



Tri-Township **Master Plan**

Alcona - Caledonia - Hawes

DRAFT

2026

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SPECIAL THANKS

The citizens and visitors of Alcona Township, Caledonia Township, and Hawes Township for their input on the public input survey.

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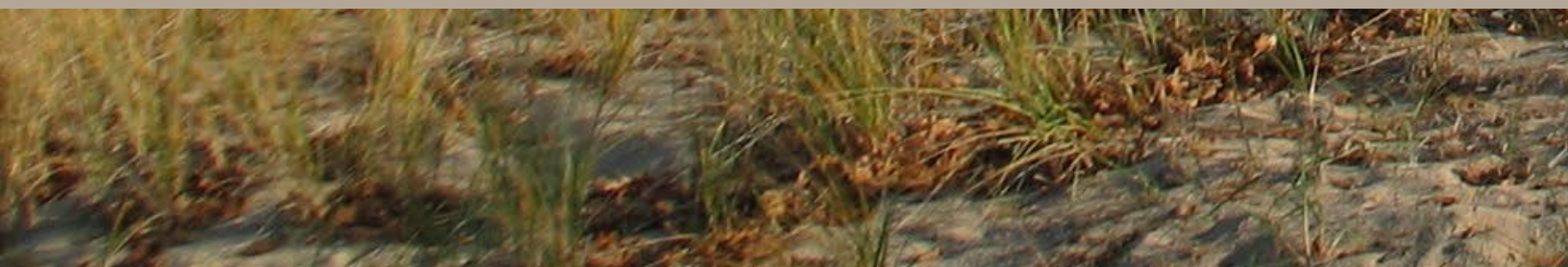
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1 Introduction

The purpose of this Master Plan is to act as a planning advisory guide for future growth and development, and long-range management of the land use in Alcona, Caledonia, and Hawes Townships, collectively known as the Tri-Townships.



Authority & Preface

This master plan includes maps and information to assist in decision-making to ensure the characteristics that are important to the entire community are retained. The master plan provides the formal basis for land use and capital improvement decisions as well as for the Township's regulatory devices and ordinances. It is not a legally enforceable document. The Townships' zoning ordinances are legally defensible documents and set forth the zoning regulations used to manage the Townships' land use. The zoning ordinance is enacted under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and "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, to limit the improper use of land; to conserve natural resources and energy..."

The authority to develop this master plan is provided through the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. Public Act 33 of 2008 requires the Planning Commission to notify and communicate with surrounding governmental entities before, during, and after the preparation of the master plan. It also requires the Planning Commission to hold a public hearing before the final adoption of a master plan, as well as when the Planning Commission alters, amends, or expands the scope of its master plan after its original adoption.

A master plan needs to be periodically evaluated and, as necessary, updated to reflect significant changes in the townships, development trends, and the public's desire for change. The planning process gathers input from the public and various governmental entities to assist in identifying and addressing these changes that may result in modifications to previous planning efforts and/or determining implementation progress. Updating this plan as things change or goals are accomplished should not be regarded as a weakness in this plan or planning effort. A master plan is a "living" document that needs to be used and modified regularly.

Since 1983, Alcona, Caledonia, and Hawes Townships have collaborated in the preparation of a master plan to protect their shared assets and collaboratively guide future growth and development, and land use decisions. The master plan was updated in 2006 and 2017. They have also developed and enforced uniform land use policies and standards. Each township implements the master plan through its respective zoning ordinances. Alcona Township adopted its zoning ordinance in 2009 and adopted a new zoning ordinance in 2023. Caledonia Township adopted its zoning ordinance in 2014, and a new ordinance was adopted in 2025. Hawes Township adopted its zoning ordinance in 2022 and amended it in 2023.

Location

Tri-Township is located in northern Alcona County along the borders of Lake Huron, Alpena County, the Village of Lincoln, and Mitchell, Millen, Gustin, and Haynes Townships (Figures 1-1 and 1-2). Tri-Township has two census-designated places (CDP), which are unincorporated, locally recognized communities with a concentrated population. Hubbard Lake CDP surrounds Hubbard Lake and covers 22.55 square miles (8.74 square miles of land, 13.81 square miles of water) within the Tri-Township area. Lost Lake Woods CDP is a private community located in Alcona Township that controls over 11,000 acres of woodlands. This CDP has a total area of 5.19 square miles (5.05 square miles of land and 0.14 square miles of water). The nearest population centers are the City of Alpena (~15 miles north) and the City of Harrisville (~6 miles south).

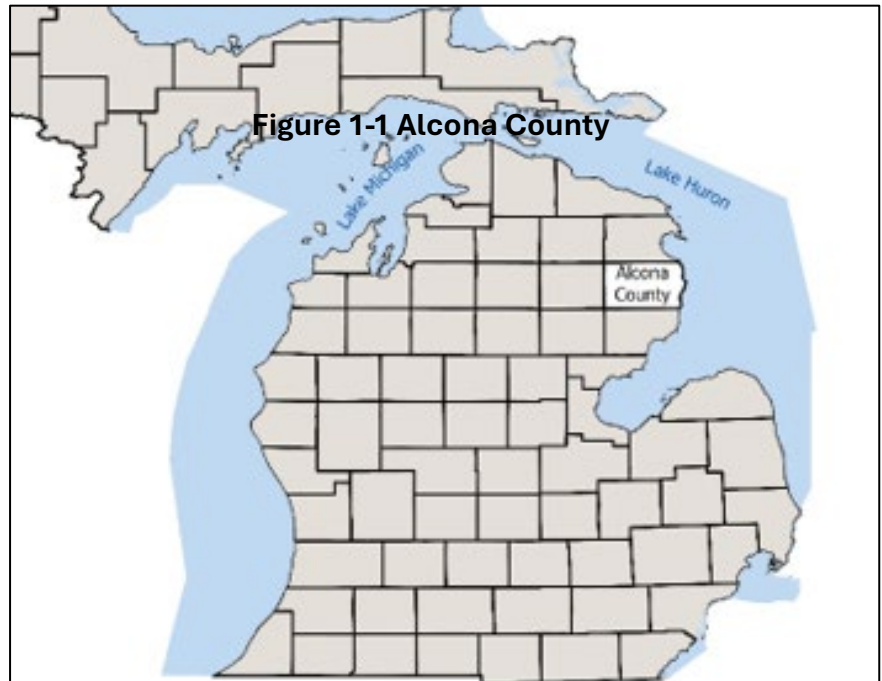


Figure 1-1 Alcona County

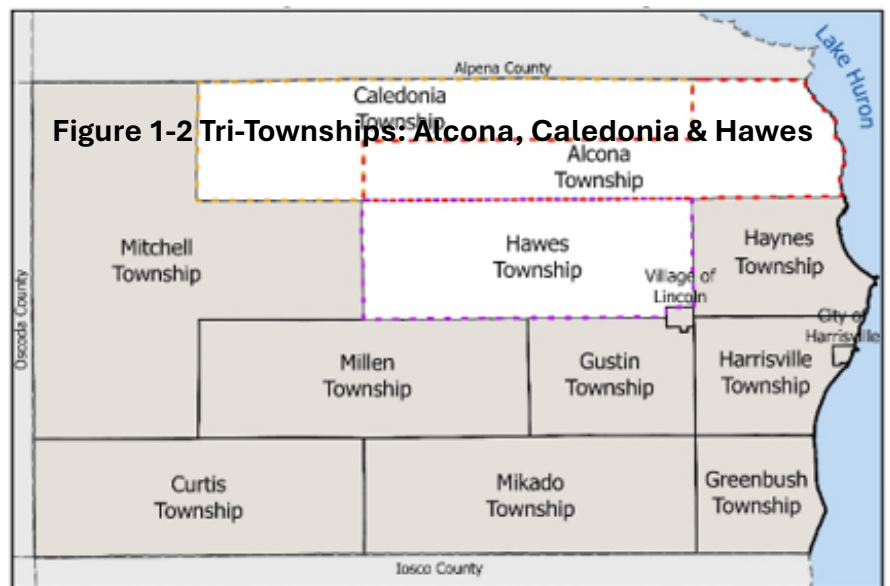
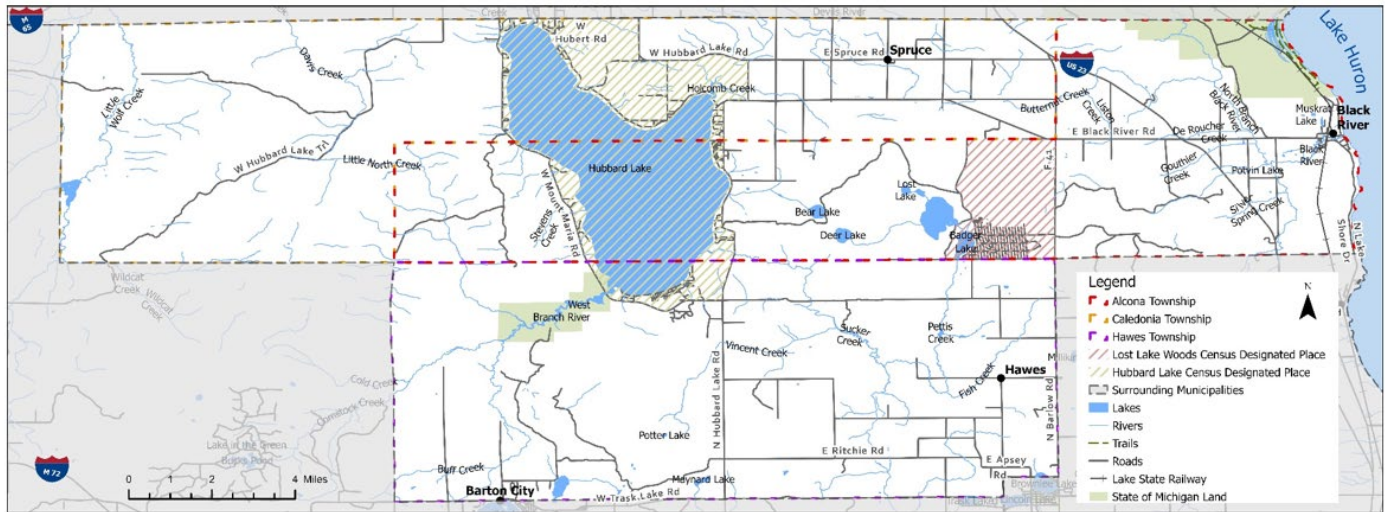


Figure 1-2 Tri-Townships: Alcona, Caledonia & Hawes

Figure 1-3 Tri-Townships: Alcona, Caledonia, and Hawes Townships





2

Socio-Economic Data

Socio-economic changes are important to consider during the decision-making process regarding Tri-Township's future. These changes provide input into how the area is growing and its impact on land use within the area's boundaries. It also assists in identifying trends and patterns that will affect the townships' planning policies.

Population

Alcona, Caledonia, and Hawes Townships have experienced population declines since 2000 (Table 2-1). Alcona Township's population is 934, which has been a 3.5% decline since 2010. It should be noted that this decline is much less than the decline between 2000 and 2010 (11.1% decline). Caledonia Township's population declined by 15.4% since 2010 to become 982, which is a greater decline than the one occurring between 2000 and 2010 (3.5% decline). Hawes Township has a population of 1,072, which is a decline of 3.2% since 2010 and a smaller decline than had occurred between 2000 and 2010 (5.1% decline). Since 2010, the Hubbard Lake Census Designated Place (Hubbard Lake CDP) experienced a 9.5% population decline, while Lost Lake Woods Census Designated Place (Lost Lake Woods CDP) experienced a population growth rate of 10.6%.

Between 2010 and 2022, Alcona County experienced a population decline of 6.4%. The Village of Lincoln experienced the greatest population decline during this time, followed by Millen Township, Haynes Township, and Caledonia Township. The City of Harrisville, Curtis, Harrisville Township, and Mitchell Township were the only municipalities in Alcona County to experience population growth during this time.

However, the population figures do not include seasonal residents (e.g., part-time residents, homeowners with more than one home, etc.) or visitors arriving for special events (e.g., various hunting and fishing seasons). A seasonal population estimate can be determined by multiplying the seasonal housing units and the average household size. The seasonal population estimates based on the 2022 American Community Survey would be 1,502 individuals in Alcona Township, 1,224 individuals in Caledonia Township, and 833 individuals in Hawes Township, resulting in an overall seasonal population estimate of 3,559 individuals. Unfortunately, this estimate does not include seasonal visitors or tourists staying in area motels, campgrounds, at the marina, or in the homes of family and friends.



Table 2-1 Alcona County Municipality Populations

Municipality	2000 Population	2010 Population	2022 Population	Growth Rate (2010- 2022)	Numeric Change (2010-2022)
Alcona Twp.	1,089	968	934	-3.5%	-34
Caledonia Twp.	1,203	1,161	982	-15.4%	-179
Hawes Twp.	1,167	1,107	1,072	-3.2%	-35
Curtis Twp.	1,378	1,236	1,301	5.5%	65
Greenbush Twp.	1,499	1,409	1,219	-13.5%	-190
Gustin Twp.	832	795	743	-6.5%	-52
Harrisville Twp.	1,411	1,348	1,377	2.2%	29
Haynes Twp.	724	722	608	-15.8%	-114
Mikado Twp.	1,043	947	820	-13.4%	-127
Millen Twp.	463	404	304	-24.8%	-100
Mitchell Twp.	396	352	378	7.4%	26
City of Harrisville	514	493	500	1.4%	7
Village of Lincoln*	364	337	233	-30.9%	-104
Hubbard Lake CDP**	993	1,002	906	-9.5%	-96
Lost Lake Woods CDP***	339	312	345	10.6%	33
Alcona County	11,719	10,942	10,238	-6.4%	-704

Source: U.S. Census Bureau; 2018-2022 American Community Survey 5-year Estimates

*Parts of the Village of Lincoln are included in Hawes Township

**Count is also included within Alcona, Caledonia, and Hawes Townships

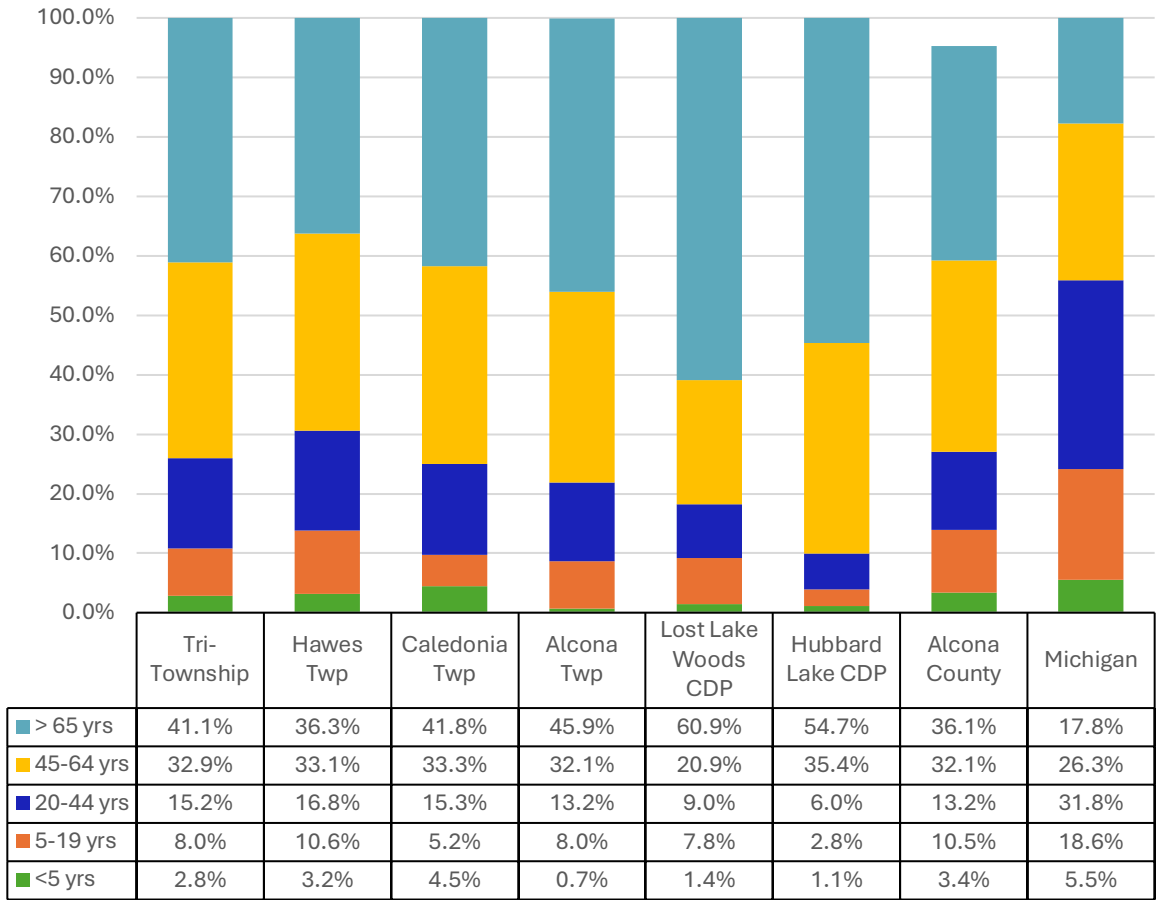
***Count is also included in Alcona Township

Age Distribution

The age distribution of a population can assist decision makers in determining the types of services necessary to meet the needs of specific age groups within the townships. Approximately 74.0% of Tri-Township's population is 45 years and older (Figure 2-1). Since 2010, this age group has increased, which may be due to residents aging in place, retirees moving into the area, and/or younger families moving out of the area.

According to the 2022 American Community Survey, the median age in Tri-Township (Alcona 63.8 years, Caledonia 60.8 years, and Hawes 59.7 years) is older than the median age in Alcona County (59.3 years) and the State of Michigan (39.9 years). The older median age in Alcona Township may be attributable to the older median ages in the Hubbard Lake CDP (66.5 years) and the Lost Lake Woods CDP (71.0 years). Since 2010, Alcona Township has been aging at a slower rate than the county and state, while Caledonia Township has been aging similarly to the county but faster than the state. Hawes Township has been aging at a faster rate than Alcona and Caledonia Townships, Alcona County, and the State, despite having the youngest median age in the Tri-Township area.

Figure 2-1 Age Distribution



Educational Attainment

Tri-Township has a higher percentage of the population who have attained a high school diploma or higher, and/or a bachelor's degree or higher, since 2010 (Table 2-2). Alcona and Caledonia Townships' residents have more education than the collective residents in Alcona County but have similar education levels to residents throughout the state. Hawes Township residents have similar secondary education levels as the county and state, but the township has fewer residents who have pursued higher education opportunities when compared to the state.

Table 2-2 Educational Attainment

Education Level	Alcona Twp.		Caledonia Twp.		Hawes Twp.		Alcona County		State of Michigan	
	2010	2022	2010	2022	2010	2022	2010	2022	2010	2022
Less than a 9th-grade education	1.2%	1.2%	1.2%	1.2%	6.8%	4.4%	3.8%	2.0%	3.5%	2.6%
9 th -12 th grade, no diploma	7.7%	5.1%	8.1%	4.6%	12.6%	6.3%	11.9%	6.8%	8.4%	5.6%
High school graduate or equivalent	34.8%	35.8%	48.0%	29.4%	35.1%	40.2%	42.1%	38.6%	31.5%	28.4%
Some college, no degree	26.3%	17.3%	19.4%	24.6%	28.9%	22.0%	22.5%	23.1%	23.4%	22.5%
Associate degree	10.4%	9.4%	9.3%	10.5%	5.2%	8.0%	7.3%	9.5%	8.1%	9.7%
Bachelor's Degree	13.0%	17.6%	6.5%	14.4%	6.7%	10.9%	7.6%	12.3%	15.5%	18.9%
Graduate or professional degree	6.6%	13.6%	7.4%	15.4%	4.6%	8.3%	4.7%	7.6%	9.6%	12.2%
% of high school graduates or higher	91.1%	93.7%	90.7%	94.3%	80.6%	89.3%	84.3%	91.2%	88.0%	91.8%
% of bachelor's degree or higher	19.6%	31.3%	13.9%	29.8%	11.3%	19.2%	12.4%	20.0%	25.0%	31.1%

Source: 2006-2010 American Community Survey 5-year Estimates; 2018-2022 American Community Survey 5-year Estimates

Housing & Households

Alcona Township has 1,309 total housing units with 472 permanent and 837 unoccupied units, while Hawes Township has 913 total housing units with 488 permanent and 425 unoccupied units (Table 2-3). Both townships have seen a decline in their total number of housing units, and the number of permanent, unoccupied, and seasonal housing units since 2010. Alcona (\$175,000) and Hawes Townships (\$148,400) have higher median home values than Alcona County (\$148,200), but less than the State of Michigan (\$201,100). There are 1,137 total housing units in Caledonia Township, with 489 units classified as permanent and 648 units classified as unoccupied (Table 2-3). Since 2010, the township has experienced a decline in the total number of housing units and the number of permanent housing units but has seen an increase in the number of unoccupied and seasonal housing units. Caledonia Township's median home value of \$217,800 is significantly higher than the county and the State.

Table 2-3 Housing Counts & Occupancy Status

Municipality	Total Housing Units	Permanent Residences	% of Permanent Residences	Unoccupied Residences	% of Unoccupied Residences
Alcona Twp.	1,309	472	36.1%	837	59.1%
Caledonia Twp.	1,137	489	43.0%	648	53.8%
Hawes Twp.	913	488	53.5%	425	42.8%
Hubbard Lake CDP*	1,331	483	36.3%	848	62.1%
Lost Lake Woods CDP**	580	189	32.6%	391	67.4%
Alcona County	10,263	4,907	47.8%	5,356	47.9%
State of Michigan	4,570,173	4,009,253	87.7%	528,413	5.1%

Source: U.S. Census Bureau; 2018-2022 American Community Survey 5-year Estimates

*Count is also included within Alcona, Caledonia, and Hawes Townships

**Count is also included in Alcona Township

***% is out of total housing units.

Tri-Township (Alcona 59.1%, Caledonia 53.8%, and Hawes 42.8%) and Alcona County (47.9%) have a greater portion of their total housing stock classified as seasonal, recreational, or occasional use when compared to the State of Michigan (5.1%). About 92.5% of Alcona Township's unoccupied housing, 94.4% of Caledonia Township's unoccupied housing, and 92.0% of Hawes Township's unoccupied housing are classified as seasonal, recreational, or occasional use (Table 2-5). However, it should be noted that the data may not represent current conditions due to individuals not completing the Census survey and/or residences being sold after the data was collected. Approximately two-thirds of the total housing units in Hubbard Lake CDP (62.1%) and Lost Lake Woods CDP (67.4%) are unoccupied, with about 97.5% of unoccupied units in Hubbard Lake CDP

and all of the unoccupied units in Lost Lake Woods CDP classified as seasonal, recreational, or occasional use. The State of Michigan has a greater percentage of permanent residents than Tri-Township and Alcona County.

The economically useful age of residential structures is approximately 50 years. Beyond that age, repairs and renovations become very expensive. The majority of Tri-Township's occupied housing stock was built before 1980, which means there may be an increase in the need for housing rehabilitation, demolition, and new construction (Table 2-4). It should be noted that there is a lack of sufficient housing throughout the United States due to later marriages, longer life spans, and fewer multi-generational households. This trend for smaller households has created demand for additional housing units and has led to a rise in home values and market growth in remodeling houses that predate modern construction standards.



Tri-Township, Alcona County, and the State of Michigan have seen an increase in the percentage of households with individuals aged 65 years and older, as well as a decrease in the percentage of households with individuals under 18 years of age (Table 2-6). According to the 2022 American Community Survey, out of the 472 occupied households in Alcona Township, 64 were reported as householders living alone, and 44 households had one or more people under the age of 18 years. In Caledonia Township, 96 of the 489 occupied households were reported as householders living alone, and 46 of the occupied households had one or more people under the age of 18 years. Hawes Township had 55 of the 488 occupied households reported as householders living alone, and 83 of the occupied households had one or more people under the age of 18 years. Since 2010, the average household sizes for Alcona, Caledonia, and Hawes Townships have slightly decreased, but remain lower than the State of Michigan.

Table 2-4 Year Occupied Housing Units were Built			
Year	Alcona Twp	Caledonia Twp	Hawes Twp
2020 or later	1.1%	0.8%	0.0%
2010-2019	0.5%	1.8%	7.3%
2000-2009	7.4%	13.8%	10.3%
1980-1999	24.8%	23.3%	23.5%
1960-1979	37.9%	30.6%	33.9%
1940-1959	24.1%	21.1%	16.9%
1939 & earlier	7.2%	8.8%	8.1%
Source: 2018-2022 American Community Survey 5-year Estimates			

Table 2-5 Unoccupied Residences Status							
Municipality	For rent	Rented, not occupied	For sale only	Sold, not occupied	Occasional, seasonal, recreational	For migrant workers	Other vacant
Alcona Twp.	9	0	15	0	774	0	39
Caledonia Twp.	5	0	0	0	612	0	31
Hawes Twp.	0	0	10	0	391	0	24
Hubbard Lake CDP*	5	0	4	0	827	0	12
Lost Lake Woods CDP**	0	0	0	0	391	0	0
Alcona County	24	9	122	17	4,920	0	396
Source: 2018-2022 American Community Survey 5-year Estimates							
*Count is also included within Alcona, Caledonia, and Hawes Townships							
**Count is also included in Alcona Township							

Table 2-6 Household Characteristics					
Municipality	Total Households	Average Household Size	Householder Living Alone 65 yrs. & older	% of Households with Individuals 65 yrs. & older	% of Households with Individuals under 18 yrs.
Alcona Twp.	475	1.94	20.1%	61.9%	9.3%
Caledonia Twp.	489	2.00	15.5%	56.0%	9.4%
Hawes Twp.	488	2.13	17.8%	51.4%	17.0%
Hubbard Lake CDP*	483	1.86	19.7%	68.3%	5.4%
Lost Lake Woods CDP**	189	1.83	27.9%	72.0%	5.8%
Alcona County	4,907	2.07	19.0%	51.6%	16.1%
State of Michigan	4,009,253	2.56	12.7%	31.8%	27.7%
Source: U.S. Census Bureau; 2018-2022 American Community Survey 5-year Estimates					
*Count is also included within Alcona, Caledonia, and Hawes Townships					
**Count is also included in Alcona Township					

Income & Poverty

Alcona, Caledonia, and Hawes Townships have higher median household incomes and per capita incomes than Alcona County but are lower than the state (Table 2-7). The same pattern can be seen for the median family incomes in Alcona and Caledonia Townships. However, the median family income in Hawes Township is lower than the county and state.

