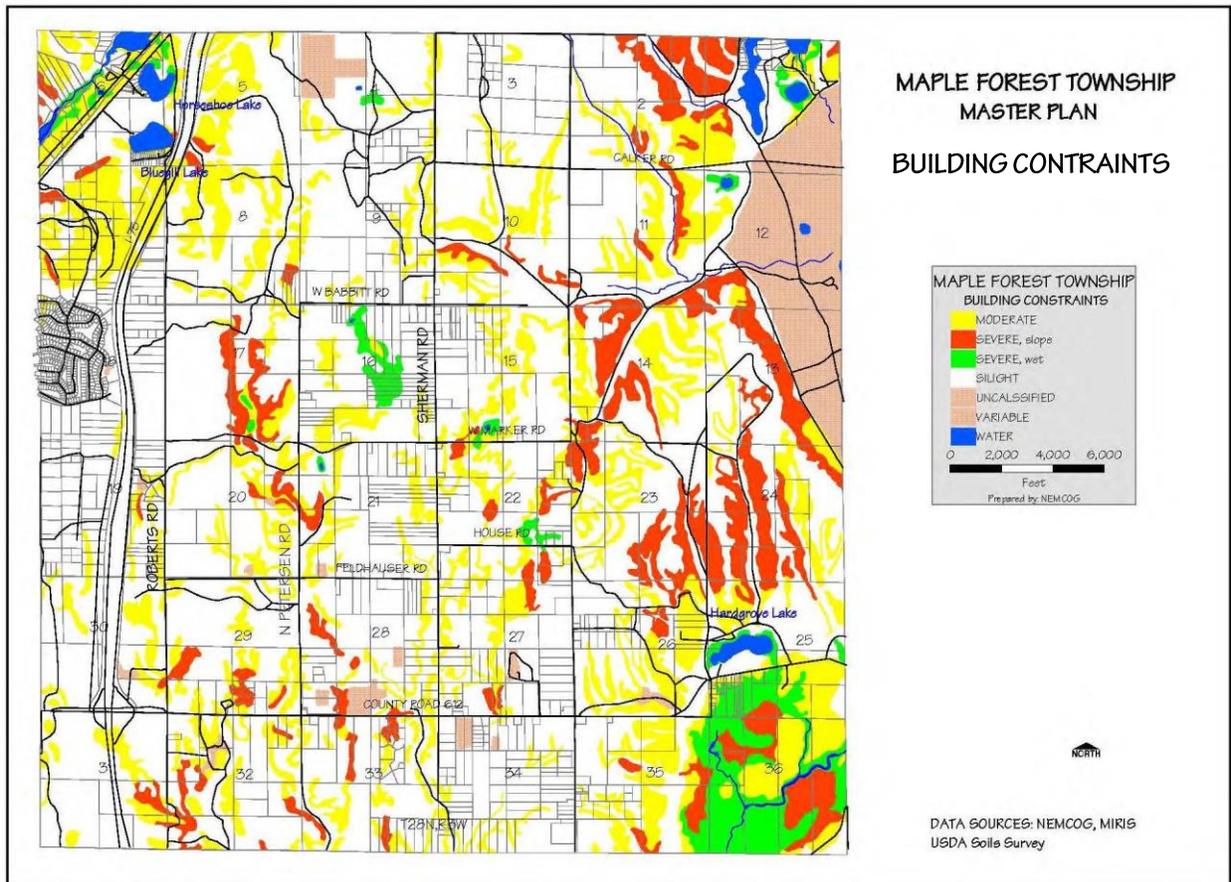
Figure 4-3



Building Site Development

The USDA soil survey of Crawford County rates soils for various uses such as building site development and identifies the limiting factors such as steep slopes or high water table. The rating system defines the limitations as slight, moderate and severe limitations. Using the rating system, soil limitations for buildings without basements, have been mapped and are displayed in **Figure 4-4**. Areas with well drained soils and slopes less than 10 percent tend to have slight limitations for building development. Areas with slopes greater than 18 percent, high water tables and organic soils have severe limitations. Lands with severe constraints are scattered throughout the Township, but tend to be more prevalent in its eastern third. Much of this area is in public ownership.

Figure 4-4

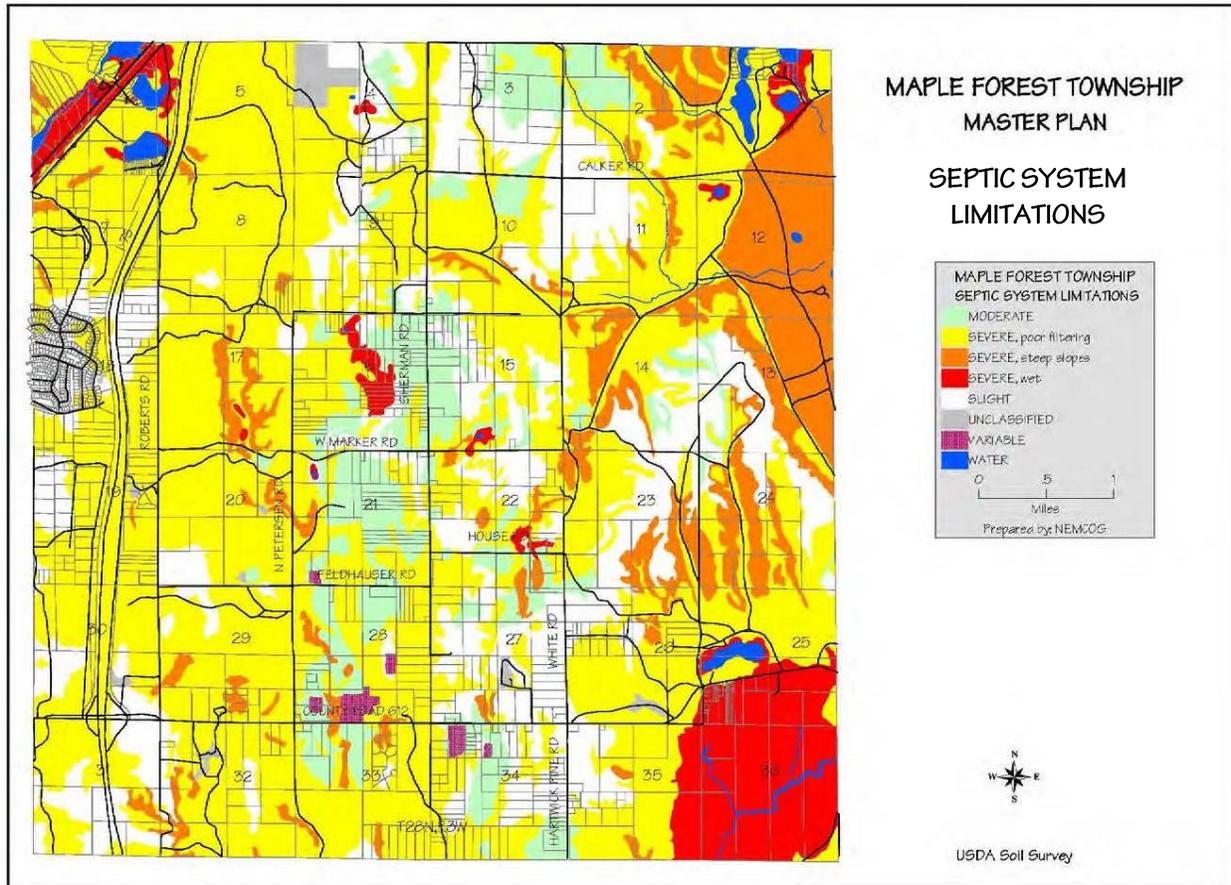


Septic Systems

Using a computer mapping system, soils maps have been color coded to show areas with moderate to severe septic system limitations as defined by the USDA Natural Resource Conservation Service. Criteria include depth to water table, wetness, filtering capacity and ability to “perc” sanitary waste water. To ‘perc’ sanitary waste water actually means to percolate the waste water through the earth to return to the ground water system.

Figure 4-5 is a septic system limitations map. A portion of the Township contains sandy soils with severe limitations due to poor filtration of septic effluents. This is a critical issue when the water table is close to the surface or when high density development occurs. Limiting types and density of development or making public water and sewer available for high density development are likely the best options for protecting the groundwater resources in these areas. Other severe limiting factors include slopes greater than 18 percent and wet soils.

Figure 4-5



Water Resources

One of the most valuable and most sensitive natural resource in Maple Forest Township is water. Maintaining high quality groundwater and surface water is vital to the long term sustainability of the community. Residents of the Township must rely on individual wells for drinking water. Streams and lakes provide scenic values and recreational opportunities for residents and visitors. The water resources provide critical habitat components for a wide range of fish and wildlife species. Most importantly, these resources extend far beyond the Township boundaries, as a result, impacts to these resources can have far reaching implications.

Groundwater

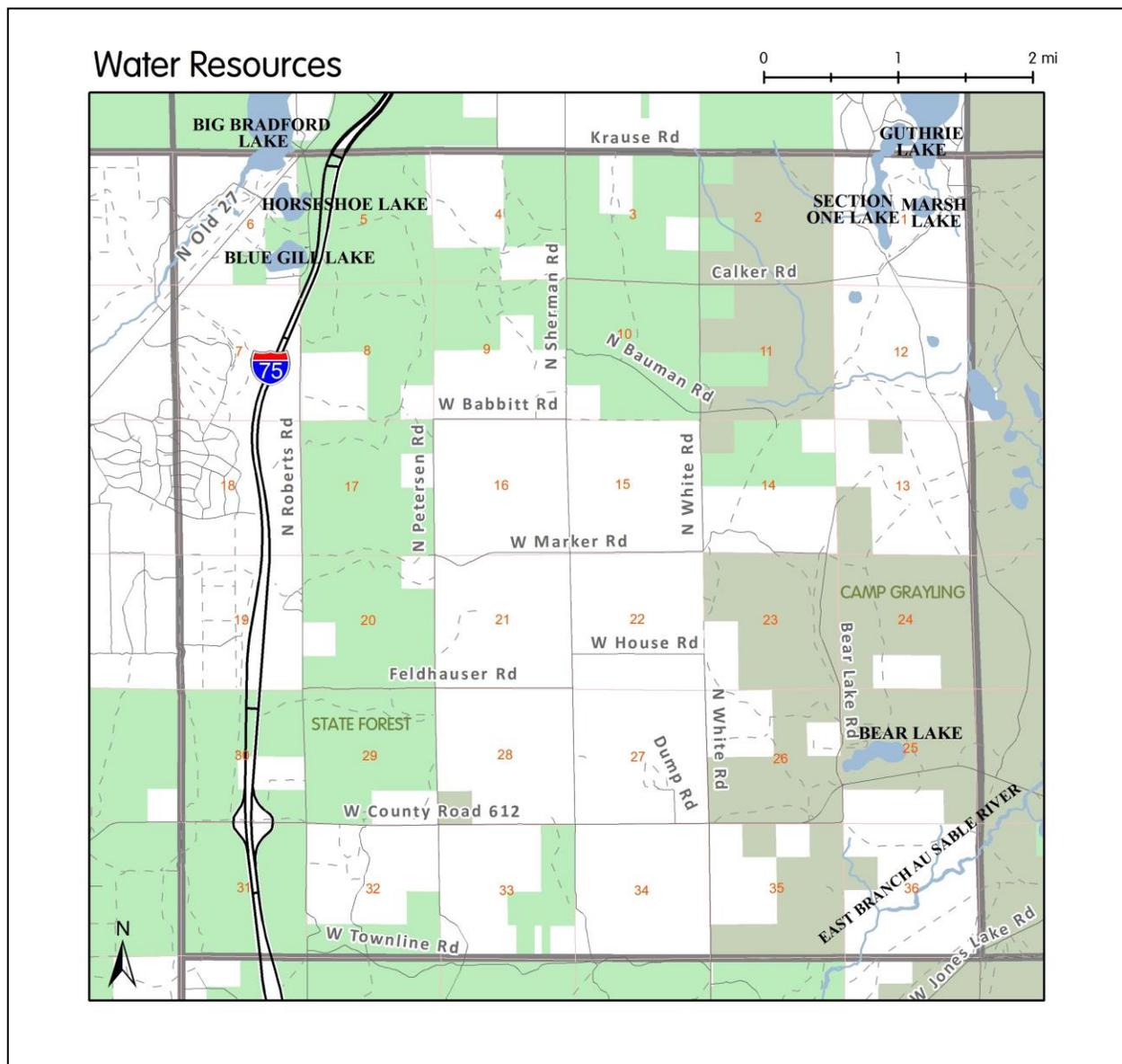
Two factors used to evaluate groundwater are the quantity and quality of the water. The thick mantle of glacial till contains vast underground aquifers that provide residents with sufficient water quantities. Water availability will not be a limiting factor in community growth. In general, Maple Forest Township has good ground water quality.

