

Au Gres Township Master Plan



Au Gres Township Master Plan

Planning Commission

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A public hearing on the Au Gres Township Master Plan was held on June 2, 2021. The Au Gres Township Master Plan was adopted by the Au Gres Township Planning Commission on June 2, 2021 by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008.

Jesse Young, Chairperson
Au Gres Township Planning Commission

Au Gres Township
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The Planning Process

Introduction

Au Gres Township's Master Plan is a policy document which reviews the current conditions in the Township, and based on that review and public input, provides goals and objectives for the future of land use planning in a 5 to 20-year time frame. The plan, used in conjunction with the Township Zoning Ordinance, will assist in guiding future land use decisions. The legal basis and rationale for the Master Plan are outlined in the Michigan Planning Enabling Act PA 33 of 2008, as amended (MPEA).

This document is a culmination of the efforts by the Au Gres Township Planning Commission to create and adopt an official Master Plan. This process valued the input from the community, and therefore the document is reflective of their wishes and concerns in regards to their community. It strives to retain and strengthen the quality of life in the Township, while planning ahead to anticipate and address changes. This document outlines the preferred future, or vision, of Au Gres Township.

Planning Process

The Master Plan is constructed from a number of various components, including a community profile, natural resources inventory, existing land use, community input, goals and objectives, and a future land use plan. The initial inventories, community profile, and existing land use, serve as an analytical tool to review the current conditions in the Township. One of the most important sections of the plan is the public input, which is a tool to guide future decision-making and developing goals. Finally, the goals in conjunction with the future land use section, strives to improve and strengthen areas of the community that the residents enjoy, and works to change areas and issues that have been identified as a concern.

The main purpose of a Master Plan is to guide and enable a community to establish the direction of development. Specifically, the Planning Act gives communities the authority to adopt an official Master Plan to serve as a guide for local officials when considering land development matters. The Master Plan considers all of the information listed above, and, as such, aims to:

- Guide the use of limited resources in an efficient manner.
- Promote public health, safety, and welfare.
- Preserve the quality of the environment.
- Guide future zoning decisions.

In the summer of 2019, Au Gres Township began creating their Master Plan. The Township contracted with Spicer Group of Saginaw to assist the Planning Commission with this process. The Planning Commission met with the Planning Consultant throughout 2019 and 2021 to work on the plan. Community input was sought through an online survey. Feedback from the community, as well as inventory data collected at the beginning of the process was the basis for the goals, objectives, and action items outlined in this plan.

To ensure the Master Plan is current and adheres to the flux of current social and economic trends, the plan must be periodically reviewed. The MPEA requires that a Master Plan be reviewed by the Township once every five years.

A draft of this document was prepared early 2021 and delivered to the Planning Commission for review. Then, the Township Board submitted the draft plan to neighboring jurisdictions and to Arenac County as required by the Planning Enabling Act. On June 2, 2021, the Planning Commission held a public hearing on the Master Plan, required by the Planning Enabling Act. This provided an additional opportunity for public input on the Master Plan. The final Master Plan was adopted on June 2, 2021.

Master Plan and Zoning Ordinances

Often Master Plans and Zoning Ordinances are thought of as the same document, however a more accurate description would be that they are two different sets of tools that, when used in conjunction with one another, work toward the same purpose and goals. Even though the documents are working toward the same goals, they are actually somewhat different.

The Zoning Ordinance is the law, it regulates the use and development of land as it exists in the present. The Master Plan is policy, and should therefore be used as a guide to the future use of land and overall development in the Township. While the Master Plan outlines a community’s vision for the future, the Zoning Ordinance contains the rules that govern the path to that vision.

The Michigan Zoning Enabling Act requires that a Zoning Ordinance be based on an adopted Master Plan. Often, once a community has updated their Master Plan, they will also review their Zoning Ordinance to ensure it aligns with the goals of the Master Plan.

Table 1 – Master Plan vs Zoning Ordinance

Master Plan	Zoning Ordinance
Provides general policies, a guide.	Provides specific regulations, the law.
Describes what should happen in the future - recommended land use for the next 20 years, not necessarily the recommended use for today.	Describes what is and what is not allowed today, based on existing conditions.
Includes recommendations that involve other agencies and groups.	Deals only with development-related issues under Township control.
Flexible to respond to changing conditions.	Fairly rigid, requires formal amendments to change.

Using the Master Plan

The Master Plan will be used primarily by the Township Board, the Planning Commission, and the Zoning Board of Appeals as a guide in making land use decisions. Applicants seeking approval from any of these bodies will also find the Master Plan to be a valuable tool for understanding the long-term goals of the Township. Likewise, the Master Plan can be used by other citizen committees to assist them in their review of land use related issues.

The Master Plan also acts as the starting point for all Zoning Ordinance updates and amendments. Michigan State Law requires that the Zoning Ordinance and zoning amendments be based upon a Master Plan. The Master Plan gives a legal basis for zoning and identifies how the community is protecting the health, safety, and welfare of the population. In the event that either the Zoning Ordinance or a decision of the Planning Commission is challenged in court, the Master Plan will help provide the planning rationale to support land use regulation.

The Township Board, Planning Commission, and the public should continuously reference the Master Plan in order to:

Review development proposals – to confirm any given proposal meets the goals and objectives of the Master Plan.

Review rezoning requests – to confirm that the request is consistent with the goals and policies of the Master Plan, and potential impacts on the Township.

Provide a basis for amendments to the Zoning Ordinance and zoning map - to help realize and enforce plan goals.

Understand expectations for the future land use patterns and desired land use types in the community – to inform potential residents and businesses about Au Gres Township and its future.

Identify and recommend physical improvements – to provide direction for the provision of roadways, entryways, non-motorized paths, parks, and community facilities.

Provide specific design standards related to buildings, landscaping, and other site improvements – to guide development and redevelopment throughout the community.

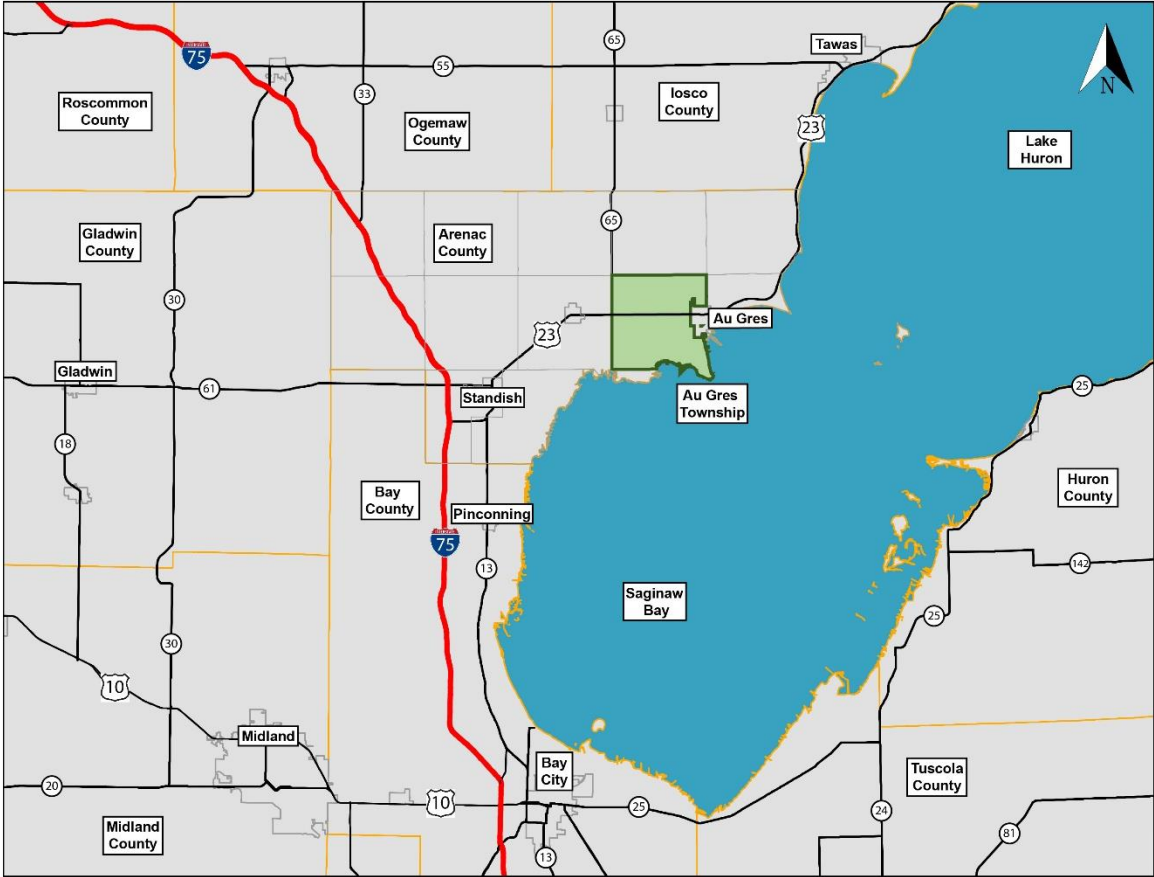
Community Profile

Location

Au Gres Township is located in the eastern half of Arenac County on the Sunrise Side of the state. The Township borders the City of Au Gres, and is bordered by Lake Huron and Sims Township to the east, Turner Township to the north, Arenac Township to the west, and Lake Huron to the south. Map 1, below, illustrates the location of the Township within the greater region. The Township has almost 9 miles of shoreline along Lake Huron. The Township is approximately 18 miles south of Tawas and 9 northeast of Standish.

The only major highway in the Township is US 23, which bisects the Township and is the most direct statewide route north and south along the Lake Huron shoreline. This means that any travelers north of the I-75 interchange in Standish will most likely travel through Au Gres Township if they are traveling along easternmost side of the State. M 65 is another state route in the Township. It follows the western border.

Map 1 – Au Gres Township Location



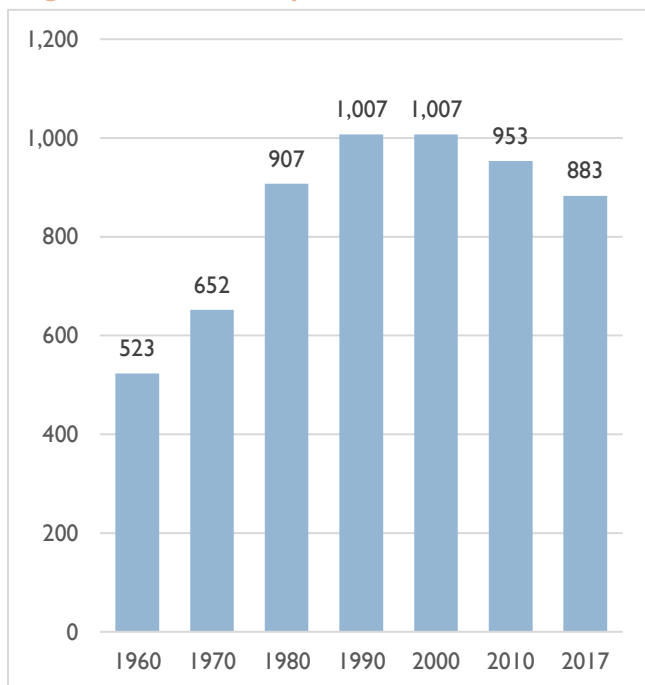
Demographics

Background information from the U.S. Census is used to analyze a community’s current demographic conditions. The following sections analyze Census-based data on overall population trends, housing characteristics, and economic information in Au Gres Township. This chapter is a summary of this data, presenting an overview of the demographic conditions within the Township.

The information presented in this chapter uses the most recent Census Data from the 2010 Census and 2017 American Community Survey (ACS). In the following sections, the text is a comparison of Au Gres Township, Arenac Township, Sims Township, City of Au Gres, Arenac County, Michigan, and the United States.

Population Characteristics

Figure 1 – Historic Population



Between 1960 and 1990, Au Gres Township’s population trend shows an upward climb.

The 2000 Census recorded a population of 1,007, which was the same as the 1990 Census.

Since 2000, Au Gres Township has been in a trend of population decline.

Between 2000 and 2010, the population in Au Gres Township decreased by 54 people, from 1,007 to 953.

The 2017 American Community Survey estimates reflect the same pattern of decline, with a population estimate of 883, down by 70 residents since 2010. This is the largest population decline between all the data points, and is also the shortest time frame, of only 7 years.

Table 2 – Population Change

	2000	2010	% of Population Change from 2000 - 2010
Au Gres Township	1,007	953	-5.4%
Arenac Township	992	903	-9.0%
Sims Township	1,091	1,095	0.4%
City of Au Gres	1,028	889	-13.5%
Arenac County	17,269	15,899	-7.9%
Michigan	9,938,444	9883640	-0.6%
United States	281,421,906	308,745,538	9.7%

All the communities in Table 2, aside from Sims Township and the United States, had a population decline between 2000 and 2010.

Between 2000 and 2010, Au Gres Township had a population decline of 5.4%, which is the second smallest percentage decline behind Michigan at 0.6%. Arenac Township, the City of Au Gres, and Arenac County all had significantly higher percentages of population decline in the same 10-year period, ranging between 7.9% and 13.5%.

Table 3 – Age Distribution

	Under 5	Ages 5 - 19	Ages 20 - 24	Ages 25 - 44	Ages 45 - 64	Ages 65 - 84	Ages 85+
Au Gres Township	3.1%	16.0%	3.9%	19.0%	32.9%	23.4%	1.5%
Arenac Township	5.2%	17.7%	3.3%	21.5%	34.8%	15.0%	2.4%
Sims Township	3.8%	10.7%	4.5%	12.9%	36.3%	29.5%	2.1%
City of Au Gres	4.7%	15.6%	4.4%	19.4%	30.3%	21.9%	3.6%
Arenac County	4.7%	17.8%	4.5%	20.6%	32.1%	18.1%	2.2%
Michigan	6.0%	20.8%	6.8%	24.7%	27.9%	11.8%	1.9%
United States	6.5%	20.4%	7.0%	26.6%	26.4%	11.9%	1.8%

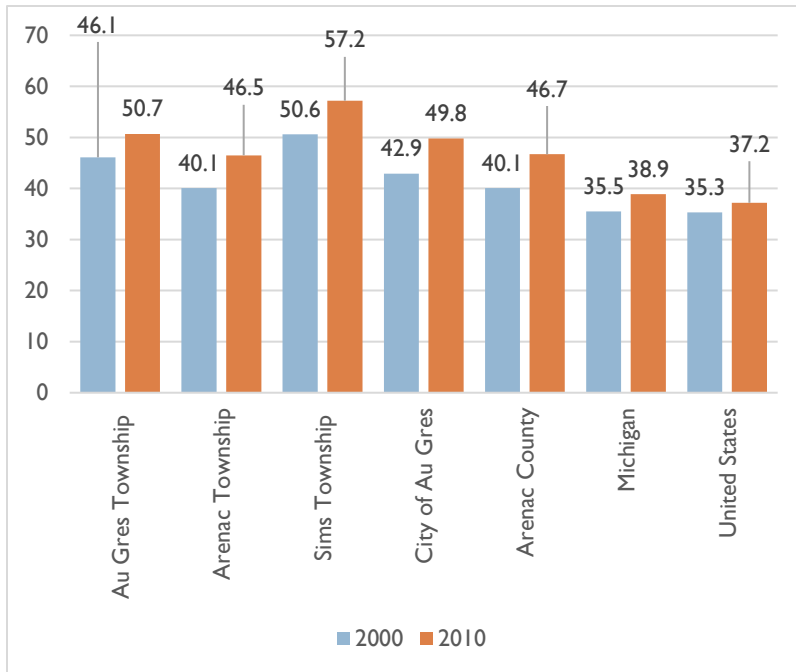
Au Gres Township has the smallest percentage of its population in the under 5 age group, as compared to all the jurisdictions listed in Table 3.

The Township does not have any significantly larger or smaller population groups, as compared to the other communities.

The age groups listed largest to smallest in Au Gres Township are: 45 – 64 (32.9%), 65 – 84 (23.4%), 25 – 44 (19.0%), 5 – 19 (16.0%), 20 – 24 (3.9%), under 5 (3.1%), and 85+ (1.5%).

Au Gres Township has the second largest percentage of individuals in the 65 – 84 age group, behind the City of Au Gres.

Figure 2 – Median Age



Au Gres Township has the second-highest median age, to Sims Township at 57.2.

The median age in Au Gres Township was 46.1 in 2000. In 2010, it increased to 50.7. This is an increase of 4.6 years.

The County, the City of Au Gres, and Sims Township all had similar increases in median age gaining 6.9, 6.6, and 6.6 years, respectively.

All of the Arenac County jurisdictions have a median age that is at least ten years older than the State and Country.

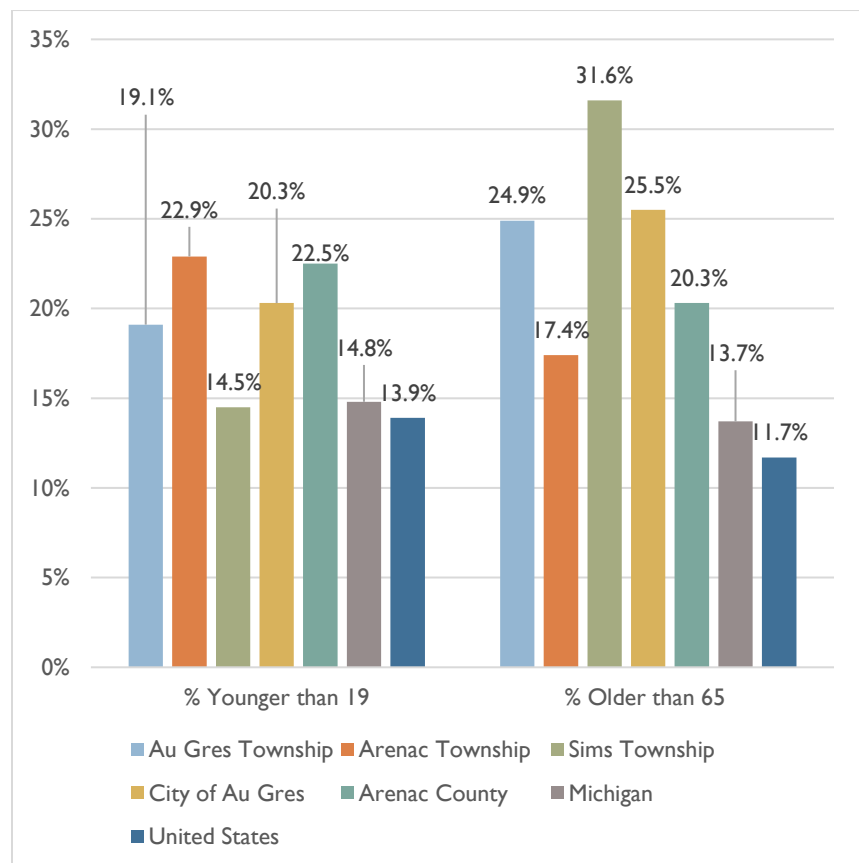
Nineteen percent of the population in the Township is younger than 19.

The Township is in the middle of the other jurisdictions: Arenac Township, the City of Au Gres, and Arenac County have larger populations, while Sims Township, Michigan, and the United States have a smaller population of kids under 19.

Twenty-five percent of the population in the Township is older than 65.

Compared to the Township, only Sims Township and the City of Au Gres have a larger percentage of population older than 65.

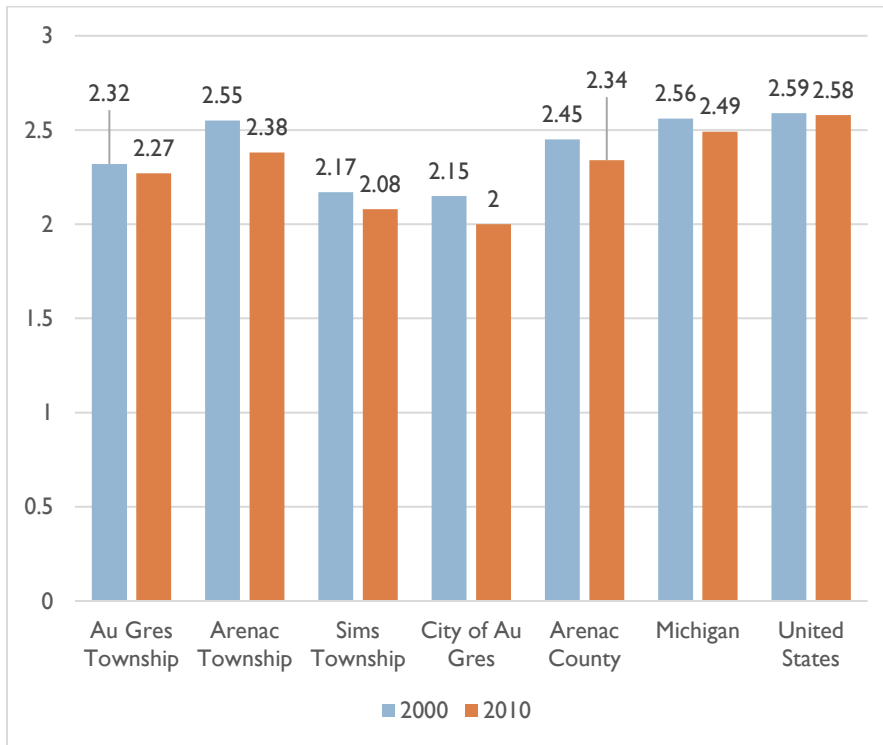
Figure 3 – % Younger than 19 & % Older than 65



Housing Characteristics

Household Characteristics

Figure 4 – Average Household Size



The average household size in Au Gres Township was 2.32 in 2000 and was 2.27 in 2010. Over the 1-year period, the average household size in the Township decreased.

Only Sims Township and the City of Au Gres have a smaller average household size, compared to the Township.

The Township had the second smallest drop in the average household size, behind the United States.

All the jurisdictions had a decrease in average household size over the past 10 years.

Table 4 – Type of Household

Type of Households		
	2000	2010
Family Households	71.7%	71.2%
<i>Married Couple Families</i>	63.1%	60.7%
<i>Female Householder (no husband)</i>	4.8%	6.2%
<i>Male Householder (no wife)</i>	3.8%	4.3%
Non-family Households	28.3%	28.8%
<i>Householder Living Alone</i>	24.0%	24.8%
<i>Householder Not Living Alone</i>	4.3%	4.0%

In 2010, the percentage of family households in Au Gres Township was 71.2%, this is less than the percentage in 2000, which was 71.7%.

Of the family households, married-couple families comprise 60.7%, which is down approximately 3% from 2000. Both female householder and male householder increased between the same period. There are more female householder families than there are male householder families.

The remaining population in the Township falls into the non-family household category (28.8%). This category increased from 28.3% in 2000. Householder living alone increased between 2000 and 2010, while householder not living alone decreased.

There was very little change in the family structures of Au Gres Township between 2000 and 2010.

Housing Characteristics

Table 5 – Housing Units by Type

Housing Units	
	2017
1-Unit, Detached	91.7%
1 Unit, Attached	0.0%
2 Units	0.0%
3 or 4 Units	0.0%
5 to 9 Units	0.0%
10 to 19 Units	0.0%
20 or More Units	0.0%
Mobile Home	8.3%
Boat, RV, Van, etc	0.0%

In Au Gres Township, approximately 91.7% of the houses are single-family, detached homes. There are no single-family attached homes in the Township.

There are no multi-family housing units in the Township, or alternative housing options such as boat or RV.

The only other housing option available in the Township is Mobile Homes, which make up 8.3% of the housing units in the Township.

It is uncommon for a community to have no multiple-family housing options.

Table 6 – Housing Occupancy

Housing Occupancy					
	Total Housing Units	Occupied	Vacant	% Occupied	% Vacant
Au Gres Township	689	420	269	61.0%	39.0%
Arenac Township	509	380	129	74.7%	25.3%
Sims Township	1,172	526	646	44.9%	55.1%
City of Au Gres	598	435	163	72.7%	27.3%
Arenac County	9,803	6,701	3,102	68.4%	31.6%
Michigan	4,532,233	3,872,508	659,725	85.4%	14.6%
United States	131,704,730	116,716,292	14,988,438	88.6%	11.4%

In Au Gres Township, there are a total of 689 housing units. Of those homes, 420 are occupied (61.0%), and 269 are vacant (39.0%).

Both the State and the Country have vacancy rates in the low teens. In comparison, all the Townships, County, and Au Gres in Table 6 have much higher vacancy rates. This is due to the high number of seasonal housing units in these areas, see Table 8 on the following page.

Of the three Townships, Au Gres Township has the second highest occupancy rate, behind Arenac Township.