Table 2-7 Income					
	Alcona Twp.	Caledonia Twp.	Hawes Twp.	Alcona County	State of Michigan
Median Household Income	\$65,147	\$65,069	\$53,542	\$50,295	\$68,505
Median Family Income	\$71,458	\$77,917	\$61,731	\$67,107	\$87,221
Per Capita Income	\$37,620	\$43,512	\$31,623	\$31,167	\$37,929
Source: 2018-2022 American Community Survey 5-year Estimates					

Table 2-8 Income Sources										
	Alcona Township		Caledonia Township		Hawes Township		Alcona County		State of Michigan	
Income Sources	Estimate	%	Estimate	%	Estimate	%	Estimate	%	Estimate	%
With Earnings	223	47.2%	232	47.4%	261	53.5%	2,516	52.1%	2,976,627	74.2%
Mean earnings	\$64,435	-	\$70,929	-	\$69,158	-	\$61,342	-	\$95,001	-
With Social Security Income	329	69.7%	290	59.3%	280	57.4%	2,813	58.2%	1,394,930	34.8%
Mean social security income	\$26,446	-	\$26,718	-	\$25,573	-	\$23,765	-	\$23,609	-
With Retirement Income	292	61.9%	260	53.2%	209	42.8%	2,237	46.3%	1,088,647	27.2%
Mean retirement income	\$29,444	-	\$26,718	-	\$29,083	-	\$27,663	-	\$27,742	-
With Supplemental Security Income	36	7.6%	15	3.1%	28	5.7%	379	7.8%	232,295	5.8%
Mean Supplemental Security Income	\$13,694	-	\$13,627	-	\$18,275	-	\$12,872	-	\$11,509	-
With Cash Public Assistance Income	0	0.0%	9	1.8%	5	1.0%	117	2.4%	111,642	2.8%
Mean cash public assistance income	-	-	-	-	-	-	\$1,979	-	\$3,855	-
With Food Stamps/SNAP Benefits	10	2.1%	19	3.9%	59	12.1%	567	11.7%	508,976	12.7%
Source: 2018-2022 American Community Survey 5-year Estimates										

The income estimates for Alcona Township indicate 47.2% of residents received earnings from employment, 69.7% received social security income, and 61.9% received retirement income (Table 2-8). Caledonia Township's income estimates indicate 47.4% of residents received earnings from employment, 59.3% received social security income, and 53.2% received retirement income. The percentage of income earnings in Alcona and Caledonia Townships was less than in the county and state. The higher percentage of people receiving income from social security and retirement incomes in the townships indicates an older population structure. The percentage of the population receiving food stamps/SNAP benefits is lower in the Alcona and Caledonia Townships than in the county and state.

The income estimates for Hawes Township indicate a larger percentage of residents received earnings from employment than in Alcona and Caledonia Townships. The income earnings are similar to Alcona County and are less than the state's. About 57.4% of Hawes Township residents received social security income, and about 42.8% of residents received retirement income. These estimates are similar to the county and are higher than the state. The percentage of the population receiving food stamps/SNAP benefits is similar to the county and the state but is significantly higher than in Alcona and Caledonia Townships.

The percentage of families, families with female householders, individuals, and individuals aged 65 and older who are living in poverty is lower in Alcona and Caledonia Townships than in the county and state (Table 2-9). Hawes Township also has a lower percentage of families and families with female householders living in poverty than the county and state. However, Hawes Township has more individuals aged 65 and older living in poverty than the county.

Alcona Township has fewer families and families with female householders living in poverty than Caledonia and Hawes Townships. However, Caledonia Township has fewer individuals and individuals aged 65 and older living in poverty than Alcona and Hawes Townships. Since 2010, Caledonia Township has seen a decrease in families, individuals, and individuals aged 65 years and older living in poverty. However, the township has seen an increase in the percentage of families with female householders living in poverty. During this same time frame, Alcona Township has seen a decrease in families with female householders and individuals living in poverty but saw an increase in individuals aged 65 years and older living in poverty. Since 2010, Hawes Township has seen a decrease in the percentage of families, families with female householders, individuals, and individuals aged 65 and over living in poverty.

Table 2-9 Poverty Rates					
	Alcona Twp.	Caledonia Twp.	Hawes Twp.	Alcona County	State of Michigan
Families	5.2%	5.4%	7.6%	9.6%	8.8%
Families with a female householder, no spouse present	0.0%	25.0%	17.9%	49.3%	25.4%
Individuals	9.3%	8.0%	13.5%	15.8%	13.4%
Individuals 65 years & older	6.1%	3.4%	9.0%	7.8%	9.0%
<i>Source: 2018-2022 American Community Survey 5-year Estimates</i>					

Labor Force

Employment & Unemployment

The civilian labor force is defined as all civilian individuals over the age of 16 years 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 workforce by going back to school, leaving the area to search for work, or stopping the work search. Alcona Township has seen fluctuations in its civilian labor force between 2017 and 2022 (Table 2-10). The COVID-19 pandemic rules and regulations prompted an increase in Alcona Township's unemployment rate in 2021. The civilian labor force in Caledonia Township has generally been increasing during this same period, and its unemployment rate remained steady during the COVID-19 pandemic (Table 2-11). Hawes Township's civilian labor force declined between 2017 and 2020 but began growing in 2021 (Table 2-12). The COVID-19 pandemic caused a slight increase in Hawes Township's unemployment rate in 2021, but the rate has remained relatively steady since 2017. (Source: 2018-2022 American Community Survey 5-year Estimates)

Table 2-10 Alcona Township Labor Force & Employment

Year	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate
2022	283	269	14	4.9%
2021	341	324	17	5.0%
2020	337	330	7	2.1%
2019	343	336	7	2.0%
2018	327	322	5	1.5%
2017	359	351	8	2.2%

Table 2-11 Caledonia Township Labor Force & Employment

Year	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate
2022	326	316	10	3.1%
2021	317	308	9	2.8%
2020	291	280	11	3.8%
2019	308	289	19	6.2%
2018	307	279	28	9.1%
2017	294	262	32	10.9%

Table 2-12 Hawes Township Labor Force & Employment

Year	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate
2022	481	448	33	6.9%
2021	384	349	35	9.1%
2020	359	330	29	8.1%
2019	372	340	32	8.6%
2018	409	369	40	9.8%

Employment Sectors

Alcona Township's largest employment industry is manufacturing, followed by educational services & healthcare & social assistance, and other services, except public administration (Table 2-13). Since 2010, Alcona Township has seen growth in the following industries:

- Manufacturing
- Wholesale trade
- Professional, scientific, management, & administrative & waste management
- Other services, except public administration
- Public administration

Furthermore, Alcona Township has seen a decline in the following industries:

- Agriculture, forestry, fishing, hunting, and mining
- Construction
- Retail trade
- Arts, entertainment, recreation & accommodation & food services

The largest employment industry in Caledonia Township is educational services & healthcare & social assistance, followed by manufacturing (Table 2-14). Caledonia Township experienced growth in the following industries since 2010:

- Transportation and warehousing, and utilities
- Information
- Educational services & healthcare & social assistance
- Public administration

Caledonia Township has also seen a decline in the following industries:

- Construction
- Retail trade
- Arts, entertainment, recreation & accommodation & food services

The largest industry in Hawes Township is educational services & healthcare and social assistance, which employs 21.7% of the township's workforce (Table 2-15). Since 2010, Hawes Township has seen growth in the following industries:

- Construction
- Professional, scientific, management, & administrative & waste management
- Arts, entertainment, recreation & accommodation & food services
- Public administration

Hawes Township has also experienced a decline in the following industries:

- Agriculture, forestry, fishing, hunting, and mining
- Retail trade
- Transportation and warehousing, and utilities
- Other services, except public administration

**Table 2-13 Total Employees by Major Employment Type
Alcona Township**

Industry	2010 Number	2010%	2022 Number	2022%
Agriculture, forestry, fishing, hunting, and mining	23	8.1%	2	0.7%
Construction	25	8.8%	5	1.9%
Manufacturing	46	16.2%	50	18.6%
Wholesale trade	0	0.0%	4	1.5%
Retail trade	39	13.7%	13	4.8%
Transportation, warehousing, and utilities	13	4.6%	15	5.6%
Information	4	1.4%	3	1.1%
Finance, insurance, real estate, rental, and leasing	24	8.5%	27	10.0%
Professional, scientific, management, administrative, and waste management	12	4.2%	28	10.4%
Educational services, healthcare, and social assistance	39	13.7%	42	15.6%
Arts, entertainment, recreation, accommodation, and food service	35	12.3%	24	8.9%
Other services, except public administration	11	3.9%	34	12.6%
Public administration	13	4.6%	22	8.2%
<i>Source: 2006-2010 American Community Survey 5-year Estimates, 2018-2022 ACS 5-year Estimates</i>				

**Table 2-14 Total Employees by Major Employment Type
Caledonia Township**

Industry	2010 Number	2010%	2022 Number	2022%
Agriculture, forestry, fishing, hunting, and mining	10	3.0%	126	3.6%
Construction	32	9.8%	225	6.4%
Manufacturing	64	19.5%	624	17.6%
Wholesale trade	6	1.8%	39	1.1%
Retail trade	56	17.1%	350	9.9%
Transportation, warehousing, and utilities	11	3.4%	338	9.5%
Information	0	0.0%	71	2.0%
Finance, insurance, real estate, rental, and leasing	13	4.0%	175	4.9%
Professional, scientific, management, administrative, and waste management	20	6.1%	255	7.2%
Educational services, healthcare, and social assistance	43	13.1%	641	18.1%
Arts, entertainment, recreation, accommodation, and food service	42	12.8%	265	7.5%
Other services, except public administration	20	6.1%	165	4.7%
Public administration	11	3.4%	266	7.5%
<i>Source: 2016-2010 American Community Survey 5-year Estimates, 2018-2022 ACS 5-year Estimates</i>				

**Table 2-15 Total Employees by Major Employment Type
Hawes Township**

Industry	2010 Number	2010%	2022 Number	2022
Agriculture, forestry, fishing, hunting, and mining	27	6.3%	0	0.0%
Construction	17	4.0%	39	8.7%
Manufacturing	49	11.4%	55	12.3%
Wholesale trade	3	0.7%	0	0.0%
Retail trade	89	20.7%	62	13.8%
Transportation, warehousing, and utilities	44	10.2%	30	6.7%
Information	2	0.5%	0	0.0%
Finance, insurance, real estate, rental, and leasing	13	3.0%	5	1.1%
Professional, scientific, management, administrative, and waste management	20	4.7%	61	13.6%
Educational services, healthcare, and social assistance	107	24.9%	97	21.7%
Arts, entertainment, recreation, accommodation, and food service	23	5.3%	41	9.2%
Other services, except public administration	11	2.6%	4	0.9%
Public administration	25	5.8%	54	12.1%

Source: 2016-2010 American Community Survey 5-year Estimates, 2018-2022 ACS 5-year Estimates

Commute

The majority of workers who live in Tri-Township commute to the City of Alpena, the Village of Lincoln, the City of West Branch, and the City of Harrisville (Table 2-16). Travel time for the majority of workers ranges from 30 to 34 minutes in Alcona Township, 25 to 29 minutes in Caledonia Township, and less than 10 minutes in Hawes Township.

Since 2010, Alcona, Caledonia, and Hawes Townships have seen an increase in workers driving alone and carpooling, as well as a decrease in the use of taxicabs or motorcycles. Additionally, Alcona and Caledonia Townships have fewer workers walking to work and more workers working from home. While Hawes Township has fewer workers working from home, and more workers walking to work. During the COVID-19 pandemic, employers permitted workers to work from home to comply with State rules and regulations. In 2021, some employers began requiring workers to return to the office full-time or to work a hybrid schedule (office and work-from-home days).

Table 2-16 Commute

Mode of Transportation	Alcona Twp.	Caledonia Twp.	Hawes Twp.
Drove alone	77.0%	90.8%	85.3%
Carpooled	12.6%	6.6%	19.2%
Walked	0.0%	0.7%	4.6%
Taxicab, motorcycle, or other means	0.0%	3.3%	2.4%
Work from home	23.0%	5.2%	7.7%

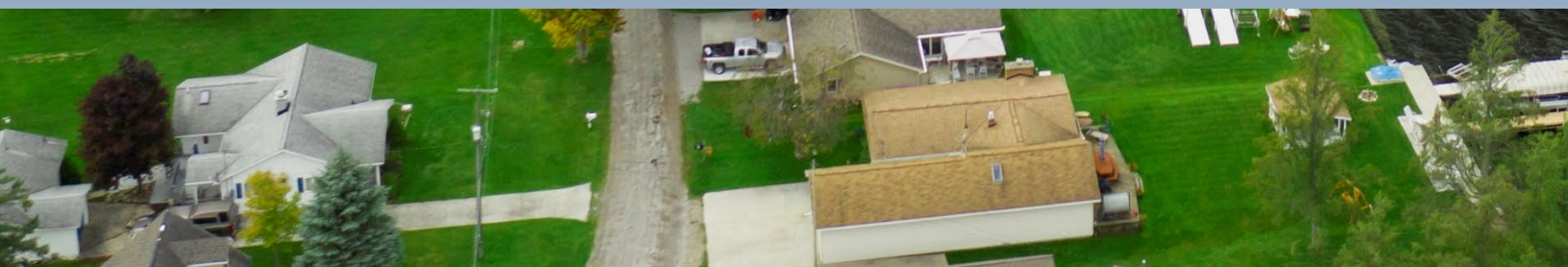
Source: 2018-2022 American Community Survey 5-year Estimates



3

Community Services

Community services assist in providing residents with a high quality of life as well as attracting business and industry. The location and capacity of infrastructure determine the development types and intensities that can occur. Deficiencies may negatively impact future growth and development by persuading existing residents and businesses to leave the area and deterring prospective residents and businesses from moving into the area.



Government

Township Boards

The Township Board is responsible for the daily operations of the township, the township's budget, and other duties required by county, state, and federal law. Alcona, Caledonia, and Hawes Townships have boards consisting of a supervisor, clerk, treasurer, and trustees.

Planning Commissions

Planning Commissions provide general planning guidance, recommend amendments to the zoning ordinance, develop and oversee implementation of the master plan, and hold public hearings. The Planning Commissions also advise the Township Boards on planning and zoning issues.

Zoning Board of Appeals

The Zoning Board of Appeals interprets the zoning map and hears appeals and variances to the zoning ordinance. All three townships have a three-member board.

Tri-Township Staff

Alcona Township has an administrative staff consisting of an assessor, zoning administrator, fire chief, and custodian. Caledonia Township's staff consists of a zoning administrator, an assessor, and two custodians. Hawes Township has a liquor inspector, assessor, and zoning administrator.



Water & Septic

Tri-Township's residents rely on private on-site wells for domestic drinking water, with some older systems allowing two residences to share a single well. Most drinking water wells in the county are drilled to a depth of 20 to 150 feet, but wells along the lakeshore may be drilled between 200 to 300 feet. District Health Department #2 regulates the wells.

Tri-Township's residents rely on private on-site septic systems. The townships have adopted septic system regulations to protect the area's surface and groundwater from malfunctioning septic systems due to increased development along the lakeshores and conversion of seasonal homes to year-round homes.

Waste Management

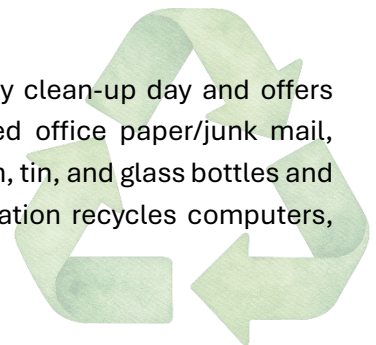
Solid Waste

Generally, residents and businesses contract private waste haulers to pick up refuse in the Tri-Township.

In December 2022, amendments to Part 115 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, were signed into law. This new statute will replace the Solid Waste Management Plan with a Materials Management Plan (MMP). The MMP strives to ensure adequate disposal capacity and assures that managed non-hazardous solid waste will be collected, recovered, processed, or disposed of at facilities complying with state laws and rules. The Alcona County Solid Waste Management Plan will remain in effect until a new materials management plan is approved. Solid waste may be received at Jake's Transfer Station (Type B transfer station) in Glennie.

Recycling

Recycle Alcona, a nonprofit organization, coordinates an annual county clean-up day and offers monthly recycling drop-off for cardboard, boxboard, newspaper, mixed office paper/junk mail, magazines, catalogs, phone books, plastic containers #1 to #7, aluminum, tin, and glass bottles and jars in Lincoln. The Alpena Resource Recovery Facility and Transfer Station recycles computers, monitors, keyboards, printers, televisions, radios, and VCRs.



Electricity

Consumers Energy provides electric service to Alcona, Caledonia, and Hawes Townships, while Presque Isle Electric Cooperative only provides services to Alcona and Caledonia Townships.

Natural Gas

DTE provides natural gas to Alcona and Caledonia Townships. Presque Isle Electric Cooperative provides natural gas to Alcona (only in parts of the township), Caledonia, and Hawes Townships (only in the areas of Mt. Mariah and Hubbard Lake Road).

Figure 3-1 Presque Isle Electric & Gas Co-Op Service Areas

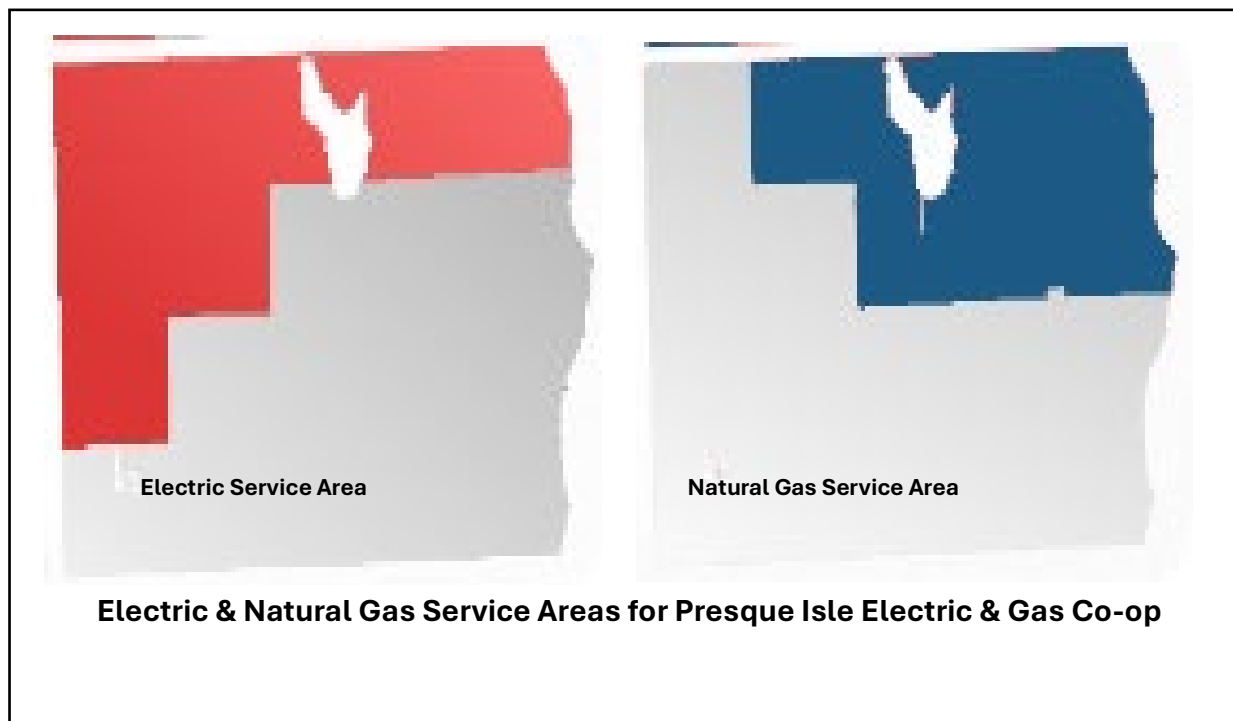
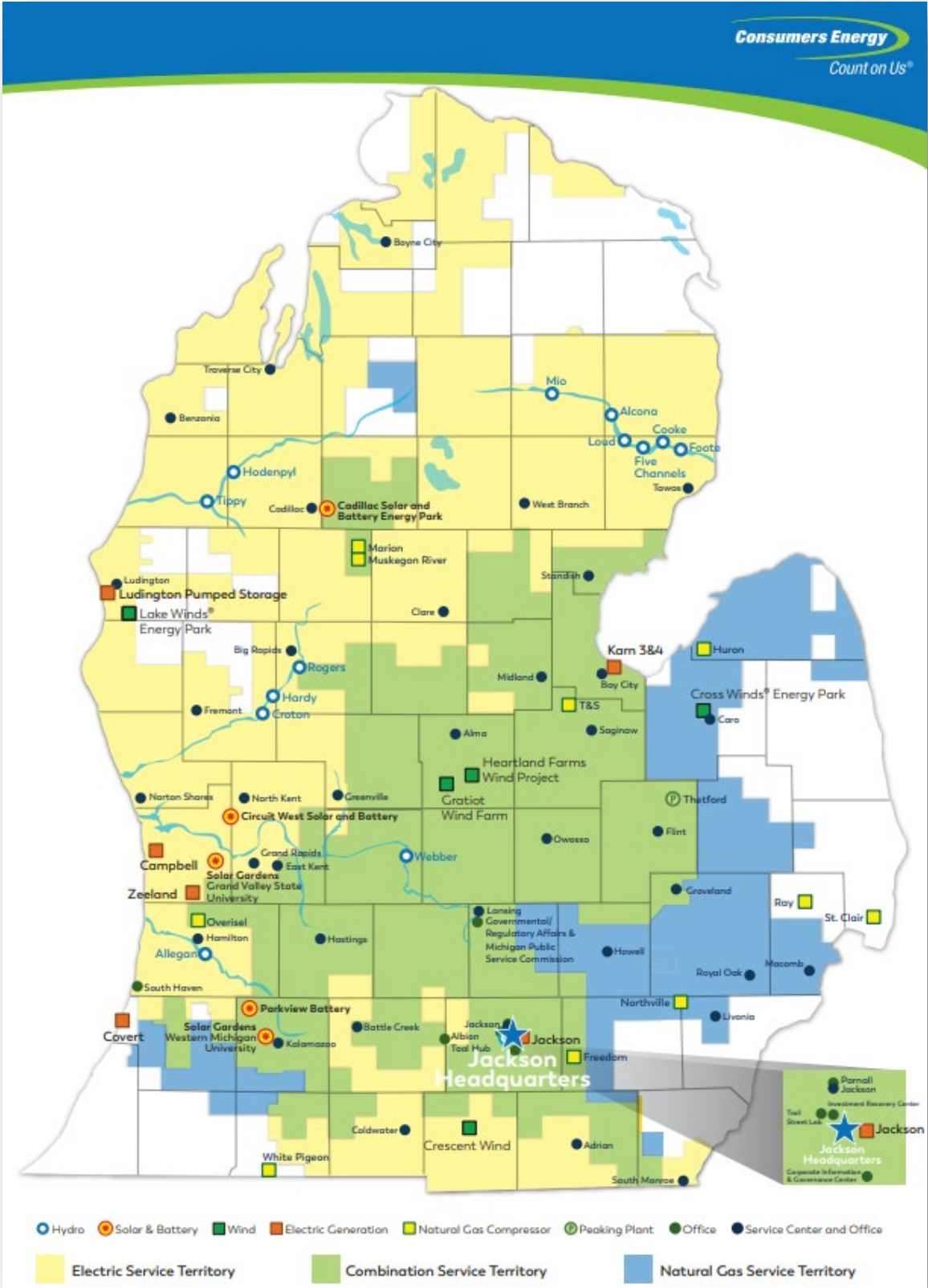


Figure 3-2 Consumers Energy Electric & Natural Gas Service Area

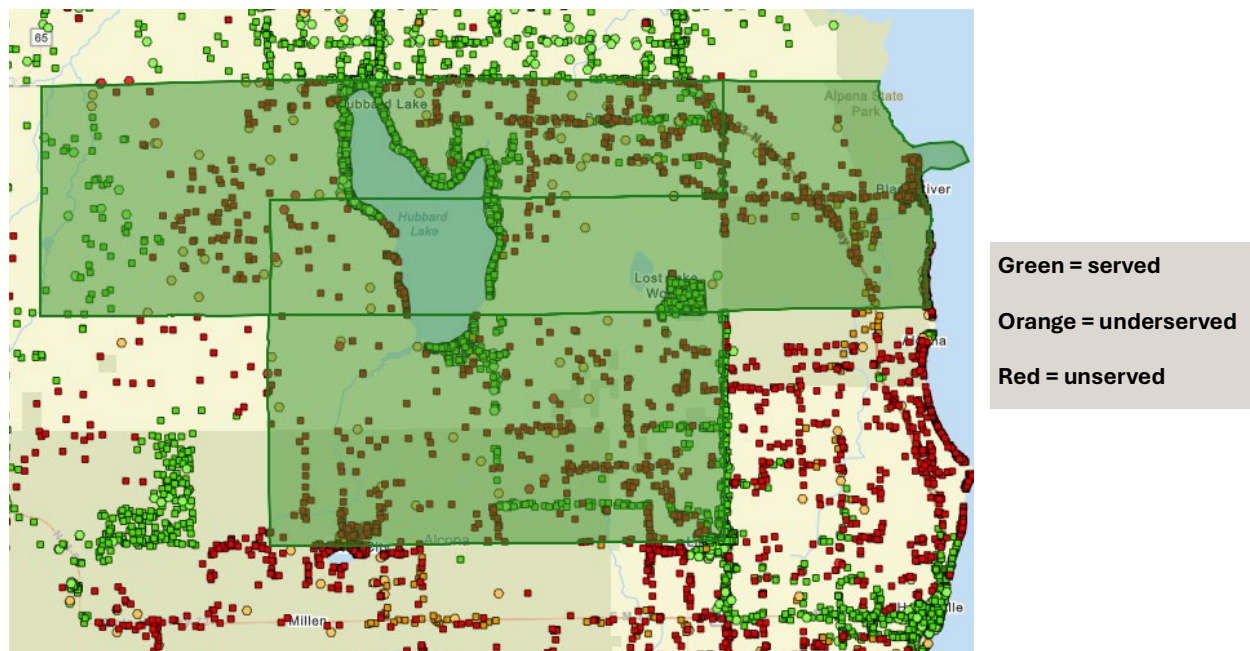


Communications

Local and cellular telephone services are available throughout the area from numerous providers. However, some areas may not be covered by cellular service due to topography and the lack of infrastructure.

In June 2021, the State of Michigan established the Michigan High-Speed Internet Office to ensure high-speed internet access is available to every home, business, institution, and community, and to ensure 95 percent of Michigan households subscribe to a permanent home internet connection. In 2019, Connected Nation Michigan and the Northeast Michigan Council of Governments (NEMCOG) completed a vertical asset inventory of Northeast Michigan. The inventory identified and cataloged public and privately held assets that are available for the location and expansion of high-speed internet infrastructure in the region. The Connected Nation's Vertical Assets & Broadband in Northeast Michigan Map shows that fiber is located around Mikado and along the northwest part of Alcona County along M-65 and M-72, cable is located along the eastern half of the county, and DSL is located in the southwest portion of the county near Glennie and Alcona Pond. According to Connected Nation Michigan, The Michigan Broadband Map (published October 2023), there are areas throughout the Tri-Township area that are classified as unserved (less than 25 Mbps/3Mbps) and a small area around U.S. 23 that is classified as underserved (at least 25 Mbps/3Mbps, but less than 100 Mbps/20 Mbps). Areas around Hubbard Lake, Lost Lake Woods, the Lake Huron shoreline, and along Spruce Road, County Road F-41, North Hubbard Lake Road, and U.S. 23 are classified as being served (100 Mbps/20 Mbps). Alcona County and Presque Isle Gas & Electric Co-Op are working together to provide high-speed Fiber-To-The-Home (FTTH) internet services to the county's citizens. It is projected that Presque Isle Gas & Electric Co-Op will install fiber in a small portion of Alcona County in 2026. Spectrum, Verizon, Xfinity, AT&T, T-Mobile, Starlink, and Frontier provide internet services in Tri-Township.

