

Mikado Township 2023 Master Plan & Recreation Plan



Mikado Township
Alcona County, Michigan



MIKADO TOWNSHIP MASTER PLAN

Mikado Township Planning Commission

Steve Stevens, Chair

Carrie Mullins, Sec'y

Steven Sanderson

James Ostby

Bill Spunar

Mikado Township Board

Mary Harmon, Supervisor

Rita Sands, Clerk

Ruth Travis, Treasure

Carrie Mullins, Trustee

Wayne Nedo, Trustee

Craig Ostby, Zoning Administrator

Assisted by:

Richard Deuell

Resource & Community Planner

Adopted on:

Planning Commission: December 7, 2023

Township Board: December 19, 2023

Resolution of Adoption and Recommendation
Mikado Township Planning Commission
2023 Mikado Township Master Plan

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

WHEREAS: The Mikado Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities, NEMCOG, and the Alcona County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the draft to communities, NEMCOG, and the Alcona County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on December 7, 2023, before the Planning Commission, with notice of the hearing being published in the Alcona County Review on November 15, 2023 in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Mikado Township Planning Commission as the Mikado Township Master Plan, on this 7th day of December, 2023.

Motion: Mullins Second: Spuner

Ayes: Spuner, Stevens, Mullins, Ostby

Nays:

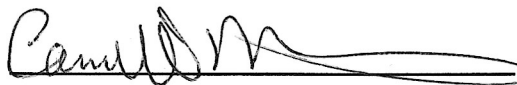
Absent: Sanderson

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the December 7, 2023, meeting of the Mikado Township Planning Commission.



Steve Stevens, Chair



Carrie Mullins, Secretary

**Resolution of Adoption
Mikado Township Board
2023 Mikado Township Master Plan
Resolution #23.14**

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

WHEREAS: The Mikado Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities, NEMCOG, and the Alcona County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the draft to communities, NEMCOG, and the Alcona County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on December 7, 2023 before the Planning Commission, with notice of the hearing being published in the Alcona County Review on November 15, 2023 in accordance with Section 43(1) of the Act;

WHEREAS: The plan was adopted by the Planning Commission on December 7, 2023; and recommend to the Township Board for adoption.

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Mikado Township Board by means of passing this resolution on the 19th day of December, 2023.

Motion: Carrie Mullins

Second: Ruth Travis

Ayes: Mary Harman, Ruth Travis, Wayne Nedo, Rita Sands, Carrie Mullins

Nays: none

Absent: none

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the December 19, 2023 meeting of the Mikado Township Board.

Rita O Sands
Rita Sands, Clerk

12-19-23

**MIKADO TOWNSHIP
2023 MASTER PLAN**

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Chapter 1 - Introduction

Purpose and Planning Process

The purpose of the Mikado Township Master Plan is to provide guidelines for future development within the community while protecting the natural resources and rural township character. The Michigan Planning Enabling Act, P.A. 33 of 2008, states a Township may adopt, amend, and implement a master plan. The Michigan Planning Enabling Act states: *The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:*

- A. *Is coordinated, adjusted, harmonious, efficient, and economical.*
- B. *Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.*
- C. *Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*
- D. *Includes, among other things, promotion of or adequate provision the following:*
 1. *A system of transportation to lessen congestion on streets.*
 2. *Safety from fire and other dangers.*
 3. *Light and air.*
 4. *Healthful and convenient distribution of population.*
 5. *Good civic design and arrangement and wise and efficient expenditure of public funds.*
 6. *Public utilities such as sewage disposal and water supply and other public improvements.*
 7. *Recreation.*
 8. *The use of resources in accordance with their character and adaptability.*

This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes, and trends in Mikado Township. A special community workshop was held to gather input from residents and landowners. Based on information gathered at this workshop and the background data, the Township Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps including soils, ownership, existing land use, and zoning, provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within the Township.