Table 7 – Housing Tenure

Housing Tenure					
	Occupied	Owner-Occupied	Renter Occupied	% Owner Occupied	% Renter Occupied
Au Gres Township	420	395	25	94.0%	6.0%
Arenac Township	380	336	44	88.4%	11.6%
Sims Township	526	495	31	94.1%	5.9%
City of Au Gres	435	274	161	63.0%	37.0%
Arenac County	6,701	5,605	1,096	83.6%	16.4%
Michigan	3,872,508	2,793,342	1,079,166	72.1%	27.9%
United States	116,716,292	75,986,074	40,730,218	65.1%	34.9%

Of the 420 occupied units in Au Gres Township, approximately 395 are owner-occupied (94%), and 25 are renter-occupied (6%).

Au Gres Township has the second-lowest renter-occupied rate behind Sims Township as 5.9%. These are both significantly lower than the other communities in Table 7.

The State and Country have renter occupancy rates around 30%, this is significantly higher than the Township. The City of Au Gres has 161 rental units, or 37% of the housing stock in the City. This is the largest percentage of rental units in Table 7.

Table 8 – Structures by Vacancy

Structures by Vacancy Type									
	Total Housing Units	Total Vacant Units	% of Units Vacant	Seasonal, Recreational, or Occasional Use	For Rent	Renter, Unoccupied	For Sale Only	Sold, Unoccupied	Other Vacant
Au Gres Township	689	269	39.0%	32.8%	0.1%	0.1%	3.0%	0.1%	2.8%
Arenac Township	509	129	25.3%	14.9%	1.0%	0.2%	1.8%	0.6%	6.9%
Sims Township	1,172	646	55.1%	50.5%	0.3%	0.0%	2.0%	0.0%	2.3%
City of Au Gres	598	163	27.3%	19.4%	0.2%	0.0%	3.7%	0.3%	1.8%
Arenac County	9,803	3,102	31.6%	77.3%	2.8%	0.5%	6.3%	1.5%	10.3%
Michigan	4,532,233	659,725	14.6%	5.8%	3.1%	0.1%	1.7%	0.4%	3.4%
United States	131,704,730	17,988,438	11.4%	3.5%	3.1%	0.2%	1.4%	0.3%	2.8%

Of the 689 units in Au Gres Township, 39% are vacant. Thirty-three percent of the vacant units are categorized as Seasonal, Recreational, or Occasional Use.

Sims Township and Arenac County also have a high Seasonal, Recreational, or Occasional Use. Of the Sims Township’s vacant housing, 50.5% are seasonally vacant, and of the County’s vacant housing stock, 77.3% are seasonally vacant.

Michigan and the United States have seasonal vacancy rates that are less than 10%. Arenac Township and the City of Au Gres have seasonal vacancy rates in the mid-teens.

Table 9 – Housing Values

Owner Occupied Housing Values		
	Number	Percent
Less than \$50,000	52	14.0%
\$50,000 to \$99,999	153	41.2%
\$100,000 to \$149,999	70	18.9%
\$150,000 to \$199,999	67	18.1%
\$200,000 to \$299,999	23	6.2%
\$300,000 to \$499,999	3	0.8%
\$500,000 to \$999,999	0	0.0%
\$1,000,000 or More	3	0.8%

The housing values in Au Gres Township range from less than \$50,000 to more than \$1,000,000.

The largest percentage (41.2%) of the homes in the Township are worth between \$50,000 and \$99,999.

Then, 18.9% of the homes are valued between \$100,000 and \$149,999.

Third, 18.1% of the homes are valued between \$150,000 and \$199,999.

Only 14.0% of the homes are valued at less than \$50,000.

The median housing value of the homes in the Township is \$93,300.

Figure 5 – Selected Monthly Owner Costs as a Percentage of Household Income, Overall

Planners view housing expenditures that exceed 30% of household income as an indicator of a housing affordability problem for residents.

In Au Gres Township, almost 72% of the homeowners pay less than 30% of their income on monthly housing costs. Meaning, 28% of the population spends more than 30% on monthly housing costs.

The Township has the third-largest percentage of homeowners who pay less than 30% of their income. The City of Au Gres and Michigan are the only jurisdictions with a larger percentage

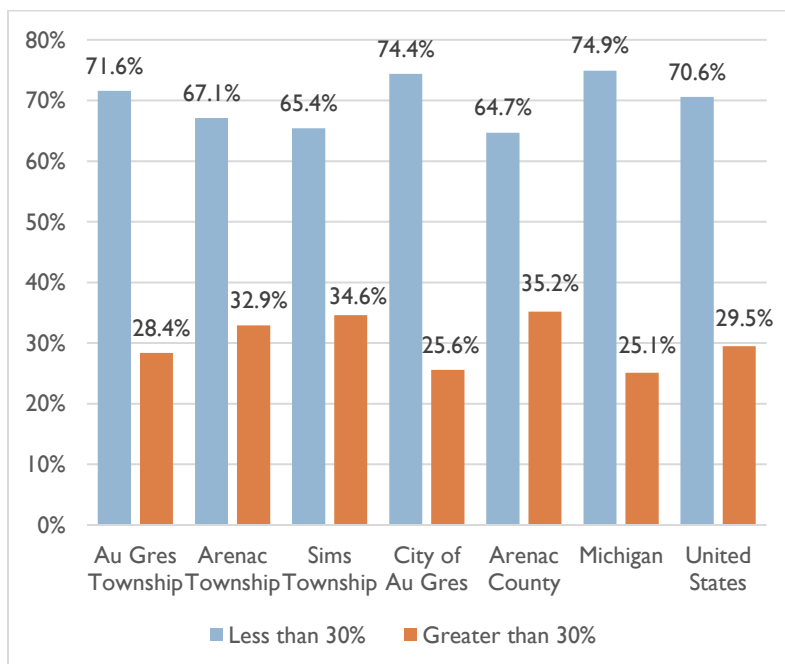
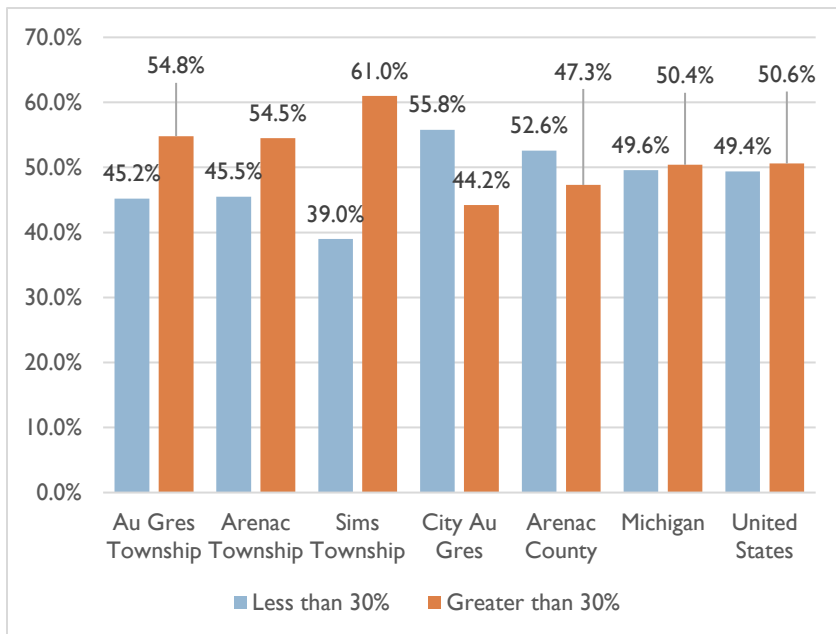


Figure 6 – Gross Rent as a Percentage of Household Income



The same consideration is true for renters as homeowners. Housing expenditures that exceed 30% of a household income are viewed as an indicator of housing affordability issues.

In Au Gres Township, 45.2% of the renters pay less than 30% of their income on monthly housing costs. Meaning 54.8% pay more than 30%.

Only Sims Township has more renters paying greater than 30% as compared to Au Gres Township, at 61%.

Table 10 – Median Gross Rent

	2017
Au Gres Township	\$665
Arenac Township	\$655
Sims Township	\$763
City of Au Gres	\$521
Arenac County	\$610
Michigan	\$824
United States	\$982

By comparing the median gross rent and the median household income, one can determine if renters have affordable housing options.

In Au Gres Township, the median gross rent is \$665, and the median household income is \$46,964. Thirty percent of the median household income equates to \$14,090 per year. This is approximately \$1,174 per month, which suggests there are affordable rental properties in the Township.

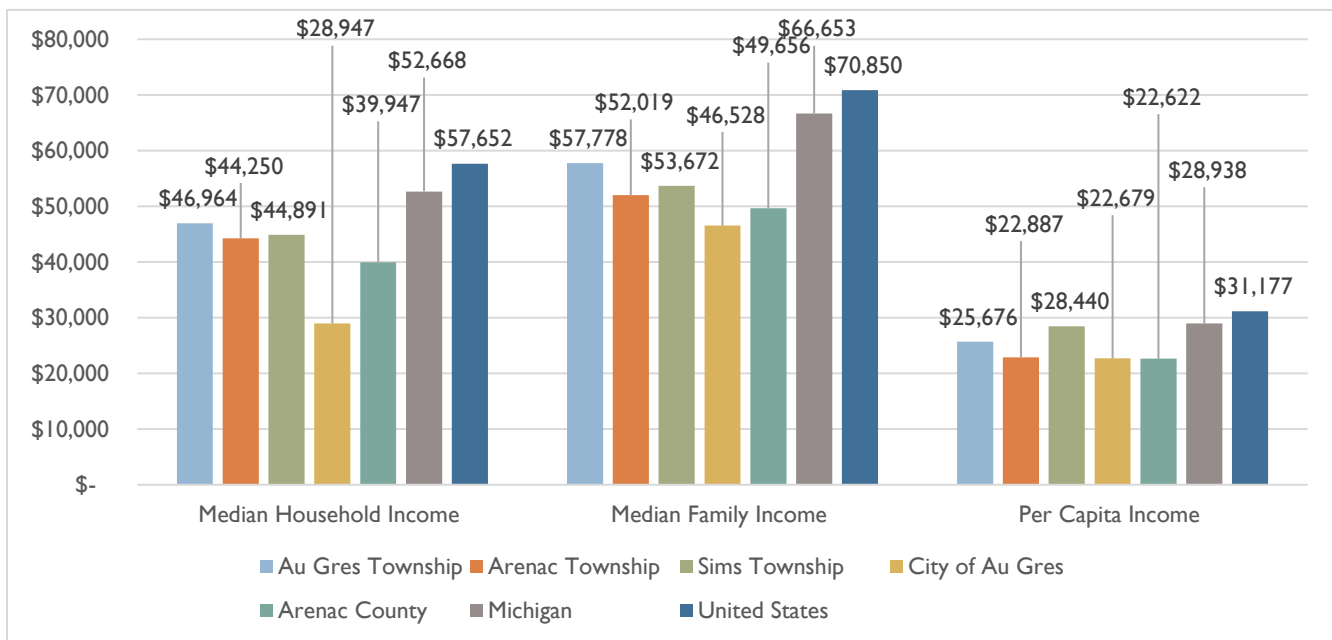
Table II – Educational Attainment

	No High School Diploma	High School Diploma (include equivalency)	Some College, no degree	Associates Degree	Bachelor's Degree	Graduate or Professional Degree
Au Gres Township	10.6%	36.7%	29.4%	10.9%	5.5%	6.9%
Arenac Township	19.2%	38.9%	23.2%	10.6%	6.2%	1.9%
Sims Township	5.8%	39.8%	22.7%	13.8%	10.0%	7.8%
City of Au Gres	11.1%	41.7%	22.7%	8.1%	9.6%	6.9%
Arenac County	13.3%	42.9%	22.5%	9.7%	7.4%	4.2%
Michigan	9.7%	29.3%	23.6%	9.3%	17.1%	11.0%
United States	12.6%	27.3%	20.8%	8.3%	19.1%	11.8%

Of all the communities in Table II, the Township has the largest percentage of individuals who have attended some college, but did not earn a degree (29.4%).

The Township has the second-largest percentage of the population with an Associates Degree, at 10.9%, behind Sims Township at 13.8%.

Figure 8 – Income

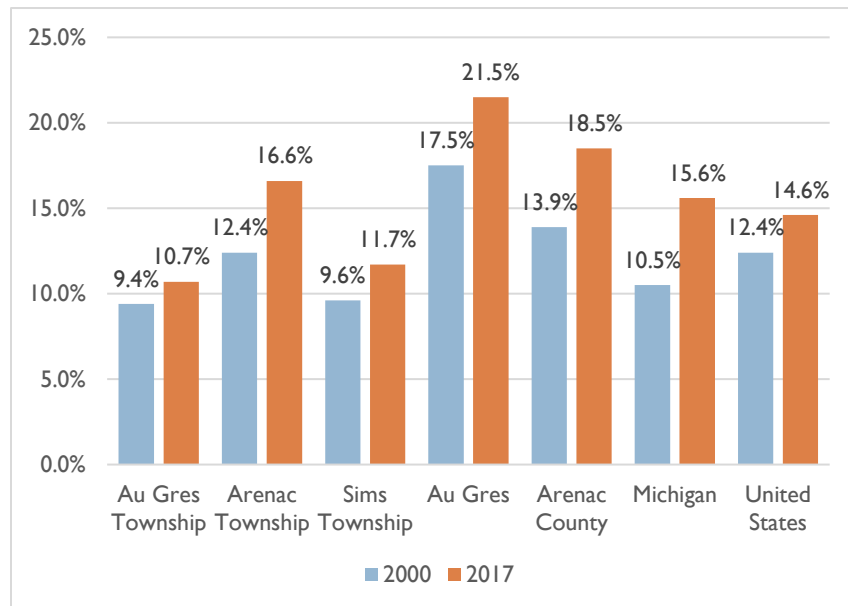


The Township has a median household income of \$46,964, which is lower than Michigan (\$52,668) and the United States (\$57,652).

The Township has a median family income of \$57,778, which is lower than Michigan (\$66,653) and the United States (\$70,850).

The Township has a per capita income of \$25,676, which is lower than Sims Township (\$28,440), Michigan (\$28,938) and the United States (\$31,177).

Figure 9 – Percent of Population Below Poverty Level



In 2000, Au Gres Township had the second-lowest percentage of individuals living in poverty at 9.4%. Sims Township was the only jurisdiction with a smaller percentage, at 9.6%

In 2017, the Township had approximately 10.7% of its population living in poverty. This was the lowest rate of all the communities in Figure 9.

Between 2000 and 2017, the Township’s poverty level increased by 1.3%. This was a modest increase as compared to all the other communities in Figure 9.

Table 12 – Employment by Industry

Employment by Industry	2000		2017	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	15	3.9%	3	0.8%
Construction	36	9.4%	16	4.5%
Manufacturing	84	22.0%	72	20.3%
Wholesale Trade	4	1.0%	5	1.4%
Retail Trade	67	17.5%	57	16.1%
Transportation and warehousing, and utilities	31	8.1%	32	9.0%
Information	3	0.8%	-	0.0%
Finance and insurance, and real estate	17	4.5%	16	4.5%
Professional, scientific, and management, and administrative and waste management services	9	2.4%	14	3.9%
Educational services, and health care and social assistance	53	13.9%	70	19.7%
Arts, entertainment, and recreation, and accommodation and food services	36	9.4%	40	11.3%
Other services, except public administration	12	3.1%	8	2.3%
Public Administration	15	3.9%	22	6.2%

In 2000, the three industries that employed the most people in Au Gres Township were manufacturing (22%), retail trade (17.5%), and educational services, and health care and social assistance (13.9%).

In 2017, the three industries that employed the most people in the Township were similar to 2000. In order, they rank, manufacturing (20.3%), educational services, and health care and social assistance (19.7%), and retail trade (16.1%).

Physical Infrastructure

Every community is responsible for providing basic services to the residents such as water, wastewater, police, fire, transportation, and recreational facilities. These public facilities are the foundation of a safe and healthy home for residents and businesses alike. The location of these services, particularly the water and wastewater options, are important for growth because often new residents and business will require these services. It is more difficult for new opportunities to locate in a place where the basic services they require are not available. In addition to public utilities, the Township is responsible for providing a safe, efficient, and well maintained transportation network including rail, highways, and harbors all of which are important for new business and are important economic development considerations.

Public Services

Water and Wastewater

The City of Au Gres has both city sewer and water systems. The Township is a customer of the City water system and provides treated water to a small portion of Township residents. The City does not provide sewer to the Township.

Police and Fire

Police protection for the entire county is provided by the Arenac County Sheriff Department in conjunction with the Saginaw Chippewa Tribal Police Department. The Sheriff Department works with smaller local police forces which serve only a few key communities in the County. The Arenac County Sheriff's Department provides services throughout the County and is also responsible for the County Jail, working with the court systems., the school resource program, a narcotics operation, and land and marine patrol with a dive team. The department operates 24 hours a day and the office is located in Standish at the County building. The County Jail is also located in Standish and has a capacity of 46 beds. The Saginaw Chippewa Tribal Police Department has been deputized by the Arenac County Sheriff's Department and serves both the County and the reservation. Overall, the Tribal Police Force has over 25 personnel who are responsible for dispatch, detention cells, and the court facilities, mainly utilized in Isabella County. In Arenac County, there are four personnel, with two on any given shift.

Transportation

The transportation network in Au Gres Township includes roads and marinas. It is the responsibility of a community to provide a safe transportation network because this is how residents and visitors move through Au Gres Township. The systems should be functional, safe, and in good repair. Map 2 is a depiction of the transportation system of the region.

Roads

The two main thoroughfares through Au Gres Township are US 23 which runs east and west through the middle of the Township and M 65 which runs north and south along the western border of the Township. As a part of Arenac County, the Township is located in a key location for up-north visitors. Any person traveling north along US 23 on the east coast of the State will have to travel through Au Gres Township. This is a key group of people the Township can capitalize on by drawing in people and becoming a destination instead of a stop-over. In addition to the major routes, the Township has other County and local roads that make up the local transportation system. Au Gres Township is different

than many Michigan communities because it does not have the typical one-mile square road network. The vast amounts of state land and undeveloped forest are a barrier to connectivity in the Township.

The Arenac County Road Commission is responsible for County Roads. The Road Commission is responsible for construction, maintenance, and improvements. The County Road Commission and individual Townships use road millages for funding improvements to the various local roads within their jurisdictions. In addition to serving the vehicle traffic in the County, the Road Commission also has the opportunity to use some of their funding to provide non-motorized transportation options along County roads.

Map 2 classifies the roads in Au Gres Township and annotates the Average Daily Traffic (ADT) Counts on each of the MDOT roads. ADT is a count used to measure the total volume of vehicle traffic on a highway or road for an average day of the year. These numbers are from MDOT. The traffic volumes of the state trunk lines range from 3,000 vehicles to 19,000 vehicles. On the map, I-75 sees the most traffic on any given day, with lower traffic counts on the other State roads in the region. However, these figures are average volumes and there are days where the traffic volume could be 20 to 40% more on various sections of roads, particularly on the weekends. These estimates can provide a preliminary indication of how well a roadway is operating.

Air

The nearest airport supporting general passenger travel is the Midland-Bay City-Saginaw (MBS) International Airport located in Tittabawasee Township (Saginaw County), approximately 50 miles southwest of the Township. MBS has an average of 56 flights per day. The airport is served by two carriers, Delta and United, with 21 aircraft based at the field – 4 single engine, 6 multi-engine, 10 jet engine aircraft, and 1 helicopter.

Public Transit

Arenac County has a county-wide public transportation system, Arenac Public Transit Authority, Inc. This is a dial-a-ride service out of Standish that serves the entire County. The Indian Trails and the North Star Lines have bus service from Arenac County to major population centers and to other destinations within the state and nation.

Recreation

Au Gres Township contains ample natural amenities such as lakes, beaches, rivers, and woodlands. Much of the land along the shoreline is privately-owned wooded areas with numerous beaches. The recreation amenities in the Township are described below and shown on Map 3 at the end of this section.

Parks

There is also one County park located in the Township and one Lake Huron access site. Point Au Gres Park is located at 3207 Rumsey Road. This County-owned facility of approximately 6.9 acres and has 1,030 feet of frontage on Lake Huron in the Saginaw Bay. The park offers swimming, fishing, picnic areas, children's playground, beach volleyball, horseshoes pits, and a barrier free boardwalk and dock along the beach. The park has three pavilions, 16 campsites, 7 with electric and water hookups, and 5 rustic cabins. The park is a kayak and canoe staging site along the Blue Water Trail.



The Au Gres Township Boardwalk is located at the end of Santiago Road at the Saginaw Bay. The Township has developed a nature walk at the site which is known as the Point Au Gres Nature Lookout. In addition to the nature walk, this site includes access to Lake Huron during the winter months for ice fishing and snowmobiling. There is a 600' lighted viewing walkway and observation platform along with a lighted parking lot. The walkway/observation deck was constructed of pressure treated timber with a handicap accessibility ramp at the beginning of the walkway. Lights and reflectors were installed along the walkway for easy visibility. The parking lot is graveled and lighted and was constructed to accommodate vehicles with trailers. The site is handicap accessible and has restrooms and a picnic area. There is a cedar privacy fence along the east property boundary to protect and buffer the surrounding properties. The existing trees have been preserved for natural habitat on the site.

The Township also owns a 40 acres vacant site at the southwest corner of Noggle Road and Swenson Road in Section 15.

In addition to this land, there is over 3,000 acres of state-owned land for recreation activities such as hunting, fishing, and camping. A portion of the Wigwam Bay Wildlife Area is also located in the Township. The area is owned by the DNR and the primary focus of this area is recreational sport hunting for waterfowl, deer, pheasant, grouse, woodcock, rabbit, and turkey hunting. Waterfowl breeding and production is being increased in the area. Besides uses for hunting, it is open to the public for educational activities. No recreational vehicles are permitted in the area to minimize disturbances to waterfowl and game. Motorized vehicles are restricted to parking areas.

Trails

Communities across the United States are creating regional trail systems in both cities and rural areas to provide a higher quality of life for residents. Trails give residents the opportunity to be more active and healthy, safer while walking or biking on the roads, additional ways to experience their community, and give all users the option of increased mobility in different modes of travel. The following is a description of the planned trails in Au Gres Township.

Iron Belle – Saganing Anishinabak Miikana Section

The Iron Belle Trail is a set of two trails that traverses the entire state of Michigan from Belle Isle in Detroit to Ironwood in the Upper Peninsula. The eastern trail, 827 miles, is a bike route that utilizes existing bike paths, bike lanes, and designated biking routes. The western trail, 1,203 miles, is the hiking route that uses the North Country National Scenic Trail. The eastern trail is planned to traverse the Township. From Omer, the trail will follow US 23 to Au Gres, then will continue along US 23 to the northern border of the County. This path will total 5 miles of non-motorized facilities in the Township. The future plans for this trail are referenced in the MDOT Bay Region Non-Motorized Transportation Plan.