The vulnerability of drinking water aquifers to surface contamination is high in the Township due to highly permeable soils. Therefore, in Maple Forest Township, water quality is potentially more of a limiting factor than water supply. For example, the combination of highly permeable soils, shallow wells, on-site septic systems and dense residential development can result in high nitrate levels in drinking water.

Surface Water Resources

In the Great Lakes Region, rivers were the main thoroughfares for native Indians and settlers. In addition the water highways transported raw materials to the coastal communities and sawmills, hungry for old growth pine logs harvested during Michigan’s logging boom. Maple Forest Township is located in the AuSable River Watershed. The East Branch of the AuSable flows through Section 36 and headwater tributaries can be found in Sections 1, 2, 11 and 12. Bullfrog, Barnes and Hardgrove Lakes are within this sub-watershed. Bradford

Figure 4-6



Creek, a tributary of the main branch of the AuSable River flows through Section 6. Big Bradford Lake, Horseshoe Lake and Blue Gill Lake are located in this sub-watershed. Section One, Marsh, and Guthrie Lakes drain into a tributary of the North Branch of the AuSable River. The AuSable River is a nationally recognized, blue ribbon cold water fishery that supports brook, rainbow and brown trout. Lower stretches of the river below the City of Grayling are prime recreational canoeing waters. Lakes in the Township are relatively small, ranging in size from 3 acres to 40 acres. The lakes account for a total of 171 acres of surface water within the Township. Four of the lakes extend additional surface water beyond the Township boundary. All of the lakes support warm water fisheries of bass, pan fish, perch and northern pike.

Forests & Wetlands

Hardwood and conifer forests are the dominant plant communities found in Maple Forest Township. Approximately 75 percent of the Township is covered with forests. Tree species vary depending upon the soils, moisture and past activities such as logging, fires and land clearing. Well drained, upland areas support aspen/birch, northern hardwoods, oak, red pine, white pine and jack pine. According to the MIRIS Land Cover/Use Inventory, the most prevalent forest type is aspen/birch, covering over 50 percent of the forestland. Northern hardwoods account for nearly 40 percent of the woodland area.

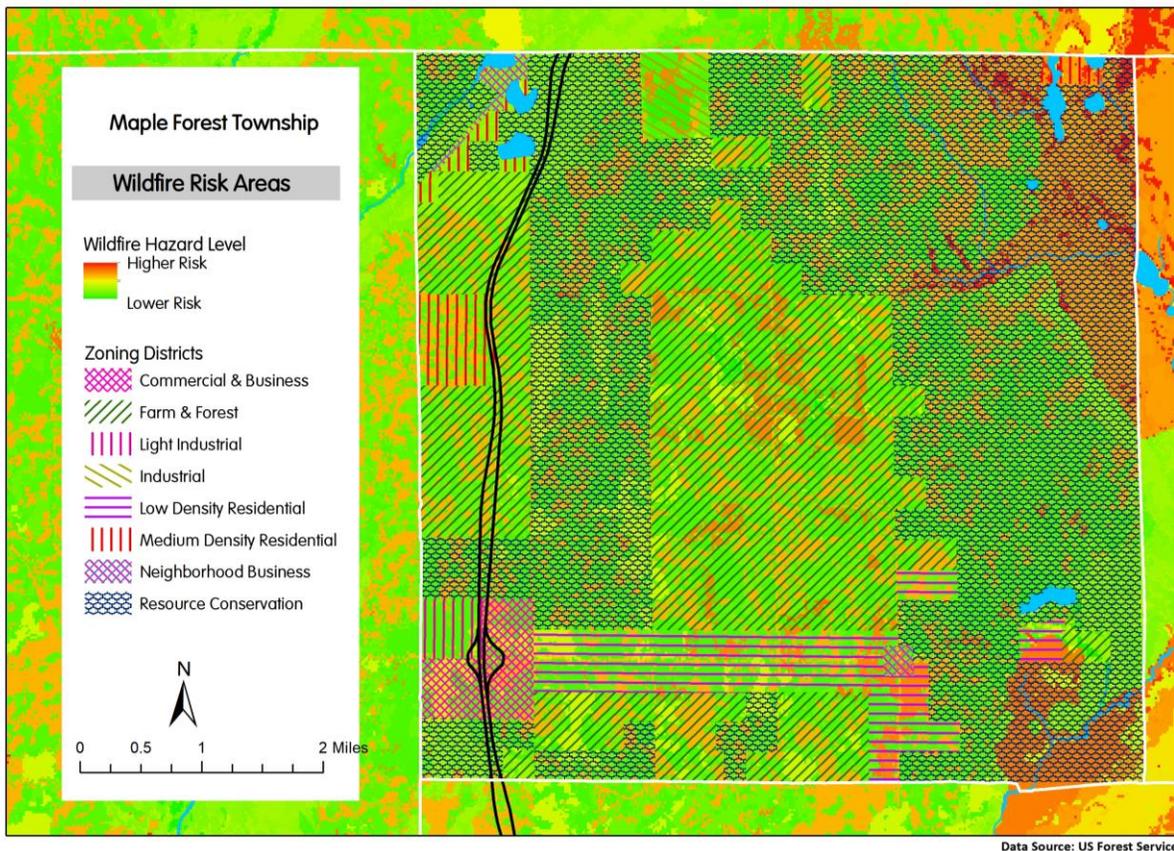
Poorly drained, lowland areas support northern white cedar, tamarack, balsam fir, black spruce, eastern hemlock, white pine, balsam poplar, trembling aspen, paper birch, black ash, speckled alder and shrub willows. Northern white cedar dominates the wetland areas where there is good lateral water movement and the soils are high in organic content.

These lowland forests are typically located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors.

Non-forested wetland types include lowland brush, marshes and bogs. According to the Existing Land Use Inventory these wetland plant communities cover less than 600 acres accounting for only 2.5 percent of the Township's area. Land use planning activities should focus on protecting and preserving these limited and critical resources.

According to the Crawford County Wildfire Plan, Maple Forest Township has a lower wildfire risk relative to the rest of the county, however higher wildfire risk can be seen in the northeast and southeast portions of the Township (**Figure 4-7**). The predominant zoning district in these areas is resource conservation with a small amount being low and medium density residential.

Figure 4-7



Wildlife Habitat

Within the Township, there are a variety of wildlife habitats, ranging from upland forests to flowing cold water bordered by marshes, lowland brush and floodplain forests. The significance of these resources extends beyond Maple Forest Township. The upland hardwood forests provide extensive natural areas for wildlife. Habitat for wildlife that requires wetlands such as marshes and cedar swamps is extremely limited. Land use planning should focus on protecting these finite resources. Northern hardwood forest provide seasonal and year round habitat for many birds and mammals.

Some species of birds found in northern hardwood forests are Black-Capped Chickadee, Yellowbellied Sapsucker, White-Breasted Nuthatches, Ruffed Grouse, Oven Bird, Sharp- Shinned Hawk, Broad-Winged Hawk, Red-Eyed Vireo, Scarlet Tanager, Black-Throated Blue Warbler, and Blue Jay. The Northern Grosbeak can be seen in northern hardwoods only during the winter months. Migratory birds such as the black burnian warbler can be seen in the spring and fall. Mammals include gray squirrel, northern white tail deer, northern flying squirrel, eastern chipmunk, woodland jumping mouse and gray fox.

A closed canopy northern hardwood forest growing on rich soils tend to be cool and offer damp little pockets during the summer months. Northern dusky, red-backed, and Wehrle's salamanders can be found in old rotting stumps and logs. If standing water is present, the Jefferson's and spotted salamander, Copes gray tree frog and wood frog can be found.

Many woodland creatures use the aspen forest for nesting and feeding. Species such as the Least Flycatcher, Red-eyed Vireo, Rose-Breasted Grosbeak, Black-Billed Cuckoo and American Redstart nest in the tree canopy. Ground nesting species such as the Ruffed Grouse, Veery, Snowshoe Hare, and White Tailed Deer use aspen forest types. A few species of wildlife that nest underground or in debris include the Eastern Chipmunk, Long-Tailed Weasel, Marbled Salamander, Ringneck Snake, Milk Snake and Smooth Green Snake. Birds and mammals that nest in cavities of trees include Blackcapped Chickadee, Yellow-Bellied Sapsucker and Northern Flying Squirrel.

Conifers provide important winter (thermal) cover for wildlife, particularly, when located next to winter food sources. The Gray Jay, Pine Grosbeak, Evening Grosbeak, Red Crossbill, Purple Finch, Boreal Chickadee, and Pine Siskin frequent upland conifer stands during the winter months. The Black-Backed Woodpecker, Long-Eared Owl, Solitary Vireo, Red Crossbill, and Black-Throated Green prefer pine forests. The Porcupine, Long-Tailed Shrew, Deer Mouse, Woodland Jumping Mouse and Lynx inhabit pine forests. This cover type also offers opportunities for viewing migratory birds in the spring and fall. These species include the Golden-Crowned Kinglet, Ruby-Crowned Kinglet, Swainson's Thrush, Blackburnian Warbler, Magnolia Warbler, Bay-Breasted Warbler, Canada Warbler, Hermit Thrush and Winter Wren.

Farmland and upland openings provide needed habitat for many birds such as Red Tailed Hawks, Eastern Kingbird, Loggerhead Shrike, American Kestrel, Eastern Bluebird and Eastern Screech-Owl that feed extensively in open areas. A great number of animal species nest on the ground. The Short-Eared Owl, Common Nighthawk, Killdeer, Upland Sandpiper, Horned Lark, Vesper Sparrow, Savannah Sparrow, Grasshopper Sparrow, Bobolink, Eastern Meadowlark and Eastern Cottontail nest on the ground. Shrews, Woodchucks, Ground Squirrel, Field Mice, Red Fox, Voles, and Badgers along with the Eastern Hognose Snake, Smooth Green Snake and Milk Snake are field dwellers.

Riparian forests adjacent to streams and lakes provide critical habitat for many species of wildlife and reptiles. The land and water interface is a long narrow, sometimes meandering, edge habitat. In Maple Forest Township and throughout Michigan, natural, undeveloped lakeshore habitat is one of the most endangered habitats. There is a continuing trend for lake lot owners to clear brush, aquatic weeds, dead trees and live trees that interfere with a wide open view of the water. The native vegetation is replaced with well-manicured and chemically treated lawns down to the water's edge. This practice not only degrades critical wildlife habitat but also impacts water quality by diminishing the riparian zone's capacity to filter nutrients and ability to stabilize shoreline erosion.

Birds that use floodplain habitat for feeding and nesting include the Red Shouldered Hawk, Barred Owl, Kingfisher, Northern Oriole, Red-Headed Woodpecker, Pileated Woodpecker, Woodcock, Wood Duck and Great Blue Heron. Deer, Raccoon, Northern Flying Squirrel, Water Vole, Mink and River Otter also frequent these areas. Gray Tree Frogs, Spring Peepers, Wood Frogs, Wood Turtles, Eastern Ribbon Snakes, Water Snakes, Salamanders and Central Newts can all be found in river/flood plain areas.