Figure 3-3 Broadband Service Areas



Public Safety

Law Enforcement

The Alcona County Sheriff's Office provides marine patrol and police protection in Alcona County. The road patrol division is comprised of three command sergeants and twelve sworn officers. The Michigan State Police in Alpena aids the Sheriff's Office when assistance is requested. An active citizens' watch group patrols around Hubbard Lake and Spruce and contacts the Sheriff's Office when necessary. Lost Lake Woods Club employs a private security company to patrol the gated community.

Central Dispatch

The Alcona County Central Dispatch handles emergency and non-emergency requests for law enforcement, fire, and emergency medical services in Alcona County. Staff consists of a 911 Director and six dispatchers.

Emergency Medical Services

The Alcona County EMS provides full-time, advanced emergency medical services in Alcona County. It has two stations with 32 staff members.

Early Warning Systems

There are seven early warning sirens in Alcona County, with three located in or near the Tri-Township area (in the Hubbard Lake area, Barton City, and the Village of Lincoln). The county uses NOAA weather radios and the Emergency Alert System to warn the public.

Fire Departments

The Alcona Township Fire Department, Hubbard Lake Fire Department, the South Shore Hubbard Lake Fire Department, Lincoln Fire and Rescue, and Barton City Volunteer Fire Department provide fire protection services in the Tri-Township area. All of these fire departments are volunteer and provide mutual aid to each other. Alcona County has an all-encompassing mutual aid agreement with Iosco, Alpena, and Oscoda to assist outside the realm of normal emergency services.



Hazard Mitigation

Hazard mitigation planning is one way communities can preserve and conserve their built and natural environments to protect the area's well-being and quality of life. The Alcona County Hazard Mitigation Plan is a multi-jurisdictional plan that intends to further the sustainability and resiliency activities within Alcona County and its jurisdictions to withstand natural, technological, and societal hazards. The plan identifies the county's potential hazards, assesses their impacts, and develops goals, objectives, and implementation strategies. The Alcona County Hazard Mitigation Plan can be found at the Alcona County Emergency Management Coordination Office. Currently, Alcona, Caledonia, and Hawes Townships are covered by the Alcona County Hazard Mitigation Plan and participate in implementing the plan.

Healthcare

The closest healthcare services (medical, dental, ophthalmology) are located in Alpena, Oscoda, Tawas, Lincoln, and Harrisville. The closest hospital is MyMichigan Medical Center Alpena, which is affiliated with Michigan Medicine (University of Michigan) and offers a wide variety of healthcare services, such as behavioral health services, cancer care, emergency care, heart and vascular services, maternity, orthopedics, ophthalmology, rehabilitation services, urology, and surgical services. Residents also travel to Munson Healthcare Grayling Hospital in Grayling, MidMichigan Medical Center – West Branch in West Branch, MyMichigan Medical Center Tawas in Tawas City, and Munson Medical Center in Traverse City. The closest VA clinics are in Alpena and Oscoda. The closest nursing home is Lincoln Haven Nursing & Rehabilitation Community in Lincoln, which provides short-term rehabilitation, long-term care, outpatient rehabilitation, and respite care. Compassionate Care Home Health in Alpena provides home care services in Alcona, Alpena, Cheboygan, Northern Iosco, Montmorency, Oscoda, Otsego, and Presque Isle Counties. Hospice of Michigan in Alpena offers a range of services to enhance quality of life at the end of life in Alcona, Glennie, Harrisville, Hubbard Lake, Lincoln, Mikado, and Spruce. Services include grief support and counseling, caregiver education and support, and fundraising for uninsured and underinsured persons.

The Alcona Health Center is a nonprofit federally qualified community health center that provides comprehensive medical, behavioral health, dental, and pharmacy services. The closest locations are in Ossineke, Lincoln, and the City of Harrisville.

District Health Department #2 serves Alcona, Iosco, Ogemaw, and Oscoda Counties, and provides services under four categories: clinical and community services, environmental health, emergency preparedness, and health education.

The Northeast Michigan Community Mental Health Authority (NeMCMHA) provides services to individuals with a serious mental illness, severe emotional disturbance, an intellectual or

developmental disability, or a substance use disorder that co-occurs with a mental illness. NeMCMHA provides services to Alcona, Alpena, Montmorency, and Presque Isle Counties.

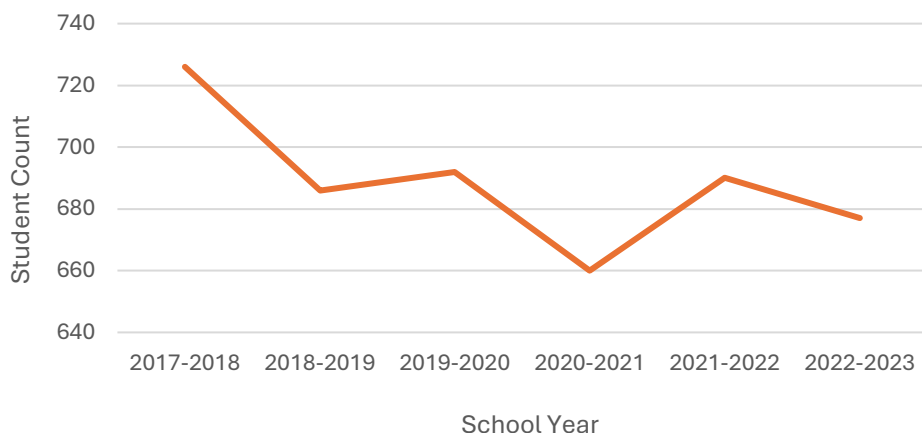
The Alcona County Commission on Aging offers programs to meet the needs of the senior community, including providing information and assistance, homemaking, personal care, respite care, and home-delivered meals. There are two nursing homes/rehabilitation centers in the county including Jamieson Nursing Home and Rehab Center in Harrisville and Lincoln Haven Nursing and Rehabilitation Center in Lincoln.

Education

Tri-Township is located in the Alpena-Montmorency-Alcona ESD and is part of the Alcona Community Schools District. This district provides educational services from kindergarten to 12th grade and encompasses Alcona, Caledonia, Hawes, Haynes, Millen, and Harrisville Townships, the City of Harrisville, and parts of Gustin and Mikado Townships.

None of the school facilities are located in Tri-Township. The Alcona Elementary School and Alcona High School are located on Barlow Road, north of M-72. Alcona Elementary School serves kindergarten to 5th grade, and Alcona Community High School serves 6th to 12th grades. According to MI School Data, there were 306 students at the Alcona Elementary School and 371 students at the Alcona Community High School during the 2022-2023 school year. Since the 2017-2018 school year, the Alcona Community Schools District has generally seen a decline in the overall number of students (Figure 3-4). There have been increases in the number of students during the 2019-2020 and 2021-2022 school years. However, this data does not account for students who are homeschooled. The nearest post-secondary education institutions are Alpena Community College and Kirtland Community College in Grayling. These institutions partner with colleges and universities to offer degree programs, community education, and training. In addition, numerous universities offer online degree programs.

Figure 3-4 - Alcona Community Schools District's Student Count



Transportation

Roads

U.S. 23 is the principal north-south route that travels through the eastern side of Alcona and Caledonia Townships. The 2022 average annual daily traffic volume for U.S. 23 is 5,438 vehicles through Caledonia Township and 2,139 vehicles through Alcona Township. The majority of the traffic on U.S. 23 turns onto Spruce Road, an east-west route, to travel towards Hubbard Lake. Hubbard Lake Road and Mt. Maria Road are heavily used since these roads travel around Hubbard Lake.

Tri-Township has more than 49 miles of county primary roads and about 62 miles of county local roads, including roads in various subdivisions. County Road F-41 connects Alcona Township to M-72. The Alcona County Road Commission is responsible for road and bridge maintenance, improvements, and snow and ice removal. Alcona, Caledonia, and Hawes Townships contribute to the cost of maintaining and improving some local roads. See Figure 3-5.

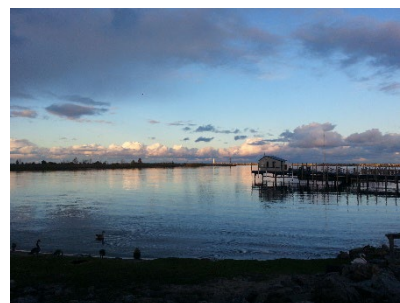


Public Transit

Alcona County does not have a public transit system. However, the Thunder Bay Transportation Authority (TBTA) in Alpena provides scheduled public transportation services to all of Alpena, Alcona, and Montmorency Counties and part of Presque Isle County. The TBTA provides non-emergency medical transportation services.

Railroads

The Lake State Railway Company (LSRC) operates an active freight railroad that connects Bay City to Alpena. This railway travels along the Lake Huron shoreline in Alcona Township. See Figure 3-6.



Marina

Tri-Township does not have any Great Lakes port facilities. The closest harbor is the Harrisville Harbor of Refuge, which offers 74 docks for transient, seasonal, and commercial rentals.

Air

Tri-Township does not have any airports for commercial or private planes. The closest airports are located in Alpena and the City of Harrisville. Alpena County Regional Airport provides daily flights to Detroit. The Harrisville Airport is the only airport in Alcona County open to the public and can accommodate small aircraft.

Figure 3-5 Road Network

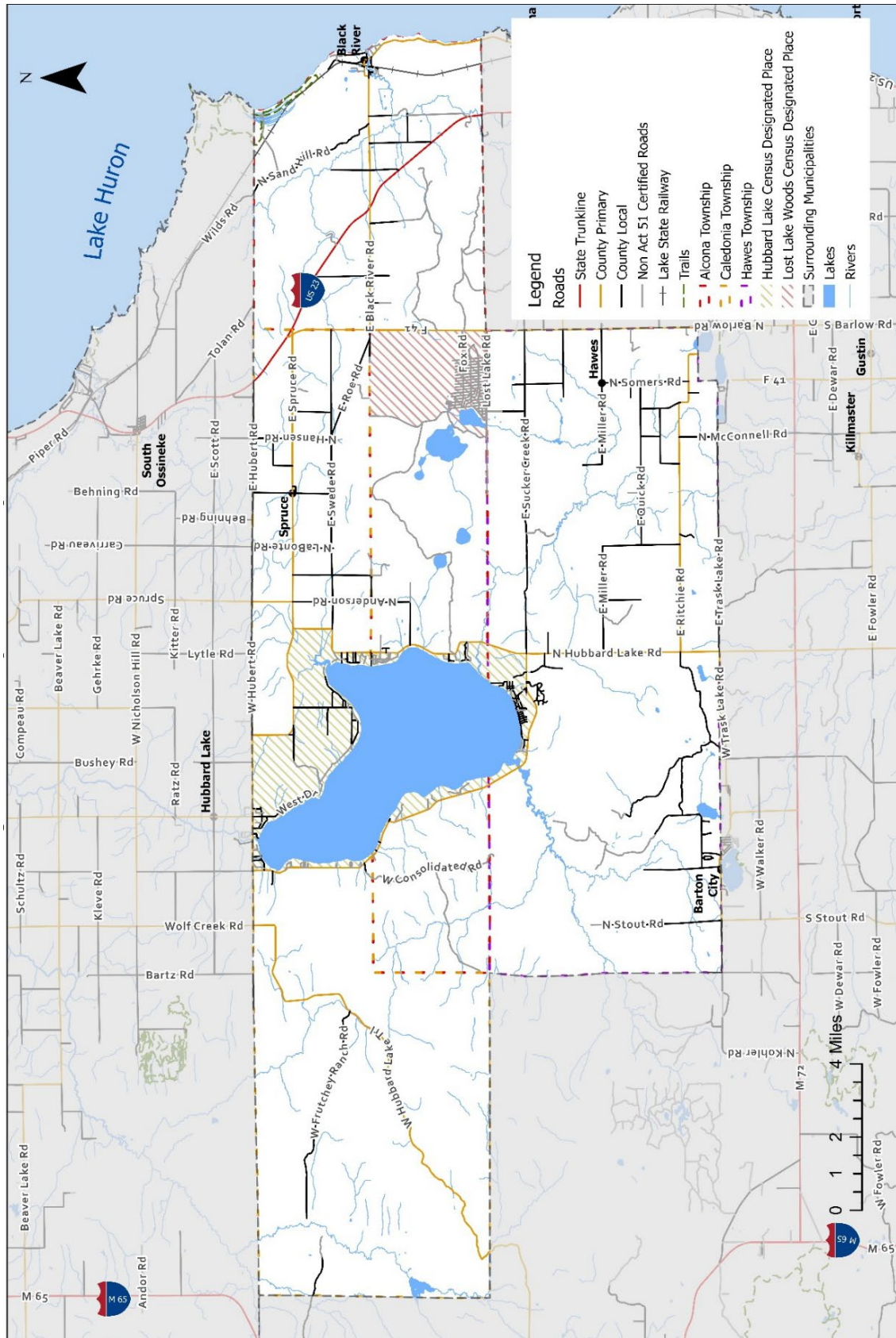
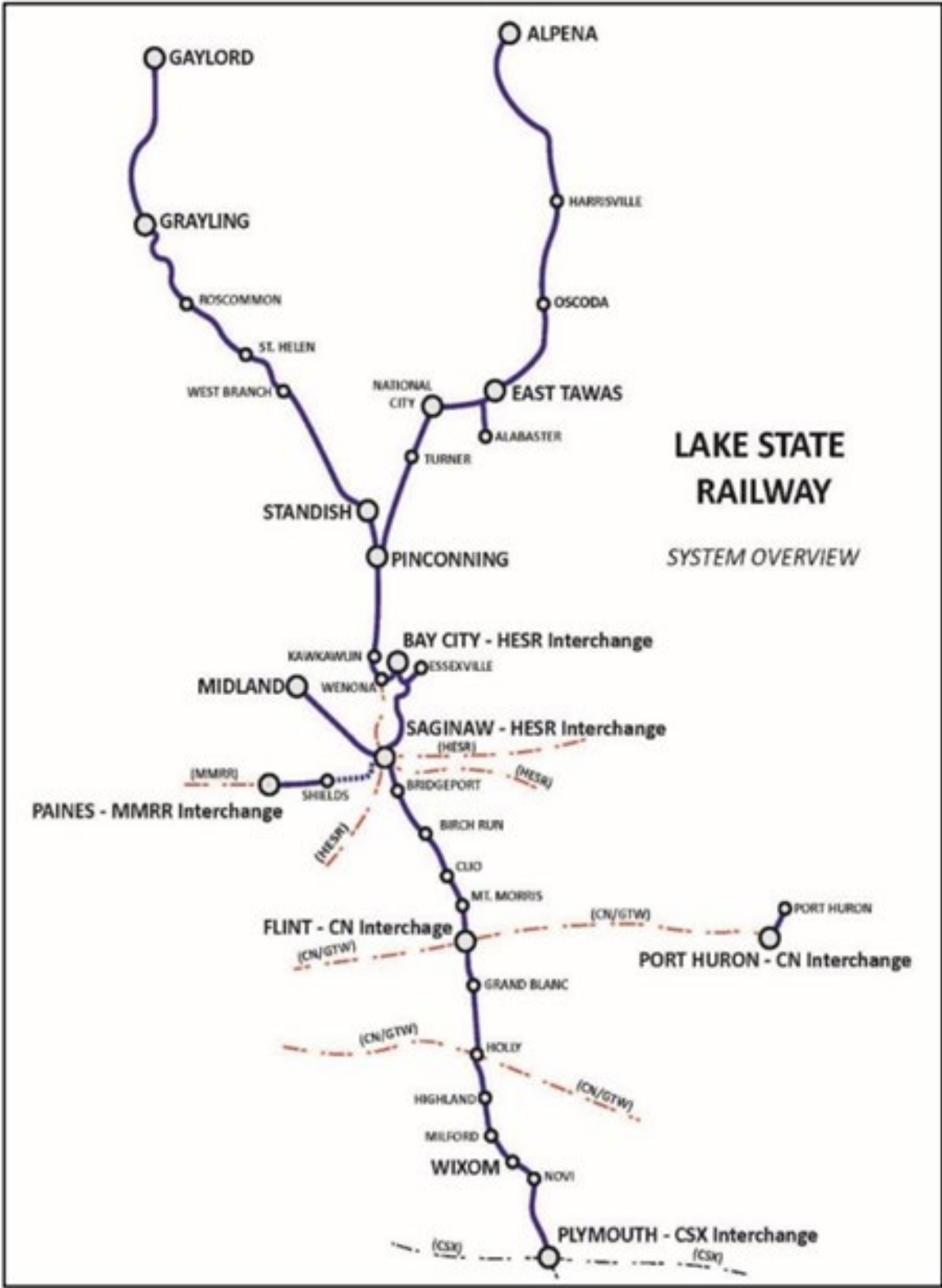


Figure 3-6 Lake State Railway Map



Recreation

The lakes, streams, and woodlands in the Tri-Township area provides numerous opportunities for recreational activities, such as fishing, boating, hiking, backpacking, camping, golfing, hunting, and wildlife viewing. In 2024, the Michigan Department of Natural Resources approved Alcona and Caledonia Townships' recreation plans. The plans contain an inventory of the parks in the townships and surrounding areas, as well as establishing recreation goals and objectives for the next five years. More information can be found in the recreation plans found at:

https://alconatownship.com/wp-content/uploads/2024/02/Alcona-Township-Recreation-Plan-2024-2028_web-version-2.pdf

and

https://www.discovernortheastmichigan.org/downloads/caledonia_township_recreation_plan_20242028_web_version.pdf.



Civic & Community Organizations

The following civic and community organizations provide social services and volunteer activities to the residents of Alcona, Caledonia, and Hawes Townships:

- Alcona Lodge in Lincoln
- Alcona County Veterans Affairs Office
- Barton City Improvement Association
- Habitat for Humanity for Northeast Michigan
- Hubbard Lake Community Association/Friends of the Hubbard Lake Center
- Hubbard Lake Lions Club
- Hubbard Lake Sportsman & Improvement Association
- Knights of Columbus in Spruce
- Ossineke & Barton City Eagles
- Red Cross
- Veterans of Foreign Wars in Barton City





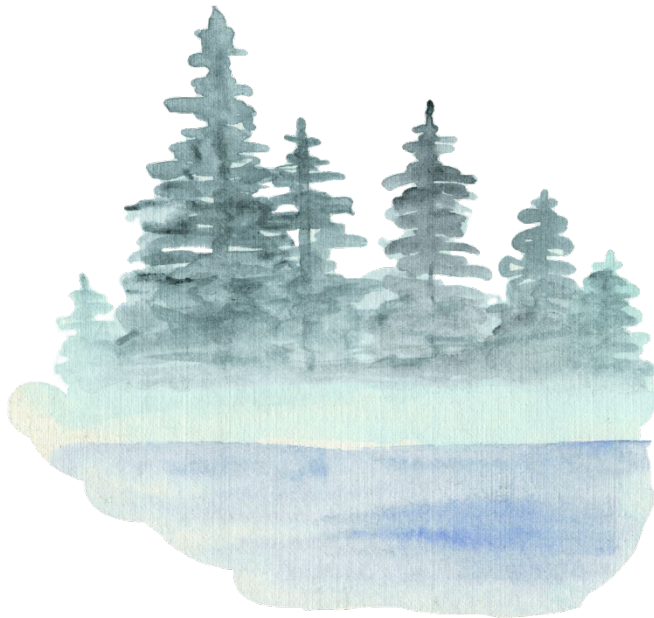
4

Natural Resources

Land use planning assists Tri-Township decision-makers with maintaining a balance between the natural and built environments. Natural resources aid communities in defining their identity, enhancing their quality of life, and connecting people with the natural landscape for inspiration, relaxation, and recreation.

Introduction

Every alteration to the landscape impacts the quality of natural resources. Since natural resources extend beyond political boundaries, adjacent communities should coordinate land use planning and development activities to maintain high-quality natural resources and prevent the degradation of the natural environment in other communities. Unfortunately, the introduction of invasive species has damaged the habitats that native plants and animals need to survive across all communities.



BENEFITS OF NATURAL RESOURCES

- Provides habitat for plants and animals
- Prevents & controls erosion
- Absorbs floodwaters
- Improves water quality (filtration)
- Purifies & cools the air
- Absorbs carbon dioxide and other greenhouse gases
- Recharges the groundwater system
- Reduces noise pollution
- Reduces energy consumption and costs
- Increases property values
- Reduces or avoids damage costs from natural hazards (e.g., flooding, high winds, extreme temperatures, etc.)
- Reduces the cost of healthcare by encouraging active lifestyles
- Provides scenic attractions, recreational opportunities, and aesthetics
- Supports economic growth and development
- Provides materials for lumber, drinking water, food, medicine, etc.
- Costs less in services than other land uses
- Provides opportunities for nature-related businesses, jobs, and tourism
- Provides educational enrichment for children & research opportunities for scientists

Climate

Tri-Township's temperatures, precipitation levels, and the length of the growing season are modified by Lake Huron. The lake tends to cool the air in the spring and early summer and warm the air in the fall and winter. Coastal areas experience cooler summer temperatures, increased precipitation and snowfall, and longer growing seasons than inland areas. The movement of high and low-pressure systems influences the inland areas' continental climate, and it is rare for these areas to experience prolonged periods of hot, humid weather. On average, Tri-Township has about 171 sunny days per year. The length of the growing season varies from 90 to more than 140 days. Summer temperatures range between the upper 70s and low 80s, with the highest mean temperature occurring in July. The area experiences 2.5 to 3.4 days with temperatures over 90 degrees Fahrenheit. Winter temperatures range between 10 to 12 degrees Fahrenheit, with the lowest mean temperature occurring in January. The Tri-Township area experiences between 11.9 and 16.3 days per year with nighttime low temperatures falling below zero degrees Fahrenheit. Precipitation mostly falls between April and August, with average annual precipitation ranging between 29.5 to 30.7 inches. The Tri-Township area experiences lake effect snow due to Lake Huron. Average annual snowfall generally falls between November and April and ranges between 60.8 to 68.9 inches. The climate has been experiencing a long-term shift in temperatures and weather patterns, which has the potential to cause intense droughts, severe fires, rising sea levels, water scarcity, increased flooding, sewer system overflows, and declining biodiversity.



Topography & Geology

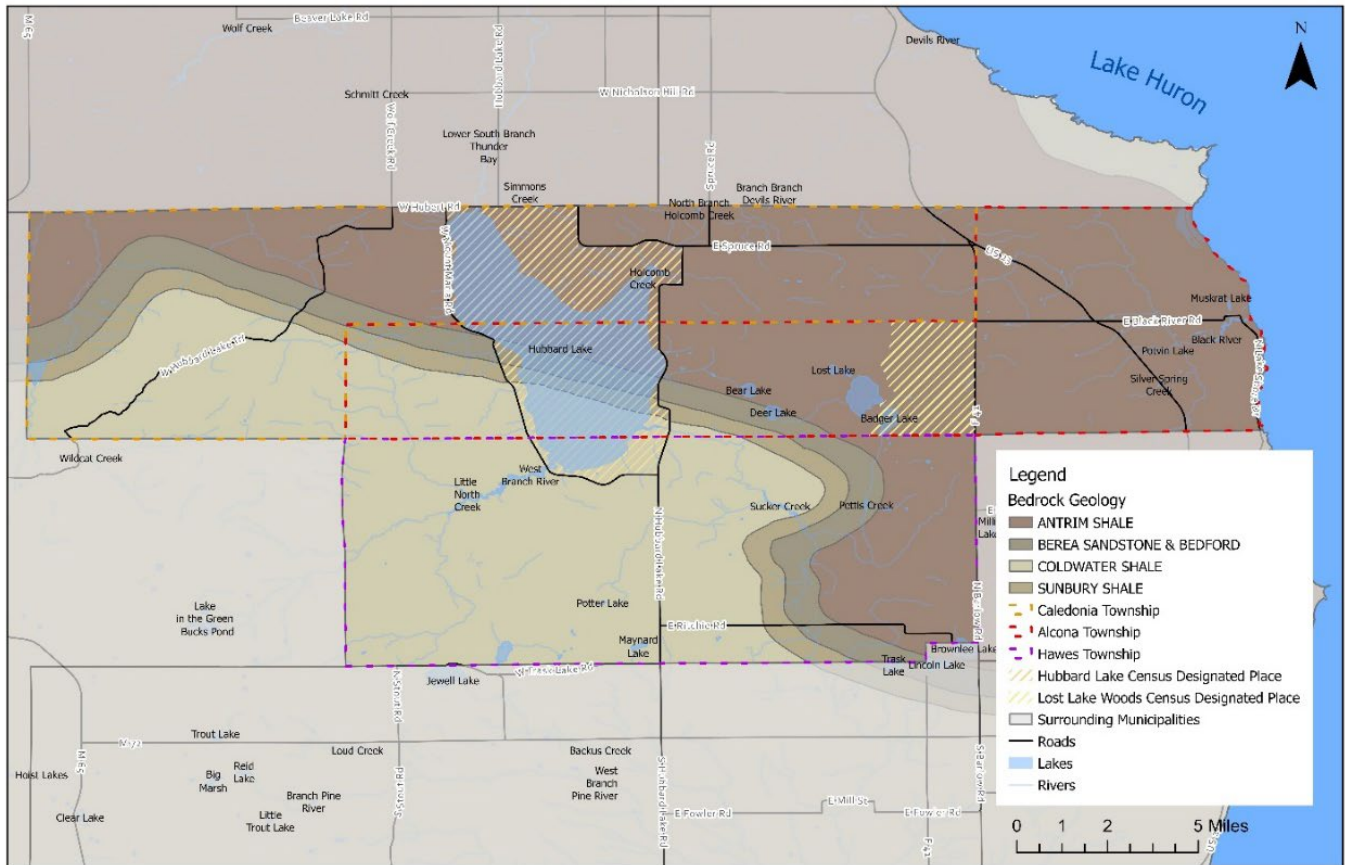
Glacial movements developed the rolling hills, river valleys, swamps, and lakes in Tri-Township. Material deposited by the glaciers created the glacial moraines that contribute to the gently rolling and hilly terrain along the western portion of the Tri-Township area and within Hawes Township. The melting glaciers also created ice contact outwash, outwash channels, kames, and glacial lake plains. In Alcona Township, the kame fields (mounds of stratified sand and gravel) consist of steeply sloping hills. A wide sandy ridge about one to two miles inland from the Lake Huron shoreline runs from Black River through Negwegon State Park into Alpena County. Sandhill Road in Alcona County and Piper Road in Alpena County follow the dry, sandy ridge. The outwash channels support wetland complexes and streams, such as Little Wolf Creek, Davis Creek, Little North Creek, Comstock Creek, and Buff Creek. The old lake plains are dominated by extensive wetlands, such as the Black River Swamp and the dunes. Kames and kettle holes (depressions) are located within Lost Lake Woods. Kettles often contain a lake or swamp, which is how most of the lakes in Tri-Township were formed.