Arenac County Saginaw Bay Water Trail

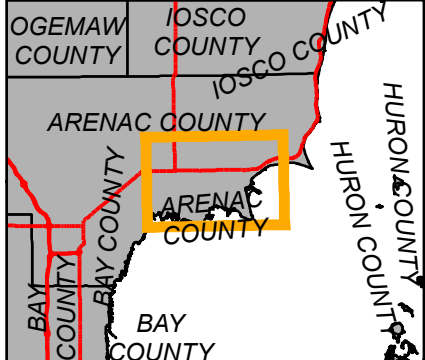
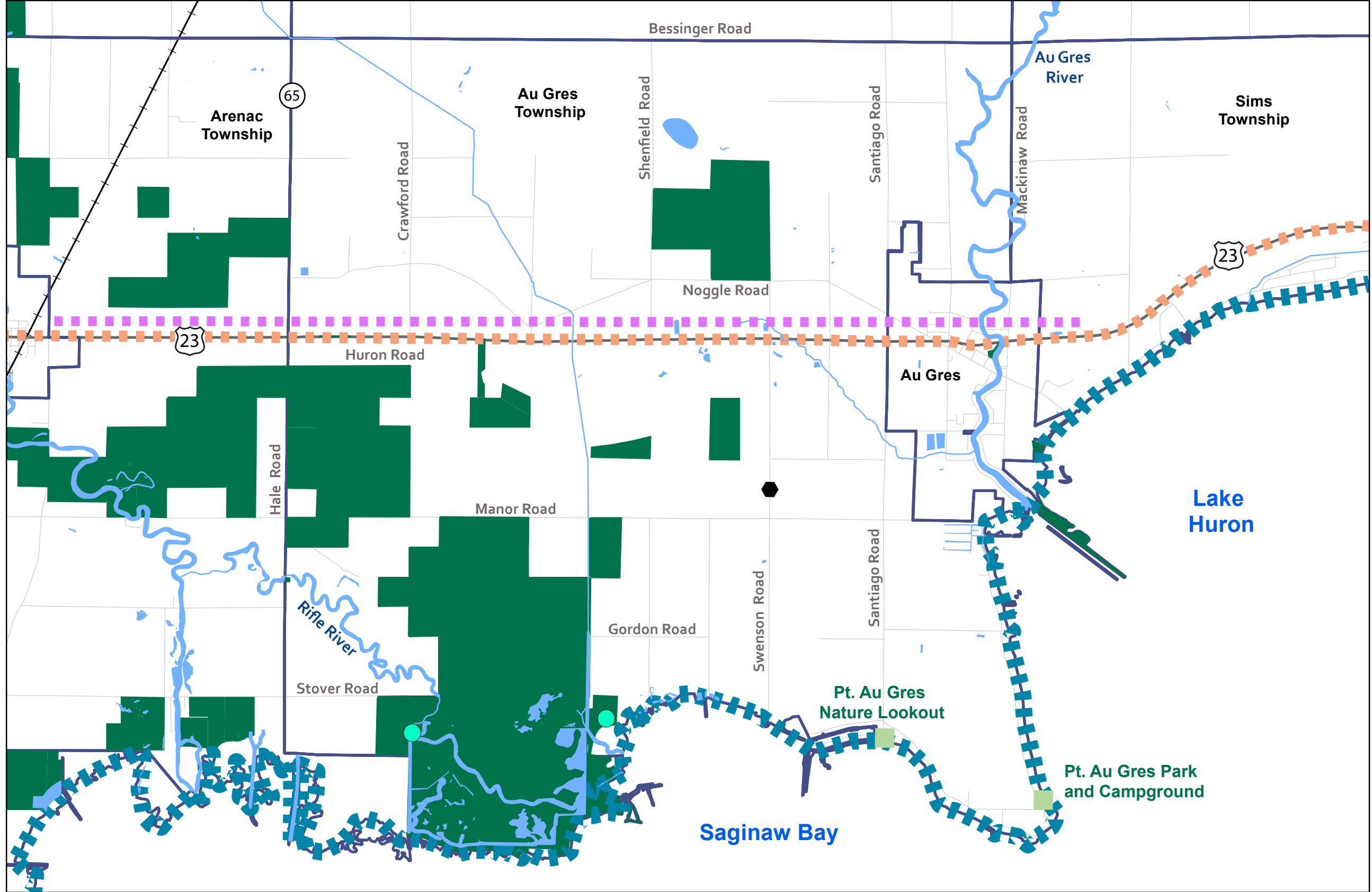
In addition to the Iron Belle Trail, there is also a water trail in the Township that follows the entire coast of Arenac County. In 2014 the County Parks and Recreation Commission completed the Arenac County Blue Water Trail Development Plan that has laid out a kayak/canoe trail along the Saginaw Bay shore. This trail connects the Huron Shores Coastal Water Trail (north of the County) and the Tip of the Thumb Heritage Water Trail in Huron County. All the trail along the coasts of Arenac and Bay Counties is part of the Saginaw Bay Water Trail System. Efforts are underway to build and promote the Blue Water Trail. The county is partnering with Saginaw Bay Resource, Conservation, and Development and the Saginaw Bay Water Trail Alliance to pursue these efforts.

There are 5 stops along the water trail located in Au Gres Township they include:

- End of Big Creek Road
- End of Dreyer Road
- End of Santiago Road
- Point Au Gres Nature Lookout
- Point Au Gres Park and Campground



MAP 3 - RECREATION FACILITIES AU GRES TOWNSHIP, MICHIGAN



AREA MAP
NOT TO SCALE



LEGEND

- Township Hall
- Local Parks
- State Owned Recreation Areas
- Proposed Iron Belle Route -Saginaw Anishinabak Miikana Section
- Arenac County Saginaw Bay Water Trail
- Wigwam State Wildlife Area Access Points
- SMMWSC Easement (Saginaw-Midland Municipal Water Supply Corporation)

Source:
Michigan Geographic Data Library

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Natural Features Inventory

Au Gres Township is a rural forested Township located along the Lake Huron and Saginaw Bay shoreline. The Township is part of the northern Michigan recreational area, with resort development along Lake Huron. Natural assets such as the State Forest, the Au Gres and Rifle Rivers and the Lake Huron shoreline, make it attractive for tourism. Agriculture is an important segment of the economy and accounts for approximately 31% of land use. Au Gres Township is part of the six-county, state designated Huron Shores Heritage Route.

With all of the natural resources available to both residents and visitors, the natural environment plays a significant role in the development of Au Gres Township. The Township provides unique features offering rolling terrain, access to the Lake Huron, woodlands and state land, and wide open agricultural spaces. It is this combination of options that provide the specific character that residents who choose to live here seek. It is important for a community to analyze the land before beginning development, because the natural environment can both, significantly impact development and be significantly impacted by development. The first step is to understand the resources available in the community by inventorying and analyzing the existing land and natural features before any new development occurs.

In some cases, land development can have a negative effect on the natural environment. For example, if a developer fills in a wetland, the water usually standing in that area, filtering through natural processes, and recharging an underground aquifer, suddenly has no place to drain. As a result, the water will be forced to spread to a new area and can cause flooding. Understanding the location of wetlands is a good way to prevent these situations.

Included later in this document is a Future Land Use Plan that will guide the community in determining areas that will be preserved and areas that will be developed in the future. An important part of the the future land use map is to examine the natural environment and determine where future development should be encouraged and where natural resources should be protected. In addition to conducting an inventory, a community can also implement measures which protect the natural resources and carefully plan for future development.

Any environmentally sensitive area within a community is a place which development should be carefully reviewed and considered. Environmentally sensitive areas are lands whose destruction or disturbance will affect the habitat of the natural ecosystem and the life of a community by either:

- Wasting productive lands and non-renewable resources, such as prime farmland.
- Destroying important public resources, such as groundwater supplies and surface water bodies.
- Creating hazards, such as flooding or slope erosion.

Each of these effects is detrimental to the general welfare of a community. The Township contains ample natural amenities. These resources provide residents a clean water supply, and a strong base for tourism and agriculture. The Township wishes to preserve natural features while utilizing them for recreation and relaxation. The purpose of this section is twofold. First, is to identify areas in the Township that are most suited for development, focusing on areas which will minimize the effect of development and provide amenities without adversely impacting the existing natural systems. The second is to identify land that should be preserved in its natural state, and is most suitable for open space or recreation purposes. Topography, woodlands, soil, farmland, and water resources are among the most important natural features impacting land use in Au Gres Township, and analysis of each natural system follows.

Topography

The topography of Au Gres Township is generally flat, which is illustrated on Map 4. The lowest elevations are located along the shoreline, and as the land continues west toward the interior of the state the elevation increases. The only variations to this gradual elevation change are located along the rivers which traverse the Township. The elevation of the riverbeds is lower than the surrounding land. In general, these gradual changes are not an impediment to development in the Au Gres Township, as there are no steep climbs or cliff faces. However, the riverbanks may pose certain challenges that should be considered when siting any future construction. As each area of the Township presents specific conditions in regards to topography, each site will have specific challenges for property owners to work around. The Township should implement best practices in the review process when reviewing applications along sensitive natural areas.

Prime Farmland

Map 5 depicts certain soil types in relation to their qualities best suited for farming. It is important to categorize and inventory the land that is best suited to farming because agriculture is such an important part of the Au Gres Township economy and way of life. If the Township would like to protect high-quality agriculture land in the future, this is land that should be prioritized for agriculture uses.

According to the National Resources Conservation Service, Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses. These soils are of the highest quality and can economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Very specific technical criteria were established by Congress to identify prime farmland soils. In general, the



criteria reflects adequate natural moisture content; specific soil temperature range; pH between 4.5 and 8.4 in the rooting zone; low susceptibility to flooding; low risk to wind and water erosion; minimum permeability rates; and low rock fragment content. Therefore, the soil indicated as prime farmland, if drained, does not naturally fit under the specified criteria, but would if it were cultivated using modern agricultural practices.

Map 5 illustrates that there is only one pocket of prime farmland in the Township, located along M-65 in the northwest quarter. However, there are much larger sections of prime farmland, if drained. These areas are along the eastern border of the Township near the Au Gres River and Santiago Road, and the southern half of the Township around Swenson Road. A third category of farmland in the Township is farmland of local importance. This is land that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming

methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of local importance may include tracts of land that have been designated for agriculture by State law or local ordinance. This is the largest percentage of farmland in the Township and is located throughout the Township. Agriculture is large part of Au Gres' economy and way of life, and is important to consider in any master planning effort.

Wooded Land

Woodlands information for Au Gres Township was derived from the Michigan Geographic Data Library (MiGDL). The dataset includes three categories of forested areas in the Township: deciduous forest, evergreen forest, and mixed forest. Deciduous forests are characterized by trees that shed foliage according to the season such as maples, ash, elms, oaks, and others. Evergreen forests consist of conifers or evergreen trees, and mixed forests are with both deciduous species and evergreen species. The map also shows the location of open grasslands in the Township.

Au Gres Township is fortunate in that a large percentage of the land in the Township is wooded and natural. This land is perfect for recreation opportunities, provides great habitat for wildlife, and is a good resource for the local economy. The recreation opportunities are a great draw for the tourism industry and the wildlife habitat makes the Township an ideal place for hunters.

Map 6 illustrates the wooded land in Au Gres Township. This land is primarily private, however, the State owns large tracts of public land in the western half of the Township. Map 3 depicts the state owned land in the Township. Most of this land is just state owned property that is not managed and only accessible via off-road trails. Overall, the DNR owns more than 3,000 acres in the Township. This is all public land open for recreation.



Wetlands and Waterways

Wetlands areas are lands defined by the existence of water, either on or near the surface, during a portion of the year. In addition to standing water, other characteristics of a wetland include poorly drained soils and water-loving vegetation, which may also be physical indicators of wetlands. These ecosystems are a sensitive and vital part of the natural water cycle, and when they are negatively affected, without proper mitigation, many problems such as standing water, water filtration, aquifer recharge, and flooding will occur in unexpected areas.

Development concerning wetlands is regulated by the State of Michigan. At the heart of Michigan's wetland regulatory program is Part 303, Wetland Protection, of the Natural Resources and Environmental Protection Act (Act 451 of 1994), formerly referred to as the Goemaere-Anderson

Wetlands Protection Act, P.A. 203 of 1979. The Michigan Department of Energy, Great Lakes, and Environment (DEGLE) administers the permit program. This legislation was passed to protect wetlands by restricting their use to certain activities only after permitted approval by the State of Michigan. Permits are approved only upon a review of an environmental assessment filed by the petitioner that shows the avoidance of wetland resources to the greatest extent possible and minimization of unavoidable wetland impacts.

Under the Act, the following wetlands are protected:

- Wetlands contiguous to an inland land, pond, river, stream, or similar water course. Wetlands adjacent to the lakes, rivers, creeks, and drains in Au Gres Township would fall in this category.
- Wetlands five acres in size, or larger, in counties that contain a population of at least 100,000 people. This category does not apply to Au Gres Township in Arenac County.

The wetland information on Map 7 was derived from MiGDL and the National Wetlands Inventory (NWI). Au Gres Township has large tracts of wetlands, due in part to the low elevation and proximity to Lake Huron and the network of rivers and streams that traverse the Township.

One of the most important natural features of Au Gres Township is the 10 miles of shoreline along Lake Huron. The coastline is one of the Township's defining features and provides access to both Lake Huron and the Saginaw Bay. The Township coastline is mostly wooded and developed with single family homes. These homes often have beach access and docks. There is one park along the shoreline for public access and one public access point. In the past few years, the water level in the Great Lakes has been rising. In the summer of 2019, the Great Lakes broke all high water records which has had significant effects for all the communities along the Great Lakes shoreline. This included Au Gres Township, where many lakefront property owners have lost all the beach in front of their house and many have installed sea walls to protect their homes. It also effects public beaches where there is less or no access to the water. Docks at boat launches and marinas have also become submerged. This has a negative effect on property values and tourism in the Township and will be a struggle to contend with in the upcoming years.

Au Gres Township has two major rivers that flow to Lake Huron. The Rifle River and Au Gres River. These rivers are beautiful natural resources home to some of the best fishing on the east side of the state. The two rivers generally run through wooded/undeveloped land until they reach Lake Huron. However, the Au Gres River flows through the City of Au Gres. At the mouth of the river is a DNR boat launch. In addition to these two rivers, there are many streams in the Township and a network of County drains.



The Arenac County Drain Commission is responsible for all the County drains in the County. The Drain Commission's responsibility includes all established drains for storm water runoff, drainage and water quality according to the Michigan Drain Code, Act 40 of 1956, as amended. The Drain Commissioner is

responsible for legal proceedings and hearings for open or closed channels, dams, dikes, levies, water and sewer projects, lake level control structures, pumping stations, and for the implementation of the Soil Erosion and Inland Lakes and Streams Acts. The Drain Commissioner requires that the proper size culverts are placed within the drain and that no obstructions will impede the flow of the channel. County drainage channels are an integral part of successful drainage techniques and crucial to the adequate flow of water through the County.

FEMA Floodplain

The Federal Emergency Management Agency (FEMA), defines floodplain areas based on hydrological surveys, topographical surveys, soil studies, and land cover characteristics. The result of this research is a statistical model that indicates an area vulnerable to the “100-year flood” and the “500-year-flood”. The 100-year-flood area is an elevation that has a 1% chance of being equaled or exceeded each year. This area has a 1% annual chance of flooding. The 100-year flood, which is the standard used by most federal and state agencies, is also used by the National Flood Insurance Program (NFIP) as the standard for floodplain management and determination of need for flood insurance. Structures located in the flood hazard area have a 26% chance of suffering flood damage during the term of a 30-year mortgage. This means a home in the mapped flood hazard area is five times more likely to be damaged by flood than to have a major fire.

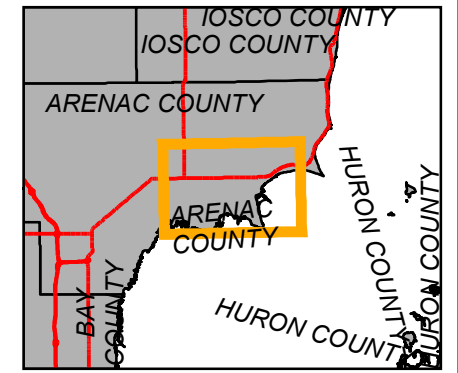
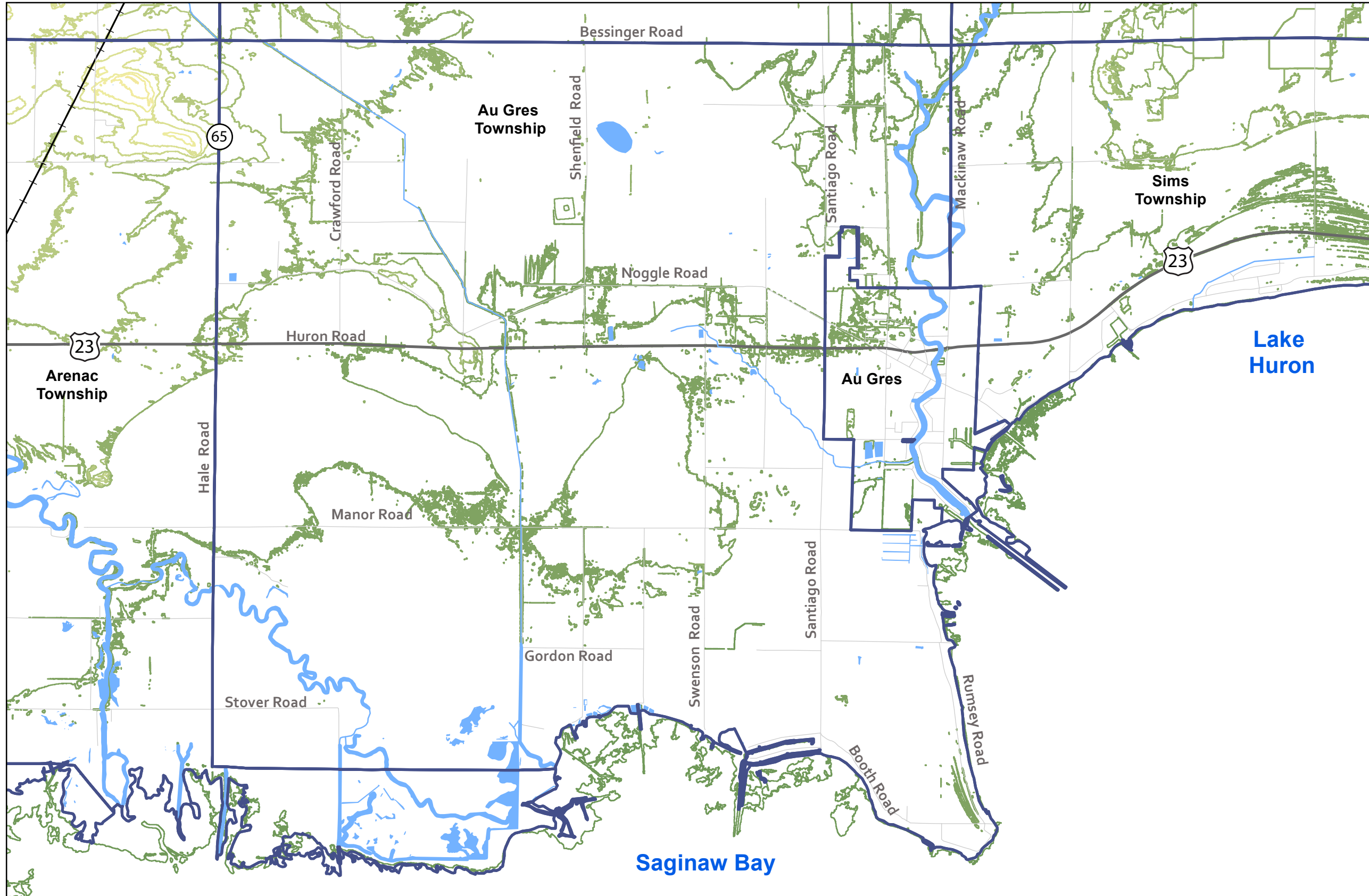
The flooding of land adjoining the normal course of a stream or river is a natural occurrence. Flooding events are often swift and very damaging. Floods can damage or destroy public and private property, disable utilities, make roads and bridges impassable, destroy crops and agricultural lands, cause disruption to emergency services, and result in fatalities. People may be stranded in their homes for several days without power or heat, or they may be unable to reach their homes at all.

Development around natural water courses has increased the potential for serious flooding. Rainfall that would naturally soak into the ground or take several days to reach a river or stream, now quickly runs off streets, parking lots, rooftops, and through man-made channels or pipes. Development that encroaches on the floodplain impedes the carrying capacity of the water drainage basin and exacerbates flooding. If floodplain areas are left in their natural state, damage to persons or property could be more easily avoided.

There are many benefits of protecting land in the floodplain from development. If left in a natural state the land in the floodplain can provide flood protection for other structures, it improves water quality because the water is naturally filtered, it recharges aquifers, can provide high quality recreational opportunities, and results in reduced flood insurance and disaster recovery costs. Flood prone areas are found throughout the State, as every lake, river, stream and County drain has a floodplain. Therefore, the type of development that exists within the floodplain will determine whether or not flooding will cause damage.

The floodplain in the Township is generally concentrated around the Lake Huron shoreline and along the rivers, see Map 8.

MAP 4 - TOPOGRAPHY AU GRES TOWNSHIP, MICHIGAN



AREA MAP
NOT TO SCALE



LEGEND
Elevation (in feet)

- 574
- 576
- 578
- 580
- 582
- 584
- 586
- 588
- 590

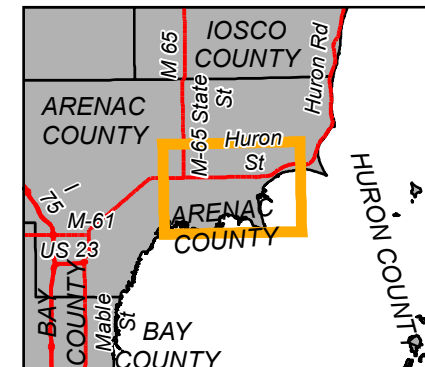
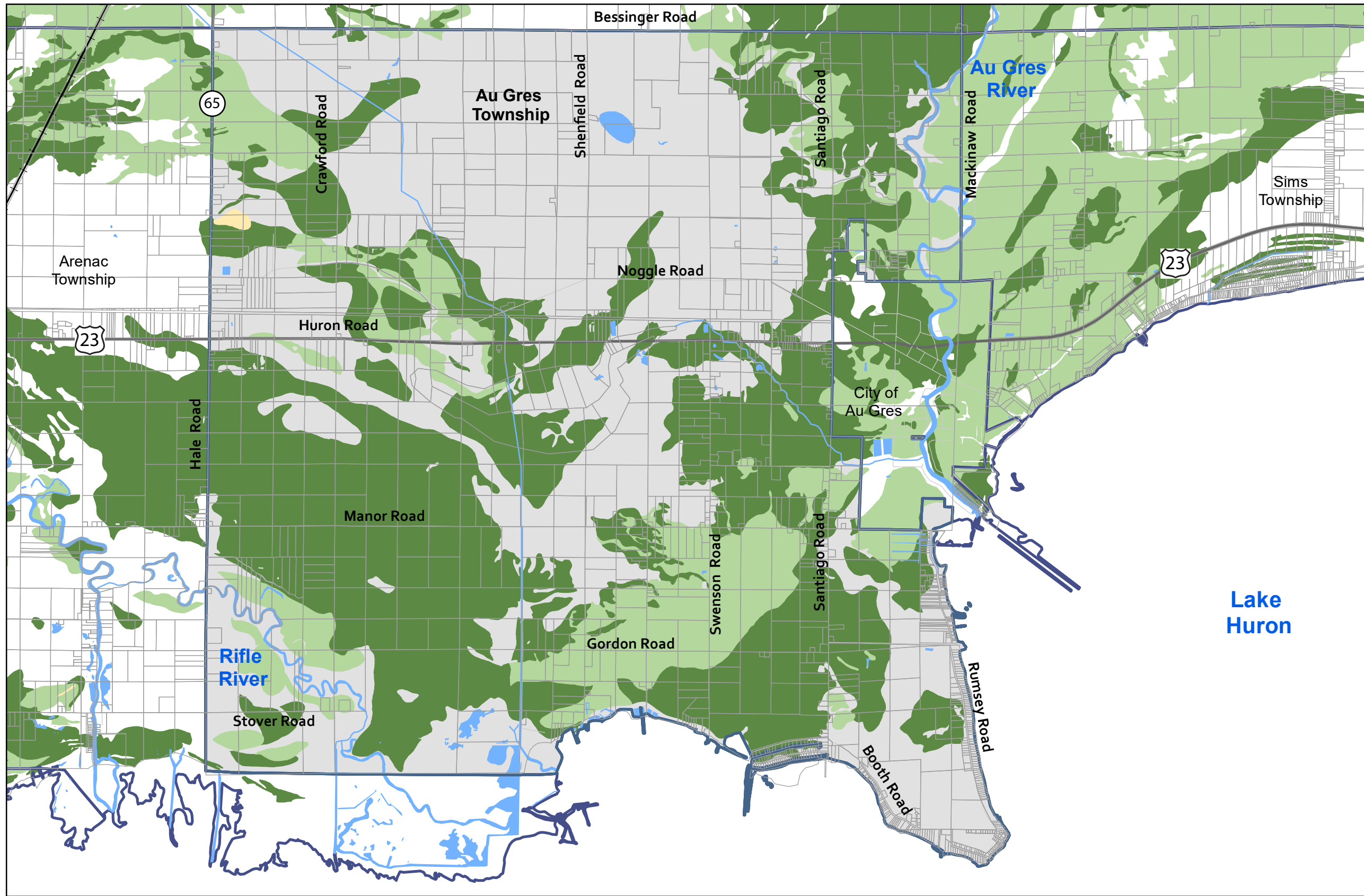
Source:
Michigan Geographic Data Library

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MAP 5 - PRIME FARMLAND AU GRES TOWNSHIP, MICHIGAN



AREA MAP
NOT TO SCALE



LEGEND

- Prime farmland
- Prime farmland, if drained
- *Farmland of local importance
- Water Features

*Land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of local importance may include tracts of land that have been designated for agriculture by State law or local ordinance.