Ecological Corridors

Prior to logging and land clearing during the late 1800's, this area was covered with old growth hardwood and pine forests. The pre-settlement forests were rich ecosystems that stretched across the northern Lower Peninsula of Michigan. The backbones of these ecological corridors were the many rivers, creeks and intermittent drainages, along with their associated wetlands and riparian forests. The east branch of the

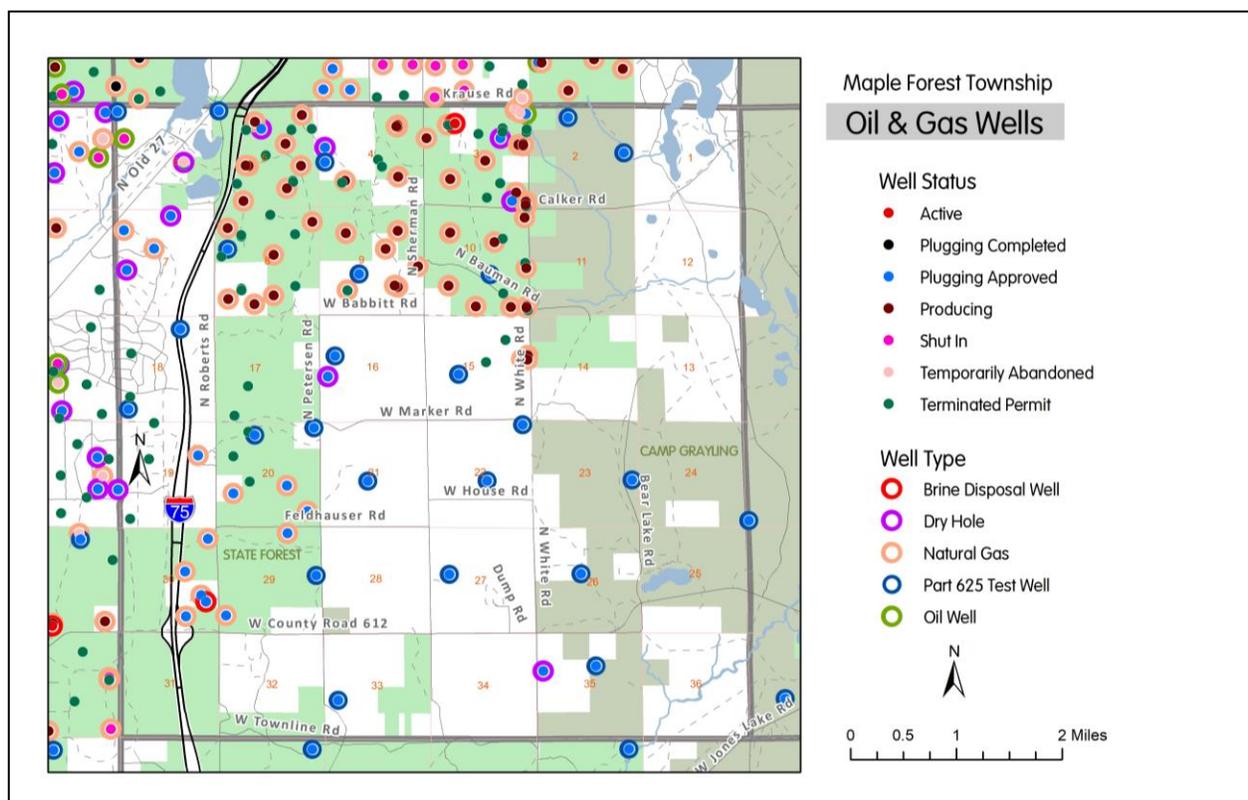
AuSable River, Bradford Creek and an unnamed intermittent drainage connected to Barnes Lake are key ecological corridors within the AuSable River Watershed.

The wetlands and riparian forests in Section 36 are a link in a long green chain or ecological corridor that centers on the east branch of the AuSable River. This corridor is part of a larger network of ecological corridors consisting of the creeks, streams, wetlands and upland forests within the AuSable River Watershed. This network, in turn, is connected to larger networks in the Lake Huron Watershed. Ecological corridors or "green infrastructure," can be likened to a highway system. All segments of the highway must be connected and in working order for the highway system to properly function. If segments are degraded or missing than the highway will not function to its fullest potential. The same holds true for ecological corridors, when segments are degraded or fragmented, the system will not function properly. In other words, activities on a given piece of property can have implications that reach far beyond the ownership boundaries.

Oil & Gas Wells

Figure 4-8 shows the oil and gas well locations in the township (by well status and well type). The majority of the wells are in the western 2/3 of the township with a cluster of producing natural gas wells in Sections 3, 4, 5, 8, 9, and 10.

Figure 4-8



5

Chapter 5 Existing Land Use

Prior to determining future land uses and developing a future land use map a community must have an accurate assessment of existing land uses. This chapter presents information on both the types and location of existing land uses.

Existing Land Use Statistics

According to the US Bureau of the Census, Maple Forest Township's land area is 36 square miles. The map of existing land use, shown as **Figure 5-1**, illustrates the distribution of land uses within the Township. **Table 5-1** breaks down the percent of the township in each land use category. The existing land use map was derived from an analysis of parcel data from the Crawford County Equalization Department, tax classifications from the Maple Forest Township Assessor, and aerial photo interpretation by the Northeast Michigan Council of Governments.

**Table 3-1
Existing Land Use**

Land Use	Acres	Percent
Residential	4,682.80	20.58%
Commercial	253.60	1.11%
Industrial/Utility	15.60	0.07%
Agricultural	149.79	0.66%
State of Michigan	6,416.16	28.20%
Camp Grayling	6,914.81	30.39%
County and Local Government	91.39	0.40%
Vacant	4,045.19	17.78%
Water	184.60	0.81%
Total	22,753.94	100.00%

*In this table, the total acreage for the township appears slightly smaller than the actual acreage due to road right-of-way and some waterfront land surrounding lakes.

Existing Land Use Categories

Residential

As can be seen from **Table 5-1**, the amount of land being used for residential purposes is 20.6 percent of the township. The location and pattern of residential development within the Township is shown in **Figure 5-1**. Residential use has been clustered in a number of locations in the Township. Additionally, small tract land divisions continue to occur along many of the Township roads. Residential uses are concentrated in the central third of the township as well as west of the I-75 corridor and along Old 27. There is a small pocket of residential in the extreme northeast corner of the township. Small lot development is found along Old 27 on the south side of the road (Villas of Maple Forest), south of Blue Gill Lake (along Green Acres), east of I-75 (Twin Peaks subdivision), and in the northeast corner near Guthrie Lakes. There are also a large number of large parcels that are being used for residential. It should be noted that large parcels were counted as residential if a residence is present even if the majority of the parcel is made up of forested or open land.

Commercial

Table 5-1 shows that the amount of land developed as commercial in Maple Forest Township is 1.1 percent and, as shown in **Figure 5-1**, the commercial areas consist of the landfill (Waste Management), a campground/cabin facility south of Big Bradford Lake, a commercial property on the corner of County Road 612 and Roberts Road, and a retail facility on Hartwick Pines Road.

Industrial/Utility

Table 5-1 shows a combined percent for industrial and utility uses. As of 2021, this land category makes up 0.07 percent of the Township. The industrial and utility uses are shown in **Figure 5-1** and consist of a property along Sherman Road (section 9) and another north of that in section 3 – both are owned by Riverside Energy.

Agricultural

Agricultural land is a very small portion of the township totaling 0.66 percent. Three large parcels were identified that were primarily being used for farming – two are in section 21 along Feldhauser Road and one is in section 22 along Marker Road. However, it should be noted that some land which is classified as residential is also being used for smaller agricultural operations.

Public Land

Over half of the land in the township is publicly-owned. Land that is classified as being owned by the State of Michigan (DNR Forestry Division) makes up 28.3 percent of the township (6,416 acres) and an additional 6,915 acres (30.4 percent of the township) is classified as Camp Grayling.

Camp Grayling is the largest military training center in the country. It supports a wide cross-section of military personnel, including active-duty and National Guard forces. It provides a large ground training area, an air-to-ground range, and a large airspace all in the same complex. Nonmilitary organizations as well as international partners also use the ranges and other facilities there. The area mapped as military land use category in **Figure 5-1** is the area which is developed and/or actively used for military operations or owned by the military. Some of this area is available for public recreational use when maneuvers are not being conducted. Military land is found in the eastern third portion of the township and contains a portion of the Range 40 Complex with restricted airspace. **Figure 5-2** shows specific military operations on Camp Grayling lands surrounding the township.

Within the township, 0.4 percent of land is locally-owned. Maple Forest Township owns the township hall property on Sherman Road, a cemetery on County Road 612, a wedge of land north of Horseshoe Lake. Crawford County owns a 40-acre parcel in section 27 north County Road 612 and another 40-acre parcel south of County Road 612 in section 35. In addition, one 40-acre parcel is school-owned (section 19).

Water

The water land category consisting of the lakes and rivers within the Township comprise 0.8 percent and includes Big Bradford Lake, Horseshoe Lake, Beaver Lake, Blue Gill Lake, Guthrie Lake, Section One Lake, Bull Frog Lake, and Bear Lake. The East Branch of the Au Sable River runs through section 36 in the southeast corner of the township.

Vacant

Approximately 18 percent of the land in Maple Forest Township is classified as vacant. It should be noted that only privately-owned land is contained within the vacant category. Publicly-owned forested and open lands were classified in the public lands category. Land was classified as vacant if no structures could be found on the aerial survey of the township.