The elevation varies throughout Tri-Township. In Alcona Township, the elevation increases from 500 feet near the Lake Huron shoreline to 650 feet at U.S. 23 and the Black River Swamp to about 950 feet on the west side of the township. Around 600 and 650 feet above sea level, abandoned Lake Huron shorelines are evident from the glacial stages. In Caledonia Township, elevations around 700 feet on the eastern side of the township increase towards the west side of the township, with the highest elevations at a little over 1,000 feet in the central and southern portions of the township. On the north side of Hubbard Lake, the elevation is about 925 feet, while the shoreline is around 700 feet above sea level. Elevations generally increase from around 700 feet to 925 feet within Hawes Township, with the highest elevations at a little over 1,000 feet south of Hubbard Lake.

Sedimentary bedrock is found in Tri-Township. Thin lines of Sunbury Shale, Berea Sandstone, and Bedford Shale travel through the townships with Antrim Shale to the northeast and Coldwater Shale to the southwest.



Figure 4-1 Map of Bedrock Geology



Soils

Soils influence how the land can support land uses, such as roads, buildings, septic systems, and utilities. The soil's characteristics determine how much weight the soil can bear, how susceptible the soil is to erosion, the ability of the soil to absorb and drain water, and the value of the soil for agricultural purposes or as fill or mined material.

Soil characteristics and slope steepness should be taken into consideration when planning for future development types and intensities. Low-density and less intensive developments should be directed to areas with severe building constraints. Areas most suitable for development are those with slight slopes and are well-drained and not subject to a high-water table. Adequate drainage is important to minimize stormwater impacts and the efficient operation of septic drain fields. Hydric soils have poor potential for building site developments and sanitary facilities since they are saturated, flooded, or ponded during part of the growing season and are classified as poorly drained and very poorly drained. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems or other non-point source runoff. Soils with severe limitations are expensive to develop since they require special design considerations due to extremely steep slopes, wetness,

flooding and ponding, and poor drainage and percolation. Sites with high water tables may be classified as wetlands, and a permit may be required to develop these areas. Detailed, on-site investigations should be conducted before site development.

Figure 4-2 Hydric Soils

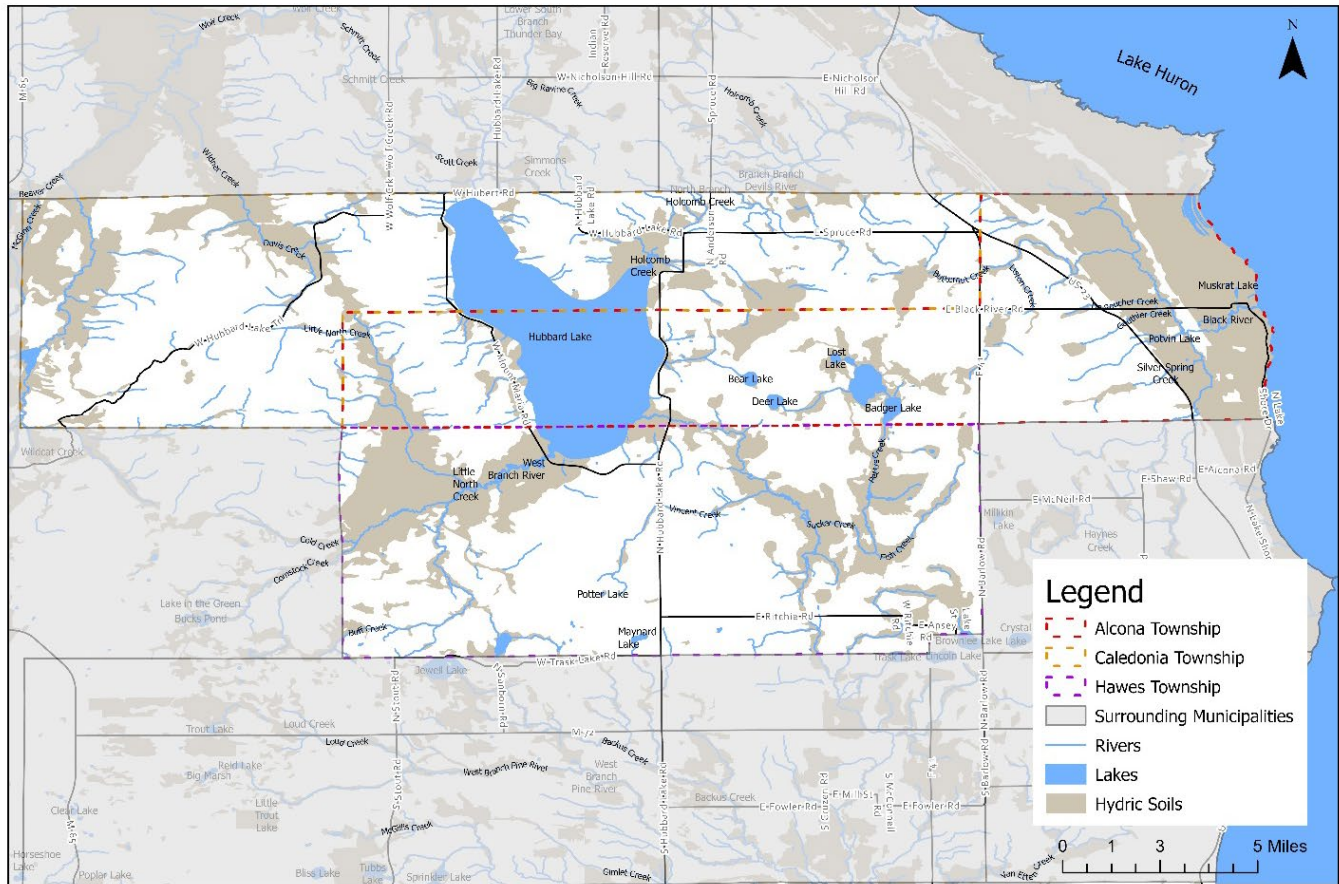


Figure 4-3 Slopes & Hydric Soils

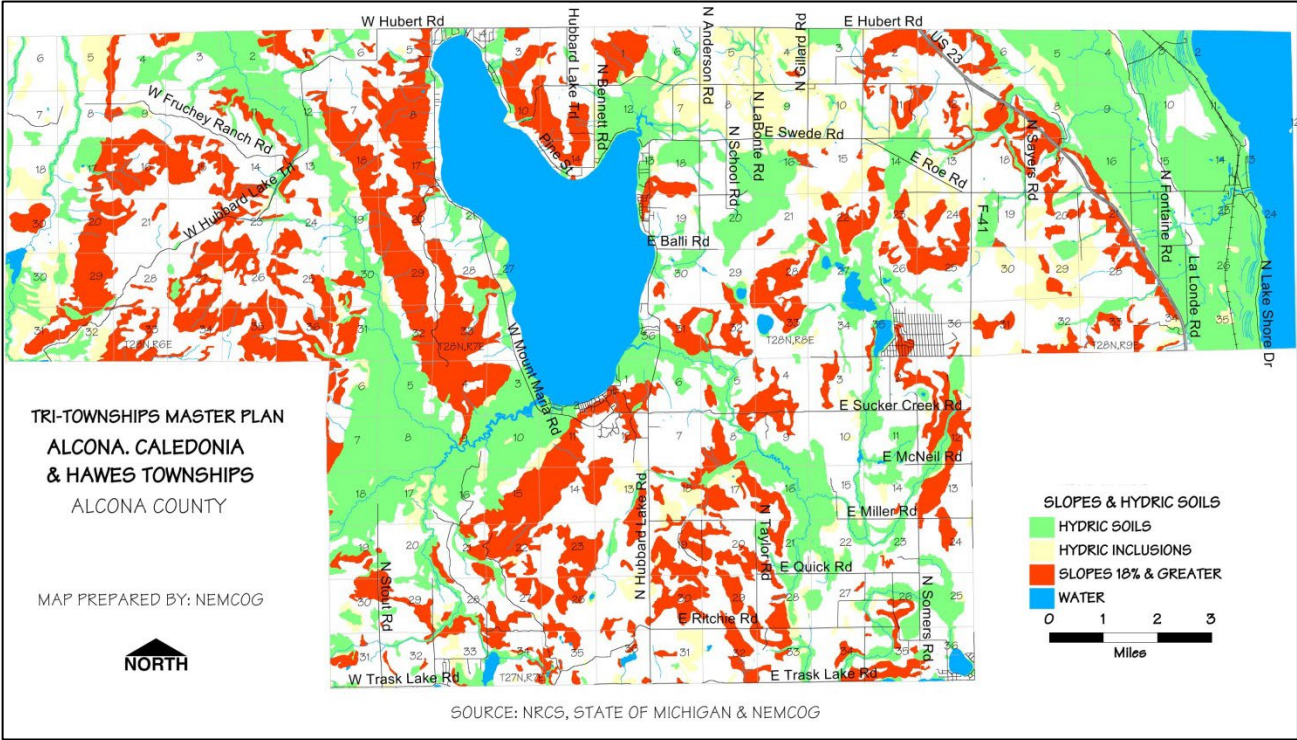
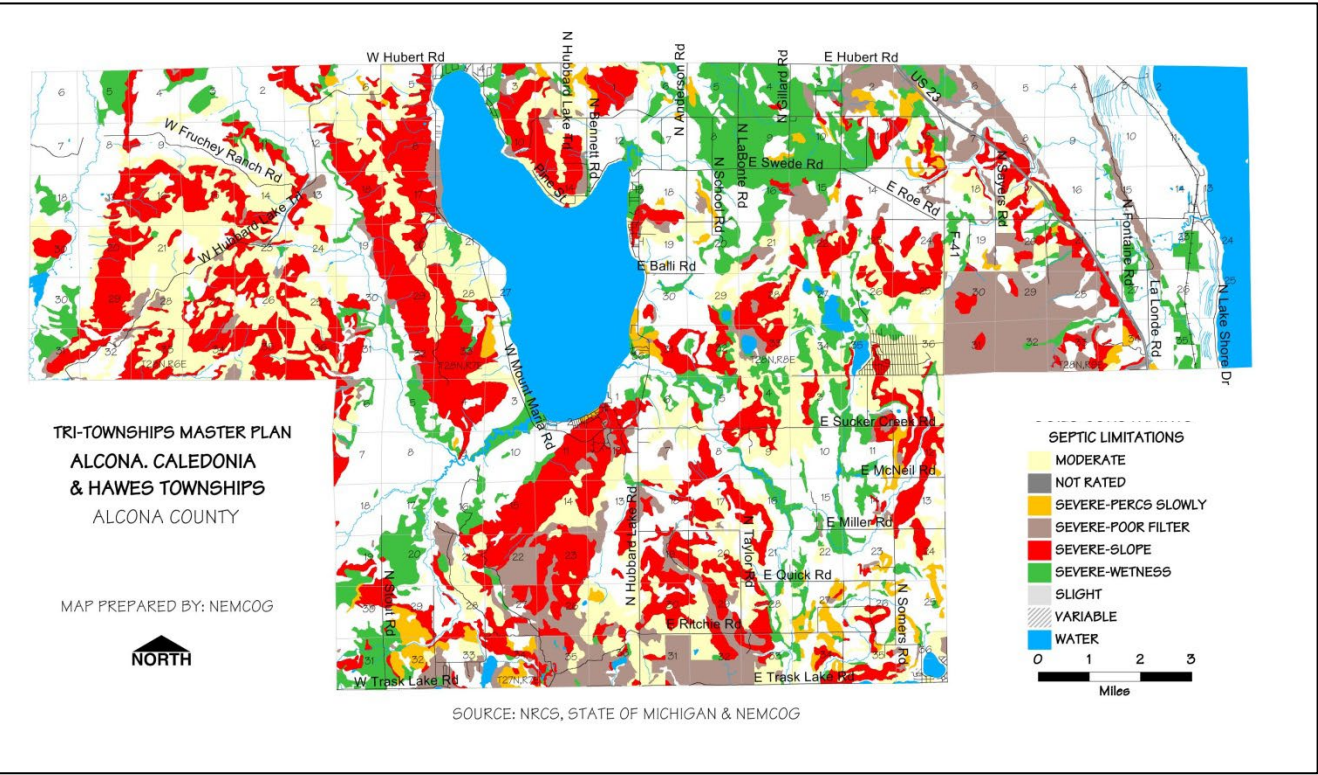


Figure 4-4 Septic Limitations



Water Resources

Surface Water

Tri-Township is part of the Thunder Bay, Pine (Oscoda), and Lake Huron Coastal Watersheds, with water draining towards Lake Huron or the Thunder Bay Watershed (Figure 4-5). Lake Huron has a surface area of 23,000 square miles with nearly ten miles of shoreline along Alcona Township's eastern border. The Black River flows from south to north in Alcona Township to empty into Lake Huron in the community of Black River.

Hubbard Lake contributes to Tri-Township's sense of place and economy. It is located in the headwaters of the South Branch of the Thunder Bay River and is fed by natural springs. This lake is about 8,850 acres in size, eight miles long, three miles wide, and has a maximum depth of 97 feet. The Thunder Bay Power Company owns the Hubbard Lake Dam, which is located on the northern side of Hubbard Lake. A permanent policy agreement on water level control is on file at the Alcona County Courthouse and addresses shoreline erosion, fish and wildlife habitat, and boat launching sites and docks. An Emergency Action Plan has also been prepared for the dam.

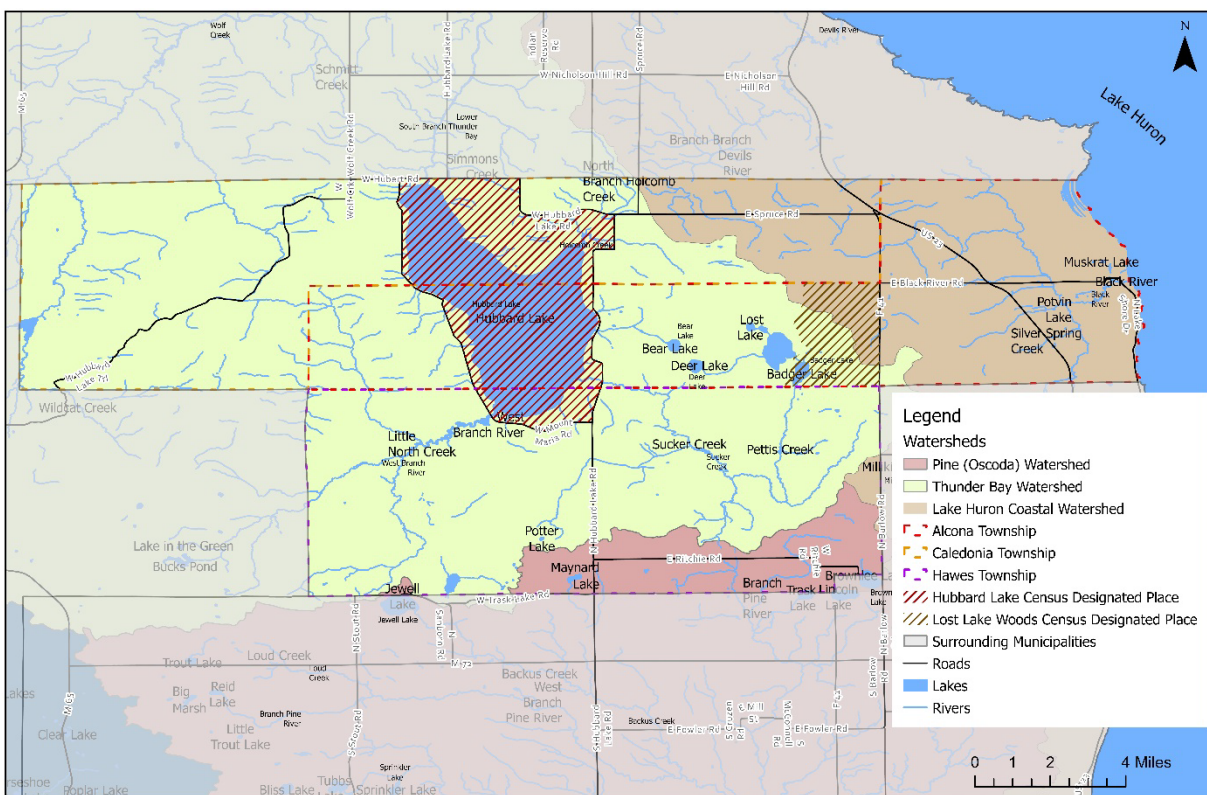
Alcona, Caledonia, and Hawes Townships share jurisdiction over Hubbard Lake with Alcona Township having authority over the center of the lake, Caledonia Township having authority over the northern part, and Hawes Township having authority over the southern part. Due to



previous planning and development, residential developments are clustered around the lake. The lake continues to face development pressure from infill developments, waterfront commercial developments, and higher intensity redevelopments of current lakefront properties as well as concerns regarding water quality, lakefront views, and boating safety. Tri-Township has addressed these issues through the development of common development policies and standards that are uniformly applied around the lake. Property owners can reduce water quality and erosion issues through the maintenance of natural vegetation along waterfront properties to minimize the need for intensive lawn maintenance and reduce fertilizer runoff into the lake, buffer the shoreline from erosion, and provide wildlife habitat.

Other streams and lakes include North Branch Black River, Widner Creek, Sucker Creek, Potvin River, Davis Creek, Vincent Creek, DeRocher Creek, Little Wolf Creek, Pettis Creek, Liston Creek, Lower Thunder Bay River, Fish Creek, Gauthier Creek, East Branch Pine River, Holcomb Creek, Silver Creek, Comstock Creek, Cabbage Creek, Butternut Creek, Little North Creek, West Branch River, Stevens Creek, Buff Creek, Potter Lake, Maynard Lake, Sanborn Lake, Muskrat Lake (6 acres), Badger Lake (83 acres), Deer Lake (48 acres), Lost Lake (14 acres), Bear Lake (15.7 acres), and Beaver Lake.

Figure 4-5 Watersheds

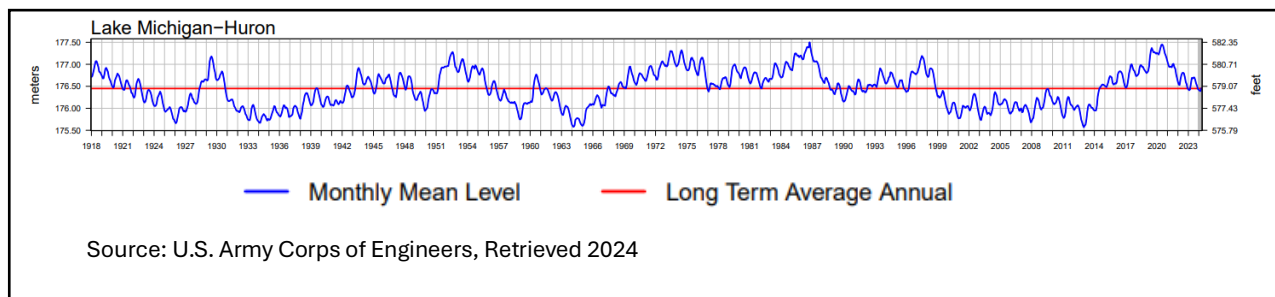


Lake Huron Coastal Areas

Lake levels fluctuate annually and seasonally due to precipitation (e.g., heavy rains, snow melt, etc.), evaporation rates, and human activities, such as dam construction, dredging, increasing impervious surfaces, and redirection of water courses. Since 1918, the U.S. Army Corps of Engineers has maintained lake level records for Lake Michigan-Huron, which shows the water levels go through cyclical high and low water periods. High water periods can result in flooding that causes public and private damages, and shoreline erosion that impacts shoreline armoring and developments close to the lakeshore and on bluffs. Low water levels impact shipping companies by forcing freighters to carry lighter loads to avoid running aground in channels and ports and requiring more expensive dredging projects that create an issue about where to dispose of dredged material.

As Lake Huron's water levels rise and fall, coastal wetlands change in size and species composition. During periods of low water levels, woody and herbaceous vegetation expands into the exposed bottomlands. As the lake levels rise, the newly established vegetation is inundated, and plant communities are pushed back inland. The flooded vegetation creates fish and wildlife habitat and protects the shoreline from erosion.

Figure 4-6 Lake Huron Water Levels



Groundwater

Groundwater is the source of all drinking water in Tri-Township. According to the District Health Department No. 2, most private drinking water wells are drilled to a depth of 20 to 150 feet in Alcona County. Wells along the Lake Huron shoreline may need to be drilled to a depth of 200 to 300 feet. Groundwater contamination may occur from agricultural sources (barnyards, feedlots, pastures, and croplands), residential septic systems, road corridors, sedimentation, stormwater, fertilizer and pesticide runoff, and industrial discharge or spills.

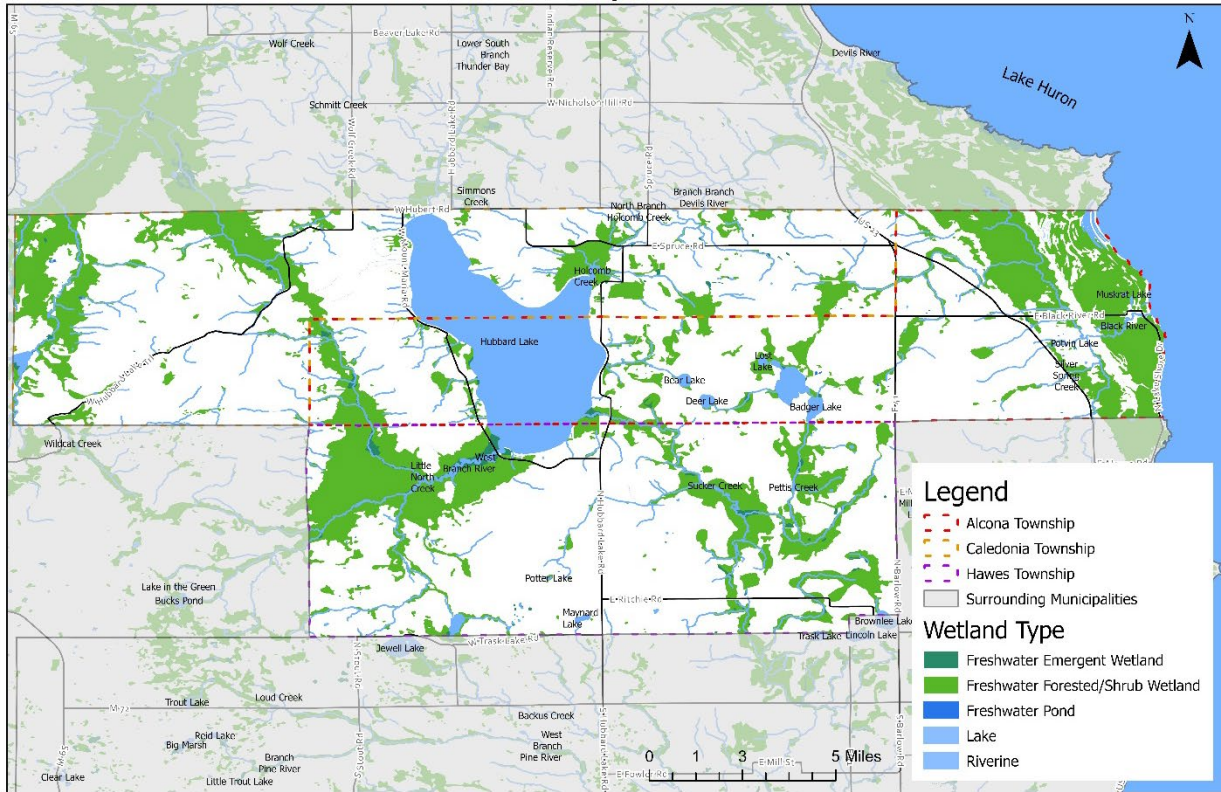
Wetlands

Wetlands are located between terrestrial and aquatic ecosystems where the water table is at or near the surface for a significant portion of the year. The hydrology of these areas permits the formation of hydric soils and the growth of hydrophytic vegetation. These areas include marshes, swamps, and bogs. Wetlands serve to provide wildlife habitat, protect shorelines from erosion, provide aesthetic values, discharge and recharge aquifers, and improve water quality through the filtration of pollutants, organic chemicals, sediments, and toxic heavy metals. Wetlands are prone to flooding during periods of high lake levels, spring snow melt, and periods of heavy rain. The loss of wetlands has significant impacts on water quality, the storage of floodwaters, and wildlife habitats. Development plans should determine the presence and location of wetlands to preserve these features and determine if they are regulated by the State of Michigan.

Wetlands are found throughout Tri-Township and tend to be near lakes or streams (Figure 4-7). Wetlands are predominantly located between U.S. 23 and Lake Huron along the Black River and its feeder streams in Alcona Township (the Black River Swamp), lands adjacent to Widner and Davis Creeks in Caledonia Township (the Smokey Hollow Swamp or Hubbard Swamp), Ludwig Swamp in the northwest corner of the Lost Lake Woods CDP, and around Hubbard Lake at the West Branch River at South Bay in Hawes Township, at Sucker Creek at Coon Point in Alcona Township, and at Holcomb Creek at East Bay in Caledonia Township. Wetlands in the Tri-Township area are also found along Little North Creek, Stevens Creek, Little Wolf Creek, Fish Creek, East Branch Pine River, Comstock Creek, Cabbage Creek, Lost Lake, and Bear Lake.



Figure 4-7 Wetlands



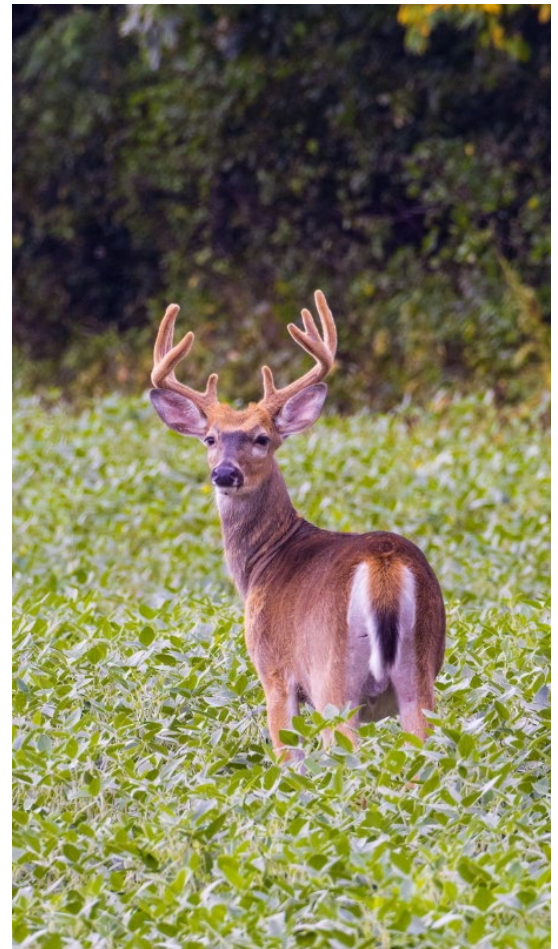
Woodlands & Wildlife

In the late 1800s, extensive logging, farming, and subsequent wildfires converted the pre-settlement northern hardwood forests and white pine-red pine forests into oak and aspen-birch forests. Aspen and oak forests cover extensive areas in western Caledonia Township, the southern half of Alcona Township, and the central portion of Hawes Township. Areas with sandy soils and a history of wildfires support dense stands of jack pine, which is a critical habitat for the Kirtland Warbler. Under dry spring conditions, forest fires can occur in any forest type, with jack and red pine forests having a high wildfire risk and oak and white pine forests having a moderate wildfire risk. Farms tend to be located on soils suitable for northern hardwood forests since these soils are fertile and well-drained. Depending on the soils, moisture, and previous land use activities, tree species within the area include Bigtooth aspen, sugar maple, American beech, basswood, yellow birch, quaking aspen, white birch, red maple, white oak, northern pin oak, red pine, jack pine, white pine, and red oak. In Negwegon State Park, there are oak, pine, aspen, and lowland conifers near the lakeshore. Lowland forests are typically located adjacent to water features and tend to function as riparian buffers to maintain water quality and provide wildlife habitat. Vegetation includes 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.