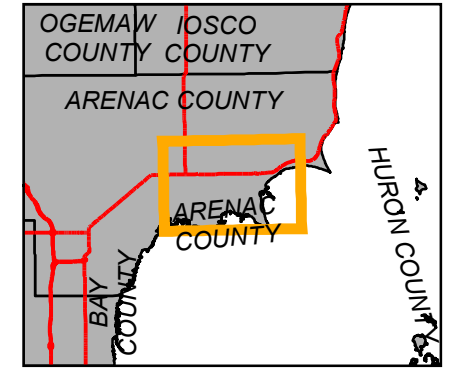
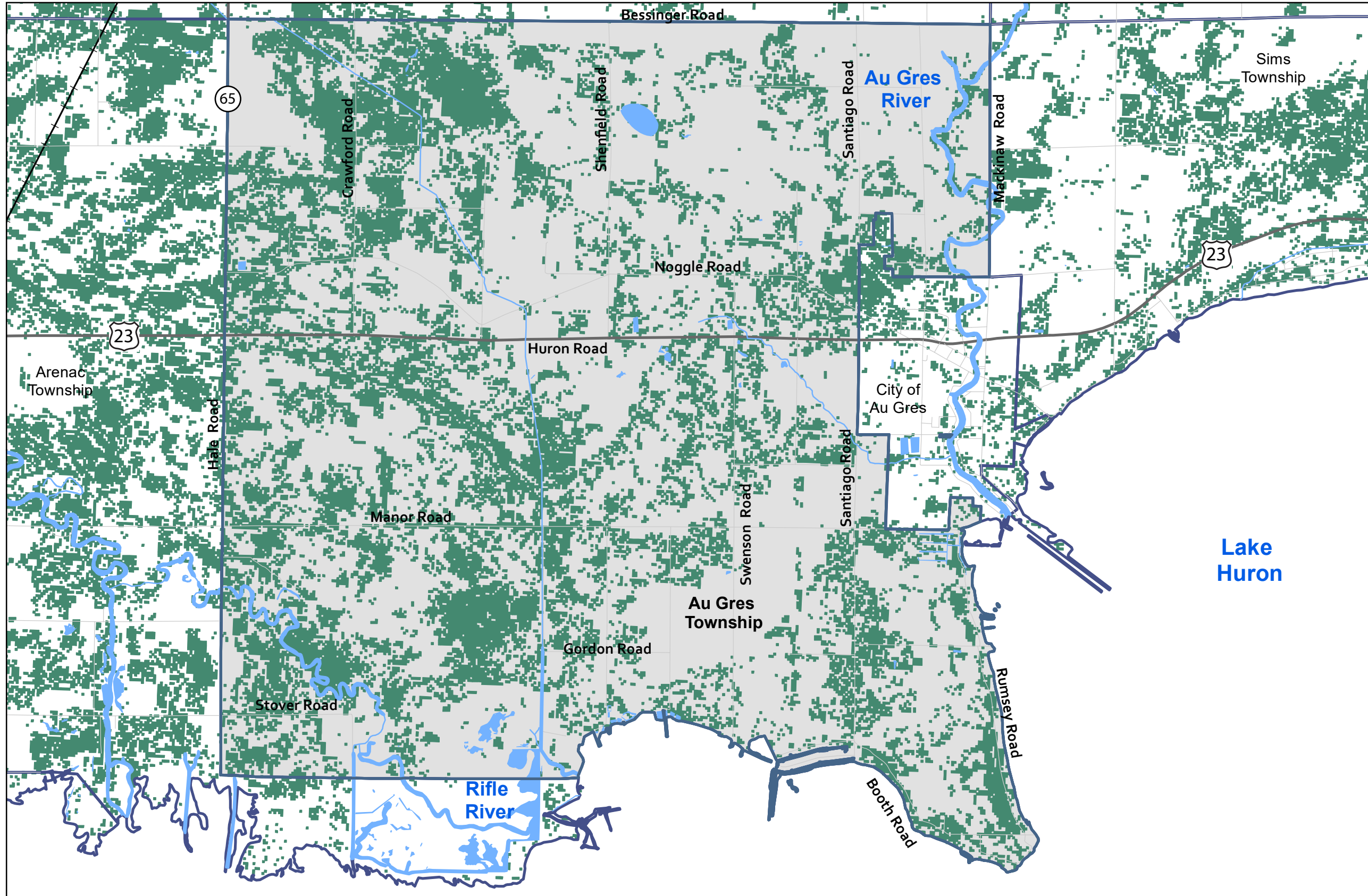
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MAP 6 - WOODED LAND AU GRES TOWNSHIP, MICHIGAN



AREA MAP
NOT TO SCALE



LEGEND

- Wooded Land
- Grasslands
- Waterways

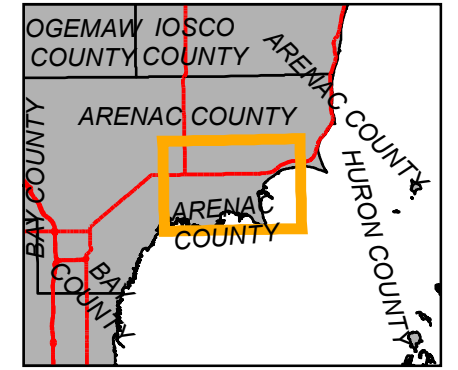
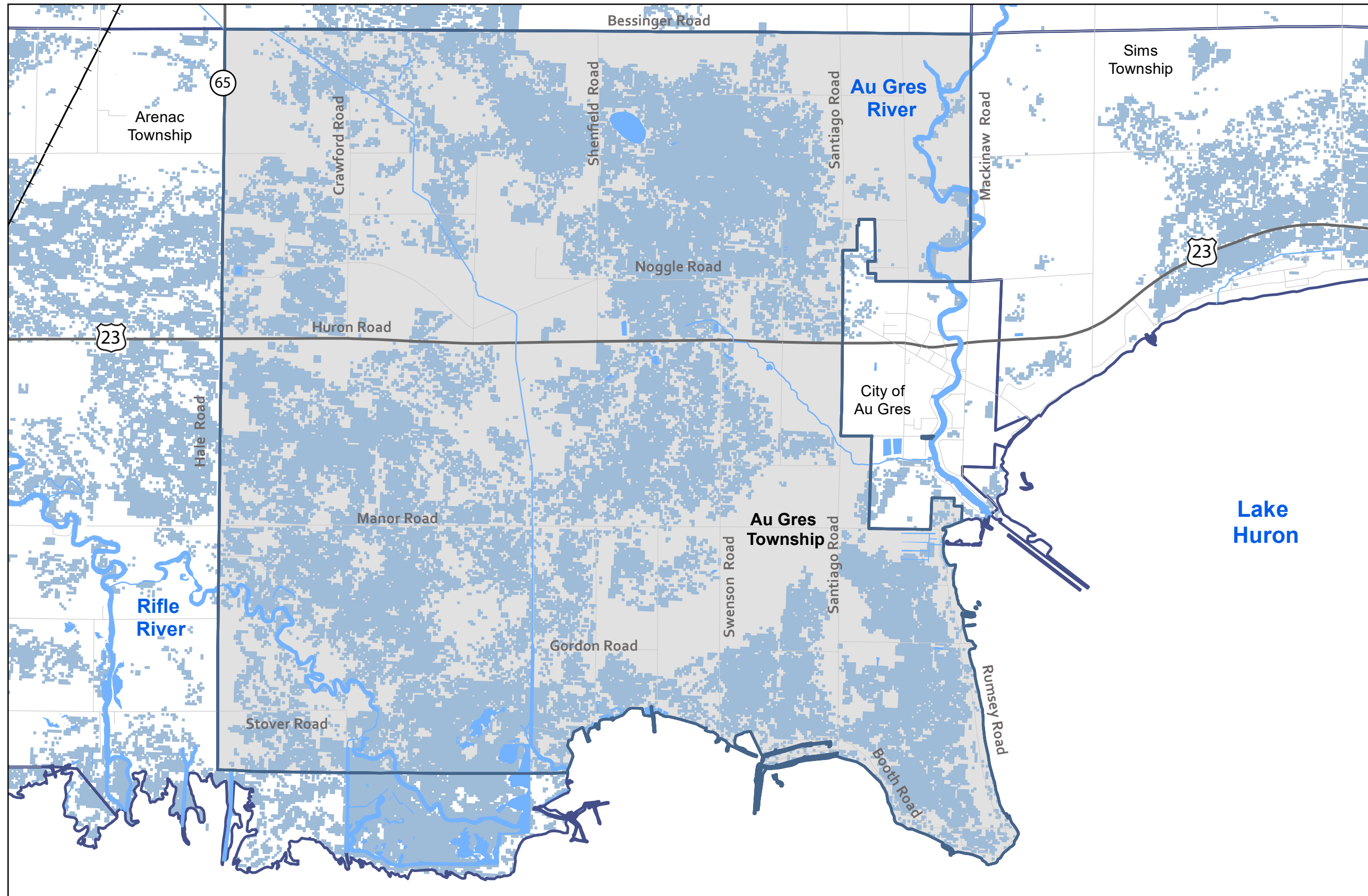
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MAP 7 - WETLAND AND WATERWAYS AU GRES TOWNSHIP, MICHIGAN



AREA MAP
NOT TO SCALE



LEGEND

- Wetlands
- Waterways

Source:
Michigan Geographic Data Library

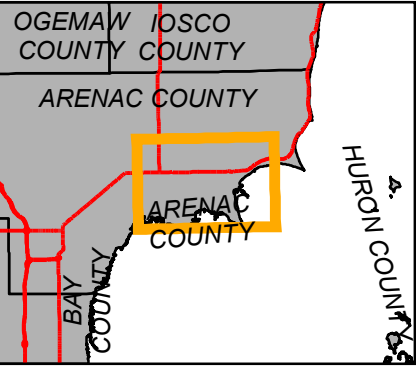
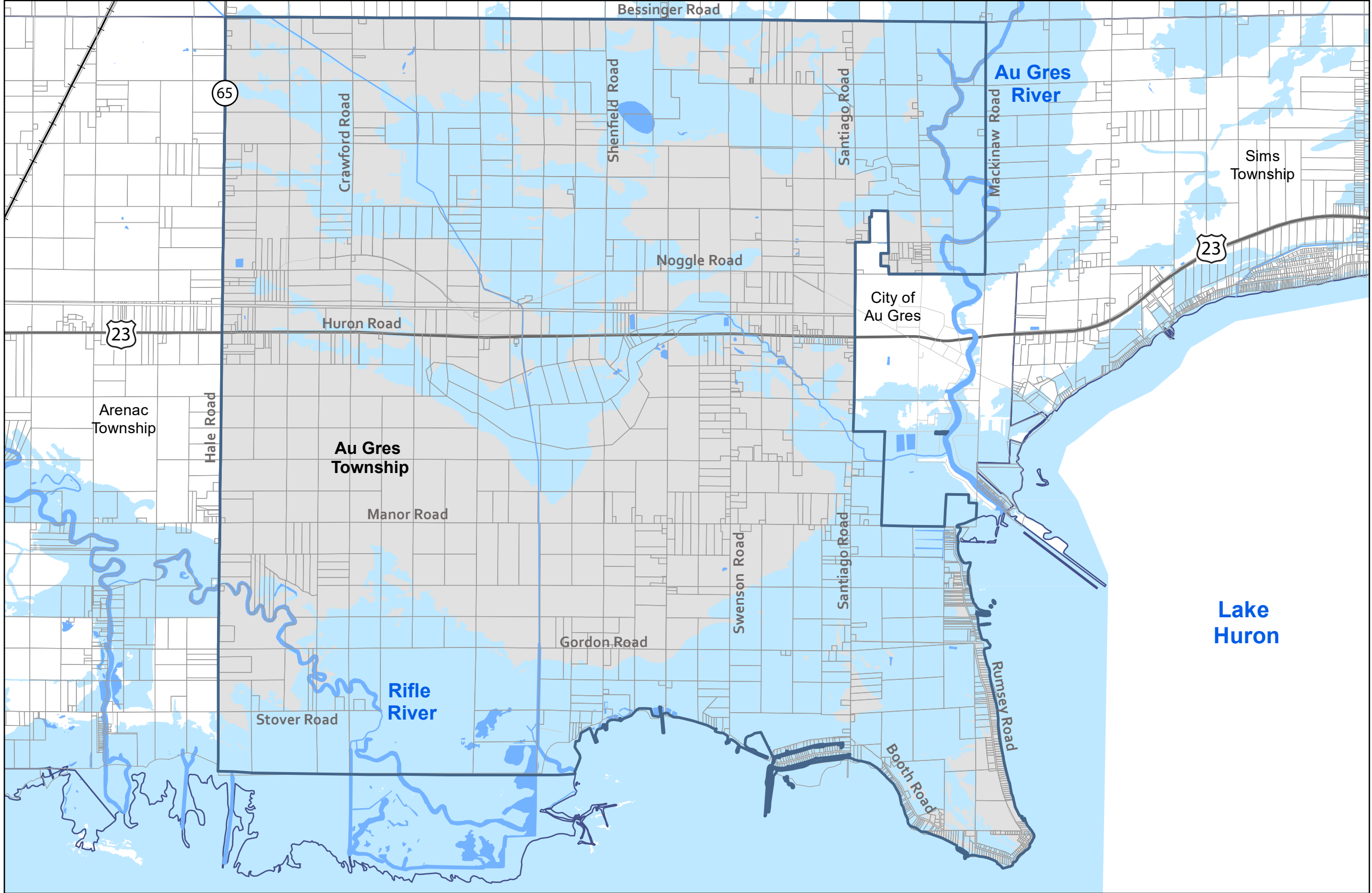
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MAP 8 - 100-YEAR FEMA FLOODPLAIN AU GRES TOWNSHIP, MICHIGAN



AREA MAP
NOT TO SCALE



LEGEND

- 100-Year Floodplain
- Waterways

Source:
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Existing Land Use

This section is a review of the existing land uses in Au Gres Township. Existing land use is a study of all the current status of the land in the Township to understand exactly how each is used, regardless of how it is zoned. It's important to understand the distinction between existing land use and zoning.

In Au Gres Township, there are six zoning districts. Each district allows different uses by right or by special use permit. Zoning regulations are law and they define minimum development standards in each district. By comparison, an existing land use map aims to be more specific than a zoning map. An existing land use map illustrates the land use at each parcel at a certain period of time. There are many more land use categories than there are zoning districts, because there are many different types of homes, businesses, and industries. The purpose of the existing land use map is to clarify the types of uses currently in Au Gres Township, irrespective of zoning.

One of the most important outcomes of a community's Master Plan is creating a Future Land Use Plan. But before the Future Land Use Plan can be created, the existing conditions and relationships between current land uses must be examined and understood. This knowledge aids in the decision-making process concerning future residential, commercial, industrial, agricultural, and public land use activities. Future land use will be discussed more thoroughly later in this document. See Table 13, on the following page, for the breakdown of existing land uses in Au Gres Township.

Table 13 - Existing Land Use Acreage and Percentages

Existing Land Use	Acreage	Percentage of Township Land
Wetlands	10,240.04	41.56%
Agricultural	7,477.77	30.35%
Wooded Land	6,704.08	27.21%
Residential	89.44	0.36%
Waterways	88.99	0.36%
Commercial/Industrial/Transportation	36.31	0.15%
Total	24,636.63	

Agricultural

Agricultural land includes land being utilized for agricultural purposes such as crop production, land lying fallow, pasture and grazing land, sod farming and orchards. It also includes farmsteads and related agricultural buildings or single-family homes. This land use makes up approximately 7,477 acres or 30.35% of the land in Au Gres Township. Agriculture land can be found throughout the Township with concentrations of land in the northeast corner of the Township, along US-23 in the northwest quarter of the Township, and along Swenson Road in the southeast quarter of the Township.

Residential

The residential land use category is for all types of residential uses, ranging from single-family homes to apartment complexes. In general, residential uses in Au Gres Township are clustered around the City, in the agricultural areas and the shoreline. There are pockets of residential uses scattered throughout the Township, especially along larger transportation corridors. There are also single-family homes located in the vast interior agricultural land uses of Au Gres Township. However, those farm homes do not make up the principal land use on the farming acreage and are considered a part of the agricultural use. They are not accounted for in the existing land use chart on the previous page. Overall, residential uses make up 89.44 acres of land, or 0.36% of the total land use in the Township.

Commercial/Industrial/Transportation

This land use category includes all areas used for commercial facilities, industrial facilities, and transportation. Commercial land uses include retail areas, which are most commonly found along the major arterial roads in Au Gres Township. Industrial land follows a similar pattern, or areas located around the City limits of Au Gres. Industrial land is used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials. Finally, transportation land use means all road right of ways. Combined land use by commercial, industrial, and transportation activities totals 36.31 acres or 0.15% of the Township.

Wooded Land

The areas in this land use are forested and covered with trees. In Au Gres Township, the majority of the wooded land is located in the western half of the Township, concentrated in the areas of State-owned land. There are also some forested pockets along the shoreline of Lake Huron, and along the Rifle and Au Gres Rivers. Overall, wooded lands make up 6,704.08, which is 27.2% of the total land area of the Township.

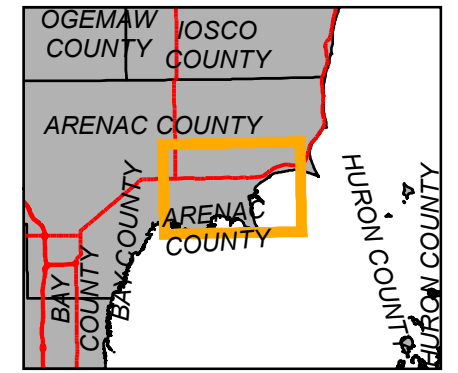
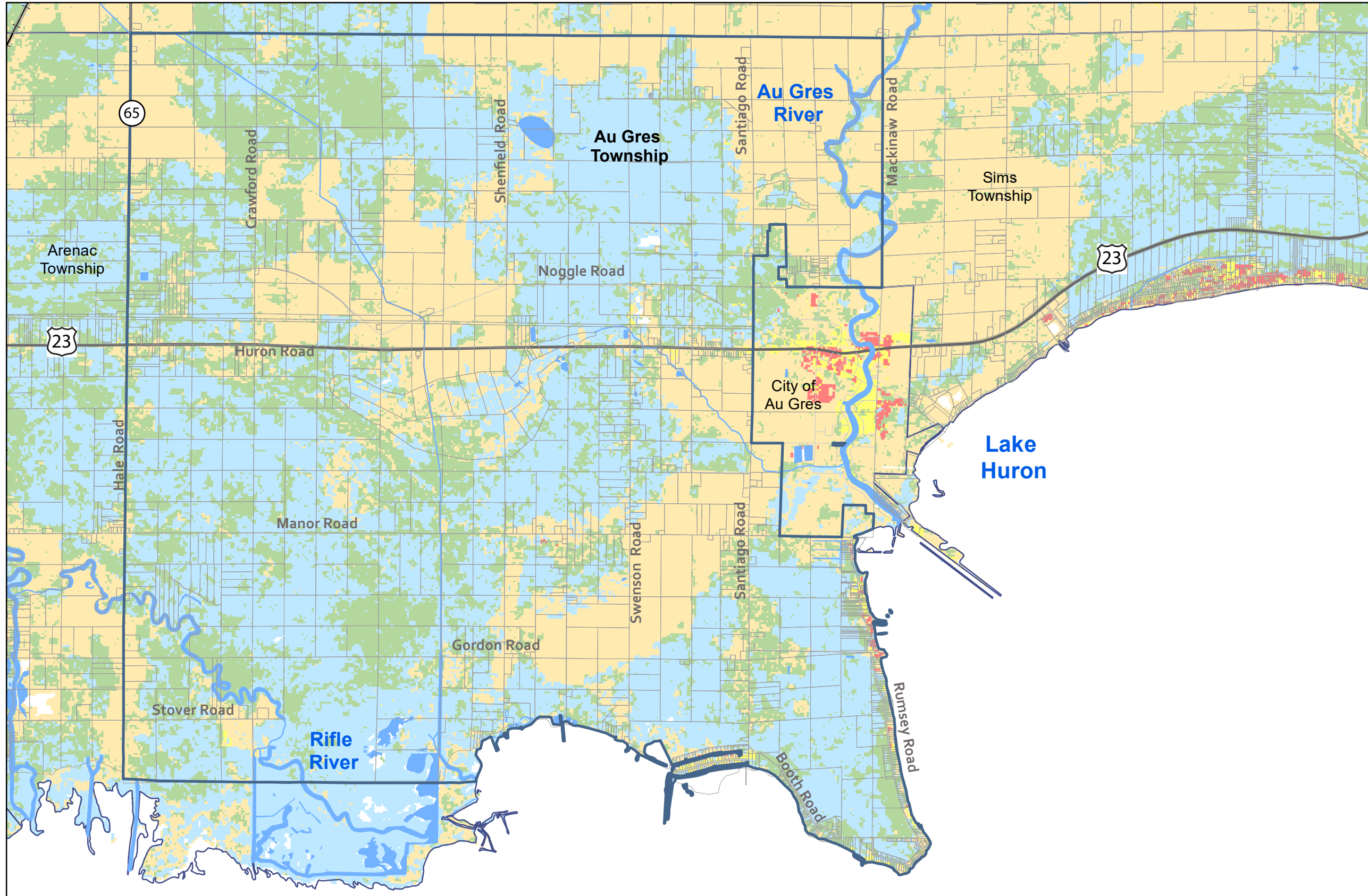
Wetlands

Wetlands are areas where the soil or substrate is periodically saturated with or covered with water for part of the year. Wetlands can be classified as shrub/scrub, forested and emergent. Wetlands make up the largest existing land use category in Au Gres Township. They can be found throughout the whole Township, but are concentrated in the western half of the Township, in the southeast quarter, along the riverbeds, and the Lake Huron shoreline. A number of the wetland areas correspond to state forest land, so these lands are publicly owned and protected. It is important to understand where wetlands are because they can be limiting to potential development, and may impede agricultural operations. Wetlands make up approximately 10,240.04 acres, or 41.56% of the land in the Township.

Waterways

Au Gres Township is home to two significant rivers, the Rifle River and the Au Gres River. There is also more than 10 miles of coastline along the Lake Huron shore. These natural features are very important to the Township for drainage, environmental preservation, and recreation purposes. Approximately, 88.99 acres of land in Township is made up of water resources. This total accounts for approximately 0.36% of the Township. Please note, this only includes the inland lakes, rivers, and streams and does not account for the shoreline.

MAP 9 - LAND COVER AU GRES TOWNSHIP, MICHIGAN



AREA MAP
NOT TO SCALE



LEGEND

- Agricultural
- Residential
- Commercial/
Industrial/
Transportation
- Grasslands
- Wooded Land
- Wetlands
- Waterways

Source:
Michigan Geographic Data Library

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 www.SpicerGroup.com

Date January 2021

PATH: Q:\PROJECTS\2019\12727293\G2019 - AU GRES TOWNSHIP MASTER PLAN UPDATE\CAD - GIS\LAND COVER2.MXD, PRINTED ON: 1/7/2021, BY: JENNIFER STEWART

Community Input Results

Introduction

Gathering public input is a cornerstone of good planning practice, and should be a focus of any community when updating their Master Plan. To be effective, a Master Plan should incorporate the input and ideas of residents. By basing the Master Plan on the goals and objectives on the opinions of the residents, land use management decisions become politically feasible and represent the intents and vision of the community. Using the public’s opinion to provide direction for the future helps create a successful and implementable Master Plan.

Au Gres Township officials understand the value of the opinions of their residents and made a concerted effort throughout this Master Plan process to collect meaningful public input. The Township created a community survey that pertained to the update of the Master Plan. The purpose of the survey was to gather information which will guide the Master Plan policies.

Public Input Process

A survey was created and made available in the winter of 2019. The intent of the survey was to establish an easy means of communication where residents and stakeholders of Au Gres Township could provide input about existing community conditions and the need for future improvements. A copy of the survey was mailed to each home in the Township.

During the public input period, the Township collected many insightful ideas and suggestions for land use, housing improvements, economic development, and the overall quality of life. A complete tabulation of the results is available for review in Appendix A. This chapter highlights some of the significant results from the survey.

Survey Results

Survey Respondents

- The online survey had a total of 322 responses. The majority of the survey respondents live in Au Gres Township. Overall, 180 respondents (56.1%) live in Au Gres Township, and 141 (43.9%) live outside the of the Township.
- Of all the survey respondents, 39% have lived in the Township for more than 20 years, 15% have lived in the Township for 11 – 20 years, 8% have lived in the Township for 6 – 10 years, and 13% have lived in the Township for less than 10 years.
- The respondents were made up of a wide age range, with a survey response from every age group. The age group with the largest percentage of respondents was from the 65 – 74 age group at 33.9%, then the remaining age groups in order of respondents are as follows: 55 – 64 with 27.5% of the respondents, 75 or older with 19.9% of the respondents, 45 – 54 with 9.8% of the respondents, 35 - 44 with 6.6% of the respondents, 25 – 44 with 1.9% of the respondents, 17 or younger with 0.3% of the respondents.

Key Points from Survey Results

- The respondents were asked why they choose to live in Au Gres Township. There were a variety of responses, with the most common answers being: access to the water, like the community, recreation opportunities, close to family and friends, and affordable housing.
- The survey respondents show support for blight reduction programs to reduce nuisances and health/safety hazards. This is a recurring theme throughout the survey, where respondents would clearly like to see enforcement to improve the appearance of properties throughout the Township.
- The majority of the survey respondents appreciate the natural resources available in Au Gres Township and support protecting these resources in a sustainable manner while providing access to these high quality recreation opportunities. They believe the Township should place a stronger emphasis on natural resources.
- The survey respondents would like to see more commercial/retail options for residents in the future. Especially along the US 23 corridor and around the City of Au Gres. More commercial and retail stores would provide residents with more options and also increase the employment base in the Township.
- The survey respondents are also interested in seeing some particular infrastructure upgrades such as road improvements and improvements to prevent flooding and improve drainage.
- Finally, the respondents believe it is important for the Township to have a quality housing stock, which is maintained, provides different housing options, and caters to certain groups such as senior housing.