Figure 5-1

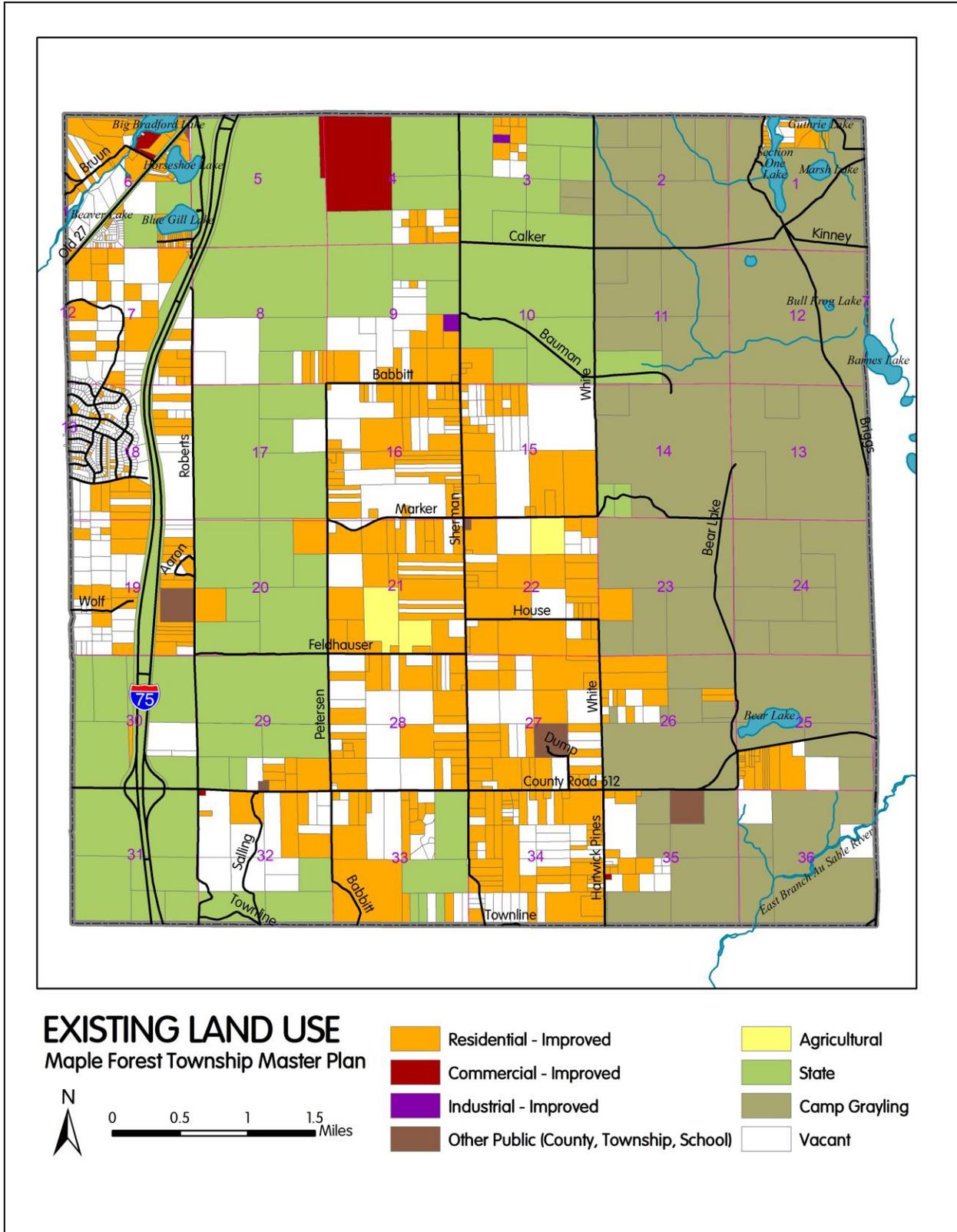
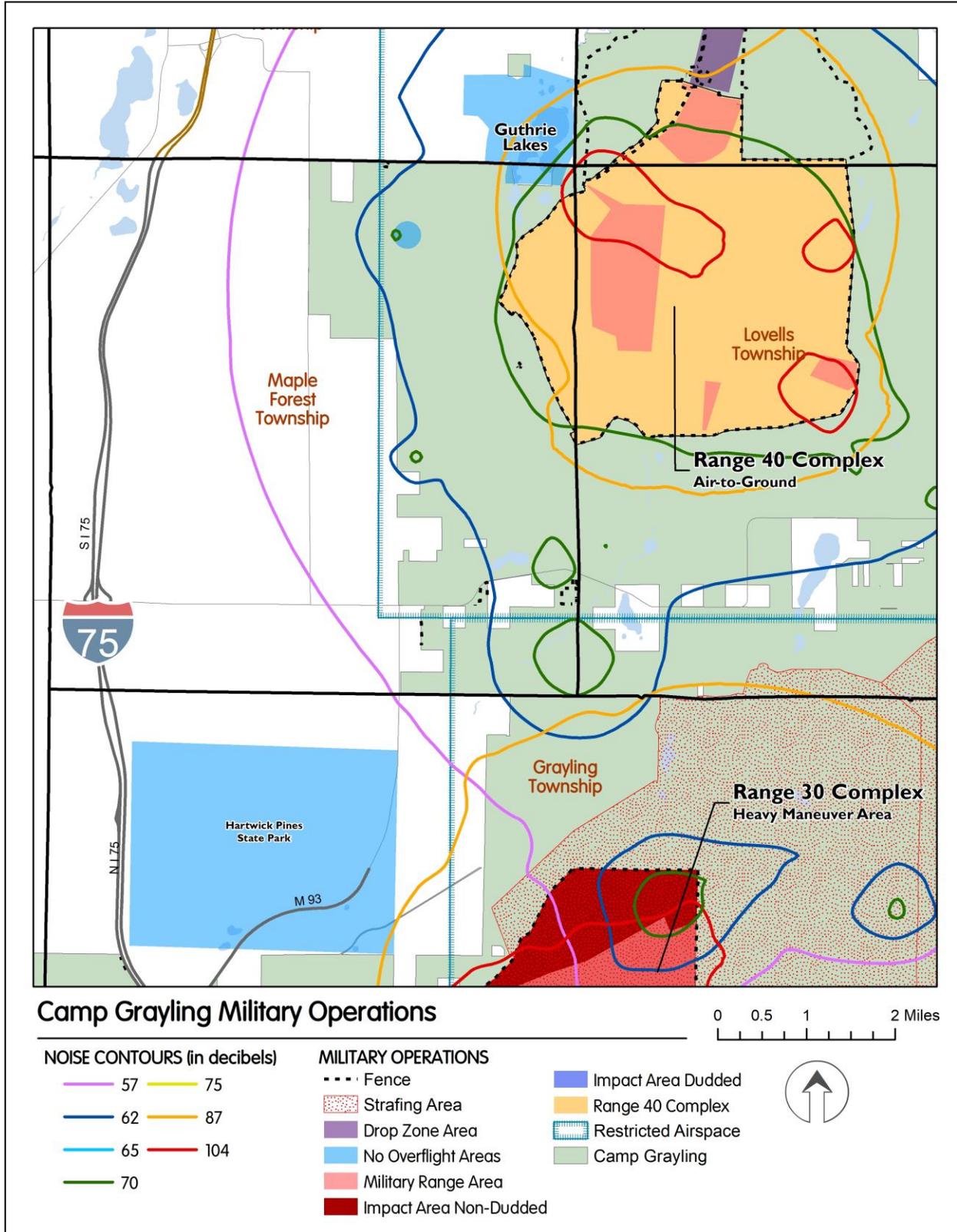


Figure 5-2



6

Public Input

The Township Planning Commission commissioned a township-wide survey that was available online to township and surrounding area residents to ensure the township's master plan reflects the goals of the community. Beginning in November of 2020 and ending January 31, 2021, the Township posted the community survey on their website and made hard copies available at the Township Office. The survey was advertised in the newspaper. Input was requested on several major issues, including Quality of Life, Land Use and Development, Community Services, Roads and Transportation, and Economy and Business.

Survey Results

The following is a summary of survey results. The full survey results are found in Appendix A.

Demographics

- 74.4% of respondents own their own home in the township while 14.3% own a home but do not reside in the township. 35.7% describe themselves as landowners.
- 76.9% of respondents have lived or own property in the township for more than 20 years.
- 35.7% of respondents were 60-69 years in age and 28.6% were 50-59. The rest of the age groups were evenly split.
- 57.1% of respondents are retired, 21.4% professional/managerial, and 14.3% self-employed.
- 50.0% work in the County outside of Grayling while 33.3% of respondents work in Grayling.

Information Flow

- 70.0% of respondents stated they get information from family and friends
- 30.0% of respondents get information from the newspaper
- 20.0% of respondents get information from networking events
- 10.0% of respondents get information from the internet
- 10.0% of respondents get information from the radio
- 10.0% of respondents get information from TV

Written comments in this section suggested direct mailings from the township.

Township Assets

The residents of Maple Forest Township value the rural and quiet community and accessibility to the area's natural resources including wooded areas and wildlife. Other assets that were mentioned include people/neighbors, large parcels, and beauty.

Township Problems

Survey respondents identified a number of issues that they felt should be addressed in the township including road conditions, blight/trash, lack of internet, military use of Co Rd 612, and the need for more ATV trails. When asked to rate the problems specifically, 83.3% of respondents felt that road conditions was a big problem in the township, 41.7% said access to cell service/high speed internet was a big problem, and 8.3%

stated property taxes. The quality of recreational opportunities ranked as a medium problem with 8.3% of respondents.

SATISFACTION: 81.8 % of respondents are very satisfied living in Maple Forest Township while 18.2% are satisfied. No respondents were dissatisfied.

BLIGHT: 50.0% of respondents felt that blight is a problem in the township. Specific areas were noted as well as a need for increased enforcement.

HOUSING: 33.3% of respondents feel the quality and range of housing options in the township is good, 25% said moderate, 16.7% answered excellent, while 8.3% felt there were poor options. 58.3% of respondents supported the development of single-family homes on large residential lots. 41.7% stated that they did not want to see new residential growth. 8.3% stated they would like to see senior housing, duplexes and townhouses, and apartments.

COMMERCIAL DEVELOPMENT: The majority (66.7%) of respondents stated that they prefer no new commercial/industrial development while 16.7% stated they would like to see new retail businesses. 8.3% stated they saw a need for new personal service establishments, offices, institutional uses, and industrial/manufacturing. 41.7% of respondents stated they did not support the idea of neighborhood businesses in residential areas (25.0% support this idea).

ECONOMY AND REAL ESTATE: 50.0% of respondents felt that the real estate market is stable, while 25.0% said it was strong. 50.0% of respondents felt that there are adequate job opportunities in the township or surrounding area. 33.3% were not in favor partial tax abatements to attract or retain new jobs and businesses while 25.0% were in favor of them.

SERVICE PROVISION: 41.2% of respondents felt services provided by the township government were excellent and 33.3% said they were good. In the comments, respondents mentioned fixing the roads and expanding internet, cable, and natural gas as needed services.

LAW ENFORCEMENT, FIRE PROTECTION, AND EMERGENCY SERVICES: 91.7% of respondents said they are satisfied with law enforcement fire protection, and 90.9% are satisfied with emergency services.

INTERNET AND CELL SERVICE: 41.7% indicated that the cellular network was inadequate and 75.0% indicated that high speed internet access is inadequate.

SOLID WASTE AND RECYCLING: 75.0% of respondents are satisfied with solid waste disposal methods in the township. Comments indicated a need for more recycling options.

ROADS AND TRANSPORTATION: 91.7% of respondents said that they are not satisfied with road maintenance, road construction, and road conditions in the township. A list of unsatisfactory roads was submitted by respondents including Sherman Road, County Road 612, M-93, Peterson Road, Roberts Road, and White Road. 83.3% indicated they are satisfied with snow removal. 75.00% indicated they are satisfied with public transportation options.

CAMP GRAYLING: 50.0% of respondents feel that they are not affected by activities at Camp Grayling. However, 33.3% are concerned about wildfires and about ground water contamination. 8.3% feel that noise affects them negatively including noise from bombing ranges. 8.3% also stated that traffic from Camp Grayling

affects them negatively. One comment indicated they should stop bombing by midnight. When asked if they felt there should be a military overlay zone to limit residential development within the Camp Grayling noise contour line area, 33.3% said they did not support that idea and 33.3% supported it. 83.3% of respondents said that they did not feel that proximity to Camp Grayling did not affect their property value or ability to sell their homes.

Goals & Strategies

After reviewing the comments from the Citizens and considering the existing conditions, the planning commission established Goals and Objectives. These Goals and Objectives will provide guidance to both Maple Forest Township Planning Commission and Township Board.

Planning & Community Development

Goal:

Guide future development in a manner that will protect existing development; preserve rural community character; and conserve natural resources and environment, yet meets the long-term needs of the community.

Strategies:

1. Implement the provisions of this Master Plan update through revisions to the Township zoning ordinance as needed.
2. Control the location of new development by designating appropriate areas for new residential, commercial, industrial and resort/recreational land uses.
3. Develop open space residential and commercial development design standards to preserve scenic views, rural character, farmland, meadows, woodlands, steep slopes and wetlands with a target of preserving land within a development.
4. Implement access management standards for commercial development along the primary corridors within the Township which includes Old 27, County Road 612, Sherman Road and Hartwick Pines Road.
5. Maintain the existing Stream Corridor overlay district.
6. Continue to enforce all Township ordinances in a consistent and fair manner.
7. Utilize standards in the site plan review process to encourage development with minimal negative environmental impact to protect land, air, and water resources.
8. Implement standards to protect the community by regulating high noise levels and exterior lighting glare.
9. Ensure regulations and enforcement procedures are in place to eliminate issues of accumulating junk and abandoned vehicles and blight, thereby improving the quality of housing and protecting property values.

10. Research regulations to allow solar energy facilities in the Township.
11. Discourage "spot" commercial and industrial development. Utilize conditional rezoning measures to allow alternate uses, where appropriate.

Infrastructure & Community Facilities

Goal:

Improve the Township's transportation systems, community facilities, and public utilities to accommodate the needs of residents and visitors.

Strategies:

1. Encourage the efficient use and maintenance of existing roadways and infrastructure.
2. Work with the Crawford County Road Commission to plan for upgrading of roads, maintenance of existing roads, and vehicular and pedestrian safety at intersections and on roadways.
3. Develop a capital improvements plan to address the long term needs for road improvements, township hall maintenance.
4. Direct development to areas with existing infrastructure and where infrastructure is not adequate require developers to fund the upgrading of infrastructure to support proposed new development.
5. Continue to maintain and, when necessary, expand the Maple Forest Cemetery.
6. Support the continuation and expansion of public transit to better serve the needs of senior citizens and other transit dependent Township residents.
7. Hold annual meetings between the Planning Commission and the Township Board to coordinate the maintenance and improvement needs of the community facilities and infrastructure, and to identify services in need of attention.
8. Monitor any oil and gas exploration and/or extraction, as well as power generation activities proposed or active in the area. Promote on-going groundwater testing in such areas to assess any impacts to the water quality in order to protect the natural resources.
9. Participate in continuing county-wide comprehensive waste management efforts, with emphasis on recycling.
10. Continue to pursue the expansion of high-speed communications throughout the Township.
11. Establish and maintain on-going communication with adjacent Townships regarding planned projects in order to facilitate joint projects.