Tri-Township's woodlands, wetlands, and surface waters attract people as well as provide habitats for the area's fish and wildlife. During October and November, hunters travel to the townships for small game hunting, bear season, and deer (bow and rifle) seasons. In addition, the townships' diverse biodiversity provides numerous opportunities for wildlife viewing. Some of the species in the area include white-tailed deer, ruffed grouse, pheasant, waterfowl, northern pike, walleye, small and largemouth bass, and lake and brown trout. Unfortunately, the townships' fish and wildlife populations are at risk from diseases and invasive species. Diseases can reduce native species' population levels to the point of extinction, reduce biodiversity, impact the economy, and have the potential to be transmitted between humans, domesticated animals, and wildlife.

Invasive species damage habitats that native plants and animals need to survive, outcompete or feed on native species, and cause harm to the economy and human health. Invasive species are introduced into environments through the intentional release of exotic pets and plants as well as through the transportation of goods, services, and people. These non-native species adapt to the new environment and become overpopulated. For example, aquatic invasive species, such as the sea lamprey, zebra mussels, quagga mussels, round goby, and alewives, were introduced into Lake Huron when the Welland Canal was deepened and widened in the early 20th Century, resulting in Lake Huron's fishery undergoing significant changes due to the decimation of native species. In addition, Phragmites has decimated the diverse plant communities within wetlands.

The Huron Coastal Invasive Species Network works to address invasive species impacts on the environment, economy, and human health in Alcona, Alpena, Cheboygan, Iosco, and Presque Isle Counties. They leverage resources for prevention, early detection, response, and control of invasive species. In addition, the Michigan Departments of Agriculture & Rural Development (MDARD), Environment, Great Lakes, and Energy (EGLE), and the Department of Natural Resources (DNR) implemented the Michigan Invasive Species Program to prevent the introduction of new invasive species, limit the spread of established species, detect and respond to new invasions, and manage and control established species.



Sites of Environmental Contamination

The Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, regulates facilities of environmental contamination in Michigan. The Remediation and Redevelopment Division of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) works towards managing and revitalizing sites of environmental contamination to protect the environment. The division administers two programs: Environmental Remediation (release of hazardous substances from facilities) and Leaking Underground Storage Tanks (release of hazardous substances from underground storage tanks). As of August 2025, EGLE's RIDE Mapper has not identified any sites of environmental contamination (Part 201) in Alcona, Caledonia, and Hawes Townships. However, RIDE Mapper identified one site of leaking underground storage tanks (Part 213) in Alcona Township and two in Caledonia Township.

Figure 4-8 Leaking Underground Storage Tanks

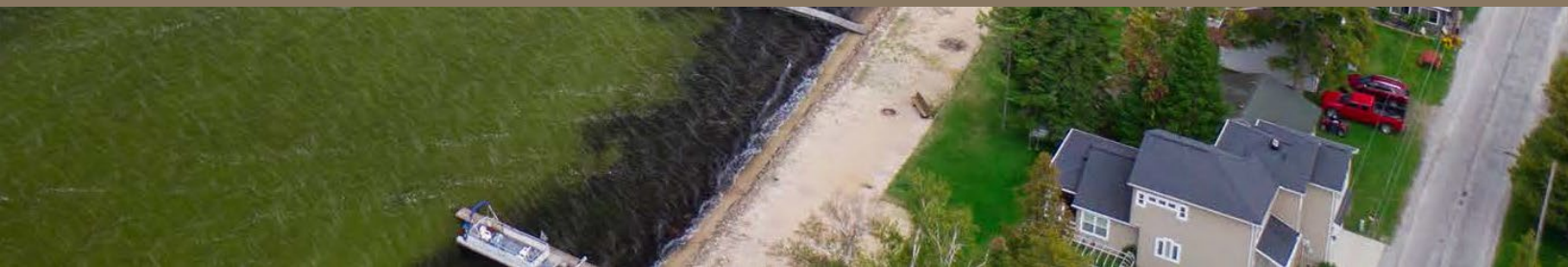




5

Existing Land Use

Existing land use provides an overview of how land is currently being utilized. It identifies the present state of the area and reveals how land is being used across various categories, such as residential, commercial, industrial, and agricultural zones.



Introduction

The existing land use analysis evaluates the efficiency of the community and offers insights into how land usage can evolve to meet future goals. By understanding existing land use, planners can make informed zoning decisions, address infrastructure needs, and focus on environmental conservation. Ultimately, it serves as a snapshot of current land management and plays a critical role in shaping future land use planning.

In contrast, a land cover map visually depicts the physical characteristics of the Earth's surface. It classifies land based on observable features such as forests, grasslands, water bodies, urban areas, agricultural land, wetlands, and other natural or man-made surfaces. The map uses various colors and patterns to distinguish these land types. Created through satellite imagery, aerial photography, and other remote sensing technologies, land cover maps are invaluable for understanding the environment, managing natural resources, and tracking changes in the landscape over time.

NEMCOG has utilized the current tax roll data to create a detailed land use map, leveraging the tax classification information for each parcel of land. By using the tax classification system, which categorizes properties based on their intended use (such as residential, commercial, industrial, agricultural, etc.), NEMCOG has mapped each parcel according to its specific designation. Each parcel is then represented on the map with a unique color corresponding to its tax classification. This color-coding makes it easy to visually distinguish different land uses across the area, providing a clear and organized view of the community's current land distribution. This method not only ensures accuracy but also helps in understanding the spatial distribution of various land types, aiding in planning, zoning, and resource management efforts.

Improved & Vacant Land

The land uses are broken down into improved or vacant parcels. Improved land is going to be anything that has been developed upon or enhanced in some way. This can include any kind of infrastructure that might be installed on the land, such as water, electricity, sewage, etc. Improved land can also include anything from buildings, roads, sidewalks, and the like. On the other hand, vacant land is going to be any parcel that is currently undeveloped or otherwise unused. There will be no farming activities located on these parcels, as well as no residential, commercial, industrial, or any other use. These plots can also be entirely in their natural state, or they can be property that has been cleared.

Improved Land has been developed or enhanced, may have infrastructure or utilities such as water, electrical, or sewage, and can include buildings, roads, sidewalks, etc.

Vacant Land is undeveloped, unused, has no farming, residential, or commercial uses, can be entirely natural land or cleared, and can be in urban or rural areas.

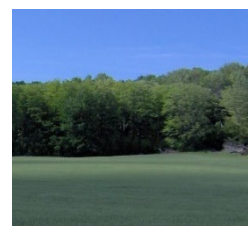
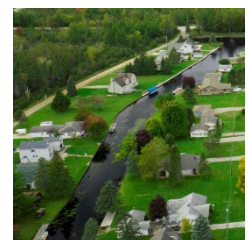


Table 5-1 Existing Land Use

	Total		Alcona Township		Caledonia Township		Hawes Township	
Category	Acres	% of Area	Acres	% of Area	Acres	% of Area	Acres	% of Area
Agricultural - Improved	5,345.3	4.0%	1,035.5	2.5%	3,471.4	7.5%	838.4	1.8%
Agricultural – Vacant	2,927.2	2.2%	101.7	0.2%	1,776.0	3.8%	1,049.5	2.3%
Commercial – Improved	2,044.1	1.5%	1,338.1	3.2%	197.9	.4%	508.1	1.1%
Commercial – Vacant	193.0	0.1%	3.1	0.1%	98.6	0.2%	91.35	0.2%
Industrial/Utility – Improved	280.1	0.2%	0.7	0.0%	254.4	.6%	25.1	0.1%
Industrial/Utility – Vacant	3.1	0.0%	0.0	0.0%	3.1	0.0%	0.0	0.0%
Residential – Improved	48,191.1	35.9%	9,612.0	22.9%	16,967.0	36.5%	21,612.1	47.3%
Residential – Vacant	55,318.2	41.2%	16,660.1	39.6%	20,202.0	43.5%	18,456.1	40.4%
Federal	6,825.6	5.1%	5,251.0	12.5%	0.0	0.0%	1,574.7	3.5%
State	2,909.6	2.2%	2,370.6	5.6%	37.5	0.1%	501.4	1.1%
Township	180.6	0.1%	12.2	0.0%	167.1	.4%	1.2	0.0%
Water/Other	9,983.7	7.4%	5,649.5	13.4%	3,302.2	7.1%	1,033.4	2.3%
Total	134,203.0		42,034.5		46,477.06		45,691.4	

Source: Alcona County Tax Equalization Department



Residential

Residential land makes up the largest portion of land use in Tri-Township, totaling 77.1% of the current land use. Improved residential areas currently cover 35.9% of the total land, while an additional 41.2% is made up of vacant residential land. Combined, these residential areas account for a total of 103,509.3 acres, highlighting the significant role that residential development plays in the overall land use within the region. This distribution reflects both existing homes and the potential for future growth and development in Tri-Township. Since residential land occupies such a significant portion of the area, the residential neighborhoods are fairly evenly distributed throughout the region. This distribution allows for balanced growth and development, ensuring that residential spaces are accessible across Tri-Township while maintaining the character and function of other land uses

Alcona Township	Caledonia Township	Hawes Township
26,722.2 acres	37,169.0 acres	40,068.2 acres
62.5%	80.0%	87.7%



Agricultural

The next largest land use category in Tri-Township is agricultural land. This land is primarily used for farming activities such as crop production, livestock grazing, and the cultivation of fruits and vegetables. It also includes pastures for grazing animals, as well as orchards, vineyards, and essential infrastructure like barns and silos. Agricultural land plays a vital role in food production and the local economy, requiring careful management to ensure sustainability and maintain soil health. In Tri-Township, there is a total of 8,272.5 acres of agriculturally zoned land, which represents 6.2% of the total land area. Of this, 4,345.3 acres are improved, accounting for 4% of the land within the townships. Agricultural areas can be found in all three Townships; however, the majority of the Agricultural land is located in the northeast portion of Caledonia Township, as well as the northern part of Alcona Township. A small amount of agricultural land can also be found in the southern portions of Hawes Township.

Alcona Township	Caledonia Township	Hawes Township
1,137.2 acres	5,247.5 acres	1,887.9 acres
2.7%	11.3%	4.1%



Commercial

This category encompasses a total of 2,237.15 acres. Commercial land use includes a variety of establishments that contribute to the region's economic activity and service offerings. These spaces can include religious organizations, museums, fairgrounds, medical facilities, restaurants, retail shops, lodging accommodations, nursing care facilities, and service-oriented businesses such as salons, repair shops, and auto services. As the region continues to grow, commercial areas play an important role in meeting the needs of residents and visitors, offering essential services, employment opportunities, and enhancing the overall economic vitality of Tri-Township. The majority of the commercial land can be found on the southern coast of Hubbard Lake as well as in the Lost Lake Woods region.

Alcona Township	Caledonia Township	Hawes Township
1,341.3 acres	296.4 acres	599.5 acres
3.2%	0.6%	1.3%



Industrial/Utility

Industrial and utility land occupies a modest 283.14 acres, or just 0.2% of the total land area in Tri-Township. This category includes utility land uses, manufacturing facilities, processing plants, warehouses, and similar operations. The largest concentration of industrial and utility land is found in central Caledonia Township, with another smaller section located on the western side. Aside from these areas, industrial and utility land is primarily scattered in small pockets throughout the region. This distribution reflects the limited need for such land uses in the broader community, with industrial development mainly concentrated in key areas.

Alcona Township	Caledonia Township	Hawes Township
0.7 acres	257.4 acres	25.1 acres
0.0%	0.6%	0.1%



Governmental

There are several relatively large sections of Federal land, especially on the eastern side of Alcona Township. Additional Federal land is located along the southern border of Hawes Township. In total, this land encompasses approximately 6,825.6 acres, or 5.1% of the overall land area.

State land is located in the northeastern corner of Alcona Township, as well as in the southwestern corner along the Hubbard Lake coastline. Together, these areas account for approximately 2,909.6 acres, or 2.2% of the total land area. These state-owned lands play an important role in preserving natural habitats, providing recreational opportunities, and supporting environmental conservation efforts in the region.

Their strategic locations also contribute to the overall landscape and offer valuable resources for both the community and visitors. Township property makes up a very small portion of the Tri-Township region, totaling just 180.6 acres, or 0.1% of the overall land area. These properties serve the public good and include spaces such as public parks and recreational areas, government buildings like town halls and community centers, cemeteries, and essential public utilities. Although the amount of township property is limited, these spaces are vital for providing services, enhancing the quality of life, and ensuring that the needs of the community are met. The small size of these properties reflects the generally limited role of local government land holdings in the region, with most land being privately owned or designated for other uses.

Alcona Township	Caledonia Township	Hawes Township
7,633.8 acres	204.7 acres	5,649.5 acres
18.2%	0.4%	13.4%



Water

Tri-Township has approximately 9,983.7 acres of water throughout the region. Most of this is due to the large body of water, Hubbard Lake, centered in the Townships. Other important lakes in the Tri-Township area include Badger, Deer, Lost, Bear, and Beaver Lakes, all located in the Lost Lake Woods Club (LLWC) in Alcona Township.

Alcona Township	Caledonia Township	Hawes Township
2,077.3 acres	3,302.2 acres	1,033.4 acres
4.6%	7.1%	2.3%

Existing Land Use

Tri-Township Master Plan

Map by the Northeast Michigan Council of Governments 2025
Data provided courtesy of Alcona County Equalization Department

0 1 2 3 4 5 Miles

Residential - Improved
Residential - Vacant
Federal
State
Township
Water

Agricultural - Improved
Agricultural - Vacant
Commercial - Improved
Commercial - Vacant
Industrial/Utility - Improved
Industrial/Utility - Vacant

Figure 5-2 Existing Land Use Map – Alcona Township

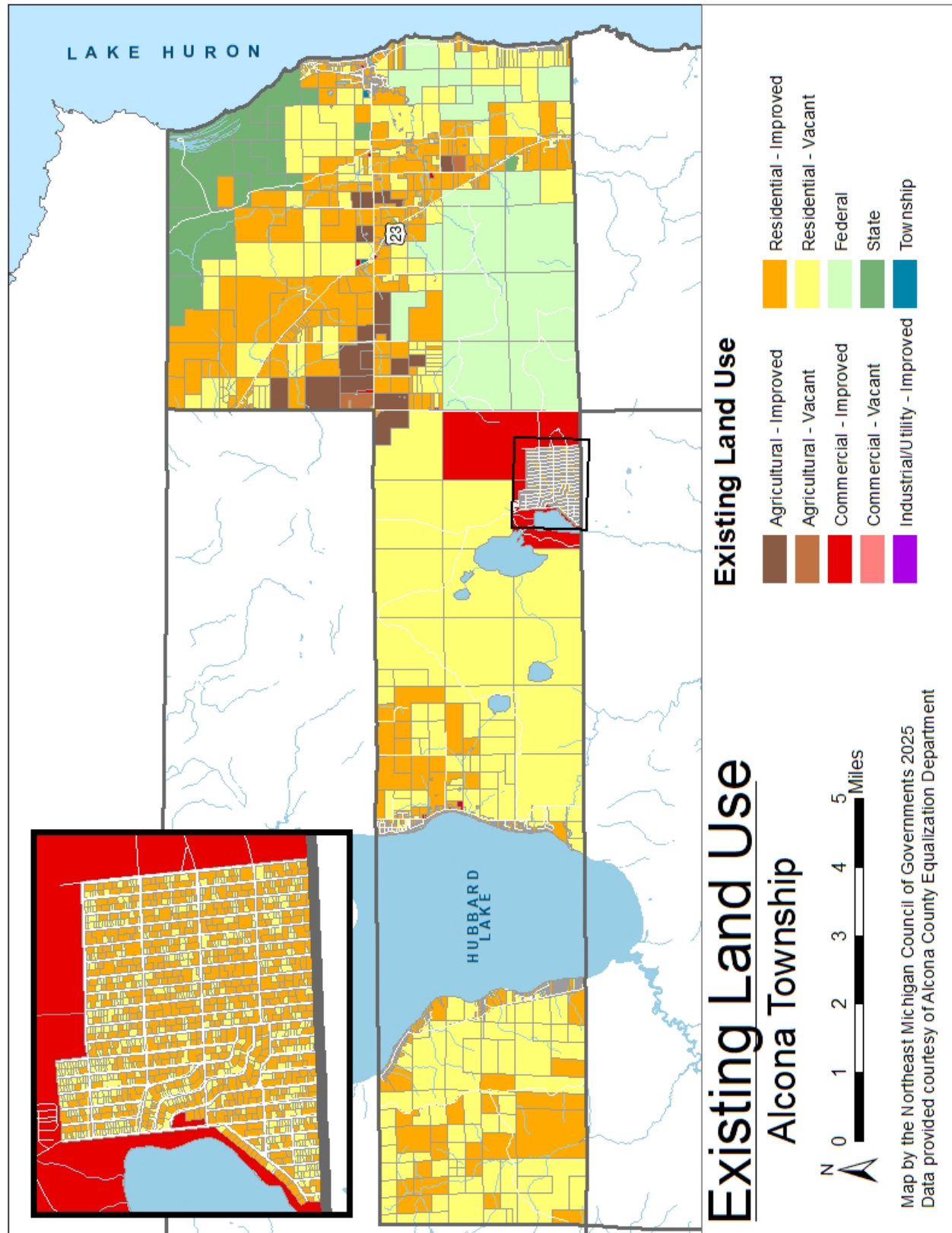


Figure 5-3 Existing Land Use Map – Caledonia Township

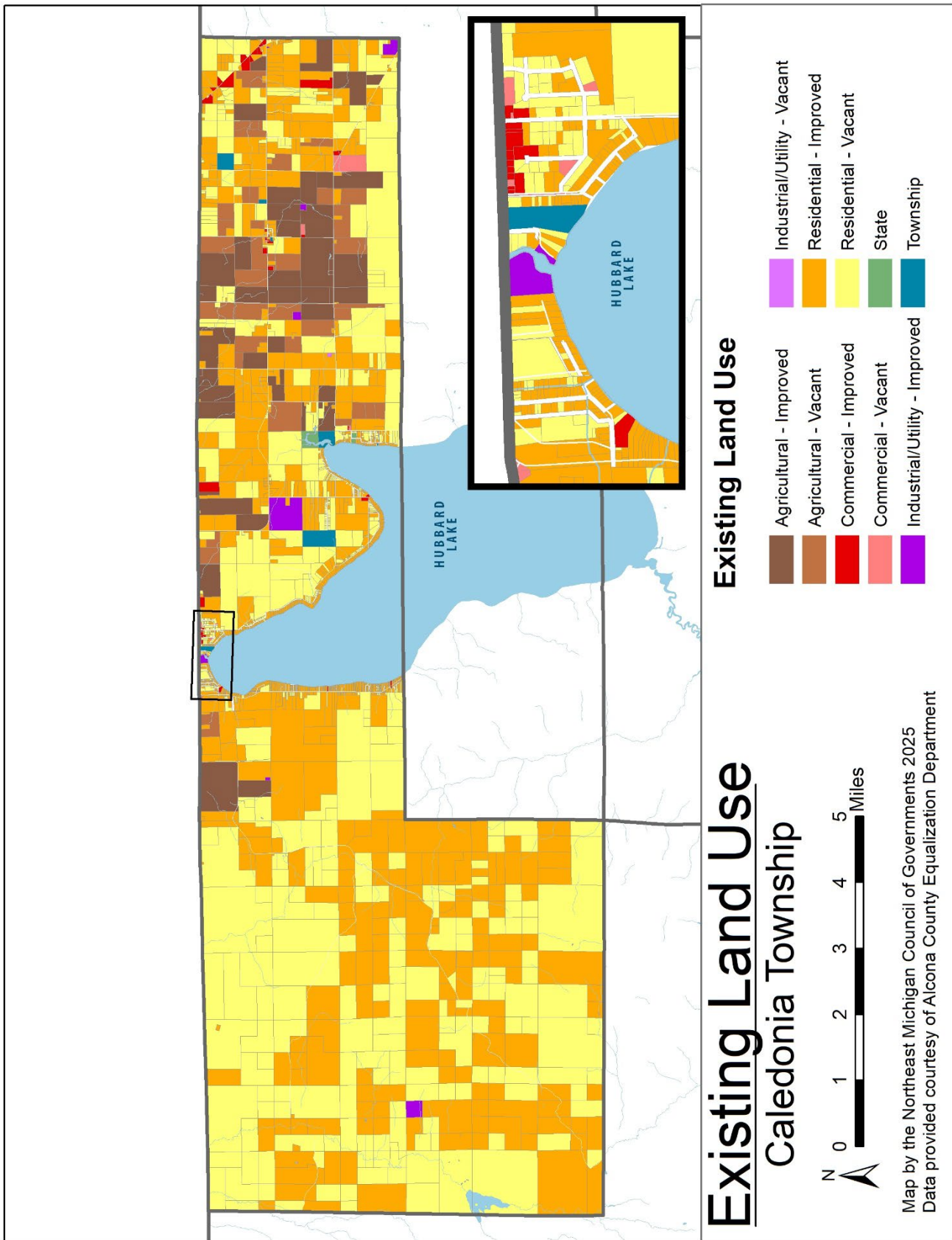
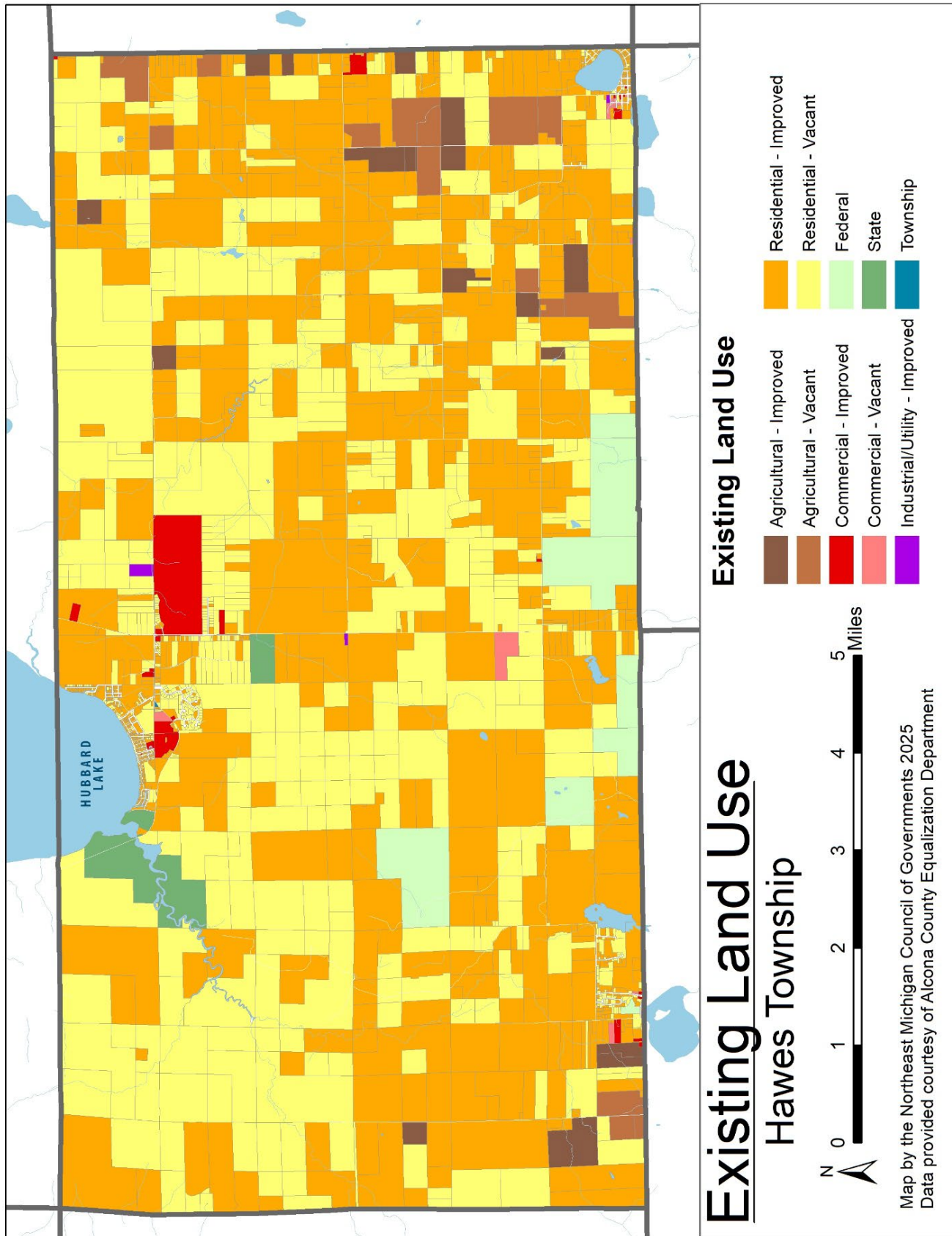


Figure 5-4 Existing Land Use Map – Hawes Township





6

Goals & Objectives

A community's goals and objectives define the type of future the community desires and the kind of lifestyle its citizens seek.



Overview

The following goals and objectives are based on the information gathered during the public input survey and are intended to provide direction during the decision-making process regarding the townships' future. The responsibility for implementing this plan will include government agencies, private enterprises, community group activity, and individuals. The townships will make every effort to collaborate with partner organizations, other local governments, and members of the public to ensure the correct mix of stakeholders is involved in the implementation process. It is hoped that this plan will stimulate interest in community development that will become self-sustaining.