Goals and Objectives

Au Gres Township residents, businesses, and visitors have diverse needs, desires, and dreams, and satisfying them is a big challenge for any community. The purpose of this section is to describe the long-term vision for Au Gres Township, with enough detail to highlight likely outcomes for the Township yet be flexible enough to address changing conditions and adapt to the changing wants and needs of current and future residents, landowners, and other stakeholders.

Determining the direction for Au Gres Township for the next five to twenty years is a challenge. Determining what needs to be improved, what should be preserved, and what should be substantially changed is successful only when based on sound public participation and detailed analyses. Setting the goals for Au Gres Township was a process accomplished by the thorough review of existing characteristics in the Township and the results of the community input survey. Based upon this information, goals were established and are a major component of this Master Plan, which is intended to be the primary policy document for Township officials when considering matters related to land use and development proposals.

The goals in this section are divided into broad categories and relate directly to these and other issues identified as priorities by the residents and the Planning Commission. These broad categories were devised to be clear and intentional, with a vision of bringing strength and stability to Au Gres Township. The goal categories are meant to succinctly address issues related to community, agriculture, housing, public services, economic development, transportation, and natural resources.

A goal is a destination, a final purpose which the Township seeks to attain. It is a broad, general statement expressing Au Gres Township’s intent. It is written in a general way so that it includes many ideas that support principles valued by Au Gres Township.

The goals and action items that represent the overall vision for Au Gres Township. They will serve as the foundation for preparing concise and well-thought-out community improvements for the life of this Master Plan. The goals will also be the guiding principles for future land use decisions by Township officials and should guide rezoning decisions and other land use questions that arise from time to time.

Goals and Objectives

Goal: To have orderly development of Township lands that does not diminish the beauty of its rural character and landscape.

Objective: The Township shall maintain and implement a zoning ordinance which sets out the means for continued growth and development of its territory in a way that is fair and orderly yet flexible enough to foster design and development that meets the primary goals of the Township.

Objective: The site plan review process, planned developments, and special uses shall play a large role in the ordinance and its implementation.

Goal: To have a sustainable agricultural base that will continue to provide the opportunity to farm and will protect the landscape and natural resources of the Township

Objective: In the Township's Agricultural district, conflicting uses will be discouraged or disallowed and limited-density residential development and other rural activities allowed.

Objective: Encourage participation in state and federal programs such as the Farmland and Open Space Preservation Program, Conservation Reserve Enhancement Program, and Conservation Reserve Program.

Objective: Direct high-density and high-intensity activities to other areas of the Township or to the City of Au Gres.

Goal: To have housing suitable for all members of the community.

Objective: Through proper districting and the use of planned developments allow for all types of dwellings and housing.

Objective: Provide utilities only to areas intended for high densities. Plan for and provide roadways appropriate for each type of housing.

Objective: Encourage covenants and standards for particular areas to establish and maintain appropriate aesthetics and care of properties and neighborhoods.

Objective: Work to eliminate blight and sub-standard housing conditions by continuing to enforce existing ordinances.

Goal: Guide public services and capital improvements in an efficient and cost-effective manner.

Objective: Provide the highest quality public facilities and services possible at an affordable rate for the residents of Au Gres Township.

Objective: Improve Au Gres Township's recreation facilities and access to Lake Huron to provide the community with desirable parks.

Objective: Pursue opportunities to improve parks and recreation in Au Gres Township by developing a DNR-approved five-year Recreation Plan.

Goal: To provide opportunities for entrepreneurs to create and do business within the Township while fostering a thriving sister City of Au Gres for the urban commercial and cultural needs of the area.

Objective: Set out areas and clear standards for desired commercial activities within the Township.

Objective: Allow home and rural businesses in rural areas that encourage small enterprises not at odds with the goals of maintaining the rural characteristics and nature of the Township.

Objective: Direct urban enterprises to establish within the City of Au Gres. Endeavor to develop utilities in conjunction with the City of Au Gres and roads with the Arenac County Road Commission to meet this goal.

Objective: Development densities and intensities in environmentally sensitive areas should be limited and all development should be in compliance with applicable local, county, state, and federal regulations.

Objective: Locate industrial areas where they have reasonable boundaries and are not threatened by encroachment of incompatible uses.

Objective: Assure that new development does not unreasonably create increases in air, noise, land, and water pollution, or the degradation of land and water resource environments including groundwater.

Objective: Recognize the significance of US-23 as potential opportunities for the location of new commercial uses.

Objective: Assure future commercial and industrial uses are in scale with surrounding land uses, including such features as building size and height, setbacks, and open space areas.

Goal: Maintain a transportation network throughout the Township which moves vehicular traffic in an efficient and safe fashion, utilizes road segments specifically designed to accommodate higher traffic flows where higher traffic levels are being generated, and is coordinated with the planned future land use pattern

Objective: Work with the Arenac County Road Commission on plans for future road improvements.

Objective: Work with MDOT to plan future improvements to US-23 and seek funding for potential projects.

Goal: To sustain the Township's rich habitat diversity, balance of beautiful landscapes and the quality of its waters and waterways, and to maintain the ways of life of all its citizens.

Objective: Disallow urban type development within the Township and allow tourist and local commercial businesses in specific districts.

Objective: Set out development and performance standards that protect, preserve, and enhance the Township's natural resources and its citizens' ways of life.

Objective: Assure that businesses or other intensive uses are appropriately designed and that suitable landscaping and other conditions are established to maintain the terrain, its habitats, and the residents' quiet enjoyment of the Township.

Objective: Cooperate with the County Drain Commission, the Conservation district, MSU Extension, and others to achieve this goal.

Objective: Continue actions to reduce non-compliant blighted conditions within the Township. Encourage compliance within ordinance requirements.

Goal: The Lake Huron shoreline is a significant Township resource and shall be protected from sources of degradation.

Objective: Erosion control measures should be encouraged to protect the walls and banks of rivers, streams, and lakes.

Objective: Agricultural practices shall respect stream corridors and waterways and the natural drainage and run-off patterns associated with them.



Future Land Use

One of the purposes of a Master Plan is to outline a future land use plan which guides the next 10 to 20 years of development in the Township. This is a document that Township officials and Planning Commission members should use to guide decisions on any future development or redevelopment in the Township. The future land use plan outlined in this section of the Master Plan, serves to reflect the community’s desire to promote new growth in specific areas while encouraging revitalization of the underutilized properties in the Township.

The future land use map transforms the goals and objectives of the Master Plan into a graphic guide for development, management, and decision making. While the future land use map attempts to translate future land use categories to specific zoning districts, it does not specify how every lot, parcel, or site should be used or zoned. The map is intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. The future land use plan should be referenced when reviewing site plans, rezonings, special land uses, and variances. This plan is a guide for development in the future and decisions should consistently reinforce the plan outlined in this chapter. Any deviations from this plan must be carefully considered.

The future land use categories are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification. These categories relate more closely to zoning districts because zoning is one of the ways a master plan is implemented. The existing land uses are combined into various other future land use categories, which reflect how the land should be utilized in the future, and therefore how it should be zoned. Ultimately, the recommendations shown on the future land use map are intended to help Township officials, property owners, and residents make zoning and development decisions that are in the best interest of Au Gres Township. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of the Township. Descriptions of the future land use categories begin below. The future land use map is located at the end of this section.

Table 14 - Future Land Use Acentage and Percentages

Future Land Use Categories	Acentage	Percentage of Township Land
Agricultural	8,724.9	35.41%
Commercial	999.95	4.06%
Forested/Rural Residential	9,196.51	37.33%
General Residential	1,922.8	7.80%
Industrial	118	0.48%
Lakeshore Residential	387.08	1.57%
Public Park	11.92	0.05%
State-Owned Property	3,275.47	13.30%
Total Land Area	24,636.63	

Agricultural

Agricultural land use is an important way of life for residents of Au Gres Township and is a key aspect of the Township's economy. The residents support policies that favor preserving farmland for the future of Au Gres Township. These sentiments are reflected in the future land use map in which 8,724 acres, or 35% of the land, is categorized as Agriculture this is the second largest future land use category. The agriculture land is located in the northern half of the Township and in the southeast quarter. Any future development in this district should not significantly alter the natural character of the land and should be in the interest of agricultural properties. Land in this district can be used for the raising of crops or livestock, roadside stands single-family homes or duplexes, and churches. In addition to agriculture land, there are also numerous single-family homes in the rural areas of Au Gres Township. Residents of the Township enjoy rural living and want to support it in the future, therefore, if any new homes are to be built in the agricultural future land use district, they should be encouraged on only less productive agricultural land. This future land use category corresponds to the Agricultural/Rural Residential zoning district.



Commercial

The commercial future land use category supports common business and commercial uses in the Township with the purpose of serving local residents and visitors. Examples of commercial operations include: office buildings, medical offices, banks, churches, retail stores, service establishments, storage areas, hotels and motels, automobile and boat service, and tourism facilities. This land use category is prioritized along US 23 through the center of the Township. Portions of these areas are already developed with commercial uses, and the Township supports additional commercial activity here. Business development and access to jobs is a clear priority for Au Gres Township residents and Township officials. Supporting an economy that is conducive to business development is important to future growth and resident retention for the area. The commercial land use category accounts for 1,000 acres, or 4% of the land in the Township. This future land use category corresponds to the Commercial zoning district.

Forested/Rural Residential

The forested/rural residential district is intended to provide specific locations for single-family homes in the forested areas of the Township with the intention to preserve the forests and woodlots of the Township. The purpose of the district is to target specific parcels where residential development on forested land is acceptable and does not breakdown the integrity and continuity of the forests. By allowing single-family homes in these designated areas, it should discourage any other single-family development of protected forests or productive agricultural land. Uses allowed in this category include single-family homes, two-family homes, agriculture, religious institutions, and licensed residential facilities. There are sections of forested/rural residential land spread throughout the Township. Some of

these areas are already developed with single-family homes. These areas represent good spaces to continue this practice because keeping development clustered will mitigate negative effects on the natural features in the Township. This land use makes up 9,196 acres, or 37% of the land in the Township. This future land use category corresponds to the Forested/Rural Residential zoning district.

General Residential

The Township officials and residents believe it is important to give current and future residents a variety of areas for future residential development and would like to encourage different types of home development in key areas of the Township. The General Residential land use category supports a range of densities and compatible services and amenities. It is key that any future development in this future land use district is adequately serviced with water and sewer services. The general residential land use category is only found along the eastern border of the Township and adjacent to the City of Au Gres. This land use makes up 1,922 acres, or 7% of the land in the Township. This future land use category corresponds to the General Residential zoning district.

Industrial

Au Gres Township residents believe a stronger industrial base would be a boost to the Township economy and would provide more jobs for residents. The industrial future land use category is intended to accommodate moderate scale manufacturing uses, which do not create many nuisance characteristics, such as manufacturing and processing facilities, warehousing, public utilities, and storage facilities. The district is not intended for any type of heavy industrial uses. These uses will be restricted to the physical area of the district or parcel and should be well-matched or adjacent to similar uses. The intent of this district is to provide sufficient space for the current and future needs for manufacturing and allow uses that are not permitted within the commercial/business districts, but do not create a hazard to the health, safety, or welfare of the surrounding residents. There is one area of industrial land in the Township, it is located adjacent to the City of Au Gres in the northeast quarter of the Township, and is approximately 118 acres, or 0.48% of the land in the Township. This future land use category corresponds to the Industrial zoning district.



Lakeshore Residential

The Lake Huron shoreline is a key feature of the Township, and is also a highly desirable area for housing. However, lakefront housing is often a different style than other residential uses in a community because of the seasonal nature and high desirability. The homes are located on smaller lots and therefore, are more dense than other rural areas. The purpose of the future land use category is for medium density single-family homes that require special development rules due to their location. In addition to single-family homes, bed and breakfasts, public buildings, parks, and home occupations are

also allowed in this areas. The Lakeshore Residential area following the shoreline and represents 387 acres, or 1% of the land in the Township. It corresponds to the Lakeshore Residential zoning district.

Public Park

The Public Park future land use category represents land that is already a park or properties that have potential for future park locations. On the future land use map, the park classification makes up 12 acres, or 0.05%, of land in the Township.

State-Owned Property

The final future land use category is State-Owned property, this is land that is owned by the Michigan Department of Natural Resources and is reserved for conservation and recreation. This is a special type of land use because it is safe for the Township to assume it will not be developed in future and will remain as natural land. This land is 3,275 acres, or 13% of the land in the Township.

Zoning Plan

A Master Plan is required by the Michigan Planning Enabling Act to have a zoning plan. The Master Plan serves as the basis for the community’s zoning plan and zoning ordinance regulations. The purpose of the zoning plan is to outline the development requirements for the Township’s zoning districts and explain how the future land use categories relate to the zoning districts. The zoning plan is a key implementation tool to achieve the vision of the Master Plan. In order to achieve the goals of the Master Plan, the township must ensure that the zoning ordinance and regulations permitting the type and style of development align with the recommendations of the Master Plan.

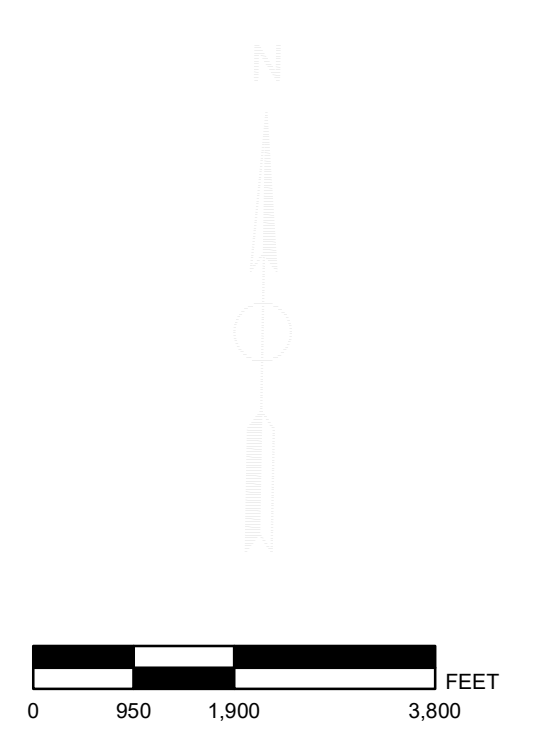
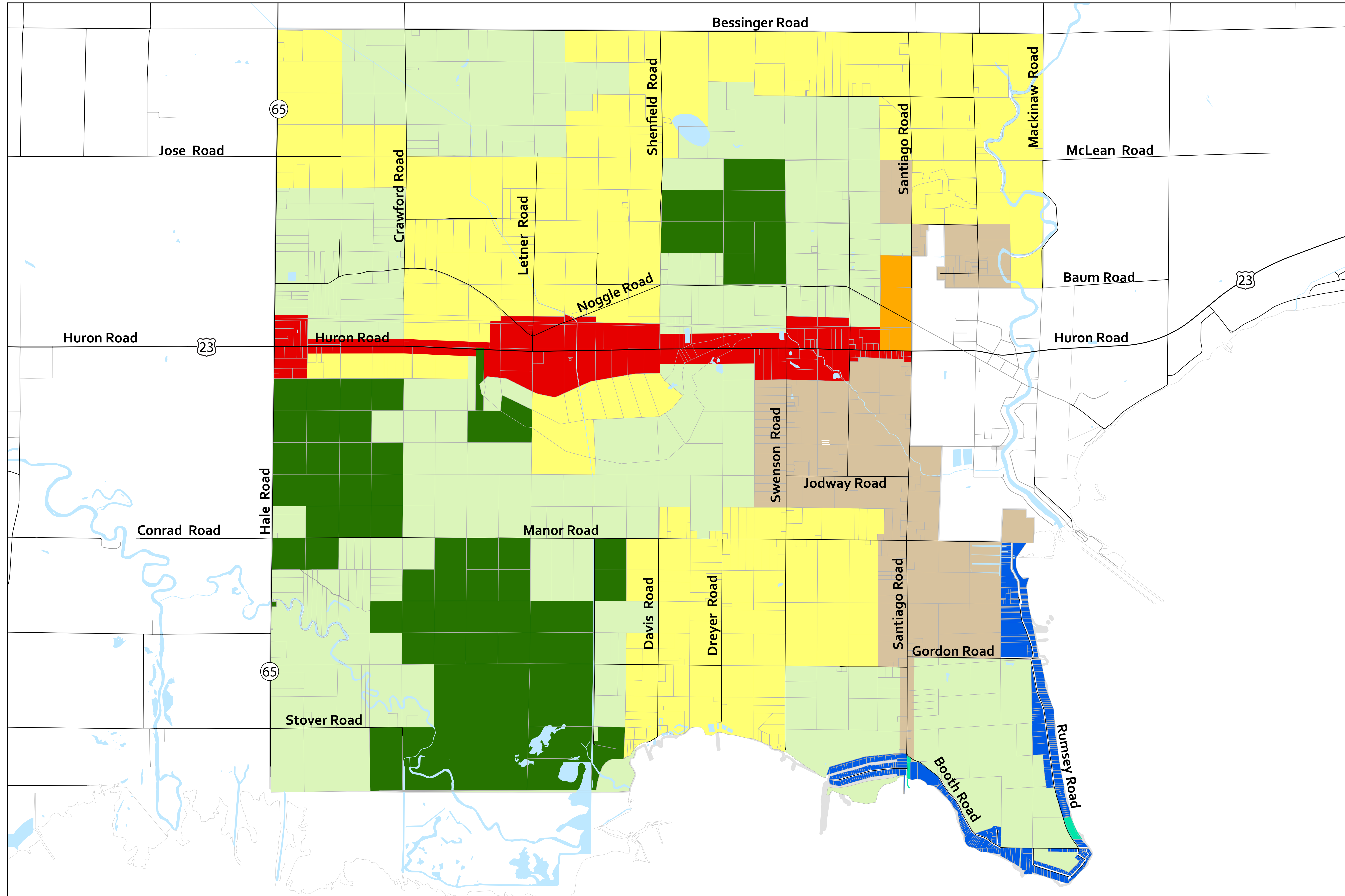
Table 15 - Zoning Plan

Au Gres Township Zoning Plan	
Future Land Use Designation	Corresponding Zoning District
Agricultural	AR – Agricultural/Rural Residential District
Commercial	C – Commercial District
Forested/Rural Residential	FR – Forested/Rural Residential District
General Residential	R -General Residential District
Industrial	I – Industrial District
Lakeshore Residential	LR – Lakeshore Residential
Public Park	FR – Forested/Rural Residential District AR – Agricultural/Rural Residential District LR – Lakeshore Residential
State-Owned Property	FR – Forested/Rural Residential District AR – Agricultural/Rural Residential District

FUTURE LAND USE

AU GRES TOWNSHIP, MICHIGAN

ARENAC COUNTY - MICHIGAN



Future Land Uses

- Agricultural
- Commercial
- Forested/Rural Residential
- General Residential
- Industrial
- Lakeshore Residential
- Public Park
- State-Owned Property

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DATE AUGUST 2021

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Implementation Plan

The key to a well-planned community is the day-to-day use of planning documents, like this Master Plan and a zoning ordinance. Because this Plan is to be the basis for future zoning and planning decisions, it is imperative that the Plan be available to Au Gres Township staff, elected and appointed officials, as well as business owners, developers, and stakeholders from Arenac County and the region, and the general public.

The implementation of this Master Plan depends on its continual use by the Planning Commission and the Township Board. In its best form, implementation of this Plan will result in the achievement of the goals, objectives, outlined in the plan. Implementation is often the most difficult portion of the planning process because, while the intentions of the Township, its residents, and stakeholders are clear, the legal ways and available planning tools are often not. The following provides a review of additional tools available to the Township and the ways in which they can be used to ensure that the goals of this Plan are met.

Public Information and Education

To effectively implement the Master Plan, the Planning Commission and the Township Board must educate the citizens of the community on the goals and action items. The spirit of the Master Plan must be communicated, especially in regard to how and why development/projects will occur and are necessary. A well informed and involved citizenry can then offer support and assistance in working towards the community they desire to have in the future. The following information outlines examples of programs that can be undertaken to help inform the public about important land use goals and implementation techniques:

- A condensed version of the future land use plan, highlighting the goals of the Plan.
- Informational brochures on various topics important to the Township.

Zoning Changes and Ordinance Updates

Zoning is integral to implementing the goals and actions of this Master Plan. Zoning provides the legal and spatial framework which promotes the orderly development of a community. With a new Master Plan in place, the Township has an opportunity to update its current zoning ordinance to reflect the goals adopted in this Plan. Many of the changes may be minor but provide a substantial benefit. For example, the Planning Commission may redefine permitted land uses in the business zoning districts to allow a larger variety of uses in the township. Another change to the zoning ordinance may be larger in scope, taking a look at how the zoning ordinance is used and finding ways to make it a more user-friendly document through the use of graphics and images. Another step may be to review any cases that have come before the Planning Commission and determine if there are trends that may need to be addressed in the zoning ordinance itself.

Code Enforcement

The administration and enforcement of the zoning ordinance by Township officials is integral to its effectiveness. Enforcement must be thorough, consistent, and fair. Procedures such as site plan review, and other ordinance administration should be described in the zoning ordinance with enough detail to be consistent with the Michigan Zoning Enabling Act and to meet Township requirements. All zoning ordinance enforcement activities should be resourced with appropriate personnel to fulfill zoning ordinance requirements.

Economic Development Tools

The following is a summary of bodies that can use tax increment financing and other funding resources to generate funds for economic development activities.

Corridor Improvement Authority (PA 57 of 2018)

The Corridor Improvement Authority Act allows local governments to create one or more Corridor Improvement Authorities (CIA) to address established, deteriorating commercial corridors located outside their downtown areas. The primary benefit of this tool is to provide local governments with the option of using TIF for improvements in the district(s), and to undertake a wide range of activities to promote economic development and redevelopment in commercial areas.

In order to be eligible to create a CIA, the development area must have a minimum size of 5 acres, consist of at least 50% commercial property, and be zoned to allow mixed-uses, including “high-density” residential use. A municipality must also expedite the local permitted and inspection process in the development area and promote walkable non-motorized interconnections throughout the development area.

Downtown Development Authority (PA 57 of 2018)

The Downtown Development Authority (DDA) allows local governments to create a DDA which is designed to spur development in a community’s downtown area. The DDA is able to capture the growth of local property taxes in an area and use that money to fund public infrastructure improvement projects. The DDA can capture property taxes that would have otherwise gone to local agencies and use them for targeted improvements in a specific area. Similar to the CIA, the DDA is able to leverage special funding mechanisms such as tax-increment financing, a millage, special assessments, and bonds. Any city, village, or township with a downtown area zoned and used primarily for business is eligible to create a DDA.

Identifying and Pursuing Capital Improvements

Given the reality of limited funding at any given time, the Township should prioritize specific projects and create schedules for their initiation and completion. A Capital Improvements Program which serves as a schedule for implementing public capital improvements, acknowledges current and anticipated demands, and recognizes present and potential financial resources available to the community, should be regularly implemented by the Township. Long-range programming of public improvements should prioritize projects on the basis of community need, be developed within the Township’s financial constraints, be based upon a sound financial plan, and allow for program flexibility. In order to guide the Planning Commission in this process, they should evaluate community conditions and development factors, and should continually review proposed improvements and related expenditures. The Planning Commission should ultimately review project proposals to assure conformity with the Master Plan and make recommendations regarding prioritizing projects and methods of financing.

Local Financing Mechanisms and Co-Development

Au Gres Township has access to a number of possible local financing tools. The Township should prioritize and schedule its improvements through a capital improvements program. The Township may be able to use its general fund for some of the most important improvements. Revenue bonds and general obligation bonds may also be employed by the Township. A special assessment can also be used for infrastructure projects. The Township should seek ways to encourage joint public and private investments for a common purpose. This includes mechanisms where the Township can involve itself in the process of private development such as site location selection, service agreements, and local tax incentives and abatements. The Township may also reach out to local foundations and area individuals for support for various civic projects. Additionally, the Township may seek to access a variety of government loan and grant programs available to local governments, as described below.

Grant Opportunities to Support Proposed Capital Improvements

This Master Plan can be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. The following State and Federal grant programs may be useful for implementing the recommendations of this Plan.

Community Development Block Grant (CDBG):

The Community Development Block Grant program is an annual allocation of the U.S. Department of Housing and Urban Development to local governments for a wide range of community development activities, including housing rehabilitation, public and neighborhood improvements and economic development activities which primarily benefit low and moderate income persons.

Safe Routes to Schools (SRTS):

Safe Routes to School is a Federal program administered by the Michigan Department of Transportation. Funding is available for sidewalk construction and other pedestrian improvements.