Government

Goal:

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

Strategies:

1. Ensure a responsible fiscal policy and budget process to finance the Township government.
2. Promote intergovernmental and regional cooperation on issues of mutual concern.
3. Continue to work cooperatively with the Crawford County Planning Commission.
4. Continue to work with adjacent communities to provide emergency services to Township residents.
5. Maintain communication with the Department of Natural Resources and Michigan National Guard to provide input into the usage and management of the public lands in the Township.
6. Promote the involvement of volunteers in the government process.
7. Utilize the proactive master planning process as a check and balance on decision-making.

Recreation & Public Lands

Goal:

Preserve and improve access to public lands and water, recreational trails and public parks for the enjoyment of residents, visitors and future generations.

Strategies:

1. Work with the Department of Military and Veterans Affairs and Michigan Department of Natural Resources to develop Township parks on some of the lakes, with public access, picnic facilities, and a pavilion for events. Investigate outside funding sources such as DNR recreation grants, donations, and foundations.
2. When appropriate, purchase additional property adjacent to the Township hall to create an outdoor recreation area with playground equipment and ball courts.
3. Pursue outside funding sources such as grants for land acquisition and recreational development.
4. Retain and improve public water access sites for residents, seasonal residents and visitors.
5. Facilitate the designation of snowmobile routes through the Township, by working with the Crawford County Road Commission, Crawford County Sheriff Department and the Michigan Department of Natural Resources.

6. Encourage the expansion and creation of non-motorized recreation trails such as x- country ski trails, bike trails and horse riding trails on both public and private lands.
7. Through zoning and review procedures, proposed subdivisions, site condominiums, planned unit developments, commercial and industrial developments should be encouraged to provide or participate in the development of neighborhood parks and trails.

Natural Environment

Goal:

Protect and preserve the natural environment by protecting groundwater, surface water, environmentally sensitive areas, highly erosive areas, woodlands, wetlands, open space, fish and wildlife.

Strategies:

1. Through zoning, encourage a land use pattern that is oriented to the natural features and water resources of the area.
2. Evaluate type and density of proposed developments based on soil suitability, slope of land, potential for ground water and surface water degradation and contamination.
3. Limit the density and type of residential and commercial development adjacent to lakes, ponds, streams, and wetlands.
4. Maintain greenbelt areas adjacent to lakes, ponds, streams, and wetlands through development of a greenbelt section in the zoning ordinance.
5. Implement groundwater protection and storm water management regulations in the zoning ordinance, while encouraging the continued natural use of wetlands as groundwater recharge, storm water filtering and storm water holding areas.
6. Limit development on steeply sloped areas. Require erosion control measures where construction is permitted. Require slope stabilization and re-vegetation on disturbed slopes or in extraction areas.
7. Preserve topography such as slopes, valleys and hills by limiting the amount of cut and fill during site development.
8. Encourage the integration of wetlands, woodlands and meadows into site development as aesthetic and functional features.
9. Encourage the retention of agricultural lands, forest lands and ecological corridors through available mechanisms such as open space and farmland agreements, forest stewardship programs, and conservation easements, as well as zoning incentives.
10. Encourage the use of native plant species and naturalized landscape designs, where appropriate, to

enhance the communities' existing character.

11. Encourage the retention of existing native trees and the establishment of street and shade trees in residential neighborhoods and commercial developments.

Agricultural Land & Open Space

Goal:

Recognize the importance of agricultural lands as open space within Maple Forest Township.

Strategies:

1. Maintain and provide for the preservation of farmland and woodlands where feasible, including tree farming and specialty crop farms.
2. Discourage the conversion of farmland into other more intensive uses. Recognize farmland as contributing to the scenic and rural character of the Township.
3. Encourage the establishment of agricultural tourism activities on farms within the Township.
4. Educate residents and local officials on Michigan's Right to Farm Act.
5. Encourage agricultural landowners to work cooperatively with supportive public agencies, such as the local Michigan State University Extension, Conservation District, USDA, and National Resource Conservation District offices.

Commercial Areas & Activities

Goal:

Promote a varied business environment, and encourage retention, expansion and enhancement of businesses to meet the needs of residents and tourists, while preserving the natural environment and rural character of the community.

Strategies:

1. Support the existing commercial areas. Guide new commercial development into a designated hub, through the master plan and zoning ordinance while discouraging linear strip development along primary county roads.
2. Work with the State of Michigan to transfer the land ownership adjacent to the I-75 interchange at 612 Road into private ownership with the intention of developing a highway commercial area.
3. Develop and utilize innovative planning and zoning techniques, such as clustering, shared parking, access management, and landscaping to regulate commercial development along primary county roads.

Industrial Land Uses

Goal:

Encourage the retention of existing industries and establishment of new light industries to diversify the local economy and to create more stability and self-sufficiency for the community.

Strategies:

1. Ensure that industrial uses are developed in an environmentally sensitive manner, are harmonious with the existing community and are located near access to state trunk lines.
2. Encourage light industries and high tech industries that do not pollute the air, soil, or water nor offend because of noise, odor, or visual impact, to locate in zoned industrial areas within the Township.
3. Develop guidelines to ensure that extractive development takes place in an environmentally sensitive manner.
4. Require landscape buffers around extractive and landfill uses to screen adjacent properties and public roadways.
5. Establish criteria for reclaiming extractive and landfill areas after the operation is complete.

Residential Land Uses

Goal:

Allow for suitable housing opportunities for all income levels and age groups, including year-round residents and seasonal residents.

Strategies:

1. Continue to monitor designated areas appropriate for all types of residential development including single family, multi-family, elderly housing, condominium, low to moderate income rental complexes, accessory dwelling units, and extended care facilities.
2. To preserve open space and vital natural resources, encourage the development option of clustered single-family housing in buildable portions of the Township.
3. Encourage new residential development to be sited in a manner that protects the rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate.
4. Regulate large scale residential development through the use of Planned Unit Development hearings and approval processes.
5. Continue to encourage existing housing stock and neighborhoods to be kept in good repair, appearance,

usefulness and safety.

6. Continue to preserve the integrity of existing residential neighborhoods by protecting them from intrusion of incompatible uses.
7. Support and promote the Crawford County Housing Commission and Michigan State Housing Development Authority (MSHDA) programs to rehabilitate substandard housing and to provide needed moderately priced housing in the County.
8. Promote the ability to operate home occupations in the township.

Wildfire Protection

Goal:

To protect human life and reduce property loss due to catastrophic wildland fires in Crawford County.

Strategies:

1. Encourage adequate fire prevention, fire-safe construction, and pre-suppression activities on private lands in Wildland Urban Interface areas (WUI) using Firewise Landscaping and Construction standards. The foundation of this objective is to build partnerships with the county, other local units of governments, MDNR, USFS, MSUE and other interested organizations.
2. Fuel Management – encourage the management of forests to maintain fuel loads within the range of natural specific ecosystem variability in order to minimize adverse effect to ecological and socioeconomic values.

Camp Grayling (Joint Land Use Study)

Goal:

Promote civilian and military communication and collaboration to promote public health, safety, quality of life, and the economic viability of the region.

Background:

A Joint Land Use Study (JLUS) for Camp Grayling and the surrounding communities was completed in 2017-2019. The study was funded by the United States Department of Defense with matching funds from the State of Michigan and administration was provided by the Northeast Michigan Council of Governments. Joint Land Use studies have been funded across the country to address compatible land use issues between the military and local communities. The study was completed through a cooperative effort between Camp Grayling, the Alpena CRTC, local units of government, local housing and environmental groups, and local, regional, and state agencies.

The purpose of the study was to promote civilian and military communication and collaboration and promote public health, safety, quality of life, and the economic viability of the region. The study analyzed detailed

information on the communities, military operations, land use, and zoning. The following strategies were identified as recommendations to address the issue areas identified during the JLUS process.

Strategies:

1. Participate in the Camp Grayling Community Council to work collaboratively with the camp, surrounding communities, and state, federal and local agencies toward the strategies identified in the JLUS, if appropriate (summarized below):

	Issue	Recommendations
Noise	Impact of aircraft noise on communities	<ol style="list-style-type: none"> 1. Conduct a noise study. 2. Educate the public on residential sound attenuation. 3. Establish no-fly zones over sensitive areas. 4. Conduct analysis of property ownership under restricted airspace and near the airfield. 5. Noise reduction for buildings within 65 ADNL noise area.
	Tree cutting reduces noise buffer	<ol style="list-style-type: none"> 1. Plant trees in areas where it is appropriate and allowed. 2. Assess and publicize timber harvest effects on noise attenuation. 3. Enhance public awareness of forestry management plans, operations, and impacts.
Military Operations	Flight paths over homes	<ol style="list-style-type: none"> 1. Create sensible military overlay zones around Camp Grayling JMTC. 2. Educate the public on existing established flight paths.
	Noise/vehicular disruption - MATES	<ol style="list-style-type: none"> 1. Educate the public on traffic routes and needs.
	Noise and vibration from night training	<ol style="list-style-type: none"> 1. Educate and inform the public about night training. 2. Identify specific locations where night training is particularly disruptive and identify alternatives. 3. Confine military arms testing and range use to areas adjacent to state-owned lands.
	Population growth may encroach on the mission	<ol style="list-style-type: none"> 1. Establish zoning regulations that prevent encroachment, particularly near potentially dangerous and noise-generating activities. 2. Purchase land around installations to control growth.

Environmental	PFOS and PFOA contamination of groundwater	1. Improve public outreach and access to information.
	Impacts on groundwater/drinking water	1. Provide information to the public on groundwater contamination.
	Impacts and effects on surface water systems: lakes, rivers and streams, and wetlands	1. Control runoff and support bioassessment surveys to monitor ecological and aquatic community health. 2. Support water quality and aquatic ecology communications.
	Effects on the health of wildlife populations	1. Ongoing ecological assessment and community outreach and engagement.
	Wildfire management	1. Increase public awareness of ongoing wildfire management efforts and gather public input.
	Resource use and sustainability	1. Public outreach to increase awareness of sustainability measures at Camp Grayling JMTc. 2. Consider the creation of a recycling/sorting station.
Transportation and Infrastructure	Effects of growth on utilities	1. Continue to monitor capacity and community growth.
	Improve internet access	1. Encourage the growth and use of high-speed internet services.
	Poor cellular reception	1. Grow cellular services.
	Traffic and road network	1. Streamline Camp Grayling traffic. 2. Improve traffic flow and safety throughout the Grayling area. 3. Improve the I-75/North Down River Road interchange. 4. Create a landmark and a symbolic entrance to Camp Grayling JMTc.
	Recreational access	1. Ensure appropriate recreational access and increase public outreach.
	Poor road condition	1. Improve road network. 2. Increase funding for road projects and maintenance.
Community Partnerships	Communications/education	1. Document a comprehensive standard operating procedure (SOP) for communications/community relations at Camp Grayling JMTc. 2. Use Blarney Broadcasting as a model for expanding media reach. 3. Develop a public education program on UXO. 4. Ensure web resources include access to Camp Grayling contact information and resources.

Community Partnerships	Public relations/community involvement	<ol style="list-style-type: none"> 1. Inform community partners on process to request Camp Grayling JMTC tours and participation in community events. 2. Expand Camp Grayling JMTC community relations staff. 3. Develop an interpretative visitors' center/history center at Camp Grayling JMTC. 4. Revise zoning ordinances for governmental entities within the APZ. 5. Collaborate on joint use conference/community center.
Economic Development	Effect on property value mostly perceived as neutral or positive	<ol style="list-style-type: none"> 1. Develop communication materials that highlight the potential impacts from Camp Grayling JMTC for future home buyers.
	Significant contributor to local economy	<ol style="list-style-type: none"> 1. Conduct a fire protection services needs study. 2. Set local purchasing goal for Camp Grayling JMTC. 3. Expand public transportation from Camp Grayling JMTC to surrounding communities to support military tourism. 4. Expand commercial and/or general aviation uses of the Grayling AAF.
	Economic incentivizing and monitoring	<ol style="list-style-type: none"> 1. Implement economic tracking and reporting mechanisms to quantify annual military tourism impact. 2. Create economic incentives to generate military tourism.

Chapter 7

7

Future Land Use & Zoning Plan

The final critical step in completing a Master Plan is to determine the types, location, and intensities of development that will occur over the next twenty years. With the establishment of a Future Land Use Plan, Maple Forest Township intends to ensure that existing land uses such as residential, commercial and industrial can continue; that irreplaceable resources such as water, wetlands and forestlands and farmlands will be protected; and that reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts.