Planning & Zoning

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Quality of Life & Community Character

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Community Development

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Natural Resources

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Housing

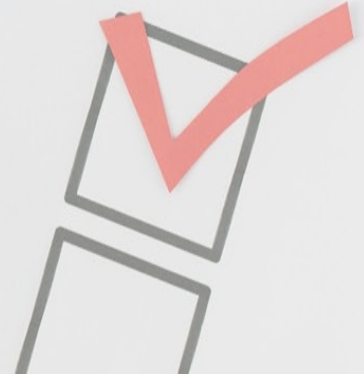
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Economic Development

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Summary of Public Input Survey Results

The Alcona, Caledonia, and Hawes Townships' Planning Commissions prepared an online survey to gain input about the public's perceptions and opinions to ensure the master plan reflects the goals of the community. The survey received 316 responses, although not every person completed all the survey questions. The survey was analyzed to determine the perceived positive and negative characteristics, and opinions regarding residential growth, transportation, economic growth and development, renewable energy sources, short-term rentals, and community services within the townships. It is important to note that not all of the respondents' perceptions and opinions apply to all of the Townships since the Townships were not treated separately within the survey. The following is a summary of the survey results. Full results can be obtained from either the Alcona, Caledonia, or Hawes Townships' Planning Commissions.



Survey respondents indicated they reside, visit, or own property or a business within the following townships:

- **38.1% in Alcona Township**
- **48.2% in Caledonia Township**
- **10.0% in Hawes Township**

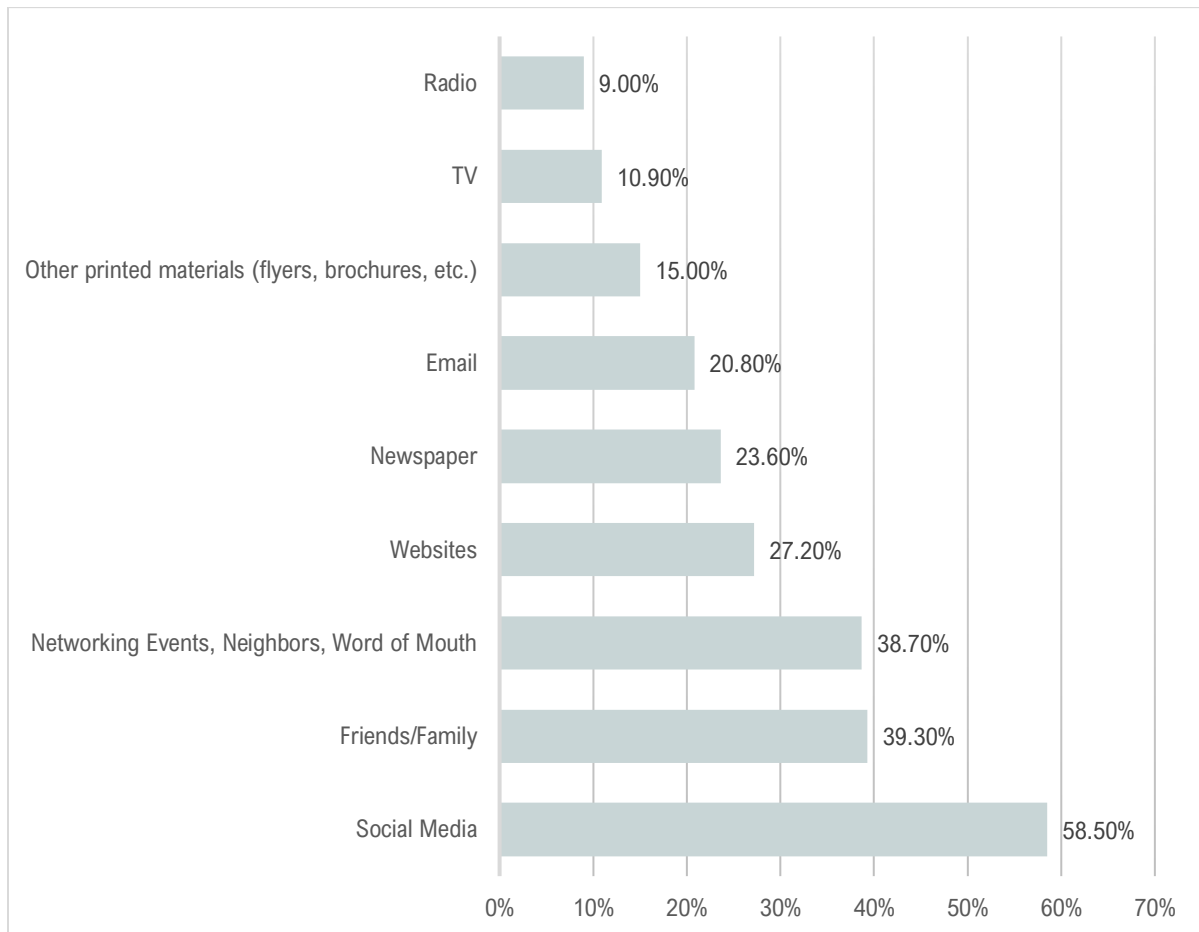
Other survey respondents included individuals who reside outside of the Tri-Township area and individuals who own properties in more than one township.

About 41.9% of respondents have lived in Tri-Township for more than 20 years, while about 23.3% of respondents have lived in the area for 5 years or less. Out of the seasonal respondents, nearly 44.0% indicated they spend between 3 to 6 months per year in the area. Over 60.0% of respondents were between the ages of 50 and 69 years old. About 55.7% of respondents are retired, while 9.1% work within the Tri-Township area and 8.1% work outside of the Tri-Townships area. Other respondents cited that they work remotely, in another part of Michigan, or another state.

Over 80.0% of respondents indicated they are satisfied or very satisfied with Alcona, Caledonia, or Hawes Townships as places to live, own property, or visit. Over 77% of respondents have not been impacted by shoreline erosion. However, respondents (34.4%) do support an ordinance to regulate structures within the water that are meant to armor the shoreline. Over 72% of respondents stated that requiring large minimum lot sizes to preserve forestland, wetlands, and farmlands was important or very important.

Information Flow

Respondents obtain information about what is happening in the Tri-Township area through:



Townships' Strengths

- Area beauty (Hubbard Lake, Lake Huron, Negwegon State Park, wildlife, dark skies, 4 seasons, natural landscape mixed with farms, clean air and water, parks, forests, waterways, etc.)
- Recreational opportunities (hunting, fishing, wildlife viewing, all-season sports, lake activities, etc.)
- Public access to the water and woods
- Retirement destination
- Peaceful, remote, rural small-town atmosphere
- Low population density
- Low cost of living
- Low property costs and big lot sizes
- Lack of high-density housing (e.g., apartments, developments, associations, etc.)
- Friendly people/family & friends live nearby/sense of community
- No traffic congestion
- Bicycle friendly
- Well-maintained, quality roads
- Low crime rate/safe neighborhoods
- Close to stores and professional services in Alpena or Oscoda
- Community activities & events (Farmers Market)
- Local services are provided with limited budgets

Townships' Weaknesses

- Lack of internet and cellphone service coverage and providers
- Outdated, confusing, vague, and inconsistent ordinances across the three township boundaries (e.g., permit/site plan review process, nonconforming uses, variances for undersized lots, construction completion deadlines, dock and boat lift regulations, etc.)
- Excessive noise (short-term rentals, fireworks, etc.)
- Lack of or selective enforcement of townships' ordinances
- Invasive species
- Lack of population diversity
- Lack of infrastructure (natural gas, cable, broadband accessibility, cell service, etc.)
- A large number of power outages in the area
- Lack of housing/zoning regulations that prevent new, affordable housing
- Limited tourism
- Lack of access to retail and grocery stores, and farm-to-table food sources
- Lack of government transparency and accountability (outdated, inaccurate information on the website)
- High property taxes
- Poverty/low income
- Lack of available and affordable housing
- Lack of diverse business development
- Lack of job opportunities and qualified applicants for existing jobs
- The local population does not support local businesses
- Lack of lodging accommodation and medical facilities (hospital, urgent care, etc.)
- No small general aviation airport or rail transportation
- Trash disposal/litter along roadsides and woods, and Hubbard Lake/Burning of trash
- Crime (theft, vandalism, drug addiction, trespassing, etc.)
- Townships do not have offices with set hours
- Lack of maintenance along roadsides (mowing, cutting back brush, removing hazardous trees and branches, etc.)
- Lack of road maintenance (dust control, rutting, plowing on secondary roads, etc.)
- Lack of neighborhood services
- Lack of public and senior transportation services
- Lack of support for the improvement of the library and community center
- Lack of reliable healthcare, and fire and medical emergency services
- Inaccurate address marking for emergency services
- Long response times for emergency services
- Lack of emergency services funding and personnel

Townships' Opportunities

- More Sheriff and marine patrol presence
- More speeding enforcement
- Moderately develop the area around the natural environment
- Encourage small businesses
- Re-purpose abandoned, vacant businesses and residences
- Develop a paved pathway to increase safety & accessibility around Hubbard Lake, along U.S. 23, to four corners (the central commercial district)
- Install park benches, street lights, bike racks, and attractive trash receptacles in the four corners area
- Attract and retain young families
- Reduce the speed limit in residential areas
- Develop a downtown and economic development plan for downtown/four corners
- Create more community events, programming & activities for all age groups
- Encourage boater safety education
- Preserve and protect the area's lakes, natural environment, and wildlife
- Update the townships' websites to be user-friendly, accessible, and current
- Better governmental communication with the public (provide live meeting broadcasts, and more information on websites and social media, and through mailings, newsletters, notices, and/or emails)
- Work with the County to develop a garbage disposal site and recycling facility in the area (public trash drop-off)
- Work with the County to attract more trash services into the area
- Work with the County to develop a better recycling program (collection spots, curbside pick-up, etc.)
- Develop a recreational marketing strategy, including the location of public access sites on the lakes, and showcasing Hubbard Lake as a four-season recreational and vacation destination
- Develop recreational opportunities and activities for all ages
- Develop more public access sites on Hubbard Lake
- Construct a pavilion at North End Park for live entertainment, presentations, outdoor movies, events, patriotic programs, and winter gatherings
- Evolve Tri-Township to keep up with the introduction of new technology and the evolving economy
- Implementing a fee structure for Hubbard Lake (free for township residents, an entrance fee for non-residents)

Townships' Concerns

- Loss of community character
- Uncontrolled development on a scale that does not fit with Tri-Township's community character
- Blight
- Too many boats and docks on Hubbard Lake
- Solar arrays
- No incentives to attract people to live or work in Tri-Township
- Short-term rentals/VRBO/Air B&Bs in residential areas (lack of regulations for rental home sizes, number of bedrooms and number of occupants, large groups, excessive noise, high traffic volumes, ruins sense of place in neighborhoods)
- Development favored over the preservation and conservation of natural resources
- Water quality issues (runoff from lawn chemicals into the lakes)
- Preservation and conservation of the area's natural environment
- Resistance to change/narrow-mindedness
- Unwelcoming to new residents and seasonal residents/biased against 'down staters'
- Lack of monitoring and restocking of Hubbard Lake with Perch and Walleye
- Leaking septic tanks around the lakes
- Dying towns
- People drive through Tri-Township without stopping
- Require natural buffers between commercial and residential uses

Survey Results: Residential Growth

Respondents noted the community's character should be considered during the development review process to make sure the development fits in the community and supports concentrating developments to preserve natural areas. Respondents who did not support residential growth cited that there was a lack of available land for housing developments, and it would ruin the rural character and natural beauty of the area.

Over 20.0% of respondents supported:

- Single-family homes on individual residential lots (42.9%)
- Senior housing (30.3%)

Less than 20.0% of respondents supported:

- Single-family homes clustered together, leaving open space undeveloped (15.1%)
- Mixed-use housing (property that combines both residential and commercial spaces) (13.9%)
- Tiny homes (13.0%)
- Cottage-style dwellings- not attached (one-story dwellings which do not share a wall but are located on the same property) (9.2%)
- Townhouses (which share a wall and where no separate dwelling unit is above another) (7.6%)
- Apartments (where separate dwelling units are above each other) (7.1%)
- Secondary homes on property (6.7%)
- Cottage-style dwellings – attached (one-story dwellings which share a wall) (6.3%)
- Duplexes (4.6%)
- Manufactured/mobile homes (2.5%)

Land Use

Respondents stated the following were important or very important:

- Requiring a large minimum lot size to preserve forestland (77.4%)
- Requiring a large minimum lot size to preserve wetlands (75.7%)
- Requiring a large minimum lot size to preserve farmland (72.7%)

Over 60% of respondents stated that allowing landowners to split their property into smaller lots was not important to them.

Survey Results: Transportation

Over 70% of respondents were satisfied with the conditions and maintenance of the roads and bridges. Respondents who were not satisfied indicated that the sides of the roads are washing away, a lack of salting during the winter months, a lack of mowing along the roadsides, dirt roads not being paved, and a lack of repainting centerlines and sidelines. Nearly 64.0% of respondents were satisfied with snow removal. Suggestions for improvements included constructing a multi-use path around Hubbard Lake, replacing the bridge at the north end of Hubbard Lake to provide clearance for kayaks and canoes, reducing traffic speeds in residential areas, reducing the weights of commercial vehicles on secondary roads, and providing information about public access sites for kayaks.

Respondents indicated the importance of the following transportation goals:

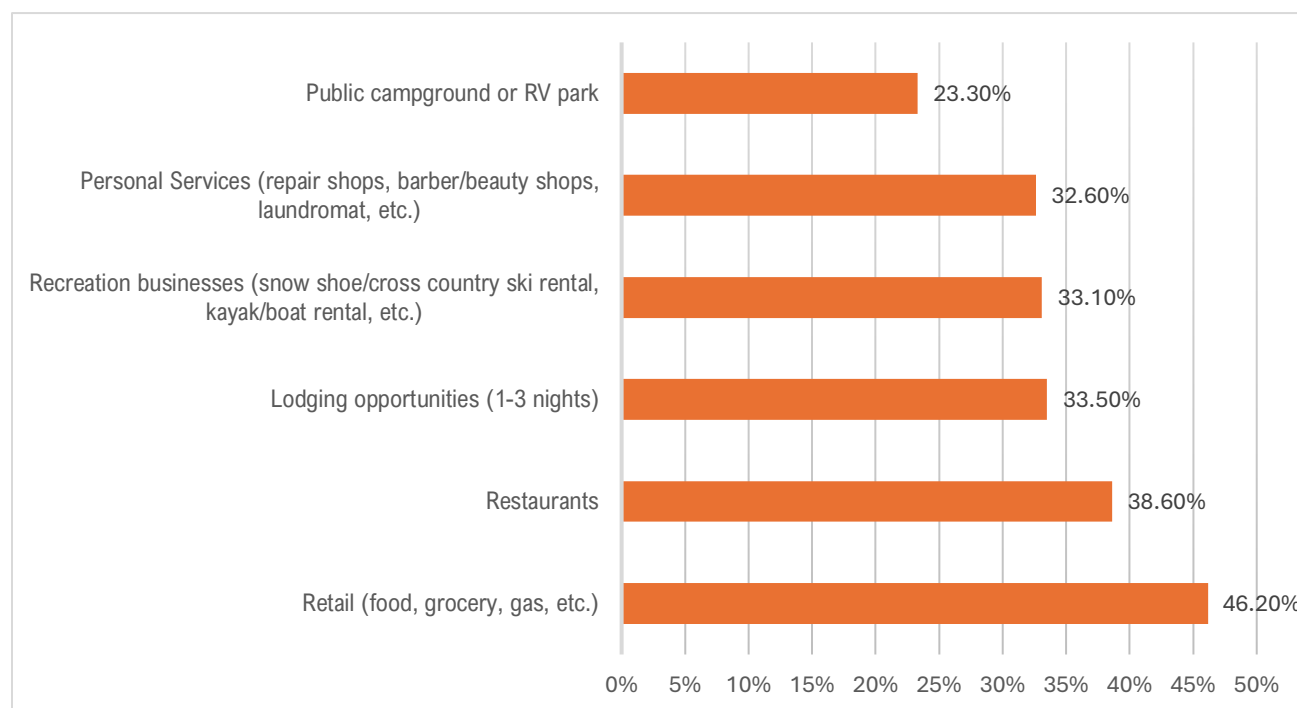
- Maintaining existing roads (99.2%)
- Providing access to transportation options for people with physical challenges (87.2%)
- Traffic safety (guardrails, crosswalks, intersections, signage, signals, and striping) (80.8%)
- Establishing nature trails (79.7%)
- Establishing bicycle trails (76.0%)
- Paving the shoulders for safer non-automobile travel (72.9%)
- Providing pedestrian access to beach and lakefront areas (69.1%)
- Establishing new ski trails (57.9%)
- Providing more paved roads (58.9%)
- Establishing new snowmobile trails (57.5%)
- Establishing new ATV trails (51.4%)

Survey Results: Economic Growth & Development

Most respondents were unsure about whether they would open a business in Tri-Township. Roughly 37.3% of respondents would not open a business in the area, citing the lack of a customer base (low/seasonal population, people drive through the area without stopping, lack of tourists, etc.), the difficult site plan review and permit processes, the lack of talent, the location of commercial land uses not being in high traffic areas, and the difficulty in having products shipped in and out of the area. About 21.1% of respondents who would open a business in the area stated there is a need for new businesses that serve the community's needs, and they have had success opening a business within the area.

Over 81% of respondents stated they can access job training and education. However, a lack of high-speed internet access and poor cell service in the area were identified as barriers.

Respondents felt these land uses were missing from Tri-Township:



Less than 20.0% of respondents supported the following growth:

- Lodging opportunities for 4 days to 2 weeks
- Lodging opportunities for up to a few months
- Offices (insurance, medical, financial institutions, etc.)
- Institutional (churches, adult foster care, child care, etc.)
- Industrial or manufacturing
- Storage facilities (pole barns or other accessory building districts)

About 23.7% of respondents preferred no new economic development.

Survey Results: Community Services

Most respondents were satisfied or very satisfied with fire protection (57.6%), emergency medical services (53.8%), and police protection (47.9%). However, respondents were not satisfied with the area's medical facilities (40.1%).

About 59.9% of respondents rated township-provided services as either good or excellent. Respondents who were not satisfied cited high taxes, too many permits, no services, unjust property tax assessments, spending on projects that only benefit a small portion of the population, unenforced or selectively enforced zoning regulations, public input being ignored, and difficulty contacting township officials and staff.

Approximately 56.1% of respondents indicated they have used the townships' websites to find information about ordinances. Respondents recommended improving the search ability for ordinances and other basic information and providing updated information.

Survey Results: Renewable Energy

About 46.5% of respondents felt solar and wind energy are necessary for the future, while 37.8% of respondents did not. Respondents stated they would like to see solar and wind facilities on a limited scale.

About 45.2% of respondents feel landowners should be able to enter into leases with solar or wind energy facilities to maximize profits on their land. However, about 41.6% of respondents stated they did not support the development of utility-scale solar energy facilities on agricultural land (31.7% support), and about 49.4% of respondents did not support the development of utility-scale wind energy facilities on agricultural land (31.1% support).

Respondents were concerned about the following:

- Loss of rural vistas (74.9%)
- Loss of wildlife habitat due to solar and wind energy facilities (70.8%)
- Loss of farmland (67.4%)
- The scale (large acreage footprint) of solar and wind energy facilities (66.7%)
- Noise from inverters used in solar energy facilities (59.7%)
- Viewing solar energy facilities (57.9%)
- Viewing wind energy facilities (55.8%)
- Battery storage at solar energy facilities (54.9%)

Respondents stated that wind and solar facilities detract from and ruin the visual beauty of the area's natural landscape, provide unreliable electricity, use a vast amount of land, reduce property values, and have concerns regarding other countries purchasing farmland and the cost difference between producing and retiring equipment, and the equipment's useful lifespan.

Respondents cited considerations that should be made regarding what happens to the land when

the renewable energy equipment becomes obsolete, the preservation of the area's natural areas for the climate and environment, and the minimization of the renewable energy facilities' impact on rural vistas and wildlife habitats.

Survey Results: Short-Term Rentals (Vrbo, Airbnb, Etc.)

About 62.7% of respondents feel short-term rentals should be allowed in Tri-Township with regulations, while 17.0% stated they should be allowed without regulations. Respondents cited excessive noise, large numbers of people, misuse of rentals, rental safety (e.g., smoke detectors, fire extinguishers, handicap access, insurance coverage, up-to-code septic systems, etc.), trespassing, and high traffic volumes associated with short-term rentals. Suggestions included designating a rental period (limiting the number of rentals per residence, a month minimum stay limit, etc.), requiring an inspection every three years, requiring rentals to have an owner/manager on-site, permitting a certain number of short-term rental licenses and rescinding licenses if terms are violated, and not permitting short term rentals in residential neighborhoods. About 20.3% of respondents stated short-term rentals should not be allowed, citing they destroy the sense of community and property values, renters are not cognizant of neighboring properties, boating laws, or the environment, families are priced out of the housing market, and Tri-Townships is becoming a transient community (more rentals than permanent dwellings).

Respondents felt the following regulations should be enforced:

- Adopt standards to regulate trash issues (80.3%)
- Adopt standards to regulate parking issues (74.7%)
- Adopt standards to regulate trespassing problems (73.5%)
- Require annual inspections (53.7%)
- Require annual license (51.9%)
- Require a local management agent to be available (46.9%)
- Limit the total number allowed in the townships (35.2%)
- Require a zoning permit (32.7%)
- Only allow them in specific zoning districts (24.1%)
- Create a short-term rental vacation home overlay district and only allow them there (9.3%)

Goals & Objectives

The following goals and objectives are developed for Planning & Zoning, Quality of Life & Community Character, Community Development, Natural Resources & Recreation, Housing, and Economic Development.

Planning & Zoning

Land use patterns are continually changing based on the current economy. Planning for these changes allows the townships to reshape their future, prevent environmental degradation and urban sprawl, become more resilient and sustainable, and retain their community character. Special assessment districts assist the townships with this planning. Partnerships allow for the efficient use of resources to meet common goals. Open lines of communication with the public will reinforce that the townships are striving to enhance the health, welfare, and safety of the community.

Quality of Life & Community Character

A community's quality of life is made up of all the factors that define the viability of a place to live, work, and play. A community's character identifies the attributes that make the community unique and is continually changing over time. The community's character and quality of life are influenced by several factors, including land use patterns, natural features, transportation systems, cultural heritage, history and traditions, and economic patterns.

Community Development

Governmental institutions owe their constituents an efficient, environmentally responsible, and open organization that is cognizant of its operational costs and its ability to deliver high-quality services. A healthy community has a balance between developed and undeveloped spaces. Well-designed and managed infrastructure and services, such as roads, utilities, public safety operations, etc., greatly add to the livability of a community. The continued maintenance and upgrades to these facilities are essential and require constant oversight. Planning for renewable energies, such as wind and solar, will increase energy efficiency and conservation, reduce greenhouse gas emissions, and reduce reliance on fossil fuels.

Natural Resources & Recreation

Natural resources (air, water, soil, minerals, fuels, plants, animals, etc.) provide food, air, water, and materials for goods and services, and have a positive impact on the health and wellness of residents and visitors. Preservation is the protection of natural areas to keep them as close to their original state as possible. Resources in preserved areas are not used. Conservation is the sustainable use of natural resources to meet the needs of current and future generations. The preservation and conservation of natural resources may conflict with other needs, such as farming, tree harvesting, and development(s). If natural resources are carelessly managed, they will not be able to withstand and rebound from natural disasters or extreme conditions. Alcona, Caledonia, and Hawes Townships share environmental concerns regarding Hubbard Lake.

Recreational opportunities and activities should appeal to and accommodate the needs of the residents and visitors. Parks and public lands conserve natural resources to maintain healthy ecosystems and wildlife habitats, protect air and water quality, and provide open spaces.

Housing

The strength of a local economy is dependent on a diverse, well-maintained, and affordable housing stock. Adequate housing choices across the economic spectrum must be available for residents to feel economically secure, and the townships should encourage new developments to provide a variety of housing options. Housing rehabilitation programs are needed to ensure the existing housing stock is maintained and enhanced.

Economic Development

The economy impacts the community's future growth and development. A strong economy is essential in a healthy community and occurs when the local community actively seeks ways to encourage diverse and desirable development that attracts jobs with family-sustaining wages.