Transportation Alternatives Program (TAP):

TAP is a competitive grant program that funds projects such as non-motorized paths, streetscapes, and historic preservation of transportation facilities that enhance a community's intermodal transportation system and provide safe alternative transportation options. These investments support place-based economic development by offering transportation choices, promoting walkability, and improving the quality of life. The program is available through the Michigan Department of Transportation (MDOT) and uses Federal Transportation Funds designated by Congress for these types of activities.

Michigan Department of Natural Resources:

The Michigan Department of Natural Resources administers three grant programs for parks and recreation improvements. The programs are the Michigan Natural Resources Trust Fund, Land and Water Conservation Fund, and the Recreation Passport. This money is available on an annual basis for parks and recreation improvements. In order to be eligible for the three programs, a community must have an approved Parks and Recreation Plan. The recently approved Parks and Recreation Master Plan fulfills that requirement.

Michigan Department of Environment, Great Lakes and Energy (EGLE) State Revolving Loan Fund:

EGLE revolving loan funds are low interest loans to communities for projects to improve drinking water quality, water quality, and protect public health. The three programs are the Drinking Water Revolving Loan Fund (DWRF) which assists water suppliers in satisfying the requirements of the Safe Drinking Water Act, the State Revolving Fund (SRF) which can be used for the design and construction of sewage treatment facilities, collection systems, non-point source pollution, and stormwater treatment, and the Strategic water Quality initiatives Fund (SWQIF) which can be used to removal excess infiltration from private sources and replace failing septic systems that are affecting public health.

Michigan State Housing Development Authority (MSHDA) Housing Programs:

The Michigan State Housing Development Authority has a wide range of programs designed to assist households in finding and affording quality housing. By partnering with MSHDA, Au Gres can use these programs to incentivize the development of new housing.

Regional Cooperation

Development, growth, and changes within Arenac County will affect quality of life and growth within Au Gres Township. The Township and its neighboring communities are interrelated in that trends in overall population loss and declining housing value affect the entire area. The Township has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Arenac County. Cooperative relationships between and among Au Gres Township and neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered as well as provide an opportunity for communities to pool resources and skills to tackle similar challenges. At the least, Au Gres Township should actively participate in reviewing and evaluating their neighboring communities' Master Plans. Further, the Township should invite comment and suggestions from neighboring communities on major developments within the Township.

Other Financing Tools

Besides the general fund and the aforementioned economic development financing programs and mechanisms, the following sources of revenue are available to the Township:

Special Assessments

Special assessments are compulsory contributions collected from the owners of property benefited by specific public improvements, such as paving and drainage improvements, to defray the costs of such improvements. Special assessments are apportioned according to the benefits afforded to the property affected.

Shared Credit Rating Program - Michigan Municipal Bond Authority (MMBA)

This program created under Act 227 of 1985 offers municipalities the opportunity to take advantage of the State's improved credit rating. Because the MMBA is authorized to issue bonds to make loans to Michigan municipalities through the purchase of municipal obligations, the Authority allows municipalities to borrow funds for their capital and operating needs without going to the expense or trouble of entering the bond market on their own. Many small communities are at a disadvantage when issuing debt in the bond market because they frequently have no bond ratings and potential investors know little about their finances or economy. In addition, some communities tend to borrow infrequently, in

small amounts. Because such debt issues are not particularly attractive to the financial markets, borrowing costs for such communities can be high.

The Authority sells tax exempt bonds in the national municipal bond market. Proceeds from the sale are used to make loans to eligible Michigan communities by purchasing their bonds. In essence, the MMBA “bundles” smaller local debt issues into a larger, more attractive bond issue and then offers it to the national market. By consolidating numerous local bond issues, local units will save on printing costs, rating agency fees, and credit enhancements. As participating communities make principal and interest payments to the Authority to repay their debt, the Authority uses these payments to repay the Authority’s bond.

Dedicated Millage

Special millages can be used to generate revenue for a specific purpose.

Hud Section 202/8

This is a Federally sponsored program which provides mortgage financing and rent subsidies for the construction and maintenance of elderly housing. Only non profit, private organizations (such as churches, unions, fraternal and other non profit organizations) are eligible sponsors, but local governments usually cooperate in the assembly of land, applications, public improvements and supportive actions. Such projects are tax-exempt, but the State rebates an equivalent amount to local tax jurisdictions.

Local Planning Capacity

Good planning practice and State law require the Township to review its Plan every five years and update it if necessary. A cursory review of the Plan should take place annually by both the Planning Commission and the Township Board. This provides an opportunity to consider the goals and intent of the Plan against pending capital improvements, budget requests, and other developments that may impact the community. When change confronts the community, it will be necessary to review the time and effort expended to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

Additional Implementation Tasks

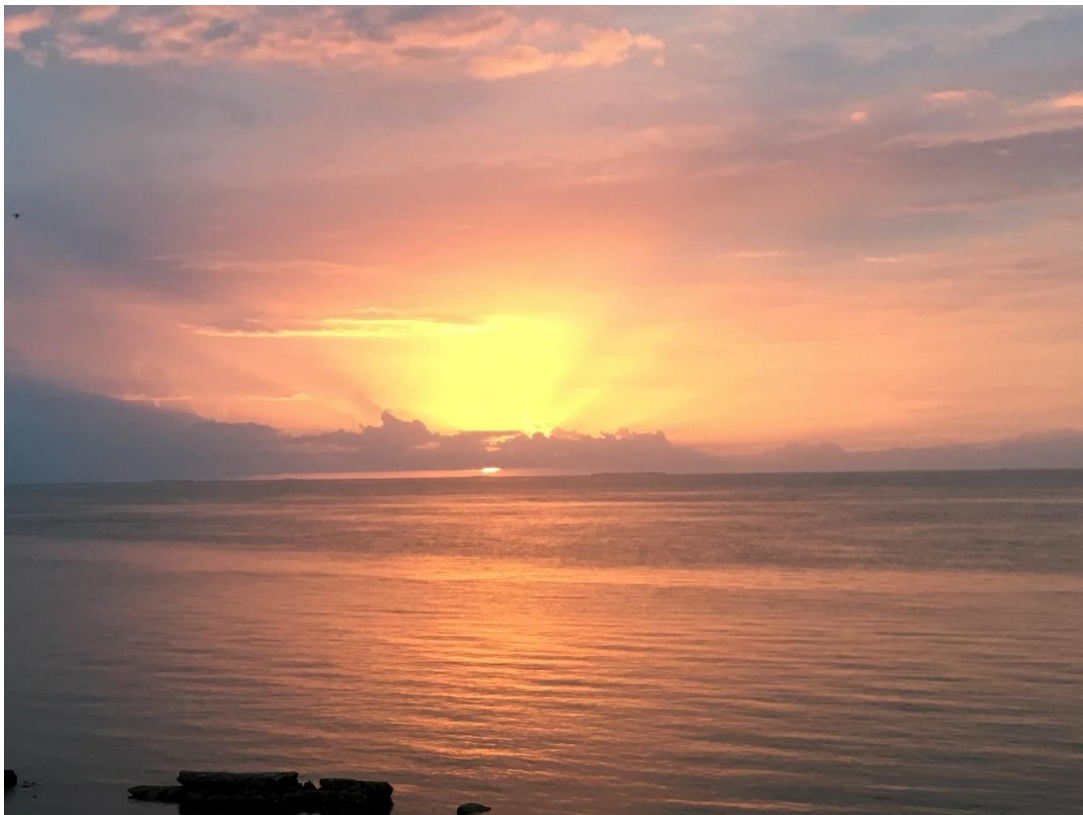
Many of the steps necessary to ensure the successful implementation of this Master Plan might not be obvious or are not part of an established Township fund. The implementation efforts that have been described in this section focus on the residents, landowners, and other stakeholders in Au Gres Township. To date, the Township has taken steps to keep residents and others involved and informed regarding Township issues. The successful implementation of this Plan depends greatly on Township officials using the Plan and residents being aware of the Plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the Plan, when appropriate, during site plan reviews and variance decisions. Further, the Township should keep a copy of the Future Land Use map on display and provide a copy of the Plan for review at the Township Hall at all times. Citizen participation should be strongly encouraged in a continuing planning process. The successful implementation of planning proposals will require citizen understanding and support.

Conclusion

The Au Gres Township Planning Commission has spent a year discussing and examining issues regarding the future of the Township, in addition to receiving valuable input from Township residents in the form of a public survey.

As a result, the Planning Commission has compiled a complete, carefully prepared document that represents the data, efforts, and collective thoughts of Au Gres Township residents. This Master Plan is only the beginning of a program of action for the next 10 to 20 years. Because the future well-being of Au Gres Township depends upon rational, coordinated action, the Township stands ready to meet with any person or group interested in the future development of the area. The Township will be available to help and guide those who need advice or wish to be part of the Master Plan acted upon.

Carrying out the Master Plan is a task which is led by Township officials and the Planning Commission, but is also dependent upon every responsible citizen of the Township. By working together, Au Gres Township will continue to be a desirable, attractive, and convenient community in which to live and work.



Appendix A: Community Input Results

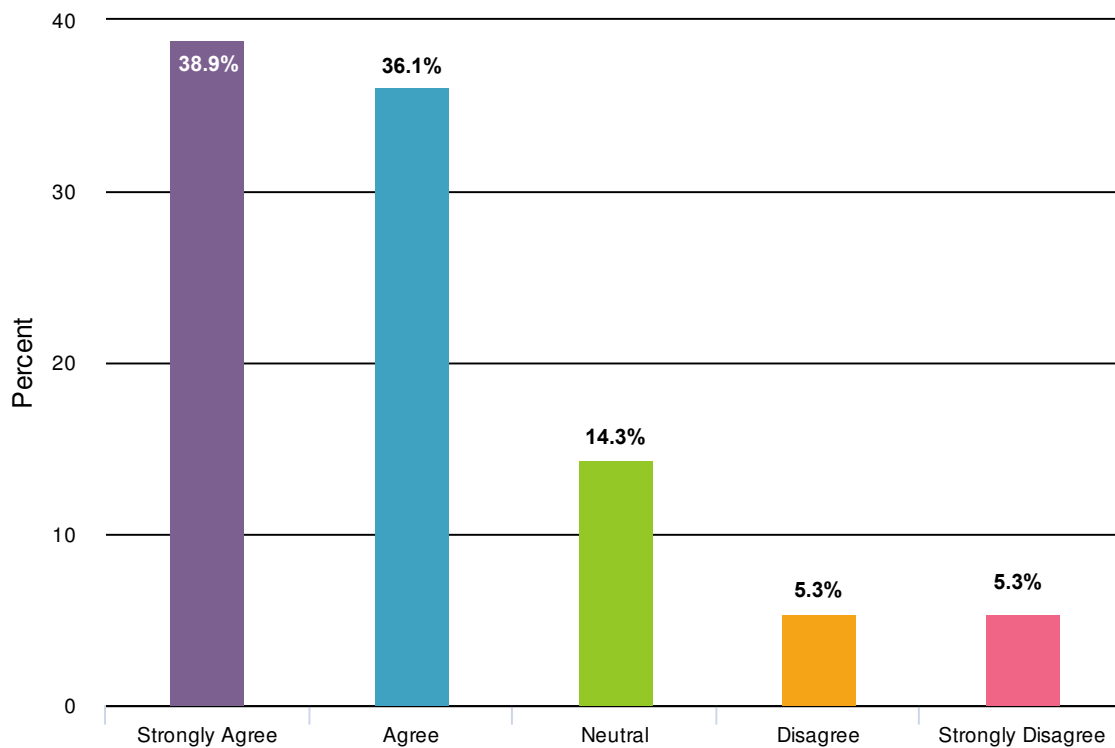
Au Gres Township Master Plan Survey Results

Response Counts

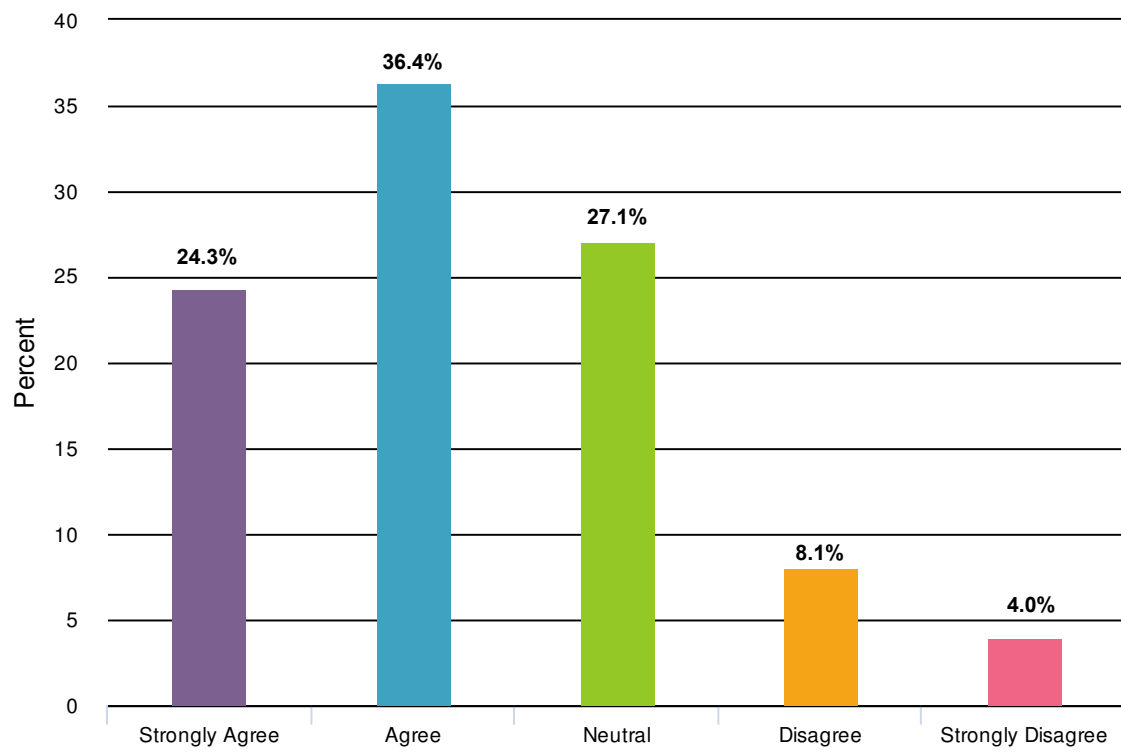


Totals: 322

1. Au Gres Township should encourage new development.











2. Au Gres Township should grow in population.



3. In the following categories, how do you feel Au Gres Township has changed in the past 10 years?

	Much Worse	Worse	No Change	Better	Much Better	Don't Know	Responses
Road Conditions Count Row %	15 4.7%	39 12.3%	69 21.8%	137 43.2%	40 12.6%	17 5.4%	317
Traffic Count Row %	12 3.8%	53 17.0%	177 56.7%	41 13.1%	3 1.0%	26 8.3%	312
Property Appearance Count Row %	25 8.0%	65 20.7%	128 40.8%	68 21.7%	9 2.9%	19 6.1%	314
Parks & Recreation Count Row %	3 1.0%	8 2.6%	90 28.8%	140 44.9%	44 14.1%	27 8.7%	312
Overall Township Services Count Row %	6 1.9%	16 5.1%	133 42.6%	95 30.4%	19 6.1%	43 13.8%	312
Quality of Life Count Row %	7 2.2%	36 11.5%	139 44.6%	80 25.6%	18 5.8%	32 10.3%	312
Public Safety Count Row %	7 2.3%	35 11.3%	147 47.6%	67 21.7%	18 5.8%	35 11.3%	309
Totals Total Responses							317

4. Which of the following quality of life factors are most important to you in Au Gres Township? (Please check all that apply.)

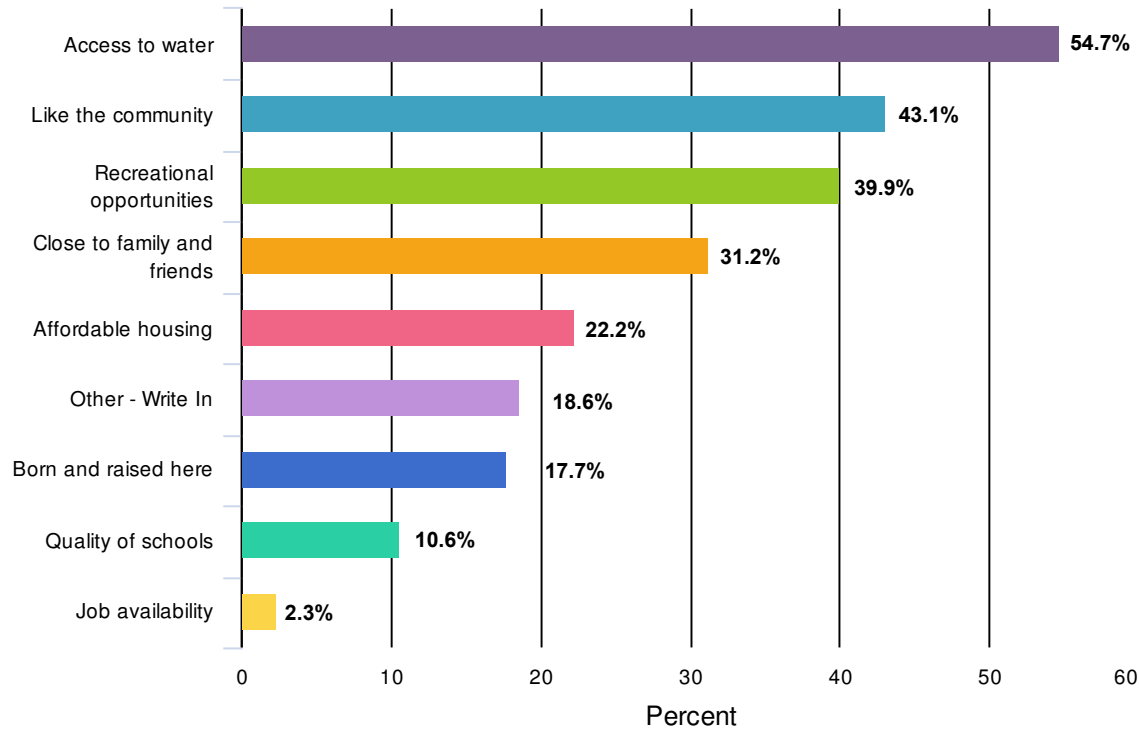
Value		Percent	Responses
Active blight reduction program that reduces nuisances, eyesores, and other health/safety hazards		61.1%	192
Preservation/Conservation of natural resources and sustainability		52.2%	164
Recreational access to Lake Huron		50.3%	158
High-quality schools		44.6%	140
Local employment opportunities		43.3%	136
A variety of local commercial services		38.5%	121
A connected multi-use trail/transportation system		21.7%	68
Other - Write In		12.4%	39

Other - Write In	Count
A business that offers more quality products i.e. shoes, gifts, clothing, home goods, etc.	1
Access to City water, ditch upkeep!	1
Access to nature.	1
After hours urgent care	1
Allow billboard advertising on US-23 (that's one of reasons McDonald's is gone.))	1
Being open to heavy industrial only if hidden near RR tracks!! :)	1
Better drainage.	1
Bring all roads up to Michigan code.	1
Bring in City water and sewage	1
Bring more people here!	1
Canal.	1
Totals	36

Other - Write In	Count
Close down marijuana businesses!	1
Committee to help people clean up their yards - Volunteer org.	1
Farming.	1
Improve rural roads	1
Increase police patrol	1
Land uses/availability	1
Lots of walleye & ducks :)	1
More law enforcement	1
More twp control.	1
Mosquito Control	1
Need more ORV Trails.	1
No change	1
No marihuana land use!	1
None	1
Property tax too high.	1
Quality water	1
Road maintenance	1
Roads & ditches.	1
Safe drinking water, sewer/sewage disposal	1
Safety	1
Sandy Beach	1
Taxes are too high for what the area is worth.	1
Trail on waterline; bad idea	1
Totals	36

Other - Write In	Count
Water & sewer service (grants)	1
We need local jobs - People move out because of no work - Less \$ is spent locally as people move our in search of work & local businesses close down.	1
Totals	36

5. Why do you live in Au Gres Township? (Please check all that apply.)



Other - Write In











Count

Country living.	2
Do not live here	2
Don't live in Au Gres.	2
Hunting property	2
Business	1
Can't afford to move.	1
Do not live in Township/have land in Township	1
Fair prop tax, a lot of community events especially for a small town.	1
Have hunting land.	1
Holiday home.	1
Home for 50+ years.	1
Hunting	1
Totals	54

Other - Write In	Count
Hunting property only.	1
I don't just pay land taxes here.	1
I don't live in Township, just own property.	1
It's not the City.	1
It's where us poorer can live.	1
Land owner.	1
Liked the location	1
Live in Bay County	1
Living next to wild land housing birds and animals.	1
Low taxes	1
Low taxes, like rural area.	1
Married a resident.	1
Moved here to get away from the City	1
My parents lived here in their retirement, close to nature	1
Natural resources access	1
Non-resident property owner.	1
Own property - hunting.	1
Owner of campground & marina.	1
Owner, not resident, related to several residents.	1
Peace & quiet	1
Peace & quiet, wildlife	1
Peaceful.	1
Property.	1
Totals	54

Other - Write In	Count
Recreational prop only.	1
Retired from down state love the quiet, slow paced - Miss business convenience.	1
Retired there.	1
Seasonal resident	1
Second summer home.	1
Should have moved a long time ago.	1
Solitude, No traffic	1
Summer cottage	1
Summer property mainly.	1
Vacation home	1
We do not live here but have a 2nd house here	1
We have an awesome church here. Full Gospel Lighthouse	1
Weekend/Vacation home	1
Weekenders - Bought a beach house we enjoy.	1
best kept secret	1
Totals	54










6. Which land use changes should occur in Au Gres Township? (Please check all that apply.)

Value		Percent	Responses
Increased protection of natural resources along Lake Huron		53.9%	164
More commercial along US-23		40.8%	124
Stronger emphasis on recreation in the Township		39.8%	121
More commercial around the City		35.5%	108
Continue to allow medical marihuana		29.6%	90
Ensure new development is located outside of the 100-year floodplain		23.4%	71
More housing options throughout the Township		19.1%	58
Increased industrial use		18.4%	56
New housing developments on vacant land		15.5%	47
Other - Write In		11.2%	34

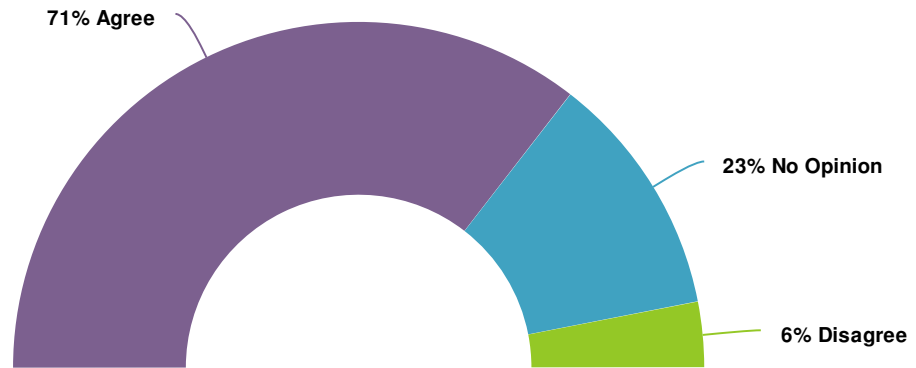
Other - Write In	Count
No marihuana	2
Water & sewer	2
Adult-use marijuana.	1
Close down marijuana businesses!	1
Current housing - Better appearance.	1
Decrease medical marihuana	1
Demolish empty buildings	1
Don't allow anymore marihuana facilities.	1
Fill vacant business	1
Fix Lentner Road so I can access my property.	1
Totals	33

Other - Write In	Count
Focus on outdoor benefits of the area	1
Get rid of marihuana, should have been voted on by People.	1
Grants for erosion	1
I believe too much emphasis is put on seasonal tourism. There won't be any places for tourists to use if the locals who live here year round have no work to support local businesses.	1
Increase water sewer availability.	1
Leave it farming & retirement	1
More inviting parks & campgrounds	1
More job opp.	1
Need to capitalize businesses around waterfront for \$\$\$ in the community.	1
No changes.	1
No development of floodplain	1
No marihuana land use!	1
No no marihuana, do not need at all	1
No opinion	1
No outside grow.	1
No outside marijuana farming & production.	1
None!	1
Not marihuana	1
Not more marihuana it brings crime with the money!!!	1
Nothing	1
Senior living; nursing home vs. assisted living.	1
Totals	33

7. I prefer that new residential development include the following (Please check all that apply.):

Value		Percent	Responses
Single-family homes		79.4%	235
Retirement/senior housing and assisted living facilities		55.1%	163
Mixed-use developments that include a variety of housing types intermixed with businesses. (Apartments and lofts above businesses, often called New Urbanism)		27.0%	80
Condominiums		22.0%	65
Manufactured homes		17.9%	53
Accessory Apartments (in-law/granny flats, basement apartments, etc.)		12.8%	38
Duplexes		10.8%	32
Apartments		9.5%	28
Mobile home parks		6.8%	20

8. Housing designed for senior citizens, including retirement villages or communities, should be encouraged.



ResponseID Response

27	Road improvements & drainage.
28	Better road maintenance. Better maintenance of trees along roads.
30	Eliminate marijuana facilities - No longer feel safe. Clean up blight areas and/or vacant properties.
32	Nothing, as we live in the woods. Roads are well maintained.
34	Improve county roads to allow access to build on properties.
36	FIX THE ROAD
38	Removal of burned out home. Burned 2-3 years ago.
39	No public trail on Midland-Bay waterline.
40	Access to City water (new water lines).
42	Blight enforcement.
43	Bigger ditches that go to the lake.
45	Fix Lentner Rd. north off of US-23 so I can access my property. This years hunting season I purchased 3 combo licenses for family. Couldn't use them. That's over \$200.00 gone! Personally put \$1,300.00 in gravel last summer, on top of taxes, that's wrong!
46	Roads redone.
51	Clean up some or all homes that are empty! Clean the ditches out.
52	Road maintenance/paving.
57	Clean up the places that have junk in their yard and the nobody lives at the house.
59	No more marijuana related facilities.
61	Move marihuana growing to commercial property only.
62	Invasive weeds kept down, ditches cleaned regularly.
64	Clean up blight.
66	Need more jobs!!
67	Stop the ATV and gold carts on the roads.