The Township Planning Commission, with public input and assistance from NEMCOG, developed future land use recommendations for Maple Forest Township. Recommendations are based on an analysis of several factors including: social and economic characteristics, environmental conditions, existing land uses, available community services and facilities, existing patterns of land divisions, current zoning and community goals and objectives. Maple Forest Township has been pro-active in ensuring that the current zoning map reflects future development in the township, so the future land use categories in this plan correspond to the current zoning districts already in effect.

It should be noted that the desired future land use plan is intended to be flexible and may be adjusted in the future based on changing conditions within the community while maintaining compatibility with the goals and objectives of this Master Plan. Areas designated are intended to be general in nature and not necessarily on a parcel by parcel basis. Rezoning requests which do not correspond with the future land use map as shown in this plan may still be considered provided such adjustment is compatible with the goals and objectives in Chapter 6 and provided that they meet the rezoning standards in the Maple Forest Township Zoning Ordinance.

Listed below are the seven different future land use planning areas. **Figure 7-1** is the Future Land Use Map of Maple Forest Township, which depicts the locations of future land use planning areas. This section will provide explanations of each land use planning area, including purpose, recommended development density and, compatible uses. It should be noted that the Township's plan for zoning is contained within the description of each future land use category.

- Resource Conservation
- Farm and Forest
- Residential
- Commercial
- Industrial
- Stream Corridor Overlay

Resource Conservation

Maple Forest Township recognizes that the presence of undeveloped forestlands and open land contributes significantly to the quality of life and the rural character, both of which are valued by the Township residents.

Locations recommended for this category include much of the western half and approximately one-third of the eastern half of the Township.

The Resource Conservation category includes State of Michigan forest land and Camp Grayling land along with a few large tracts of privately-owned forest lands. The Range 40 Complex is located in sections 1, 12, 13, and 24. Overall, Range 40 includes over 17,000-acres of maneuver area, 10,000 acres of live-fire area with a duded impact zone, small-arms fire capability, artillery and mortar direct fire, mechanized live fire, combined arms live fire, rotary-wing and fixed-wing aerial gunnery, rotary-wing door gunnery, and aerial bombing from as high as 23,000 feet above mean sea level (MSL) within RA. Due to the long history of such use, this area will have no potential for development. Road access is limited and consists primarily of seasonally maintained county roads.

The Resource Conservation area is designed to provide for the arrangement of land uses that are compatible with the conservation and preservation of large tracts of land presently having a most desirable natural environment that should not be disturbed, except minimally, for natural habitat for wildlife, forests and other native flora, natural water features including extensive wetlands and high water table soils, and other extensive land uses which retain the natural character of the area. In instances where State of Michigan land converts into private ownership, development is encouraged as long as the spacing of such development is great enough to adequately handle on-site septic tanks and wells.

The Resource Conservation area should be protected from intense development without denying private property owners reasonable economic use of the land. Primary uses to be encouraged in this category include recreational uses, adult and child care facilities, nature and wildlife preserves, agricultural and related uses, forestry, resorts, country clubs, events facilities, places of worship, large lot residential development (including single-family, two-family, and multiple-family), and other types of uses which require large parcels such as solar energy facilities. This plan encourages the retention of contiguous resource areas, river greenbelts, wetlands, scenic areas and wildlife habitat. A development density of one dwelling per 10 acres is recommended for the category.

The plan further recommends incorporating open space development options, river setbacks, native vegetation greenbelts, waterfront regulations, access management, and landscaping requirements into the Zoning Ordinance. This future land use plan recognizes that existing parcels within the planning area may be less than the recommended minimum lot size. The Township does not intend to restrict new development or continued use of these existing parcels.

Farm and Forest

The Farm and Forest category is the second most extensive future land use category and is concentrated in the central portion of the Township. The land cover is a mix of upland forests (northern hardwoods and aspen) and old farm fields. There is still some active farming consisting of mainly hay and pasture lands. Both seasonal and year round homes are located in this area.

The Farm Forest District is designed to promote the use of wooded and rural areas of the Township in a manner that will retain the basic attractiveness of the natural resources and provide enjoyment for both visitors and the community at large. The area will accommodate large lot residential development which can support on-site water supply and wastewater disposal. The intent of the category is to hold the rural Township areas for agriculture and forestry purposes and to allow multiple uses of farm-forest lands.

This category encourages the continuation of resource management and wild lands recreation activities. Maple Forest Township recognizes the presence of farmland as well as old farm fields contribute significantly to the scenic and rural character valued by the Township residents. This land use designation is intended to encourage the continued existence of farms in the Township.

The plan recommends this category accommodates development with a minimum lot size of two acres. This size of lot provides privacy and tend to maintain ecological integrity of the natural resources. To protect sensitive areas and maintain larger tracts available for other uses, clustering based on density equivalents should be encouraged.

Along with low density residential uses, forestry activities associated with timber and wildlife management would be considered compatible in this area. Farm dwellings and agricultural buildings are allowed, as well as other farming-related uses such as agri-business and agri-tourism. Other compatible uses include public and private conservation areas, hunting camps, parks, playgrounds, resorts, recreational equipment rental, sportsmen's associations, golf courses, country clubs, outdoor commercial recreation, and campgrounds. Limited commercial uses are encouraged such as contractors' establishments, events facilities, repair shops, funeral homes, taxidermy, craft-making shops, and solar energy facilities. Institutional uses include places of worship, adult foster care, municipal buildings, and public utility facilities. Multiple types of residential uses are compatible including single-family, two-family, multiple-family, and manufactured housing communities.

The transportation network is mainly gravel base, secondary county roads, The Township intends to work cooperatively with the Crawford County Road Commission to maintain and improve the road network. However, there are no intentions on upgrading the gravel road network to a paved road network.

Buffers or physical separation from incompatible uses (commercial and industrial) are necessary when Farm and Forest areas are located next to more intensive development. The plan further recommends incorporating/continuing to use open space development options, native vegetation greenbelts, and landscaping requirements for non-residential uses into the Zoning Ordinance.

This future land use plan recognizes that existing parcels within the planning area may be less than the recommended minimum lot size. The plan does not intend to restrict new development or continued use of these existing parcels.

Residential

The Residential category is separated into three sub-categories:

Low Density Residential

The Low Density Residential area is located primarily along County Road 612 and Hartwick Pines Road and is designed to provide for single family housing neighborhoods free from other uses except those which are (1) normally accessory to and (2) compatible with, supportive of, and convenient to the various types and compositions of families living within such residential land use areas. The size of lots and parcels should be planned to be of such area and width so that they can sustain healthful and sanitary on-site water supply and wastewater disposal. This plan recommends a one acre minimum lot size.

The residential lots provide privacy from neighbors and/or other development. Buffers or physical separation from incompatible uses (industrial and commercial) are necessary when located adjacent to this type of development. Additional provisions are recommended to be incorporated into the Zoning Ordinance to allow for a cluster development pattern to avoid or minimize development impacts on environmentally sensitive areas, forests, or farmland.

Multiple forms of residential development are compatible including single-family, two-family, and multiple-family (including home occupations and cottage industries). Hobby farming and forestry activities are considered compatible. Other uses to be considered include parks and recreational areas, wildlife preserves, golf driving ranges, places of worship, schools, adult foster care facilities, child care facilities, community buildings and publicly owned buildings, public utility buildings, and solar energy facilities. These non-residential uses require larger minimum lot areas and should be established according to the type and intensity of use.

Medium Density Residential

The Medium Density Residential development category is primarily designed to accommodate single-family dwellings on lots with a minimum size of 20,000 square feet. The purpose is to require lot areas large enough to protect groundwater from excessive pollution due to an over-concentration of septic tank systems, particularly in areas adjacent to surface water bodies and in inland areas where groundwater needs to be protected because of on or off-site human use.

This category is intended to preserve existing residential development where land has already been subdivided into smaller lots and to expand specific areas for future residential growth. Older platted subdivision areas contain lots created prior to implementation of the Zoning Ordinance. These lots-of-record might be smaller than minimal lot sizes in current residential zoning requirements. Future development regulations should recognize these conditions and provide for the reasonable continuance of their use and character.

Uses encouraged would include single-family and two-family dwellings, home occupations and cottage industries, parks and playgrounds, places of worship, adult day care, child care facilities, and municipal buildings.

Renovation and redevelopment of existing lakefront properties is expected to continue as seasonal residences are replaced by year round homes. The renovation and redevelopment should be sensitive to the protection of native vegetation greenbelts. Development regulations within waterfront areas should be designed to address Township residents' concerns regarding water quality and streamside protection.

High Density Residential

The High Density Residential category is designed to accommodate the same uses as Medium Density Residential on small lots. Required setbacks would be less than those required for Medium Density. High Density Residential currently exists along the south side of Old 27, but the Township is willing to consider additional areas for this category on a case by case basis.

Commercial

At the present time, commercial and industrial development is very limited in Maple Forest Township. Recognizing that mostly residential growth will continue, this plan also supports the establishment of

commercial, industrial, and institutional uses. All commercial and industrial development within Maple Forest Township requires site plans that would be reviewed and approved by the Planning Commission. Furthermore, the Township should allow for cluster commercial development that would share driveways and parking lots to create pedestrian friendly environment while maintaining open space, protecting sensitive areas, and minimizing visual impacts. State law grants the authority to regulate billboards along state and federal highways to townships. Therefore is recommended the Township review its ordinance to regulate billboards along I-75.

Neighborhood Business

The Neighborhood Business category is designed to give the Township a Business District that is somewhat more selective than a General Business District in order to provide for the establishment of neighborhood shopping areas, personal services, and professional office areas that are compatible with and of service to township residential uses. Tourist services are also included as being in character with the category. This district also allows residential uses making it a mixed use area. Currently, there are two areas of the township planned for Neighborhood Business – on the northeast side of Old 27 and at the corner of Hartwick Pines Road and County Road 612. The Township will consider other appropriate areas for Neighborhood Business on a case by case basis. Minimum lots of 40,000 square feet are recommended.

Commercial and Business

The Commercial & Business category is designed to provide for a general commercial district containing uses which include services and retail sale or combination retail/wholesale of commodities catering to the entire community and the needs of highway and tourist traffic. The avoidance of undue congestion on public roads, the promotion of smooth traffic flow at major interchange and intersection areas and on the highways, and the protection of adjacent properties in other categories from the adverse influences of traffic are prime considerations in the location of Commercial and Business areas. The area designated as Commercial and Business is located along the I-75 corridor and south of County Road 612. Minimum lots of one acre are recommended.

Industrial

Light Industrial

The Light Industrial category is designed to primarily accommodate general commercial, light industry, agricultural and forest processing, wholesale activities, warehouses, transportation and distribution uses, public utility facilities, solar energy facilities, limited recreation, and industrial operations whose external physical effects are restricted to the area of the use and do not affect in a detrimental way any of the surrounding areas. Some uses will be considered as Special Uses if they have external effects beyond the property line. Since this area is not anticipated to be served by public water or sewer systems in the foreseeable future, development standards will consider groundwater protection. The area designated as Light Industrial is located immediately north of the Commercial and Business parcels along I-75 and north of County Road 612. Minimum lots of two acres are recommended.

Industrial

The Industrial category is designed to primarily accommodate heavy commercial and light industry, wholesale activities, warehouses, waste management, transportation and distribution uses, public utility facilities, solar energy facilities, and industrial operations whose external physical effects are restricted to the area of the use and do not affect in a detrimental way any of the surrounding areas. Some uses will be considered as Special

Uses if they have external effects beyond the property line. Since this area is not anticipated to be served by public water or sewer systems in the foreseeable future, development standards will consider groundwater protection. The only area designated as Industrial is located in section 4 in the north portion of the Township which is the area is occupied by the landfill.