Goals & Objectives Key

Timeframe	
Short	Low cost, easy implementation, directly addressing top priorities, or critical to the advancement of other strategies, and to be implemented within the next 1-5 years
Medium	Important actions that have some level of significant cost and can be implemented within the next 5-10 years
Long	Actions that often require significant amounts of funding that must be planned for over time or require other strategies to be completed before their implementation
Ongoing	Actions that have no beginning or end period, but are continuously ongoing in the city

Responsible Parties	
TB	Township Boards
PC	Planning Commissions
ZBA	Zoning Board of Appeals
TS	Tri-Townships' Staff

Planning & Zoning

Action	Timeframe	Responsible Party
Goal #1: Maintain and implement the master plan, recreation plan, zoning ordinance, and other plans.		
a. Review the master plan and recreation plan every five years.	Ongoing	TB, PC
b. Review and update the zoning ordinances to have similar regulations in Alcona, Caledonia, and Hawes Townships.	Ongoing	TB, PC
c. Respond accordingly to changes in state planning and zoning statutes.	Ongoing	TB, PC
d. Coordinate growth and development through the appropriate land use controls.	Ongoing	TB, PC
e. Develop a waterfront overlay district in the zoning ordinance for consistent special requirements and development standards along designated waterfronts.	Short	TB, PC
f. Annually update the capital improvement plan to plan for facility improvements, manage debt capacity for large projects, and consider initial capital outlay and ongoing maintenance costs.	Ongoing	TB, PC
Goal #2: Collaborate with and leverage the support of other governmental agencies, nonprofit organizations, public entities, private businesses, and academic institutions on land use, zoning, and development issues.		
a. Communicate with Alcona County, Alpena County, the Department of Natural Resources, the U.S. Forest Service, and adjacent townships about land use/management and site plan issues for properties within or near their boundaries.	Ongoing	TB, PC
b. Develop and maintain strategic partnerships.	Ongoing	TB, PC
c. Continue to collaborate through the Tri-Township Planning Committee and provide guidance on land use planning decisions.	Ongoing	TB, PC

Planning & Zoning (continued)

Action	Timeframe	Responsible Party
Goal #3: Actively work to prevent, protect against, mitigate, respond to, and recover from threats and hazards in the Tri-Township area.		
a. Coordinate with the Alcona County Emergency Management Coordination Office on emergency management-related projects and services, including but not limited to incorporating information into plans and policies, evacuation procedures, community outreach efforts, redundancies in the utility and communication systems, purchasing and maintaining generators for critical facilities, shelters, emergency water needs, and wastewater processing, etc.	Ongoing	TB, PC
b. Build the capabilities of the county GIS program to address hazards. Create and/or update datasets (parcels, ownership, location of all structures, driveways with ingress/egress conditions, roads, forest types, floodplains, utilities, wetlands, water features, bridges, culverts, and SARA III sites).	Short	TB, TS
c. Develop plans to identify and inform people about the location of safe areas during festivals and events, including signs and directions to shelters.	Ongoing	TB, TS
d. Coordinate with the health department to ensure proper location, installation, cleaning, monitoring, and maintenance of septic tanks.	Ongoing	TB, TS
e. Support the county and Tri-Township's public safety agencies in becoming adequately equipped and trained.	Ongoing	TB, TS

Planning & Zoning (continued)

Action	Timeframe	Responsible Party
Goal #4: Implement public participation methods to provide information and involvement opportunities for the public.		
a. Post information, events, plans, and/or ordinances on the township's websites and/or social media.	Ongoing	TB
b. Maintain and update the townships' website and/or social media to be accessible, user-friendly, and mobile-friendly.	Ongoing	TB
c. Encourage public feedback on projects within the townships.	Ongoing	TB, PC
d. Recruit interested citizens to the townships' committees and boards through the townships' websites and/or social media.	Ongoing	TB, PC, TS
Goal #5: Provide education and training opportunities for staff and appointed and elected officials.		
a. Encourage staff and appointed and elected officials to attend training. Determine training needs and track attendance.	Ongoing	TB, PC, TS
b. Continue to utilize procedures for the timely exchange of information between the township board and planning commission.	Ongoing	TB, PC

Quality of Life & Community Character

Action	Timeframe	Responsible Party
Goal #1: Improve the quality of life, appearance, and property values within Tri-Township.		
a. Continue to seek grants and other financial assistance to improve the quality of life in the Tri-Township area.	Ongoing	TB, PC
b. Encourage maintenance and upgrades to businesses and residences, including but not limited to providing information to the public about available funding sources.	Ongoing	TB, PC, TS
c. Enforce township ordinances to ensure properties remain safe, clean, and attractive.	Ongoing	TB, PC
d. Continue to foster strong relationships with local businesses to improve the townships' quality of life.	Ongoing	TB, TS

Community Development

Action	Timeframe	Responsible Party
Goal #1: Provide businesses and residences with access to sustainable, high-quality public services and facilities, infrastructure, utilities, and amenities.		
a. Plan infrastructure improvements to coincide with developments, if possible.	Ongoing	TB, TS
b. Work with Connect Michigan and internet and cellular service providers to ensure adequate internet and cell phone coverage is available throughout the townships.	Medium	TB, TS
c. Encourage participation in countywide clean-up days.	Ongoing	TB, TS
d. Continue to provide public safety services within the Tri-Township area.	Ongoing	TB, TS

e. Work with the Alcona County Commission on Aging to expand services and programs for the senior population in Tri-Township.	Medium	TB, TS
Goal #2: Develop and adopt a Complete Streets policy to improve the safety and efficiency of the townships' transportation network for drivers, pedestrians, and bicyclists.		
a. Increase safety and accessibility for walkability and bikeability through the installation of protected lanes, bicycle parking, reduced vehicular speeds, wider sidewalks, longer road crossing times, and connections throughout the townships.	Medium	TB, TS, PC
b. Encourage and facilitate alternative forms of transportation. Integrate EV chargers, charging infrastructure for zero-emissions vehicles, etc., into the transportation system.	Medium	TB, TS, PC
c. Work with the Alcona County Road Commission to maintain existing roadways and to plan and design road improvements to reduce traffic and roadway issues.	Long	TB, TS, PC
d. Encourage the incorporation of sidewalks, bike paths, pedestrian ways, open spaces, parks, and playgrounds during the design/re-design phase of road projects.	Long	TB, TS, PC
e. Support the continuation and expansion of public transit to serve the needs of the residents.	Ongoing	TB, TS, PC
f. Implement access management standards for commercial developments along primary roads, such as U.S. 23, F-41, Hubert Road, and Hubbard Lake Road.	Medium	TB, TS, PC
Goal #3: Encourage long-term sustainability through the promotion and implementation of energy-efficient facilities, services, and programs.		
a. Invest in renewable energy for the operation of the townships' buildings.	Medium	TB, PC, TS
b. Explore community renewable energy projects.	Short	TB, PC, TS
c. Encourage LEED/Energy Star certification.	Medium	TB, PC, TS
d. Encourage local production of solar energy on new residential and commercial developments.	Ongoing	TB, PC, TS

Natural Resources & Recreation

Action	Timeframe	Responsible Party
Goal #1: Promote conservation and environmental stewardship to protect the townships' natural resources.		
a. Limit development on steeply sloped lands.	Ongoing	PC
b. Require slope stabilization and vegetation replacement during construction to protect natural areas from erosion, siltation, and 'aesthetic blight.'	Ongoing	PC
c. Preserve and enhance open space areas, scenic vistas, ecological corridors, wildlife habitat, and environmentally sensitive lands.	Ongoing	PC, TB, TS
d. Encourage creative design and planning techniques for planned development(s) and redevelopment(s) to preserve special features, open space, water quality, and the area's natural resources (e.g., clustered developments, shared parking, vehicular access to properties, etc.).	Ongoing	PC
e. Encourage the retention of existing native trees and the use of native plants for reforestation projects, wildlife habitat, landscaping, street and neighborhood trees, parks, commercial developments, and roadside areas.	Ongoing	PC, TB, TS
f. Encourage the preservation and maintenance of natural wetlands, water retention areas, and greenbelt areas adjacent to bodies of water to store floodwaters, recharge groundwater, and protect water quality and critical wildlife habitat.	Ongoing	PC, TB, TS
g. Provide information to the public about air quality, invasive species, septic maintenance, lake scaping, proper fertilization use, shoreline erosion control, wildlife habitat improvement, negative impacts from break walls and high-density developments, etc.	Short	PC, TB, TS
h. Encourage the use of best management practices for wetlands, woodlands, and waterfront areas on public and private lands.	Ongoing	PC, TB, TS
i. Support environmental education programs and work days.	Short	TB, TS

j. Improve regional and watershed cooperation activities (e.g., water quality testing, aquatic species sampling, invasive species removal, coastal resiliency activities, etc.).	Medium	TB, TS
Goal #2: Create a recreational system that is viable, promoted, and easily accessible to all users.		
a. Improve universal accessibility across all recreation facilities in the townships.	Long	TB, PC, TS
b. Ensure recreation facilities are conveniently located in and near residential areas.	Ongoing	PC
c. Provide recreational amenities that are oriented to people of all age groups and abilities.	Ongoing	TB, PC
d. Support cooperative regional recreation planning and development with Alcona County, the Michigan Department of Natural Resources, and other surrounding municipalities.	Ongoing	TB, PC
e. Retain and improve access to public lands and water resources.	Ongoing	TB, PC
f. Develop motorized and non-motorized trails and pathways that use signage and maps to connect to established trail systems, parks, downtown areas, and community centers.	Long	TB, PC
g. Pursue the acquisition of natural areas in the community for recreation system expansion.	Long	TB, PC

Housing		
Action	Timeframe	Responsible Party
Goal #1: Encourage the development of a mixture of suitable housing options for all income levels, age groups, abilities, household types, and resident types (year-round and seasonal).		
a. Rezone appropriate lands for residential uses.	Medium	PC, TB
b. Research grant and incentive programs to encourage existing housing stock rehabilitation.	Short	PC, TB

Economic Development

Action	Timeframe	Responsible Party
Goal #1: Retain and expand existing businesses and attract new businesses and entrepreneurs to strengthen the tax base, provide employment opportunities, and diversify the business environment and workforce.		
a. Develop plans that strategically target investment within the townships.	Ongoing	TB, PC, TS
b. Encourage regional collaboration to create and expand local businesses and jobs in the townships.	Ongoing	TB, TS
c. Facilitate economic development projects in the townships.	Ongoing	TB, TS
d. Assist entrepreneurs with start-up loans.	Ongoing	TB, TS
e. Work with the Alcona Economic Development Corporation to promote business retention, expansion, and diversification.	Ongoing	TB, TS
f. Inform business owners and employers about grant opportunities.	Ongoing	TB, TS
g. Support and remove barriers to the development of childcare facilities.	Ongoing	TB, PC, TS
h. Direct proposed development(s) to the community centers within the Tri-Township area that have adequate infrastructure to serve the needs of the development(s).	Ongoing	TB, PC, TS
Goal #2: Redevelop vacant buildings and storefronts.		
a. Evaluate and prioritize inventory of potential redevelopment sites.	Short	TB, PC, TS
b. Utilize brownfield redevelopment programs to redevelop or reuse properties.	Long	TB, PC, TS
c. Actively search for buyers and developers for vacant buildings.	Long	TB, PC, TS
d. Assist private entities with acquiring properties and either demolishing or renovating vacant or uninhabitable structures.	Long	TB, PC, TS

Economic Development - Continued

Action	Timeframe	Responsible Party
Goal #3: Attract and retain a talented workforce.		
a. Promote Alcona, Caledonia, and Hawes Townships as a telecommute (remote work) community.	Medium	TB, PC, TS
b. Meet with businesses to determine their talent needs and ways to assist them in prospering in the Tri-Township area.	Medium	TB, PC, TS
c. Partner with educational institutions and business leaders to identify local internship, apprenticeship, and entrepreneurial opportunities.	Medium	TB, PC, TS
Goal #4: Support and encourage the retention of forest and agricultural lands to bolster Tri-Township's rural community character and to diversify the economy.		
a. Encourage the use of open space, farmland agreements, forest stewardship programs, tree farming, and specialty crop farms to retain forest and agricultural lands.	Ongoing	TB, PC, TS
b. Encourage forestry/tree harvesting operations.	Ongoing	TB, PC, TS
c. Encourage best environmental management practices for open feedlots to minimize their impact on the soil, water, and air.	Ongoing	TB, PC, TS
Goal #5: Market the Tri-Township area as a year-round recreation and tourism destination.		
a. Participate in a wider tourism marketing campaign in conjunction with neighboring communities and Northeast Michigan.	Short	TB, PC, TS
b. Participate in regional and statewide trail marketing efforts.	Short	TB, PC, TS
c. Continue to support festivals and events, as well as explore new ones to draw people into the area.	Ongoing	TB, PC, TS
d. Develop an inventory of attractions and accommodations to post on the townships' websites and distribute to visitors.	Short	TB, PC, TS



7 *Future Land Use*

The future land use plan outlines Tri-Township's preferred vision for future growth and development while safeguarding the community's character, farmland, and natural resources.



Future Land Use

Introduction

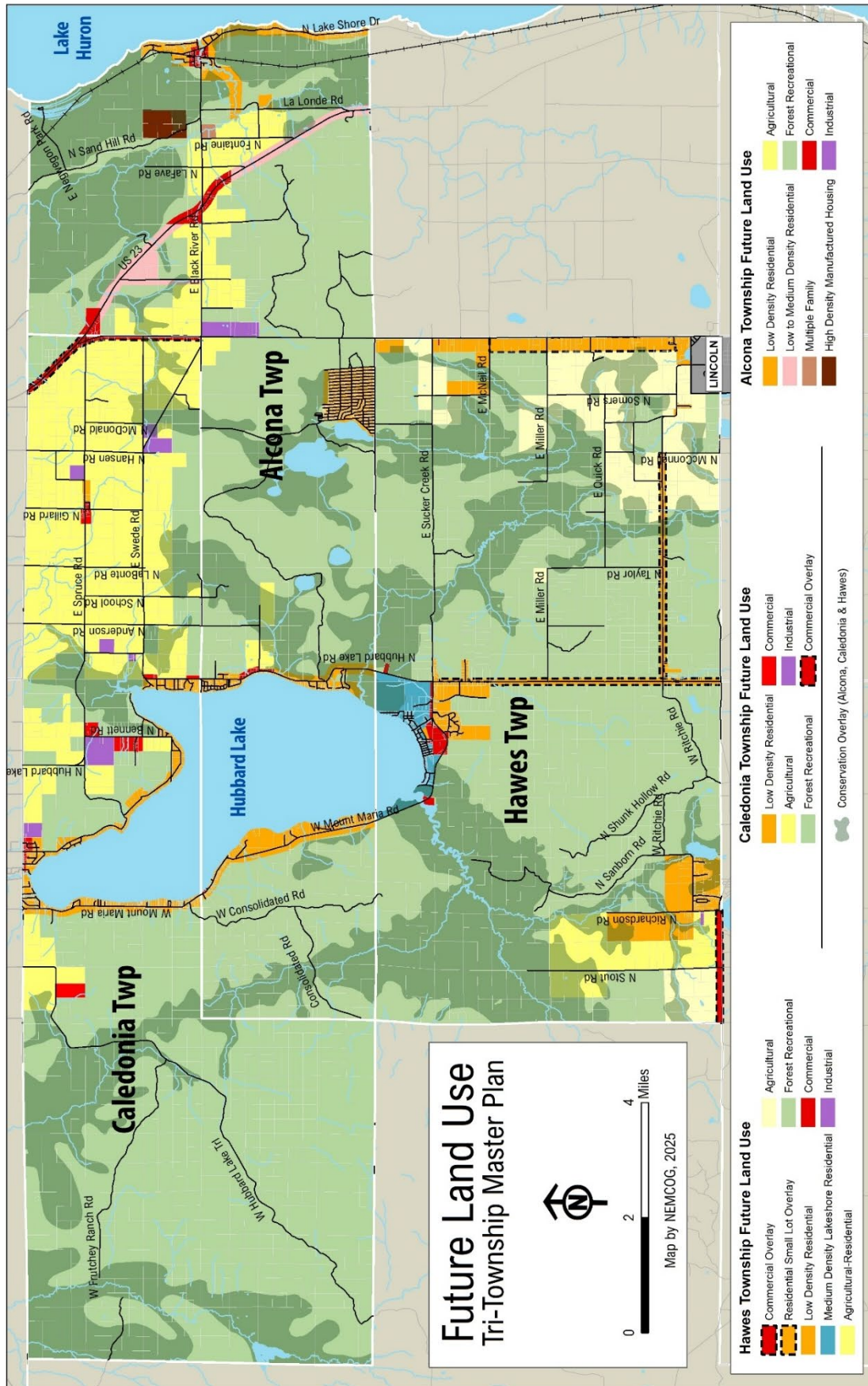
This plan is broad in scope, serving as a guiding framework for the townships when evaluating rezoning requests. It offers recommendations for managing and regulating land uses and emphasizes the importance of coordinating planning efforts with neighboring municipalities. Successful implementation of the plan relies on factors such as the availability of public utilities, adequate road infrastructure, the impact on public services and the environment, and the balance between land use demand and zoning availability. When making land use decisions, township officials should also consider supporting materials, including impact studies and other site-specific data.

Future Land Use Plan

Tri-Township's future land use plan includes descriptions of the land use designations and the future land use map. The map is not intended to define precise boundaries, such as specific parcel sizes, shapes, or dimensions. Instead, it highlights general locations, development types, and intensity levels for the land uses envisioned by the townships. It is important to note that the future land use plan may be adjusted over time in response to evolving social, economic, and environmental conditions, as well as changes in land use patterns, available services, facilities, and zoning. Any modifications should align with the overarching goals and objectives of the master plan. The future land use plan identifies distinct designations, which have been chosen to broadly align with the zoning districts of each township. The compatible zoning districts are listed under each designation as well in a table at the end of this chapter.

Future Land Use Categories	Alcona Township	Caledonia Township	Hawes Township
Agricultural	X	X	X
Agricultural-Residential			X
Commercial	X	X	X
Forest Recreational	X	X	X
High Density Manufactured Housing	X		
Industrial	X	X	X
Low Density Residential	X	X	X
Low to Medium Density Residential	X		
Medium Density Lakeshore Residential			X
Multiple Family	X		

Figure 7-1 Future Land Use Map



Agricultural

General Objectives



The purpose of Agricultural Land Use in Tri-Township is to preserve large areas dedicated to farming, forestry, and rural activities, including vacant and wooded lands. While agriculture is the primary use, the plan also allows for residential growth and sets development standards to maintain the rural character. Limited commercial and recreational uses are permitted when they support or complement this setting.

Permitted uses include farming, forestry, greenhouses, nurseries, roadside stands, animal services, and agricultural processing. Agritourism activities—such as petting farms, seasonal operations, educational tours, and gift shops—are generally allowed by right. More intensive uses like commercial event facilities, entertainment, and restaurants usually require a special use permit (SUP).

Alcona Township - Agriculture

Location



Agricultural land is mainly located in the eastern region along East Black River Road.

Compatible Zoning District



The AG District balances flexibility and oversight to support rural enterprise.

Intended Land Uses



The agricultural future land use category intends for a mix of agricultural, residential, recreational, and limited commercial uses while preserving rural character. Farming, forestry, greenhouses, kennels, and agritourism are permitted by right. Campgrounds, commercial events, meat processing, and utility-scale energy are allowed by special use approval. Recreational uses like archery ranges, boat liverys, nature parks, and playgrounds are encouraged; more intensive uses, such as spectator arenas and go-karts require special use approval. Residential development, including single-family and duplex homes, home-based businesses, and accessory dwellings, is supported. Small-scale wind and solar energy systems are appropriate, and larger utility projects are appropriate with special use review.

Caledonia Township - Agriculture

Location

Agricultural land is located mostly in the eastern area between Hubbard Lake and US 23.

Compatible Zoning District

The AG District balances flexibility and oversight to support rural enterprise.

Intended Land Uses

Regulations balance rural preservation with economic development. Farming, greenhouses, roadside stands, and cider mills are permitted by right, supporting core agriculture. Agritourism, such as farm stays, tours, and on-site sales, is broadly allowed. More intensive uses like resorts, bed and breakfasts, and large event venues require special use approval. Low-impact hospitality such as short-term rentals and tasting rooms is permitted outright. Recreational uses vary by intensity: petting zoos and nature trails are permitted, while race tracks and spectator arenas require special approval. Retail and commercial services mostly need permits, except contractor offices without outdoor storage. Residential uses including single-family homes, duplexes, and home businesses are generally allowed. On-site renewable energy is permitted; large-scale solar and wind require review. Manufacturing and industrial uses are strictly regulated and require permits to maintain rural character. The framework supports sustainable agriculture and compatible businesses while managing impacts.



Hawes Township - Agriculture

Location

Agricultural areas are near the eastern border and southeastern corner, zoned A (Agricultural) and A-R (Agricultural Residential).

Compatible Zoning District

The Agricultural (A) District and (A-R) Agricultural Residential District.

Intended Land Uses

The **Agricultural (A) District** preserves rural character while allowing farming, single-family homes, accessory dwellings, home occupations, animal services, greenhouses, and grain elevators. Duplexes, townhouses, and multi-family housing require SUPs. Recreational and cultural uses such as parks, golf courses, museums, and hunting cabins are permitted; intensive uses like race tracks and amusement parks require approval. Accommodation including bed-and-breakfasts, resorts, and wineries are allowed by right; taverns, restaurants, and event venues need permits. Public facilities and utilities, including solar and wind, may be approved with conditions.

The **(A-R) Agricultural Residential District**, located in the southwest corner and along the eastern side of the township, supports rural living, agriculture, and compatible low-intensity commercial and recreational uses. Single-family homes, accessory dwellings, and home occupations are permitted by right; duplexes, townhouses, and larger care facilities require permits. Farming, farm markets, greenhouses, and agritourism are broadly supported; boarding stables and biofuel facilities may require approval. Veterinary clinics and kennels are also allowed. Recreational uses like parks, museums, and golf courses are permitted; higher-intensity facilities require permits. Small-scale retail is usually allowed; restaurants, bars, inns, and event venues need special approval. The A-R District promotes a balance of rural life, agriculture, and tourism while regulating high-impact uses to maintain community character.

Forest Recreation

General Objectives



The Forest Recreational Land Use aims to promote the proper use, enjoyment, and conservation of water, land, topographic, and forest resources, particularly those suited for recreation and forestry. Compatible uses include residential, limited commercial, and recreational activities designed to maintain the natural character of the area..

Alcona Township – Forest Recreation

Location



The Forest Recreation Category is found through Alcona Township.

Compatible Zoning District



The Forest Recreation District accommodates a broad range of compatible uses.

Intended Land Uses



Intended land uses include accommodation, agriculture and forestry, arts and recreation, commercial services, education, manufacturing, residential, and utilities. Accommodation uses like bed and breakfasts, campgrounds, and event facilities generally require special permits due to their community impact. Agricultural activities such as farming, greenhouses, sawmills, and agritourism are mostly permitted by right, though some uses (biofuel production, riding arenas) may need additional approval and must comply with environmental regulations. Recreational facilities—archery ranges, golf courses, and zoos—have a mix of permitted and conditional statuses depending on scale. Commercial uses like farm markets, contractor offices, and cemeteries are included, with some requiring review to maintain rural character. Educational uses (daycare centers, religious institutions) vary in permit requirements based on size and intensity. Industrial uses such as mining and processing are regulated through special permits. Residential options range from single-family homes to senior apartments and home-based businesses, mostly permitted by right, with larger developments requiring approval. Utility and energy installations, including antennas, solar panels, and wind systems, are regulated to balance renewable energy goals and community standards. Overall, the FR District balances development flexibility with environmental and character preservation.

Caledonia Township – Forest Recreation

Location

Forest Recreation lands in Caledonia are primarily in the western area of Caledonia Township.

Compatible Zoning District

The Forest Recreation District accommodates a broad range of compatible uses.

Intended Land Uses

The category supports residential, agricultural, recreational, and limited commercial uses geared toward rural, low-density living. Single-family homes, duplexes, accessory dwellings, and home-based businesses are permitted outright. Senior housing and cottage industries require special use approval. Farming, greenhouses, farm markets, and forest management are broadly supported. Agritourism, such as farm stays and educational tours, is generally permitted; event spaces and sawmills require special use approval. Recreational uses like campgrounds, art studios, and nature parks are permitted, while golf courses, commercial events, and performance venues need permits. Limited commercial uses, including antique shops and repair services, are allowed under restrictions. Energy and utility infrastructure is permitted with supplemental regulations. The district supports rural living and tourism while managing higher-impact uses.



Hawes Township – Forest Recreation

Location

The Forest Recreation Category is found through Hawes Township.

Compatible Zoning District

The Forest-Recreation (F-R) District accommodates a broad range of compatible uses.

Intended Land Uses

The forest recreation land use in Hawes Township permits a mix of residential, agricultural, recreational, and limited commercial uses, with an emphasis on preserving rural and natural character. Hospitality uses like bed and breakfasts, short-term rentals, and resorts are generally permitted, while bars, restaurants, and event venues require special use approval. Food trucks are allowed with conditions. Agricultural uses—such as boarding stables, farm markets, greenhouses, and kennels—are mostly permitted, though more intensive activities like firewood sales or forest product processing need permits. Veterinary clinics and game preserves are allowed outright. Recreational uses vary. Passive ones like art studios and canoe liveries are permitted, while more active uses like race tracks or amusement parks require review. Museums, RV parks, campgrounds, and historic sites are generally allowed. Limited retail and services, including seasonal sales and taxidermy, are permitted. Communication towers are regulated by height. Institutional uses vary by scale: small care homes are allowed; larger ones require permits. Residential uses like single-family homes, accessory dwellings, and home occupations are permitted, while duplexes and townhouses need special approval. Industrial activity is minimal and tightly regulated. Public facilities are allowed. On-site solar panels are permitted, while larger energy projects require review. Overall, the F-R District allows low-impact uses by right and ensures more intense development is reviewed to maintain the district's character.

Commercial

General Objectives



The primary purpose of Commercial Land Use is to designate areas for commercial and business activities that are generally compatible with one another, including personal and other services commonly associated with commercial zones. This district supports the construction and continued use of land for a wide range of community-wide commercial and service uses, promoting the orderly development and concentration of these activities to effectively meet the needs of the overall community.

Alcona Township - Commercial

Location



The Commercial future land use category is found along US 23 from the north to the south township boundary.

Compatible Zoning District



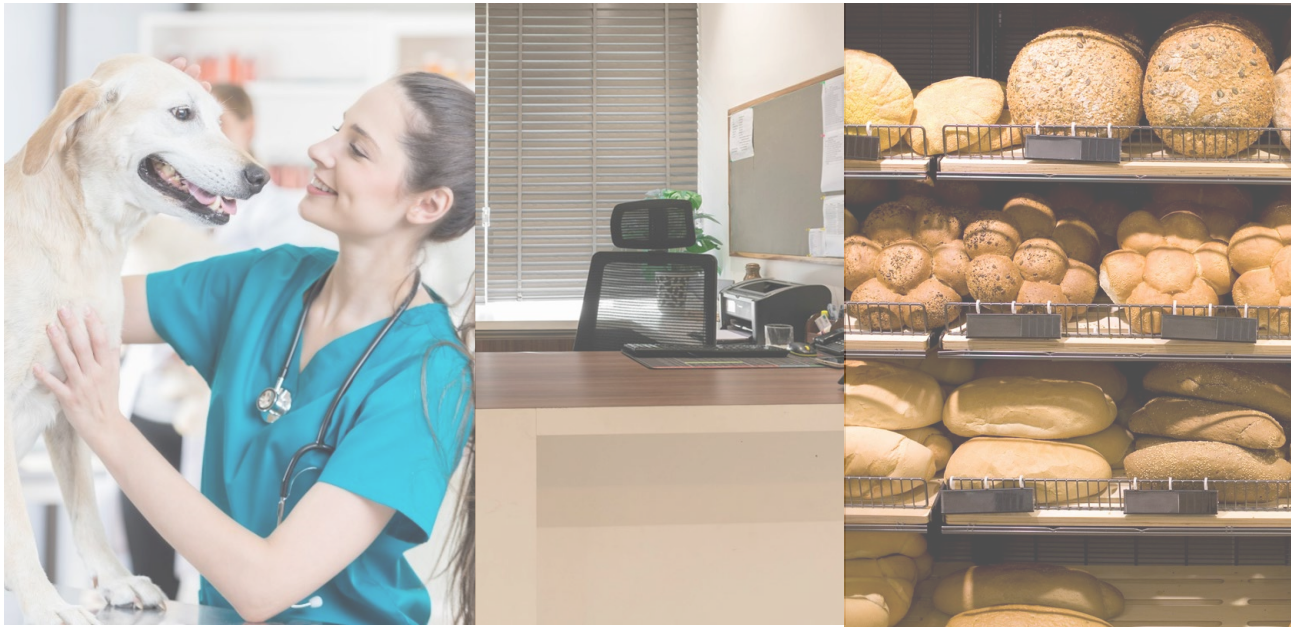
The Commercial (C) District and the Community Facilities Districts accommodate the intended land uses.

Intended Land Uses



The **Commercial (C) District** supports Commercial Land Use in Alcona County. It supports a wide range of retail, service, entertainment, hospitality, and light industrial uses, emphasizing high-activity, customer-oriented businesses. Most food and lodging uses—like restaurants, bakeries, inns, hotels, and food trucks—are permitted by right, while drive-throughs and alcohol-serving venues may require Special Use Permits (SUPs). Agriculture-related businesses such as greenhouses, dog grooming, and feed supply are generally allowed, with SUPs required for kennels, shelters, and vet clinics. Arts and recreation uses like studios, gyms, and museums are permitted; more intensive uses (race tracks, marinas, shooting ranges) need special review. A broad range of commercial services—from car washes and offices to retail stores—is allowed, with vehicle dealerships, outdoor sales, and adult businesses subject to additional standards. Light industrial and construction-related uses (e.g., printing, labs, contractor yards) are generally allowed, some with SUPs. Educational, institutional, and care uses—like schools, clinics, and daycares—are permitted, while churches and senior housing may need approval. Residential units are allowed as accessory uses. The district also accommodates planned unit developments (PUD), small-scale energy systems, public services, parcel delivery, warehousing, and some wholesale trade. Overall, the Commercial district encourages a dense mix of economic activity while regulating more intensive or sensitive uses through permitting.