ResponseID Response

70	Clean up vacant buildings and some existing ones.
75	Residential Builders Permit to be posted for all to view.
77	I would like to see Manor Rd fixed up and all ditches cleaned out. Tear down empty buildings.
78	More stuff for kids to do.
79	Lower taxes.
83	I think Au Gres is fine just like it is.
84	Blight control.
85	Remove all dope growing places.
86	Remove seasonal road designation from Swenson Road and more attention to proper drainage in retention ponds.
87	Put stop signs up where they used to be to keep speed down. Bay Ridge/Booth - Santiago Rd. at Gordon Rd.
88	Gravel on road.
94	Need City water in outlying areas. (Au Gres point)
96	Stop the growth of marijuana production. The smell is terrible when driving by. They should be out in the country way off the roads away from peoples homes. Better road conditions. Better drainage of water.
98	Like it the way it is.
101	Completion of splash pad; continue City events such as Halloween in the Park & Christmas in the Park.
103	Increased efforts to decrease the mosquito population.
104	We live on Green Rd - would like to see clean up and removal of houses and "blight" between Green Rd & Manor Rd.
105	Fix Noggle & Lentner Roads.
106	Aggressive Fragmaite Program on Pt Au Gres, better Booth Rd surface/all other roads on the Pt enjoy new roads that they were not assessed for.
108	Clean up junky property.

ResponseID Response

111	1) Public water lines to house. Well water quality is poor. 2) No recreational marihuana retail in Township.
113	NOTHING!
114	Grants for Bay neighborhood, erosion problems.
115	People keep all the crap off of the lawns - Some houses look bad.
116	City water on Pt. Au Gres.
117	All gravel roads improved. ROADS ARE TERRIBLE.
119	Keep All Ditches Open/Flowing.
122	Water hook-ups and not having the City lie about where hook in is to get more \$:(A blight ordinance enforced!
123	Keep up yards better.
125	Clean up and occupy rundown and vacant properties. Reduce the number of eyesore properties.
128	- Paved road - Mackinaw Road - Correct road signs - Incorrectly identified as "St" & not "Rd" - Sewer system & water
129	No commercial development.
130	Dusty trail maintained by County or Township.
131	City water & sewer.
132	Upkeep bad on adjoining property and others close (clean up needed).
134	Restrictions = enforced to maintain and keep presentable appearances on all property owners.
135	Junk cleaned up in people's yards.
136	More stringent rules on the upkeep and maintenance of residential properties. Allow for garages (residential) on adjacent properties to homes.
138	Too many unused buildings in Au Gres.
139	Even more aggressive tree trimming, City water.
140	Fast food dining options, encourage commercial growth.

ResponseID Response

142	I would be very happy to see the mess from burned house on Court cleaned up. Please.
143	Blight is a BIG issue!
144	Encourage growth, but maintain natural resources as much as possible.
145	Roads are poorly maintained.
149	Continue to improve maintain roads. Be certain that indoors grow marijuana facilities control odors.
150	Have a "Noise Ordinance" to try to decrease &/or eliminate barking dogs all hours of the evening and night! Keep roads up! Decrease or eliminate marijuana outside production - the smell of skunk is not pleasant!
152	1) Public water to homes. Well water quality is poor. 2) No recreation marijuana retail in Township.
153	NO BARKING DOGS
154	More money spent on dirt roads north of US-23. All marijuana businesses shut down!
155	More shops to work in (i.e. auto, plastics, etc.). Jobs keep people here, as well as attract new residents - which in turn help to support local businesses year round. Look at the empty business buildings we have - People here do not have the means to support them. RESIDENTS NEED GOOD JOBS.
156	Public water to house. Well water quality is poor.
158	Lower taxes we are not Rich. Improve ditch drainage on Hale Rd.
164	Rails & Trail. Incentivize true Mom & Pop businesses - local money, growth at sustainable rate.
165	Rid the marihuana businesses.
167	Clean up blight throughout the Township.
168	The paving of Thaut Rd & Santiago.
169	Remove blighted areas. Limit number of junk cars, trucks, boats, and general eyesore. Blight breeds rat infestation & reduces property values.
170	Clean up junk yards on Swenson Rd & Dryer Rd.
171	Planning for higher water levels - especially in future.

ResponseID Response

173	No more wind turbines. The ditches cleaned.
175	Reduce eyesores & nuisances.
180	Roads.
181	No more medical marihuana.
183	Nothing. I like my neighborhood.
184	There is no law or not enough oversight on the production of medical marihuana. They are handing it out to school children less than 16 years old. Be careful what you are allowing for businesses. The consequences for our children are great!
186	Clean up blight.
187	Junk taken off their properties. On Booth Rd do you need 3 pontoons in front yard. On Santiago washing machines other junk all over the property.
188	Stop pollution and building near shore of lake.
190	Very concerned about the proliferation of marijuana facilities. I understand it's short-term impact from licensing fees, but am concerned about the sustainability and negative impact on true community, diverse development, etc., etc.
191	It's sad to see empty/closed businesses in town. When a town can't keep a McDonald's open that's sad. If we could fill the empty businesses somehow that would be great.
192	NOTHING.
195	Eliminate marihuana growth facilities on Manor Rd smells like skunk all summer - Bad reputation for the area. People with families don't want to move here.
197	Clean yards.
198	Halt marihuana developments in the Township.
200	Rip down abandoned buildings along US-23. Vacant land us better than blight.
203	More retail businesses. Hardware store, fast food, major lumber store (Lowe's, Menards, Home Dept).
204	Speed limit signs!
206	Water, sewer, blight policy, road improvements & ditch cleaning.

ResponseID Response

207	Having the DEQ allow ditching south of our property on Crawford Road. This would allow the water to flow out by way of Jose's Drain and not back up on our land. This was an existing ditch in the 1970's.
208	I would like to see all the junk in peoples yards cleaned up!!
209	Get rid of junk (old, rusted out cars) in yards. It lowers property values in the surrounding areas.
210	Maintain gravel roads, improve drainage ditches.
212	Pave Seven Seasons Court.
213	Nothing.
214	Clean up yards.
216	None of it concerns Au Gres Township, mostly the town of Au Gres is where I'd like to see improvements.
217	Get ride of outdoor grow.
220	Improve roads and not just a select few and rid Township of medical marihuana and all drugs.
221	Removal of all items not in use, such as cares, tires, snowmobiles, motor bikes & boats, etc. Please do something about cleaning up our Township.
222	Too many pot shops!
223	Safe drinking water (City water) and sewers along the shoreline. More natural gas lines.
224	Fix Manor Road from flooding in the spring, dig a ditch to Big Creek.
226	No changes.
228	Access to quality water.
229	Spraying of invasive Phragmites on lakeshore. More restrictions on blight around homes. No more marihuana growing people (good people) are moving out and trouble is moving in i.e. pit bulls, armed guards. It's sad really.
230	Clean up blight.
233	No more marihuana grows as many people are moving out due to this and we are seeing lots of armed guards and questionable individuals taking their place.

ResponseID Response

234 The roads have cost auto repair.

235 Have a blight ordinance to improve the overall appearance of our area and lower our taxes.

236 I live in a great neighborhood. Don't need changes!

238 Get rid of marijuana and leave us alone.

240 Require ditches along roads be cleaned up. Dilapidated buildings and houses be repaired or removed. All boat ramps be maintained but no new ones added. More lights on 23.

242 Have the resident on 150 S. Santiago Rd clean up the mess around his trailer.

243 Keep hauling stone from the county pit & spread it on the road surfaces (Manor Rd west end). Don't worry about putting in a base, just stone the top. Put a 8" tile on the north side of the road. Drain it into Big Ditch.

245 Better cellphone service.

246 Blight Officer/Enforce current laws. Also, increase laws to ensure residents reduce eyesores and health concerns. Resurface Booth Road.

250 County Park on Rumsey Rd. is a nightmare to residents. Should be limited to residents. Needs better enforcement.

253 Water/sewer - Clean up blight.

254 I live next to a vacant house (10 yrs) and have cottages down the road that people don't regularly mow their lawns and nothing is ever done about it.

256 Blight ordinance enacted-enforced. Trails developed to connect to US-23 to Tawas. Phragmite cleaning along Booth Rd and thru out Township.

257 You need to open up small business opportunities on private land to all not just US-23 and farm land. Each person should be able to make money on or with their own bought & paid for land.

258 Get rid of phragmites on Lake & ditches.

259 Be consistent in following building codes. No large barns should be added to houses & lake visibility from home need to be protected.

260 Better roads.

262 Restore old blocked ditches and creeks.

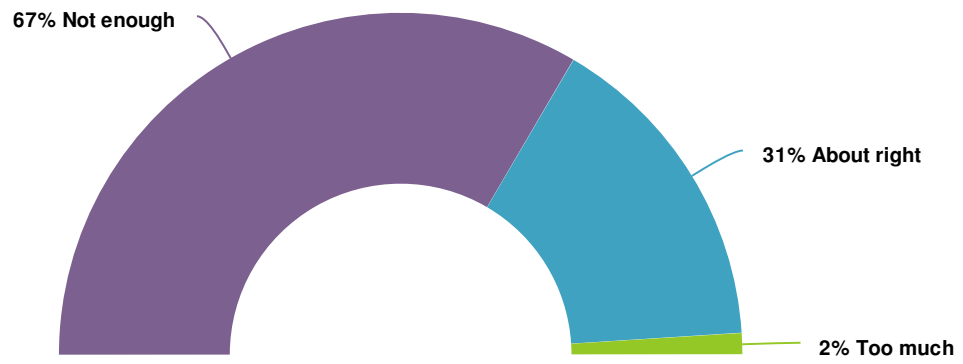
ResponseID Response

264	Clean up blight.
265	More maintenance on our garbage truck to prevent hydraulic leaks, which is the cause of a lot of our deteriorated road problems "at least on Green Dr."
267	Green Drive resurface.
268	Natural gas. City water. Reduce property eyesores & blight. Improve & clean out ditches, reduce spring flooding.
274	Bring the road up to code. Get rid of all unapproved road signs, move into the 2020's with passable roads.
276	Get rid of all the marihuana places.
281	Roads improved and kept up. Road patrol more visible.
282	Blight control. More healthcare options.
284	Blight control. Burned out homes in residential neighborhood (on Court St.). Home burned years ago & the mess still stands. Owner & Township Board take no action to remove. Also yard mowed about once a year. There should be - there use to be ordinance to remove such structures. If this was located in another neighborhood - maybe something would be done!
285	Better mosquito control? They are terrible in the spring/summer.
286	1. Noggle Rd needs major work & rebuild bridge over Big Creek.
291	Get rid of blight. Get rid of comm. grow marij. which is bringing crime in.
292	Better Roads! Swenson Rd. to the north of US-23 is horrible! I like the new development of the park in town. Strongly discourage All Medical Marihuana facilities!
293	Keeping com/ind businesses in designated areas, not around homes.
294	Blight reduction.
295	Less traffic.
296	Twp make decisions on fact not on screaming public opinion.
297	We need change in local government. More selection at elections. We have too many followers & need leaders.
298	Clean up of blighted properties. (Booth Rd, Santiago Rd and Swenson Rd)

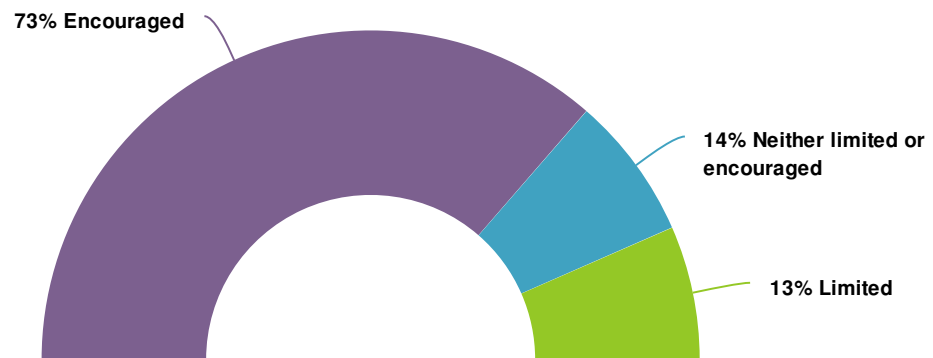
ResponseID Response

299	Better roads.
300	Clean up trashy yards. Fix Swenson Rd (gravel)
301	More commercial business in City of Au Gres, flooding control. Is there a location to put yard waste (leaves, tree limbs, etc.)?
307	Get rid of blight!!! Across from our home?? Hasn't been mowed in 6 yrs! Full of trash, vehicles, etc.
308	Don't waste my tax dollars paying for police to chase golf carts when there are meth heads in the community. Be smart with priorities.
310	Clean up eyesore properties.
311	Continue to improve roads.
312	All side roads Davis & Dyer need to be ditched and resurfaced with gravel. Parts of Manor Rd should be reditched. Swenson needs to be resurfaced & ditches dug.
318	Roads redone. Good water supply.
319	Not much - Preserve forests and agriculture as twp is developed.
320	Blight reduction, animal nuisances reduction and health & safety issues. They all reduce value of property and quality of life.
321	Not to be penalized for improvement(s).
322	Fix flooding on my property & ditches. Help clean up downed & dead trees from tornado 2018.
323	Don't allow anymore marihuana facilities, they are noisy, stinky, and attract crime.

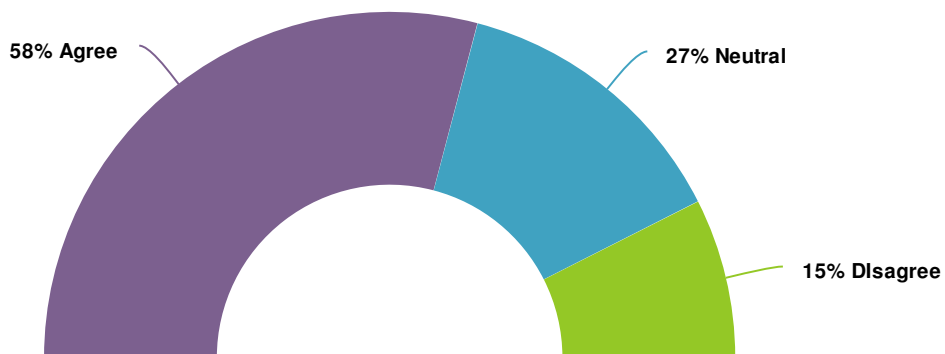
10. Which describes how you view the amount of retail, services, and commercial businesses in Au Gres Township?



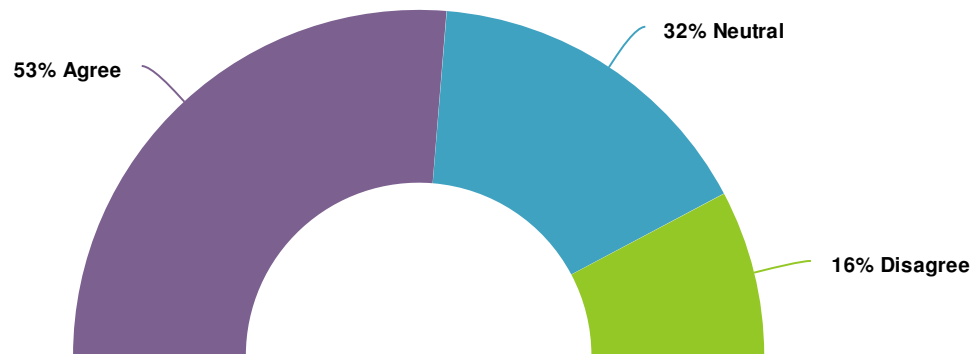
11. In the next ten years, commercial growth in Au Gres Township should be:



12. I support new development of industry and manufacturing in Au Gres Township.



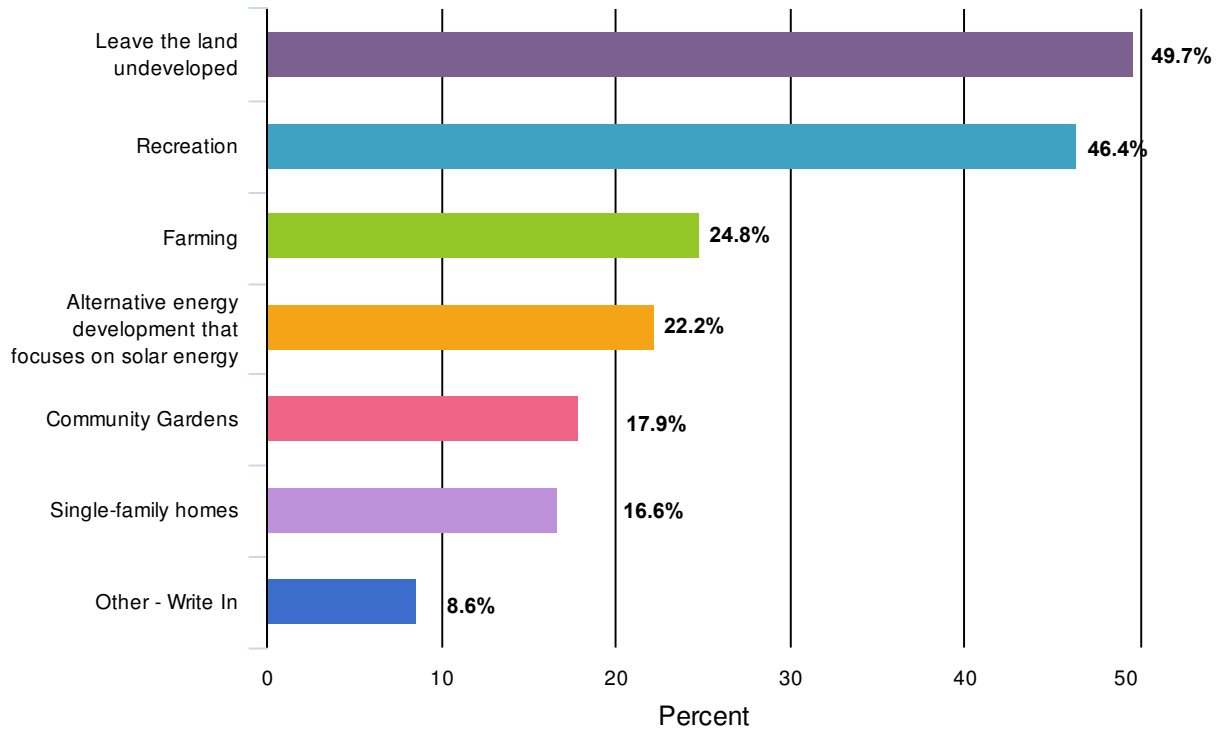
13. Industrial land use is an important part of the Au Gres Township economy.



14. What is your opinion regarding the extent of these issues in Au Gres Township?

	Not an issue	Somewhat of a problem	A big problem	Responses
Too many under-utilized properties Count Row %	123 44.4%	95 34.3%	59 21.3%	277
Overgrown weeds/tall grass Count Row %	113 38.3%	124 42.0%	58 19.7%	295
Housing quality Count Row %	112 39.2%	144 50.3%	30 10.5%	286
Junk cars in yards Count Row %	77 25.8%	131 44.0%	90 30.2%	298
Nuisance animals Count Row %	176 62.9%	71 25.4%	33 11.8%	280
Quality of rental residential units Count Row %	155 58.9%	92 35.0%	16 6.1%	263
General property upkeep Count Row %	97 32.3%	144 48.0%	59 19.7%	300
Totals Total Responses				300

15. Au Gres Township has areas of natural/vacant/undeveloped land. Portions of this land is located within the floodplain. The Township would like to encourage, if sensible, appropriate development in this area. What do you think would be the best use for these areas?



Other - Write In

Count

Get DEQ out of it.	2
All land owners should be able to do as they wish with their own land.	1
Anything to make it useful to bring activity.	1
Because it's in a FLOODPLAIN!!	1
Clean up shoreline of weeds, fragmites!! Make our water & beaches beautiful again.	1
Contact Arbor Foundation & plant trees & cover.	1
Do not destroy property that has trees. Think about natural grasslands for wildlife & birds too.	1
Do not know.	1
Good stores - places to buy clothing, household goods, etc.	1
Habitat management for species tourists will visit the area to view (birds - reptiles - uncommon mammals.)	1

Totals

26

Other - Write In	Count
Industrial commerce	1
Insurance will not go up	1
Leave farming alone	1
Limit the development.	1
Marijuana & hemp cultivation.	1
No housing or enterprise that could contaminate the water table.	1
No more marijuana & drug businesses or growth	1
No opinion	1
Not familiar with the floodplain area.	1
Nothing that will effect wild life.	1
ORV Trails	1
Some more businesses.	1
These seem leading - Need to be more specific about what land & what you are planning.	1
Unused areas can be used for drainage.	1
Use as long as environmental concerns are foremost.	1
Totals	26

16. What do you like best about Au Gres Township?



ResponseID	Response
3	The solitude and the Township officials.
4	Small rural community/peaceful.
5	Small community, peace & quiet, not a lot of crime.
8	Water frontage - recreational uses available outdoor activities.
9	The access to outdoor activities such as hunting, fishing, ATV's, etc.
10	Quiet, affordable home prices, wildlife.
11	Quiet.
12	The outdoor living experience, peaceful and quiet with good scenery. Also a nice community.
13	Not much anymore!
15	Amount of wild land close to housing. The natural beauty of floodplain, sand ridges and animal habitat close to limited housing is an excellent mix.
17	Quiet.
18	Friendly people - Living close to services yet in the middle of natural animal habitat and recreational opportunities.
21	Country close to city.

ResponseID Response

22 The lake.

23 Quiet, peaceful and relatively problem free.

25 Small and quiet.

27 Rural environment.

28 Quiet, peaceful, waterfront, semi-rural.

29 Rec.

30 Difficult to say at this point as the overwhelming feeling is embarrassment & concern re: marijuana facilities. I am NOT PROUD of where I now live. The overwhelming stench at the corner of US-23 and Santiago of dope is horrible & what an example the Township officials have displayed for our young people is less than desirable.

32 Friendly neighbors, peaceful living, great retirement area!!

34 Availability of outdoor recreations.

36 How they speND MONEY on Stupid S*** like this I think SPicER GRoup is RAKing them oveR the Coals the LAST 4-5 yRS!

37 Recreation (trails/fish cleaning station)

38 It's a small quiet community, not over developed and not over populated.

39 Nothing.

40 Uncrowded. Low cost housing.

42 Quiet.

43 How small the town is.

45 ?