Waterfront

Stream Corridor Overlay

The Au Sable River is designated as a wild and scenic river under the authority of Part 305 of Public Act 451 of 1994. The Department of Natural Resources administers the Act, and they recommend special Natural River District zoning regulations, which Maple Forest Township has adopted in the Township Zoning Ordinance and administers locally. In the future land use map, a river protection category is designated to promote and support the protection of water resources and adjacent riverfront land. This future land use category is mapped in Figure 7-1 along the east branch of the Au Sable River and along Bradford Creek downstream of Big Bradford Lake. The river protection area designates a buffer area of 400 feet from the river shoreline on both sides of the river. The Natural Rivers environmental protection requirements in the Township Zoning Ordinance should be reviewed and updated as necessary. Recommended protection requirements may include, but are not limited to: restricted uses, erosion protection measures on shorelines, protection of water views, water quality protection measures, waterfront density, or access controls.

Other Waterfront Development

To preserve the scenic beauty, property value and environmental integrity of areas adjacent to lakes, the plan recommends developing standards specific to the unique environment found in waterfront areas. Zoning regulations along waterfront areas should be designed to address Township residents' concerns regarding water quality and shoreline protection. Increased setbacks and native vegetative greenbelts are two methods which help to preserve the waterfront areas.

Keyhole development or high-density second-tier development with shared private waterfront access may be allowed with restrictions to limit density and development size. Keyhole development may increase the threat of shoreline erosion, surface pollution, increased noise, and conflicts between lake users.

Other Issues

Roads

Money for maintaining county roads comes from state and local sources, including Maple Forest Township. The Township pays 100 percent of the cost of upgrading roads to a paved surface. The Township intends to work cooperatively with the Crawford County Road Commission to maintain and improve the road network. However, there are no intentions on upgrading the entire gravel road network to a paved road network.

Open Space Development

Methods which other communities have employed to help protect and preserve privately held forest and farm lands, while protecting a landowner's economic investment include the Purchase of Development Rights (PDR), conservation open space development standards, clustering requirements for residential uses and tax breaks or incentives for continuing forestry and farming use. The conservation open space residential and commercial development design standards are effective means to preserve scenic views, rural character, farmland, meadows, woodlands, steep slopes and wetlands with a target of preserving 50 percent of the land

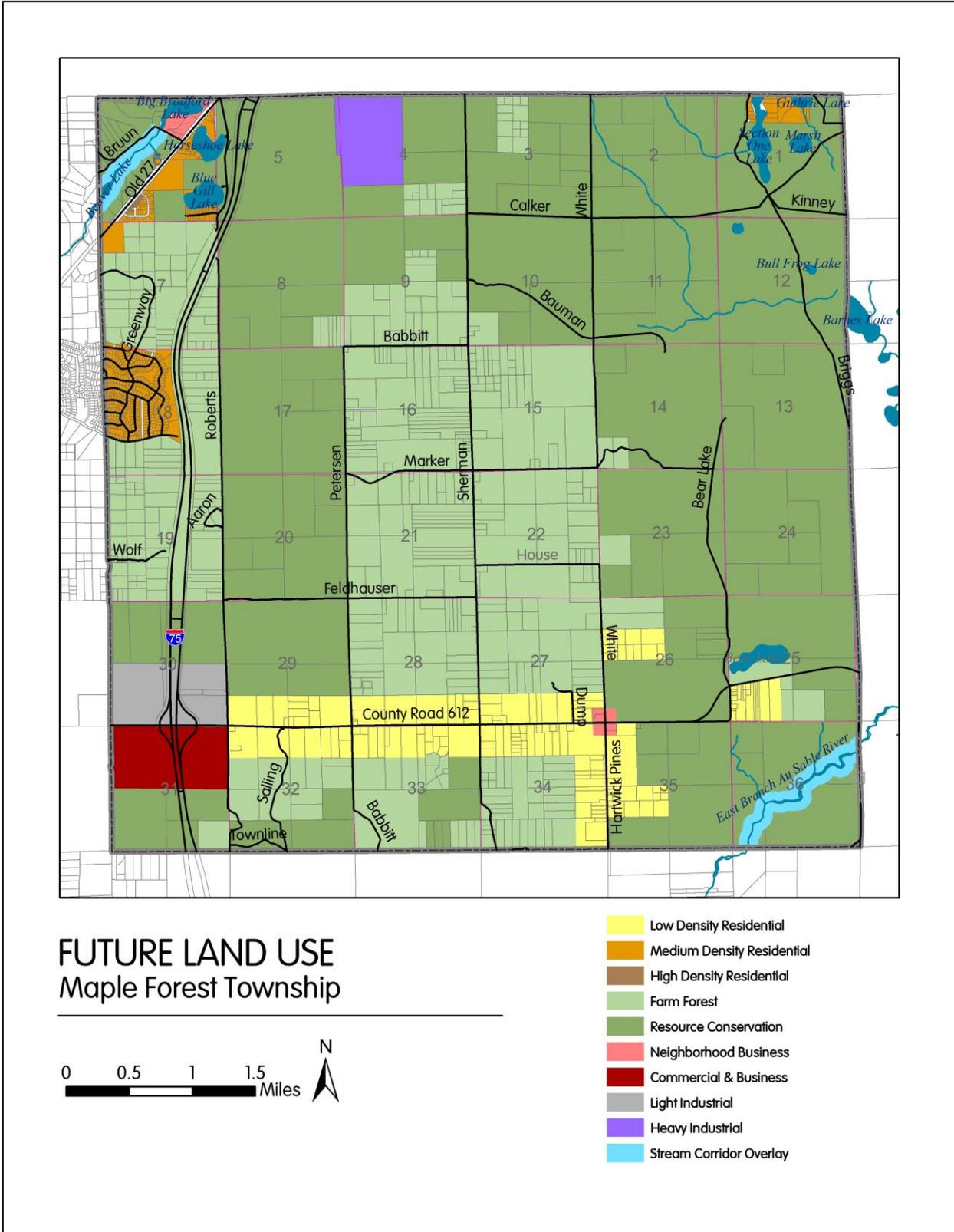
within a development. It is recommended that these alternatives be investigated for possible application in Maple Forest Township, as a way to balance economic rights with wild lands preservation goals.

Relationship to Zoning Districts

The future land use categories listed above correspond with the current zoning districts in the Township. In accordance with the Michigan Planning Enabling Act, **Table 7-1**, shows the relationship between the Future Land Use Categories as described above and the zoning districts as described and regulated in the Maple Forest Township Zoning Ordinance. It should be noted that uses within each future land use category can also be accommodated within multiple zoning districts.

Table 7-1 Maple Forest Township Future Land Use Categories As Related To Zoning Districts		
Future Land Use	Zoning District	
Resource Conservation	RC	Resource Conservation District
	SC	Stream Corridor Overlay District
Farm Forest	FF	Farm and Forest District
	RC	Resource Conservation District
	SC	Stream Corridor Overlay District
Residential	LDR	Low Density Residential District
	SC	Stream Corridor Overlay District
Platted Subdivision Residential	MDR	Medium Density Residential District
	HDR	High Density Residential District
Commercial	NB	Neighborhood Business District
	CB	Commercial Business District
	FF	Farm and Forest District (limited)
Industrial	I-1	Light Industrial District
	I-2	Industrial District

Figure 7-1



Chapter 8



Adoption & Implementation

Adoption

Draft Plan Circulated for Comments

The draft Maple Forest Township Master Plan Update was transmitted to the Township Board for review and comment. The Board authorized distribution of the plan to the adjacent communities and required agencies, as required by statute. Following the Board’s authorization, the draft Master Plan Update was distributed to these entities on September 23, 2021. Two written comments were received.

Public Hearing

A public hearing on the proposed Master Plan Update for Maple Forest Township, as required by the Michigan Planning Enabling Act, was held on December 21, 2021. The Act requires that a notice of public hearing be published in a publication of general circulation not less than fifteen days prior to the date of the hearing. Notice of the public hearing was published in the Crawford County Avalanche.

Plan Adoption

At a Planning Commission meeting following the public hearing on December 21, 2022, the Planning Commission discussed the comments received. The Planning Commission took action to formally adopt the Maple Forest Township Master Plan, including all the associated maps by resolution.

Per the Michigan Planning Enabling Act, the Township Board formally adopted the plan by resolution on February 8, 2022.

Documentation

Michigan planning law requires that the adopted Master Plan be transmitted the communities and agencies that received the review draft. Copies of these transmittal letters appear at the end of this chapter.

Plan Implementation

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

Zoning

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

The Township zoning ordinance is the primary tool for implementing the Township's Master Plan. The Township is solely responsible for its land use planning and zoning decisions. This plan requires that the Township zoning ordinance be reviewed to ensure the ordinance is consistent with the goals and the future land use plan. At that same time, the zoning ordinance should be reviewed to assure it conforms to current State regulations.

In 2019-2021, the Planning Commission implemented a comprehensive rewrite of the Maple Forest Township Zoning Ordinance with the assistance of the Northeast Michigan Council of Governments. Changes were made throughout the ordinance to ensure that the ordinance better fits the community. The rewrite also greatly expanded the uses allowed in the current zoning districts. The rewrite brings the Zoning Ordinance in-line with the updated Master Plan.

Grants and Capital Improvement Plan

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

Documentation

Notice of Intent to Update the Master Plan



Northeast Michigan Council of Governments

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

Notice of Intent to Update Master Plan: Grayling Township and Maple Forest Township (Crawford County)

August 19, 2020

Grayling Township and Maple Forest Township has begun working with the Northeast Michigan Council of Governments (NEMCOG) to update their Master Plans. While the project will result in a separate Master Plan for each of the townships, they are collaborating on elements such as the public input survey.

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

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

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

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

Sincerely,

Regional
Cooperation
Since
1968

Denise Cline, Deputy Director/Chief Planner
Northeast Michigan Council of Governments (NEMCOG)

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

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Please complete and return to NEMCOG:

FOR GOVERNMENTAL UNITS ONLY:

_____ Please send a copy of the **(circle one or both)** Grayling Township Master Plan or Maple Forest Township Master Plan and correspondence pertaining to the preparation of the plan **electronically via email**:

Please provide preferred e-mail address: _____.

_____ We do not have the ability to review digital documents, so please send a **printed copy** of the **(circle one or both)** Grayling Township Master Plan or Maple Forest Township Master Plan and all correspondence pertaining to the preparation of the plan by first class mail.

FOR PUBLIC UTILITIES, RAILROADS AND TRANSPORTATION AGENCIES:

_____ Please send a copy of the **(circle one or both)** Grayling Township Maser Plan or Maple Forest Township Master Plan and correspondence pertaining to the preparation of the plan **electronically via email**:

Please provide preferred e-mail address: _____.

_____ Please send a **printed copy** of the **(circle one or both)** Grayling Township Master Plan or Maple Forest Township Master Plan; therefore, **according to the law, we agree to pay for postage and copies of the Master Plan.**

Please provide the following contact information:

Contact Name _____

Agency/Organization _____ Phone _____

Address _____

E-mail _____

Return to:
Denise Cline
PO Box 457
Gaylord, MI 49735

or
dmcline@nemcog.org

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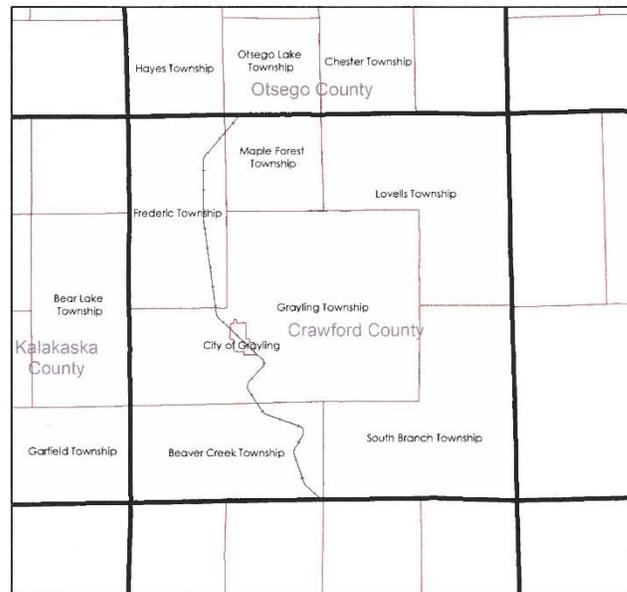
Affidavit of Mailing - Notice of Intent

AFFIDAVIT OF MAILING NOTICE OF INTENT TO UPDATE MASTER PLAN – GRAYLING TOWNSHIP AND MAPLE FOREST TOWNSHIP

I, J. Huff, certify that the communities and agencies on the attached list were notified of Grayling Township's and Maple Forest Township's intent to update the Master Plan. The notification was sent on 8/20/20, 2020 by first class mail and in accordance with Public Act 33 of 2008, as amended.