The **Community Facilities (CF) District** is intended to accommodate a range of public, institutional, and community-oriented uses that support cultural, educational, health, and governmental services. Permitted uses by right include museums, performing arts studios, laboratories, cemeteries, and a variety of educational institutions, both private and public. Human care services such as hospitals, nursing homes, and social assistance programs are allowed, though facilities like convalescent homes and residential care for substance abuse or corrections require a SUP. Public facilities are a core component of the CF district. Community centers, libraries, police and fire stations, parks, playgrounds, and general government offices are all permitted by right. Residential uses are limited but include accessory buildings and structures, amateur radio antennae, and PUDs with a special use permit. In terms of infrastructure, the district allows for postal services and supports renewable energy through the by-right installation of on-site wind energy systems. Public utility facilities are permitted with or without storage yards, though those with storage require both a special use permit and adherence to supplemental regulations. Overall, the CF zoning district serves as a supportive environment for institutions and facilities that benefit the public, offering flexibility for essential services while maintaining oversight for more intensive or sensitive land uses.



Caledonia Township - Commercial

Location

The Commercial future land use category is located on N Bennett Rd, the corner of E Spruce Rd and N Gillard Rd, as well as on a northern portion of W Hubbard Lake Trail,

Compatible Zoning District

The Commercial (C) District and the Community Facilities Districts accommodate the intended land uses.

Intended Land Uses

The Commercial Land use is typically zoned in the **Commercial (C) District** and supports a broad mix of retail, service, recreational, entertainment, and hospitality uses serving both residents and visitors. This district promotes economic activity through flexible development standards. By right, the district permits uses such as grocery stores, restaurants (without drive-throughs), personal services, professional offices, hotels, inns, vacation lodges, food trucks, museums, theaters, and art studios. Uses with greater impact—like bars, nightclubs, event venues, outdoor recreation, kennels, marinas, auto services, religious institutions, senior housing, and residential care—require a Special Use Permit (SUP). Utility and energy infrastructure, including communication towers and large-scale renewable energy systems, also need special approval and are subject to supplemental standards. Overall, the C District encourages vibrant commercial growth while managing higher-impact activities through permitting and additional regulations to ensure compatibility with surrounding areas.

The **Community Facilities (CF) District** allows a broad range of public, institutional, and service uses, with some permitted by right and others requiring a Special Use Permit (SUP) or compliance with supplemental regulations. Arts and recreation uses like parks, playgrounds, and performing arts studios are generally permitted outright. Medical labs, educational facilities (including schools and trade centers), and social service organizations are also allowed by right. More intensive uses—such as hospitals, residential care facilities, and correctional or rehabilitation centers—require a SUP due to their potential impacts. Cemeteries and accessory buildings are permitted with specific guidelines. Larger developments like PUDs and Site Condominiums also require a SUP. Public facilities—libraries, community centers, government buildings, police and fire stations—are broadly permitted. In transportation and utilities, basic services like post offices are allowed, while larger utility infrastructure typically requires a SUP and additional oversight. On-site wind systems are permitted with regulatory compliance.

Hawes Township - Commercial

Location

Commercial property in Hawes Township is located around the southern border of Hubbard Lake, as well as the Commercial Overlay in the southwest corner of the Township in Barton City.

Compatible Zoning District

The Commercial (C) District accommodates the intended land uses.

Intended Land Uses

In Hawes Township, the Commercial Land Use supports a broad mix of retail, service, hospitality, entertainment, and light industrial uses to promote economic activity and community vitality. Most uses are permitted by right, including restaurants (with or without drive-throughs), hotels, food trucks, caterers, bakeries, microbreweries, greenhouses, veterinary clinics, museums, arcades, parks, RV parks, repair shops, grocery stores, and offices. Higher-impact uses—such as amusement parks, outdoor venues, auto services, pawn shops, and crematoriums—typically require a Special Use Permit (SUP). Religious institutions and schools are generally allowed, though colleges and trade schools may require a SUP. Health and human care uses range from clinics (permitted) to nursing homes and rehab centers (SUP required). Light manufacturing (e.g., printing), public facilities, and accessory buildings are allowed, while some transportation, storage, and utility uses—like self-storage, wind energy, and transformer stations—require special review. Overall, the district encourages flexible development while regulating intensive or potentially disruptive uses through the SUP process.

Residential

General Objectives



The Residential Districts are established to provide a range of housing opportunities while preserving the character, safety, and environmental quality of the community. These districts support low to medium-density residential development, including single-family (attached and detached), two-family homes, and other housing types that offer alternatives to traditional detached dwellings—such as townhomes, manufactured housing communities, and seasonal residences.

The primary goals of the residential districts include protecting water quality, preserving aesthetic and historic areas, supporting safe and stable family living environments, and minimizing the environmental impacts of development. These districts promote orderly growth in appropriate locations, ensuring that each dwelling is situated on a lot adequate for water, sewage, and public safety while allowing for compatible uses that support residential life. Special attention is given to the protection of sensitive areas such as lakefronts and waterfronts, maintaining them for recreational use and natural enjoyment. The residential framework is designed to offer flexibility in housing density and type while safeguarding the health, safety, and character of neighborhoods throughout the community.



Alcona Township - Residential

Location

The Residential future land use category is found primarily around Hubbard Lake, the Black River, and along Lake Huron.

Compatible Zoning District

The R-1 Single Family Residential, R-2 Low-Density to Medium-Density Residential, R-3 Multiple-Family Residential, and R-4 Manufactured Housing Community Districts support this land use category.

Intended Land Uses

The Low-Density Residential land use consists of the **(R-1) Single-Family Residential District**, which primarily supports low-density, single-family living, with select community, recreational, and care-based. Permitted residential uses include single-family dwellings (year-round or seasonal), accessory structures, home-based businesses, family child care homes, and adult foster care homes for six or fewer residents. Group childcare homes and keyhole developments require special approval. On-site wind energy systems and amateur radio antennae are also allowed under specific regulations. Public parks and recreation areas are permitted outright. In terms of institutional and human care services, small adult daycare homes are permitted, while larger facilities or religious institutions require a SUP. For arts and recreation, only water-related uses—like boat docks or ramps—are allowed with a permit, provided they meet a 50-foot setback from residential lot lines. Private clubs and lodges also require special approval. Overall, the R-1 district emphasizes a quiet residential character, with limited flexibility for low-impact community services and personal-scale businesses. Low-density residential areas can be found on the southern border of the Township as well as along the lake shore of Lake Huron and Hubbard Lake.

As for the Low to Medium Density Residential Land Use, the **R-2 Low- to Medium-Density Residential District** accommodates a wider mix of residential, care-based, recreational, and limited hospitality uses. Permitted uses include single- and two-family homes, accessory dwellings, home businesses, and amateur radio antennae. Townhouses, condos, and senior apartments require special approval. Human care services such as small foster care and child care homes are allowed; larger facilities like group child care, nursing homes, and institutions require a Special Use Permit (SUP). Bed & breakfasts, tourist homes, and rooming houses also require a SUP. Recreational uses like public parks are permitted, while boat storage, private clubs, and similar activities need a permit. Religious institutions, Planned Unit Developments, and on-site wind systems are regulated through the SUP process. Overall, the R-2 district supports moderate-density living with a flexible range of residential and community-oriented uses. This land use type can be found along US 23.

Within the Multiple Family Land Use category, the **R-3 Multiple-Family Residential District** accommodates a diverse range of housing types, care facilities, and limited community and hospitality services. It permits both low- and higher-density residential uses, with some requiring a SUP and others allowed by right. Permitted residential uses include single-family, two-family, and multiple-family dwellings (the latter with a permit), as well as townhouses/condominiums,

secondary dwelling units, and senior citizen apartment complexes (permit required). Accessory structures, home-based businesses, and amateur radio antennae are also allowed, subject to supplemental regulations. Care-related services such as adult foster care family homes, adult day care (up to 6 persons), and family child care homes are permitted. Larger operations—such as nursing homes, group child care homes, substance abuse or correctional facilities, and adult day care or foster care for more than 6 residents—require a special permit. In the hospitality category, bed & breakfasts, tourist homes, and rooming houses are allowed with a SUP. Recreational and institutional uses include public parks (permitted) and private clubs/lodges, religious institutions, and water-related facilities (permitted with conditions or a SUP). The district also allows for Planned Unit Developments (PUDs) with approval and on-site wind energy systems under specific regulations. Overall, R-3 is intended for moderate to high-density residential development with flexibility for community services, residential care, and compatible recreational uses. Multiple-family housing land use can be found north of E Black River Road, near N Sand Hill Road.

The **R-4 Manufactured Housing Community District** is designed to support a mix of single-family and two-family housing, along with child and adult care services, and community-oriented uses within the High Density Manufactured Housing Land Use Category. Permitted residential uses include single-family and two-family dwellings, accessory structures, secondary dwelling units, and home-based businesses/cottage industries. The district also allows for manufactured housing communities with an SUP, offering a flexible housing option in appropriate locations. In the area of human care, the district permits adult day care facilities and adult foster care family homes for 6 or fewer individuals, along with family child care homes. Larger childcare homes and daycare facilities for more than 6 individuals require a SUP. Public parks, playgrounds, and recreation areas are also permitted by right, ensuring access to open space for residents. Overall, R-4 supports moderate-density residential development, flexible housing formats, and small-scale care services, aiming to meet a variety of community and family needs. Similar to Multiple Family Land Use, the High-Density Manufactured Housing Land Use category can be found north of E Black River Road, near N Sand Hill Road.



Caledonia Township - Residential

Location

The Residential future land use category is located around Hubbard Lake and along Lake Huron.

Compatible Zoning District

The R-1 Single Family Residential, R-2 Low-Density to Medium-Density Residential, R-3 Multiple-Family Residential, and R-4 Manufactured Housing Community Districts support this land use category.

Intended Land Uses

Low-Density Residential land use can be found along the coastline of Hubbard Lake in Caledonia Township. The **R-1 Single-Family Residential District** primarily supports low-density, single-family living while allowing for limited compatible uses that preserve the character of residential neighborhoods. Residential uses in R-1 permitted by right include single-family dwellings, accessory dwelling units/guest houses, home-based businesses, and family child care homes. Platted subdivisions and accessory structures are also allowed, enabling flexible lot development. Cottage industries and keyhole developments require a Special Use Permit, as do Planned Unit Developments and site condominium developments, allowing for alternative residential layouts and shared infrastructure. In the realm of accommodation and recreation, short-term rental homes are permitted by right, while bed & breakfasts and tourist homes require special approval. Commercial water-related uses, like docks and launch ramps, are permitted with conditions and spacing requirements. Public parks, playgrounds, and wildlife/forestry preserves are permitted outright to support open space and recreation. For public and human services, religious institutions, adult day care homes (serving up to 6 adults), and state-licensed residential facilities are permitted by right. Larger facilities and group childcare homes require a SUP. Essential services, onsite solar and wind energy systems are permitted, while larger utility structures need a SUP, ensuring infrastructure is integrated carefully into the community fabric. Overall, R-1 zoning balances residential privacy and character with the flexibility to accommodate evolving housing, energy, and community needs.

The **R-2 Low- to Medium-Density Residential District** allows greater housing diversity and supportive services than R-1, making it suitable for evolving neighborhoods. Permitted uses include single- and two-family homes, accessory dwellings, home-based businesses, and short-term rentals. Senior housing, townhouses, and Planned Developments require a Special Use Permit (SUP). Recreational uses like parks and preserves are allowed by right, while private clubs and water-related facilities need special approval. Community care services such as family child care, adult day care, and licensed group homes are permitted, with larger care or rehabilitation facilities requiring a SUP. Essential services and on-site wind systems are allowed; larger utilities need review. Overall, R-2 zoning supports flexible, moderate-density development with a mix of residential, hospitality, and community care uses.

The **(R-3) Multiple-Family Residential District** supports a variety of housing types and community services suited to higher-density, urban-style living. Permitted uses include single- and two-family homes, accessory dwellings, home-based businesses, and short-term rentals. Special Use Permits

(SUPs) are required for townhouses, condos, multifamily units, senior housing, PUDs, bed & breakfasts, tourist homes, and rooming houses. Parks, playgrounds, and preserves are allowed by right, while water-related facilities, private clubs, and religious or educational institutions need SUPs. Small-scale care uses—like family child care and adult day care—are permitted, but larger facilities (foster care, assisted living, rehab centers) require special approval. Essential services and on-site wind energy are permitted; larger utility infrastructure needs a SUP. Overall, R-3 zoning enables flexible, higher-density development with diverse residential, recreational, and supportive services.

The **(R-4) Manufactured Housing Community District** allows public parks, playgrounds, recreation areas, and wildlife or forestry preserves as permitted uses. Human care and social assistance services such as adult day care facilities for six or fewer adults in a private home, family child care homes, and state-licensed residential facilities for six or fewer adults are permitted by right. Adult daycare facilities for more than six adults in a private home and group childcare homes require a SUP. Accessory buildings and uses incidental to the principal use are permitted with supplemental regulations, while planned unit developments and site condominium developments are allowed with a SUP. Public parks and playgrounds are also permitted public facilities within this district. Residential uses include accessory dwelling units or guest houses and home-based businesses as permitted uses, while cottage industries and manufactured housing communities with accessory facilities such as laundry, office, and community buildings require an SUP. Single-family dwellings and two-family dwellings (duplexes) are permitted by right. Essential services are permitted, but essential service buildings or facilities, such as transformer stations, require a SUP. Overall, the R-4 district supports primarily low- to moderate-density residential living with community amenities and specific special uses allowed under a permit.



Hawes Township - Residential

Location

The Residential future land use category in Hawes Township is located south of Hubbard Lake, along Richardson Road and north of Barton City, along N Hubbard Lake Road, along Ritchie Road, and along F-41.

Compatible Zoning District

The R-1 Residential District and R-2 Lake Shore Residential District accommodate this land use.

Intended Land Uses

Within the Low-Density Residential Land Use Category, the **(R-1) Residential District** primarily supports single-family detached homes, with accessory dwelling units, guest houses, home occupations, and solar panels permitted with supplemental regulations. Duplexes, townhouses, and condominiums require a SUP. Short-term rentals are allowed with conditions, while bed & breakfasts, tourist homes, inns, resorts, and restaurants (no drive-throughs) require a SUP. Arts and recreation uses like galleries, studios, canoe liveries, historic sites, and museums require a SUP, but parks and nature areas are permitted by right. Educational, religious, and public facilities (e.g., schools, churches, community buildings) all require SUPs. Human care uses allowed by right include adult foster care and child care homes for six or fewer residents; larger group homes and adult day care require SUPs. Cemeteries, mining, and planned developments also need a SUP. Wireless towers under 100 feet are permitted with regulations. Overall, R-1 maintains a low-density residential focus with limited non-residential uses allowed under review. The R-1 District can be found primarily in the southwest part of the Township, a bit on the northeast side, as well as south of Hubbard Lake.

As for the Medium Density Lakeshore Residential Land Use, the primary correlating zoning District is the **R-2 Residential – Lake Shore District**. This district allows single-family homes by right, along with accessory dwelling units, guest houses, home occupations, and solar panels under supplemental regulations. Duplexes, townhouses, and condominiums require a SUP. Short-term rentals, hunting/fishing cabins, and B&Bs are permitted with conditions or permits, while inns, cabin courts, resorts, restaurants (no drive-throughs), and rooming houses require an SUP. Nature parks and playgrounds are permitted by right, but galleries, studios, museums, canoe liveries, and historic sites require a SUP. Wireless towers under 100 feet are allowed with regulations. Educational, religious, and public facilities require a SUP. Human care uses include small-scale child and adult care homes (permitted), while larger group homes and adult day care require SUPs. Cemeteries, cottage industries, resource extraction, and planned developments also need special approval. Overall, R-2 supports low-density residential and seasonal housing with limited hospitality and community services, subject to review for compatibility. The R-2 District can be found along the coastline of Hubbard Lake.

Industrial

General Objectives



The primary purpose of the Industrial District is to provide suitable areas for a wide range of industrial activities, including manufacturing, assembly, fabrication, laboratories, distribution warehouses, storage of industrial products, and associated wholesale and office facilities. These districts are intended to support both large-scale and specialized industrial operations that contribute to the local economy. This land use category intends to allow only those industrial uses that minimize adverse off-site impacts. Permitted operations must emit minimal levels of noise, vibration, smoke, dust, dirt, glare, toxic substances, offensive odors, gases, electromagnetic radiation, or other potentially harmful effects beyond the property boundaries.

Recognizing that public water and sewer infrastructure may not be available in these areas for the foreseeable future, development in the Industrial District is subject to specific groundwater protection standards to ensure environmental sustainability and the protection of natural resources.

Alcona Township – Industrial

Location



This category is primarily located along County Rd 41 south of E Black River Road.

Compatible Zoning District



The Industrial (I) Zoning District accommodates this land use.

Intended Land Uses



The **Industrial District** permits by right bulk seed, feed, fertilizer, nursery stock distribution, lumberyards, medical labs, general contracting (without outside storage), special trade contractors, and storage of building materials and equipment. Manufacturing uses allowed by right include food processing, furniture, printing, metal and machine shops, textiles, and related industries. Uses requiring a special use permit include slaughterhouses, bulk petroleum/gas storage, crematoriums, extractive industries (mines, quarries), junkyards, landfills, recycling facilities, and waste treatment services. Residential uses are limited; accessory buildings are allowed, but dwelling units supporting businesses and Planned Unit Developments require a special use permit. Transportation and storage uses such as courier services, distribution centers, postal services, trucking, and warehousing are permitted by right. Airports, rail yards, and commercial wind energy facilities require special approval, while on-site wind systems and utility facilities are generally allowed.

Caledonia Township – Industrial

Location

Industrial land is located in scattered locations in the Township east of Hubbard Lake along Hubert Road and along Spruce Road, Swede Road, and North Hubbard Lake Road.

Compatible Zoning District

The Industrial (I) Zoning District accommodates this land use.

Intended Land Uses

For the Industrial Land Use category in Caledonia Township, the **(I) Industrial District** is used. This district permits bulk seed and nursery stock distribution centers, large-scale firewood sales, and grain elevators by right. Public parks and commercial tour operations are also allowed outright. Commercial uses include medical and dental labs, finished lumber yards (with conditions), and contractor offices, while correctional institutions require a special use permit. The district supports a wide range of manufacturing and waste management uses. Light manufacturing, cold storage, food hubs, industrial parks, and fabrication shops are permitted, while more intensive uses like junkyards, mineral processing, slaughterhouses, incinerators, and hazardous material storage need special approval. Accessory manufacturing uses, such as offices and caretaker buildings, are allowed; central dry cleaning, crematoriums, and energy or waste plants require permits. Accessory structures are generally permitted, but PUDs, site condominiums, and some residential uses on the same lot need SUPs. Transportation and storage uses, like courier services, distribution centers, drone hubs, postal services, mini-storage, trucking, and warehousing, are allowed. Airports, railyards, and other major transport facilities require SUPs. Utilities and energy uses permit essential services and most utility facilities, including those with storage yards. On-site wind and solar systems are generally allowed, but commercial-scale energy installations and related infrastructure need special approval.

Hawes Township – Industrial

Location

Very few parcels are designated as future Industrial in Hawes Township.

Compatible Zoning District

The Industrial Development (I-D) Zoning District accommodates this land use.

Intended Land Uses

The **(I-D) Industrial Development District** permits food trucks and similar temporary uses with supplemental regulations. Allowed uses include agricultural businesses (e.g., machinery sales/service), large-scale firewood sales, forest products processing, and slaughterhouses. Commercial uses by right include business incubators (excluding food incubators), cleaning services, electronic repair, pest control, lumber, and building material sales, manufactured home dealers, recording studios, and small engine repair. Crematoriums and medical labs require a SUP.

Communications facilities like TV/radio towers and wireless structures over 100 feet or ground-mounted require a SUP; under 100 feet are allowed with regulations. Contractor offices and showrooms, with or without material storage, are permitted. Light manufacturing without external effects is allowed by right; heavy manufacturing requires a SUP. Accessory uses like offices and caretaker buildings are permitted. Uses needing a SUP include blast furnaces, steel mills, dry cleaning plants, fertilizer/chemical handling, oil refineries, and incineration plants. Permitted uses include cold storage, food hubs, labs, machine shops, mineral processing, tool and die shops, recycling, resource recovery, printing, and research. Smelting, petroleum refineries, and large-scale extraction/storage require special approval. Accessory buildings are allowed with regulations; Planned Unit Developments need a SUP. Dwelling units are allowed only with specific commercial uses and require a SUP. Transportation and storage uses permitted include bus garages, courier/delivery centers, drone hubs, distribution terminals, self-storage, truck repair/wash, and warehousing. Public utility facilities are permitted regardless of storage yards; accessory solar panels are allowed with regulations. Propane/fuel storage, transformer stations, and wind energy systems require a SUP.

Conservation Overlay

General Objectives



The Conservation category is designed to provide protection to environmentally sensitive areas, while allowing for very limited and low intensity development to occur. This development would be consistent with recreational and conservation uses. A development density of one dwelling per 20 to 40 acres is recommended for the category. The plan further recommends communities consider incorporating open space development options, river setbacks, native vegetation greenbelts, waterfront overlay zones, and landscaping requirements into zoning ordinances. This future land use plan recognizes that existing parcels within the planning area may be less than the recommended minimum lot size. The Townships do not intend to restrict the construction of new residences or continued residential use of these existing parcels.

Location



The Conservation future land use category includes extensive areas of wetlands, lowland forests and flood plains associated with the interconnected network of streams and lakes. The areas include public and private lands and are shown as dark green on the Future Land Use Map. Conservation areas provide the backbone of the green infrastructure system in the Tri-Townships and function as stormwater retention areas, water quality buffers, critical wildlife habitat and recreation areas. Road access is limited and consists primarily of seasonally maintained county roads.

Intended Land Uses



Conservation areas 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 hunting, fishing, skiing, hiking, camping, wildlife management and forestry management. Other compatible uses are large lot homes, and cabins. This plan encourages the retention of contiguous resource areas, river greenbelts, wetlands, scenic areas and wildlife habitat. Forest management and harvesting should follow MDNR Best Management Practices to protect all resources and prevent erosion into adjacent waterways.



Zoning Plan

The future land use designations and maps are sometimes confused with the zoning district descriptions and maps. The Michigan Zoning Enabling Act (PA 110 of 2006), as amended, and the Michigan Planning Enabling Act (PA 33 of 2008), as amended, recognize this disconnect and emphasize the preparation of a zoning plan to clarify the differences between the future land use designations and zoning districts. Section 33(2)(d) of the Michigan Planning Enabling Act requires a master plan to include: “...a zoning plan for various zoning districts controlling height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the map.”

The future land use map provides recommendations regarding how the land should be used in the future, while the townships’ zoning maps depict the zoning district boundaries where each township has adopted zoning standards and regulations. The future land use map does not necessarily imply rezoning should occur where the future land use map and zoning map do not align. The Alcona Township Zoning Ordinance, Caledonia Township Zoning Ordinance, and Hawes Township Zoning Ordinance describe the specific purposes and permitted uses within their zoning districts. After adopting the master plan, the townships should review their zoning ordinances for compatibility with the master plan’s goals, objectives, and future land use plans. The townships should review all current zoning districts to ensure compatible and desired uses and development standards are provided for in each district, and proper approval procedures, review standards, and general provisions are in place. As Tri-Townships grows and conditions change, the necessary revisions to the zoning ordinances will also change.

Table 7-1: Tri-Township’s Future Land Use Designations & Zoning Districts

Future Land Use	Zoning District		
	Alcona Township	Caledonia Township	Hawes Township
Agricultural	Agricultural District (AG)	Agricultural District (AG)	Agricultural District (A) & Agricultural-Residential District (A-R)
Forest Recreation	Forest Recreational District (FR)	Forest Recreational District (FR)	Forest Recreational District (F-R)
Commercial	Commercial District (C) & Community Facilities District (CF)	Commercial District (C) & Community Facilities District (CF)	Commercial District (C)
Residential	Single-Family Residential District (R-1) Low- to Medium-Density Residential District (R-2) Multiple-Family District (R-3) Manufactured Housing Community District (R-4)	Single-Family Residential District (R-1) Low to Medium Density Residential District (R-2) Multiple-Family Residential District (R-3) Manufactured Housing Community District (R-4)	Residential District (R-1)
Medium Density Lakeshore Residential	No District	No District	Residential – Lake Shore District (R-2)
Industrial	Industrial District (I)	Industrial District (I)	Industrial Development District (I-D)



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Adoption & Implementation

This plan was adopted by the Tri-Township Planning Commission in order to plan for the future of the townships and implement the goals and objectives in a collaborative manner.

Adoption

Plan Coordination and Review

Notification of the intent to develop the Tri-Township Master Plan was sent to all adjacent communities and other relevant entities to request their cooperation and comment. The proposed plan was transmitted to the Alcona Township Board for approval to distribute the plan for review and comment on XX, the Caledonia Township Board on XX, and the Hawes Township Board on XX. The proposed plan was distributed on XX to the required entities and was available for review on Alcona, Caledonia, and Hawes Townships' websites and XX.

Public Hearing

A notice for the proposed plan's public hearing was published in the *Alcona County Review* on XX per the requirements in Public Act 33 of 2008, The Michigan Planning Enabling Act, as amended. The public hearing was held on XX and comments were received regarding the proposed plan's XX.

Adoption

Adoption of the master plan occurred on the following dates:

Alcona Township

Planning Commission adopted the master plan on XX.

Township Board formally adopted the master plan on XX.

Caledonia Township

Planning Commission adopted the master plan on XX.

Township Board formally adopted the master plan on XX.

Hawes Township

Planning Commission adopted the master plan on XX.

Township Board formally adopted the master plan on XX.

A notice of final plan adoption was transmitted to all required entities.

Implementation

Continued collaboration between the Township Boards, Planning Commissions, administrative staff, private citizens, and public and private agencies and organizations is required to implement the goals and objectives of this master plan to effectively guide and manage change within the Tri-Township's area. Implementation of the plan occurs through the zoning ordinance, subdivision regulations, funding programs, administrative procedures, physical development of land, and the rezoning of land.

Zoning Ordinance

According to the Michigan Zoning Enabling Act, comprehensive planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: *The zoning ordinance shall be based 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, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of the plan 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 zoning ordinance is the primary tool for implementing the master plan. Alcona, Caledonia, and Hawes Townships have developed their respective zoning ordinances to regulate land use activities within their townships. This plan requires each zoning ordinance be reviewed to ensure its consistency with the Master Plan's goals and future land use plan, as well as ensuring it conforms to current State regulations.

Grants & Capital Improvement Plan

The Master Plan can be used as a guide for future public investment and service decisions, such as the local budget, grant applications, and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvement Program (CIP) is developed to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project and can serve as a budgetary and policy document to aid in the implementation of the Master Plan.

Recreation Plan

Alcona and Caledonia Townships actively update their DNR-approved Recreation Plans every five years. The plans' goals and objectives guide the implementation of recreation-related capital improvement projects and facilitate grant applications to fund identified projects.