46 Quiet.

47 Small town feel. We live away from the City for a reason.

48 Water access to Lake Huron.

50 Beautiful outdoors, great restaurants, friendly atmosphere.

51 People keep to themselves. Friendly. Low crime.

ResponseID Response

54 Close to everything and still up North.

55 Not too large.

56 Small town feel.

57 Good parks.

58 Small population.

59 Location - Water front - Hunting & Fishing

60 Friendly people.

61 Peace and quiet.

62 The closeness to the Bay.

64 Nature.

66 Saginaw Bay.

67 Peace and quiet.

69 Low taxes.

70 As it stands, it needs great improvement.

72 Low crime.

75 Quiet.

76 Quiet, natural.

77 Nothing.

78 The nature.

79 Privacy.

82 Quiet - Friendly people

83 Quiet - Friendly people

84 Friendly.

86 Access to Lake Huron.

ResponseID Response

89 Water & woods.

90 The people living there.

91 Friendly!

94 Friendly people.

96 Peaceful.

97 Not too many people / you're taking good care of the roads / parks are nice / parking & water access are good

98 Small - Great place - Waterfront - The feeling of up North

100 Quiet area - Friendly people

103 Lake access.

104 Close to Saginaw Bay - Friendly community

105 The natural resources, lake, streams, wooded/grass lands.

106 Peace & quiet - Wildlife

108 The quite.

109 Location to the Bay.

111 Quiet.

112 My house.

114 Friendly people. Open up a dispensary for medical marihuana.

115 Family oriented.

116 Not a lot of tourists; quieter than Lake Michigan shoreline; good recreational opportunities.

119 Nothing. Not too small. Goldie Locks.

120 Taxes.

122 Feeling of community - Residential previously felt safe.

124 It's small & quiet, safe for kids & family, good school district.

ResponseID Response

125	The friendly neighbors and a strong sense of community. Summer concepts in the park.
126	Being on the water.
127	Quiet & Water
128	Freedom from restrictive rules compared to large city.
129	It's natural/vacant/undeveloped land.
130	Simplicity.
131	Small town feeling.
132	Quiet nice community.
134	A smaller community with friendly neighbors and a church of my faith.
135	The people & it's always been a safe place to live.
136	It is a slow paced community & the people are friendly.
137	Small community friendly.
138	Quiet. The people. The water.
139	Access to Saginaw Bay.
140	Close & good access to the Bay/River. Friendly & helpful people.
142	Good neighbors & quiet.
143	Friendly community.
144	The rural feeling.
145	Low population density.
148	Quiet & isolated.
149	The beauty of the area, and the people.
150	Lower taxes than Au Gres City, small community feel, & water access.
152	Quiet.
153	Less people.

ResponseID Response

154	The fact it was a quiet residential area. How it will soon be know as the "Marijuana Mall". The Township Board is letting more & more of these places open up.
156	Quiet.
158	This question gets harder by the day.
159	Fishing and hunting.
161	Nothing.
164	Small town, family atmosphere.
167	The community.
168	Peacefulness.
169	Rural/Farm setting.
170	Low crime, friendly community, close to church.
171	Small community feeling. Recreational - boating, swimming, golf.
172	Small town feel.
173	That has potential if the town is relocated along the water, to attract tourism.
174	Low taxes.
175	The area.
176	The people.
177	The people & Board members.
178	The people.
179	The people and Board Members.
182	The country living. More relaxing.
183	Nature.
184	Natural land & lake. Community.
186	Small.

ResponseID Response

187	Nothing! Sales people are rude. You hire local people to do a job & they screw you. (Kurt Humerickhouse Pier 23 needs a new owner who appreciates his customers!)
188	Stop people from moving here.
189	Access to water and hunting lands. Affordable housing with water access.
190	Quiet, safety, nice people, proximity to quality schools.
191	It's a small town feel. Yes, I would like to see growth with what is empty now. Try to utilize what's already available. Turn the closed pizza place into a Little Caesars (for example).
195	Small community.
197	I have my house here, I have no one living next to me.
198	It's a rural area.
200	Lake Huron.
203	Small town, car cruise, farmers market.
206	Close to town.
207	The people.
208	The friendly people and the quiet neighborhood. It is a great place to live.
209	A small town, friendly community.
210	Access to Lake Huron.
211	Quiet, little traffic, safe walks.
212	Peaceful areas lining waterfront.
213	Quiet, friendly & relaxing.
214	The lake.
216	It's quiet, nobody bugs me.
218	Location/near, on Lake Huron.
219	Rural, Recreation, Park
220	Was a nice place to live until marihuana was allowed.

ResponseID Response

221 Good school. Recreation, park and etc..

223 Wildlife.

224 Access to the Bay.

226 Low taxes, fewer land use restrictions.

228 Source of water for recreational use.

229 The recreational opportunities and water access. The good people in town & local businesses.

230 Quiet.

231 Excess to Lake Huron.

233 Peace & Quiet and Recreational Opportunities.

234 Fishing & hunting.

235 We are close to where we grew up & we enjoy the rural setting.

236 Family & old friends that live here.

237 Living on a beautiful spot on the water. Having good neighbors. Safety issues good - Little to no crime activity.

238 My recreational property.

240 People, schools, activities-events.

242 Calm, easy living in a uncrowded neighborhood.

243 Rural, laid back & not full of people. Friendly people take the time to talk & help you if they can.

245 People.

246 Clean town. Great Board for the Township - Very concerned and do what's best for community.

249 Quiet community.

250 New and Improved IGA, great addition.

251 Lk Huron.

ResponseID Response

252	Woods, water and recreation.
255	Recreational activities.
256	Waterfront, natural areas. County Park on Rumsey Rd. Recycling at Township Hall. Township services, mosquito spraying, roads, etc.
257	Mostly a laid back community.
258	Mosquito control - peaceful neighborhood.
259	Friendly atmosphere with neighboring atmosphere & access to the Lake.
260	Uses of recreation.
261	Nothing.
262	History & it still feels like old Michigan freedom.
263	The wildlife & access to Lake Huron/Rivers.
264	The quiet and peaceful atmosphere.
265	The people.
267	Quietness.
268	Country living but still close to town. Access to beach at Township Park.
270	Access to Lake Huron. High school band. Friendly people.
271	The water resources.
273	It is a friendly quiet community that makes for a good place to raise a family and enjoy the natural resources available.
274	The elected members and staff care and do a good job dealing with the issues in the Township.
275	Quiet, good neighbors.
278	More jobs.
281	Close knit neighborhoods. Lighting at cross streets. Close to water.
282	Peaceful atmosphere, sense of community, beautiful views of Lake Huron.

ResponseID Response

285	Nice area with plenty of hunting/fishing opportunities.
286	Location.
287	People - Lake Huron - Parks
288	Natural beauty of water & undeveloped areas. The people who live here.
289	Location.
290	Peace & quiet & down to earth people.
291	Natural resources.
292	Small - Peaceful
293	Small community.
294	Relaxed lifestyle.
296	Laid back.
297	Laid back community. Question? Spicer Group is doing this survey what is it costing up. Are we allowing them to decide direction of our Twp? If so we should use a neutral group.
298	The lake & relaxed atmosphere.
299	Affordable taxes.
300	Quality of life
301	The residents (people) seem friendly and relaxed, a little like a Christmas movie (corny but true). Decorated beautifully at Christmas, a lot of events year round.
302	Quiet living on beautiful Saginaw Bay!
306	It is quiet and friendly.
307	Peaceful, quiet, great road, close to town.
308	The people, however, too many have been driven away when small businesses are not supported.
309	Small town feel. Friendly people.

ResponseID Response

311 Not much to like - No activities for residents and Township Board just keeps hoarding our tax money - Would move if we could afford to.

312 The location for fishing & hunting and mostly good neighbors within the Township.

314 The lake & rural atmosphere.

315 Small town atmosphere.

316 Peace & Quiet.

317 The location, close enough to most of our needs and how quiet and friendly our neighborhood is.

318 It's quiet.

319 Its citizens and rural character.

321 Small city.

322 Safe & beauty & friendly.

323 The Township is not overpopulated.

ResponseID Response

18	Fewer marihuana facilities. Way fewer variance requests approved. More cohesive long-term planning by the Township with greater chance for community input.
19	Nothing.
21	Lower taxes!
23	More law enforcement on M-65. Since the speed limit increase people act as if they are on the Autobahn.
25	Get rid of vacant stuff.
27	Improvement roads.
28	Improved maintenance of roads, wooded areas along roads.
29	More business.
30	Au Gres Township should partner with the City to increase small business growth & development in the City & properties along US-23.
33	Roads - Ditches
34	County roads.
36	THE ROADS!
37	More industrial manufacturing jobs will bring an increased tax base that will result in growth with everything else (retail, recreation, housing, etc...)
38	Try to keep it as above.
39	Listen to property owners.
40	Increase recreational opportunities so the area can compete with Tawas and Oscoda.
42	FIX ALL ROAD!
43	More welcoming to other (outside) people.
45	Access to property owners along Lentner Rd. north of US-23.
46	Clean yards up.
47	Do a better job snow plowing.
51	Major clean up. Host a yearly BBQ.

ResponseID Response

55	More small business? Market the area. It's beautiful and has so much potential.
56	More businesses, hardware store.
57	The waterways better for boating.
58	More paved roads.
59	Get rid of marijuana facilities - Au Gres Township & Town is now known as The Marijuana Capital of MI. This will hurt getting more residences or businesses.
61	Better water supply, better roads.
62	Get involved in community events.
64	Tourism.
66	More jobs.
67	Stop all the ATV's and golf carts on the roads.
69	Dead animal and deer removal from roads.
70	Decrease taxes. Taxes are too high and shows a negative image to possible new growth.
72	Some properties are a big eyesore, homes.
75	Before they put a message on the PUBLIC SERVICE board as you enter town; Make Au Gres Great Again. Who came up with that? Was this decided in a bar after too many drinks? I wholeheartedly disagree with this message. I don't agree with the politics referred to. Make us appear to be an under-informed h**k. Whoever approved of this should be fired. Au Gres is a great place.
76	Take care of blight. Reduce number of empty buildings.
77	Put stop light on US-23 and South Santiago and put speed limit signs South Santiago and police enforcement.
78	A walk/run path like Tawas has along US-23.
79	Slow down traffic speed on Santiago Rd.
81	Limit marihuana permits.
84	Fix blight property.

ResponseID Response

86	Public areas to Lake Huron, encourage recreation.
88	Lower taxes.
89	Adopt blight ordinance.
91	More retail.
94	Bring City water to outlying areas.
96	#1. Stop marijuana production and sales. #2. Fix the d**n roads. #3. Fix the ditches, not just part of Davis Road.
98	Township is good!! but I would combine Twp and City into one unit, Au Gres by the Bay! Now the City is not land locked, tax both Twp and City into a lower tax rate, increase water and sewer lines access, to the new Au Gres as time and \$ permits. I think this and other ideas would build the area into a year round City and resort town.
100	Restrict marijuana facilities near residential areas.
103	Improve the parks & beach easements.
104	We love the area but in order for Au Gres to prosper changes need to be made in housing & skilled trades.
105	Fix rural roads.
106	Bring in water & sewage.
108	Public beaches.
109	Bike paths, blight ordinance.
111	Public water to homes is the biggest inhibitor to more development.
112	Move there.
113	NOTHING!
114	Lower water front taxes. Traffic on US-23 in the summer.
115	Better down town - Need to be more like Tawas.
116	More public access to shoreline.
117	Fix the gravel roads to encourage development on lands, (properties), without good roads we can develop business or housing.

ResponseID Response

120 Police patrol.

121 A community center w/ activities for kids & seniors.

122 Limit marijuana to what is here now.

123 Get new people on the Board.

124 More business & jobs.

125 Offer tax incentives to renovate and revitalize vacant and run down buildings in town. Encourage new business and growth.

127 Clean up yards.

128 Pave all roads, new power & communication infrastructure.

129 Keep as much land as possible in its natural state. Allowing wildlife to thrive and providing its residents the continued ability to enjoy the purity of their natural environments here.

130 Bigger grocery stores.

131 City water & sewer.

132 Property cleanup.

134 Improve the recreational areas - It would attract new visitors to our township in turn help our businesses.

135 Blacktop roads!

136 Try to encourage more commercial enterprises. I have tried for 2 yrs to renovate home with no success getting a qualified contractor to do the work.

137 We lost our appeal when we lost our perch fishery it was a family activity. Walleye fishing is expensive and not family friendly.

138 Fill the stores/hotel/shops/McDonald's with open businesses.

139 Development of river from DNR ramp to lake.

140 Encourage new business growth and create jobs.

142 Get rid of eyesores such as burned building on Court.

143 Bring in a fast food.

ResponseID Response

144	Encourage some commercial development.
145	Roads/drainage.
148	Water.
149	More honest involvement in Township business with less acrimony and pursuit by certain individuals of power tripping and feuds.
150	Noise ordinance, eliminate outside marijuana & similar crop production.
152	Bring public water to homes.
153	One dog per household, never ever leave outside to annoy neighbors.
154	Check to see if there are businesses who would like a quiet neighborhood to start in. The fact that US-23 runs thru the Township means we can possibly zone this land commercial & then invite these businesses to come here!
155	Provide work for the residents. Focus on the year round residents, who are really the backbone of the local economy.
156	Bring public water to home.
158	Lower property tax we are not all Rich like the people living on the Points.
159	Make it more desirable to live - visit.
161	Clean up blight areas.
164	Remove the blight.
167	Clean ditches & road improvements - gravel.
169	Enforce blight ordinances!!
170	Clean up Junk Yards! Enforce or develop Blight Laws!
171	Get rid of marijuana sales.
173	Bring investors in, to relocate the town.
175	Dig & clean ditches, improve the gravel roads.
176	Fix the Roads!
177	Get DEQ out of a lot of areas.

ResponseID Response

178	More restaurants, shops, recreation for kids (ice skating rinks, ball fields, etc.) & FIX THE ROADS.
179	Get DEQ out of a lot of areas.
183	More recreation opportunities. Snowmobile/hiking/motor bike/ski trails. Public docks on the lake for fishing. Walkable sandy beach.
184	Eyesore businesses. Give them some tax incentives. Need to plant more trees that are not under power lines.
186	Blight.
187	Get more business in town. A fast food restaurant would be nice.
189	Increase commerce and recreational opportunities. I don't mind marijuana business but I don't like to see guards with open automatic weapons in plain sight.
190	Less emphasis on short-term marijuana licensing... I like the stuff myself, but its growth is very unregulated here.
191	Promote the outdoors. Promote the waters for recreation more. Northern Michigan IS the outdoors! All seasons. When I lived in Tawas, Au Gres was just "the town" on the way to Tawas. Something that makes people want to stop and visit Au Gres for a change.
192	Le People.
195	Better roads. Clean ditch. Eliminate marihuana growing places.
197	Lower property taxes on disable/retired people.
198	Halt marihuana projects in the Township.
200	Tear down blighted commercial properties and signs along US-23.
203	Limit marihuana growing.
204	Big commercial grows said they were going to hire local. Van loads of people from elsewhere being brought in. Thanks. Traffic around parks is a issue. Narrow roads & folks who think they can drive 55 in residential areas - shoreline should be posted 25 mph.
206	Water/sewer would help development.
207	Chip & seal Crawford Road if water problem gets remedied.
208	Keep heavy trucks off Swenson Rd as it is being destroyed more and more every day!! And a speed limit on it!!

ResponseID Response

210 Improve Swenson Road. Many people use it to view deer and hunt. The road verges on being impassable.

212 Only allow comm. development on 23.

213 More down town development, shopping, restaurants, hotel (lodging), things to do. Too many vacant buildings that could be utilized and are unkempt making town look junky. Access to water/beach.

214 Places to shop & food - restaurants.

216 Too many power blackouts.

218 Curbside recycling.

219 Enforce blight ordinance - old cars, junk in yards.

220 Get rid of marihuana and all drugs would cut down on crime.

221 Yard clean up and less drugs. Larger culvert used in ditches - They drain better and don't plug up.

223 Develop a 10 Year Road Maintenance Plan. Create a way to eliminate blight.

224 Boat launch at Arenac Park. Fix Green Dr so the bus will pick up my kids.

225 A lot dead building on 23.

226 Fewer rules.

228 Provide quality water service.

229 Get rid of medical marihuana & growing it is tearing down the community and bringing in very questionable people. Add some recreational opportunities such as Pheasant Planting or a GEM on state land. Spray Phragmites on shoreline!

230 More road improvements.

232 Make people clean trash out of their yards, junk cars - garbage.

233 Spray Phragmites along lakeshore & better management of Wigwam Bay Management Area to include thinning out of cattail overgrowth.

ResponseID Response

234	Replace & repair Crawford Rd as for 35 yrs its been quite an embarrassment to invite people to visit also a replacement for McDonald's would work.
235	Remove the businesses that are involved with growing, manufacturing & selling marijuana. This is NOT improving our Township or the lifestyle we would like to live.
236	Better roads.
238	Get rid of dope growth & manufacturing.
240	Overall appearance.
242	From my perspective - Nothing!
243	Keep it friendly and see if we can get weekend traffic to stop or at least slow down on their way up north, a donut, hot dog, chili rally on the weekends to talk some of these people to more here.
245	Putt Putt course, beach for family, biking path, running event.
246	Blight enforcement. Some residents on Booth Rd. have no concern for the environment. EXAMPLES: Junk and unlicensed vehicle, fish cleaning with guts left to rot, gas containers left in the rain... and more environmental issues.
248	Fix the side roads.
249	Allow use of golf carts on neighborhood roads (not main roads) police need to stop ticketing residents who are safely using golf carts. Time of officers could be used to address true criminal behavior, prevention, etc.
250	Lutz's Amusement Park & other downtown businesses major blow to community success. Encourage use and improvements along 23 before developing unused land.
251	Get a Chase Bank in it!! :)
252	Improve access & infrastructure around Lake Huron.
253	Water/sewer blight.
255	Roads.
256	Enact a Blight Ordinance. Develop vacant buildings on US-23. Implement Planning & Zoning Ordinances that ensure new redevelopment, enhance the community and consistent planning development.
257	Bring in natural gas to the whole Township not just the lake front. Open up ATV-ORV riding again. Encourage more fun things for all.

ResponseID Response

258	Get rid phragmites on lakes & ditches.
259	Be more restrictive on zoning barns & garage along the shore. Township must have too much money if it supports this survey.
260	Lower taxes.
261	Get rid of leadership.
262	Allow ORV in town and more access to trails for ORV use.
263	Events on weekends in Fall/Summer.
264	Recreation opportunities.
265	Give tax breaks to promote business in town.
266	Roads - Particularly ditches and poor drainage that destroys roads.
267	Spruce it up.
268	Natural gas. City water.
269	More family recreational options - kids park; senior living.
270	More music.
271	Encourage commercial development along 23 or remove/demolish VACANT commercial bldgs. Improve appearance of area along 23. No one would want to move/visit/stay in a depressed-looking area.
273	Continue to improve roads with pavement or chip and seal.
274	Keep working on the road system.
277	More sheriff or DNR patrols on the water near the County Park.
279	Better drainage to save the roads.
281	Better variety of shopping year round.
282	At least one fast food restaurant, preferably McDonald's or Wendy's. It's a 35 mile drive between Standish and Tawas, Au Gres could get some revenue from the business of a fast food place.
284	My biggest gripe would be blight!

ResponseID Response

285	Mosquito control / try to prevent threats to our natural resources. Also, not a big fan of the marijuana business.
286	Fill or demolish the old, empty businesses, possibly under Brownfield or other grants.
287	Buildings in Au Gres - A lot of them are empty.
288	More than two mowings of grass & weeds by roadways.
289	Extend water/sewer.
290	Have a downtown type area on the River.
291	Clean it up.
292	Quality of roads!!
293	Remove commercial marijuana. Feeling SAFE in our community is at an all time low. Remove current officials who voted for this against the peoples will.
295	I do not approve marijuana use facilities. I would encourage more shopping centers - more choices.
296	More people interested in local government.
297	Not allow County to encourage our decisions and have local government vote our decisions. Less County input.
298	More retail & restaurants along Rt 23.
299	Bring in more employment opportunities.
300	Encourage legitimate business development, not relying on the marihuana business as one of our prime sources of revenue.
301	A little more shopping selections.
302	Walking trails (through woods).
307	Get rid the blight that is EXT REME!!
308	Limit marijuana industry. Clean up Main Street properties that are vacant businesses.
311	Eliminate marihuana operations all over Township. Note: This survey does poor job of Conditions in Au Gres Twp most items are Not Applicable questions for small rural township.

ResponseID Response

312 Fix all the roads including all side roads regravell & ditch clean or remove all culverts and crown all roads. Clean all ditches within the Township.

314 Let everyone know the regulations and follow them. Construction limitations & trash removal.

315 Look at filling empty commercial building.

316 Find use for empty buildings.

317 Some way to improve our recycle program. Weed control. Get our commercial buildings along 23 filled.

318 Run city water supply.



319 More employment opportunities.

321 Keep it small.

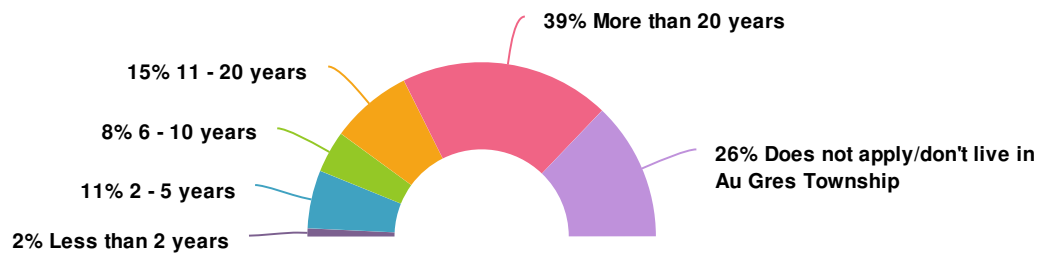
322 Fix horrible flooding & clean up wooded areas to prevent fires.

323 Continue to improve our roads and drainage.

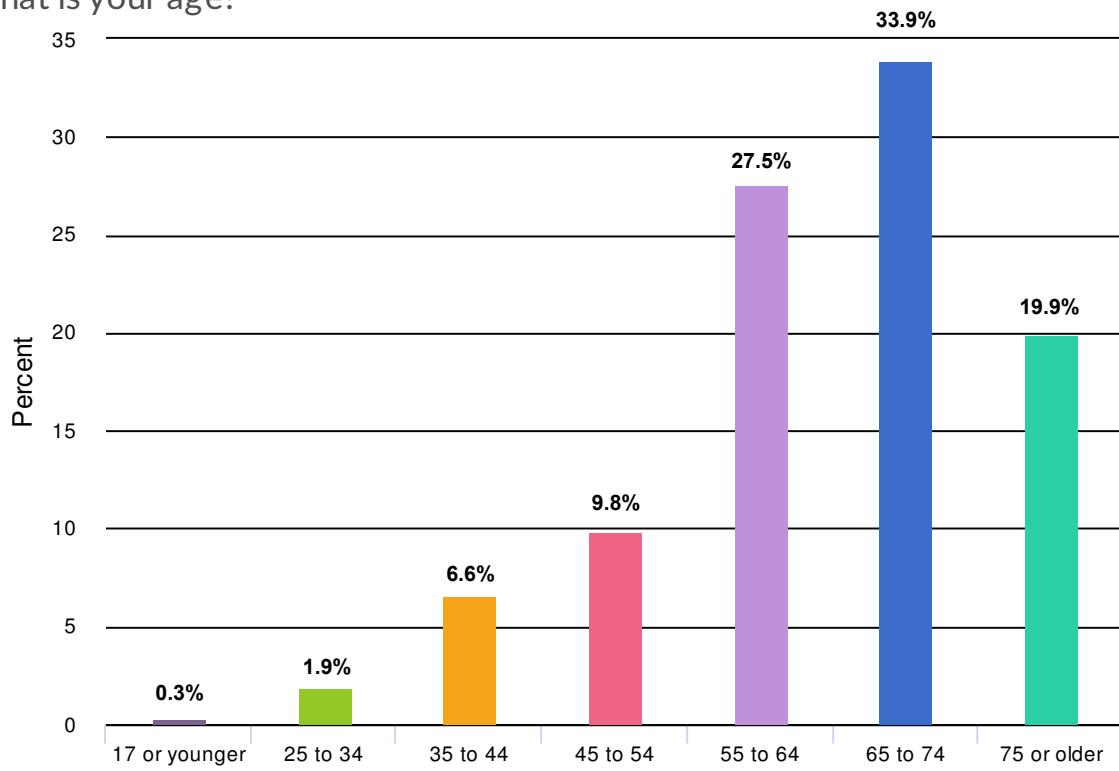
18. Is your primary residence in Au Gres Township?

Value		Percent	Responses
Yes		56.1%	180
No		43.9%	141
Totals:			321

19. How long have you lived in Au Gres Township?



20. What is your age?



Appendix B: Adoption Documentation

Resolution of Adoption
Au Gres Township Master Plan
By the Au Gres Township Planning Commission

Resolution: # 2021-09

Whereas, the Au Gres Township Planning Commission has elected to draft and adopt a Master Plan, pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, *et seq*; and

Whereas, a community input survey was made available to Township residents in late 2019 for the purposes of gathering input from the public, and

Whereas, the draft Master Plan was made available for review from March 25, 2021, to June 1, 2021, and

Whereas, the Au Gres Township Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals for Au Gres Township on June 2, 2021, at the Township Hall, 1865 Swenson Road, Au Gres, MI, 48703

Now Therefore Be It Resolved that the Au Gres Township Planning Commission hereby adopts this Master Plan.

Motion by: PATRICIA TREMBLE Supported by: DONNA WILSON

Ayes: WILSON, TREMBLE, YOUNG, LUBCEDA

Nays: NONE

Absent: ROSS MASER

Resolution declared adopted June 2, 2021.


06.02.2021 Jesse Young, Chair
Au Gres Township Planning Commission