1. **Crawford County Planning Commission** ✓
200 West Michigan Avenue, Grayling, Michigan 49738
2. **Grayling Township Planning Commission** ✓
PO Box 521 Grayling, Michigan 49738
3. **Maple Forest Township Planning Commission** ✓
2520 W. Marker Rd Grayling, MI. 49738
4. **City of Grayling Planning Commission** ✓
P.O. Box 549 Grayling, MI 49738
5. **Frederic Township Planning Commission** ✓
P.O. Box 78, Frederic, MI 49733
6. **Beaver Creek Township Planning Commission** ✓
8888 S. Grayling Rd. Grayling, Mi. 49738
7. **Lovells Township Planning Commission** ✓
8405 Twin Bridge Road Grayling, MI 49738
8. **South Branch Township Planning Commission** ✓
PO Box 606 Roscommon, MI 48653
9. **Kalkaska County Planning Commission** ✓
605 N. Birch Street Kalkaska, Michigan 49646
10. **Bear Lake Township** ✓
198 E. Bear Lake Rd. Kalkaska, MI 49646
11. **Garfield Township** ✓
0466 W. Sharon Rd, Fife Lake, Michigan 49633
12. **Otsego County Planning Commission** ✓
1322 Hayes Road Gaylord, Michigan 49735
13. **Hayes Township** ✓
7200 Hayes Tower Road, Gaylord, MI 49735
14. **Otsego Lake Township Planning Commission** ✓
P.O. Box 99 Waters, MI 49797

- 15. **Chester Township Planning Commission** ✓
1737 Big Lake Road, Gaylord, Michigan 49735
- 16. **Michigan Department of Transportation – North Region Office** ✓
1088 M-32 East, Gaylord, MI 49735
- 17. **Crawford County Road Commission** ✓
500 Huron Street Grayling, MI 49738
- 18. **Crawford County Transportation Authority** ✓
P.O. Box 307 Grayling, Michigan 49738
- 19. **Lake State Railway** ✓
750 N. Washington Ave
Saginaw, MI 48607
- 20. **DTE** ✓
One Energy Plaza Detroit, MI 48226
- 21. **Great Lakes Energy** ✓
P.O. Box 70 Boyne City, MI 49712-0070
- 22. **Consumers Energy** ✓
One Energy Plaza Jackson, MI 49201-2276



Transmittal Letter Draft Plan



Northeast Michigan Council of Governments

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

9/23/21

Re: Grayling Charter Township Master Plan and Maple Forest Township Master Plan Drafts

Grayling Charter Township and Maple Forest Township are submitting copies of their draft master plans for your review and comment. The townships participated in a coordinated survey process to complete their plans. The drafts are being submitted to you pursuant to Section 41 of Public Act 33 of 2008, as amended. Your municipality/agency has a maximum of 63 days from the receipt of these draft plans to submit comments. Please forward this to your Planning Commission (for municipalities) or to the person responsible for reviewing, if applicable. The plans can be downloaded at the following addresses:

http://www.discovernortheastmichigan.org/downloads/maple_forest_twp_master_plan_final_draft.pdf

http://www.discovernortheastmichigan.org/downloads/grayling_charter_township_master_plan_final_draft_92021.pdf

Please submit comments to:

**Denise Cline, Northeast Michigan Council of Governments
PO Box 457 Gaylord, MI 49734**

Or via email: dmcline@nemcog.org

The draft master plans were submitted to the following:

- | | |
|--|--|
| 1. Crawford County Planning Commission | 11. Garfield Township |
| 2. Grayling Township Planning Commission | 12. Otsego County Planning Commission |
| 3. Maple Forest Township Planning Commission | 13. Hayes Township |
| 4. City of Grayling Planning Commission | 14. Otsego Lake Township Planning Commission |
| 5. Frederic Township Planning Commission | 15. Chester Township Planning Commission |
| 6. Beaver Creek Township Planning Commission | 16. Michigan Department of Transportation |
| 7. Lovells Township Planning Commission | 17. Crawford County Road Commission |
| 8. South Branch Township Planning Commission | 18. Crawford County Transportation Authority |
| 9. Kalkaska County Planning Commission | 19. Lake State Railway |
| 10. Bear Lake Township | |

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

Regional
Cooperation
Since
1968

Sincerely,

Denise Cline, Deputy Director/Chief Planner
Northeast Michigan Council of Governments

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

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Affidavit of Mailing – Transmittal Letter Draft Plan

AFFIDAVIT OF MAILING DRAFT MASTER PLAN FOR PUBLIC REVIEW– GRAYLING TOWNSHIP AND MAPLE FOREST TOWNSHIP

I, Denise Cline, certify that the communities and agencies on the attached list were sent Grayling Township's and Maple Forest Township's draft Master Plans. The plans were sent on September 23, 2021 by email and, if email addresses were not known, by first class mail and in accordance with Public Act 33 of 2008, as amended.

1. **Crawford County Planning Commission**
xcrisjones@gmail.com
2. **Grayling Township Planning Commission**
lstephan@twp.grayling.mi.us
3. **Maple Forest Township Planning Commission**
tcoors@mapleforest.org
4. **City of Grayling Planning Commission**
zoning@cityofgrayling.org
5. **Frederic Township Planning Commission**
shelly@frederictownship.org
6. **Beaver Creek Township Planning Commission**
dbonamie@beavercreektownship.com
7. **Lovells Township Planning Commission**
dennis.inman2014@gmail.com
8. **South Branch Township Planning Commission**
Jennifer Smith jen.d.smith@comcast.net
9. **Kalkaska County Planning Commission**
lhendricks@kalkaskacounty.org
10. **Bear Lake Township**
btclerkdavid@yahoo.com
11. **Garfield Township**
planningchair@garfieldtwsp.com
clerk@garfieldtwsp.com
12. **Otsego County Planning Commission**
cchurches@otsego-county-mi.gov
13. **Hayes Township**
msanders@freeway.net
14. **Otsego Lake Township Planning Commission**
davematelski@yahoo.com

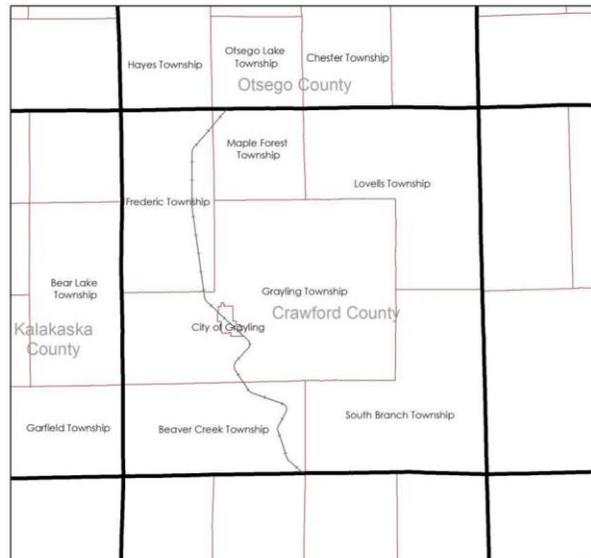
- 15. **Chester Township Planning Commission**
millerconstruction@live.com

- 16. **Michigan Department of Transportation – North Region Office**
Gallitisl@michigan.gov

- 17. **Crawford County Road Commission**
Info@crawford-crc.com

- 18. **Crawford County Transportation Authority**
info@crawfordbus.org

- 19. **Lake State Railway**
Sean Pengelly pengellys@lsrc.com
Helen Huneycutt huneycuh@lsrc.com

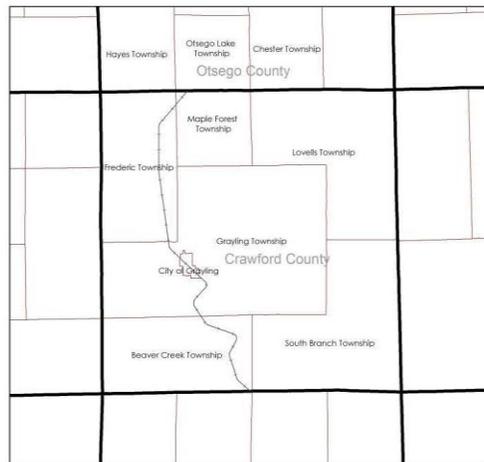


Affidavit of Mailing Final Plan

AFFIDAVIT OF MAILING FINAL ADOPTED PLAN – MAPLE FOREST TOWNSHIP

I, Denise Cline, certify that the communities and agencies on the attached list were sent Maple Forest Township's final adopted Master Plan. The notice was sent on June 14, 2022 by email and, if email addresses were not known, by first class mail and in accordance with Public Act 33 of 2008, as amended.

1. **Crawford County Planning Commission**
xcrisjones@gmail.com
2. **Grayling Charter Township Planning Commission**
lstephan@twp.grayling.mi.us
3. **Frederic Township Planning Commission**
shelly@frederictownship.org
4. **Lovells Township Planning Commission**
dennis.inman2014@gmail.com
5. **Otsego County Planning Commission**
sdefeyter@otsegocountymi.gov
6. **Hayes Township**
msanders@freeway.net
7. **Otsego Lake Township Planning Commission**
davematelski@yahoo.com
8. **Chester Township Planning Commission**
millerconstruction@live.com
9. **Michigan Department of Transportation – North Region Office**
Gallitisl@michigan.gov
PhaneufH@michigan.gov
10. **Crawford County Road Commission**
Info@crawford-crc.com
11. **Crawford County Transportation Authority**
info@crawfordbus.org
12. **Lake State Railway**
Sean Pengelly penqellys@lsrc.com
Helen Huneycutt huneycuh@lsrc.com



Resolution of Adoption – Planning Commission

**RESOLUTION OF ADOPTION
BY THE MAPLE FOREST TOWNSHIP PLANNING COMMISSION
Maple Forest Township Master Plan**

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

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

WHEREAS: The Maple Forest Township Planning Commission worked with the Northeast Michigan Council of Governments to complete the Master Plan, and;

WHEREAS: The Maple Forest Township Planning Commission, in accordance with Section 39(2) of the Act, notified all required entities of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities, the Crawford County Planning Commission, and transit agencies for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on December 21, 2021 before the Planning Commission, with notice of the hearing being published in the Crawford County Avalanche on December 2, 2021, in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Maple Forest Township Planning Commission as the Maple Forest Township Master Plan on this 21st day of December, 2021.

Motion: Grayle Desprez Second: Wayne Johns
Ayes: 4
Nays: 0
Absent: Bob Green

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the December 21, 2021, meeting of the Maple Forest Township Planning Commission.

Grayle Desprez
Chair
Maple Forest Township Planning Commission

Wayne Johns
Secretary
Maple Forest Township Planning Commission

Resolution of Adoption – Township Board

**RESOLUTION OF ADOPTION
BY THE MAPLE FOREST TOWNSHIP BOARD OF TRUSTEES
Maple Forest Township Master Plan**

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

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

WHEREAS: The Maple Forest Township Planning Commission worked with the Northeast Michigan Council of Governments to complete the Master Plan, and;

WHEREAS: The Maple Forest Township Planning Commission, in accordance with Section 39(2) of the Act, notified all required entities of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities, the Crawford County Planning Commission, and transit agencies for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on December 21, 2021 before the Planning Commission, with notice of the hearing being published in the Crawford County Avalanche on December 2, 2021, in accordance with Section 43(1) of the Act; and

WHEREAS: The Maple Forest Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on December 21, 2021, and;

WHEREAS: The Maple Forest Township Board of Trustees has asserted the right to approve or reject the plan;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Maple Forest Township Board of Trustees as the Maple Forest Township Master Plan on this 8th day of February, 2022.

Motion: T. Babbitt

Second: G. Desprez

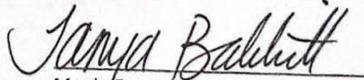
Ayes: 3

Nays: 0

Absent: 2

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the February, 2022, meeting of the Maple Forest Township Board of Trustees.


Janina Babbitt
Maple Forest Township Clerk