The Land Use Master Plan was developed by the Mikado Township Planning Commission with the assistance of Richard Deuell, Resource and Community Planner. The plan looks at a twenty-year planning horizon, with suggested revisits every five years or sooner if needed. A series of planning workshops were held over two years. Workshops were advertised in the local newspaper as well as the Mikado Township Newsletter. All workshops were open meetings with the public welcomed and encouraged to comment on the plan.

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Location and Regional Setting

Mikado Township is located in the southern part of Alcona County. The County is located in the northeastern lower peninsula of Michigan. **Figure 1-1** shows the location of the Township and County. Oscoda Township in Iosco County borders Mikado Township to the south, Curtis Township to the west, Greenbush Township to the east, and Gustin and Millen Townships to the north, which are all in Alcona County. The Township's geographic area covers nearly 72 square miles (6 x 12 miles).



Brief History

The history of Mikado Township shows a chronological progression from pre-settlement virgin pine and hardwood forests to fairly intense lumbering followed by limited farming, and today a quiet rural community with a mix of year-round and seasonal residences that provides an abundance of outdoor recreational opportunities. People who live in the township typically work in Harrisville, Lincoln, or Oscoda. The seasonal residents are either retirees who spend the summer months in the area or persons who own recreational properties "up north" and may spend weekends and vacations in the area.

Mikado celebrated its centennial in 1986; today the community is 131 years old. This brief account of Mikado's history is taken from articles written by Georgia Wissmiller and W.S. Kahn. The article by Wissmiller is based on accounts of B. Daniel L. Bruce, son of Daniel D. Bruce who founded the Village of Mikado. Like in much of northeast Michigan, the virgin timber drew lumberjacks and businessmen to the region. Bruce purchased land west of Greenbush from the U.S. Government. The property, located adjacent to a railroad, was surveyed and mapped in 1884. A map of Bruce Plat and accompanying legal documents were registered that year. The following year, Daniel built the Bruce Hotel and Livery stable. With the influx of lumberjacks and families, the hotel and small community thrived. The young community was called West Greenbush. Mr. Bruce petitioned railroad officials to make the railroad crossing at West Greenbush an official stop. In 1886, with \$360 in hand, he met with railroad officials in Tawas and finally received their assurance the train would stop at the crossing.

That same year, Daniel Bruce wrote to the Postmaster General in Washington D.C. suggesting the name "Bruce's Crossing" for the new village. There was already a town by that name in the Upper Peninsula, so a different name was chosen by the Assistant Postmaster General. The town was named Mikado after the Gilbert and Sullivan Operetta. Which is how a town in the northeast came to have a Japanese name.

The area was inhabited long before the "land-lookers" and lumberjacks arrived. An archeological treasure, called the Mikado Earthworks can be found in the western part of the Township. Loggers discovered the earthen remnant of an Indian village fortification in the 1800s. According to an Article from the Harrisville Review, " Currently, all that is there to be seen is a mound of dirt, that runs in a horseshoe formation with a gully in the center. Post molds, and dark stained dirt where posts once stood, have been found along the top of this prehistoric "foundation." This indicates that the fort was palisaded, and enclosed by wooden stakes. The circumference around the top of the footings is 1000 feet. The earthwork has a total enclosed area of 96,000 square feet."

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Soils have always played a significant role in the development of the Township. Today, the eastern and western parts of the Township vary greatly in landscape and land cover. The pre-settlement vegetation in the western part was dominated by jack, red, and white pine. The sandy droughty soils offered little hope for farming. As a result, after logging in the late 1800s the land reverted to the federal government. Much of this area is now under the jurisdiction of the U. S. Forest Service. . The Pine River Kirtland's Warbler Management Area is located in Mikado Township. This is one of seven Kirtland's Warbler management units in the Huron National Forest.

As farmers followed the loggers into the eastern part of the Township, small family farms spread across the landscape. For many decades, Mikado Township remained a quiet farm community. However, like many small farm communities in northern Michigan, the family farm-based economy has transitioned to residents commuting to other communities for employment. With increased mobility and the transition in local employment, many of the small service businesses have closed. Still, residents consider Mikado as their village center.

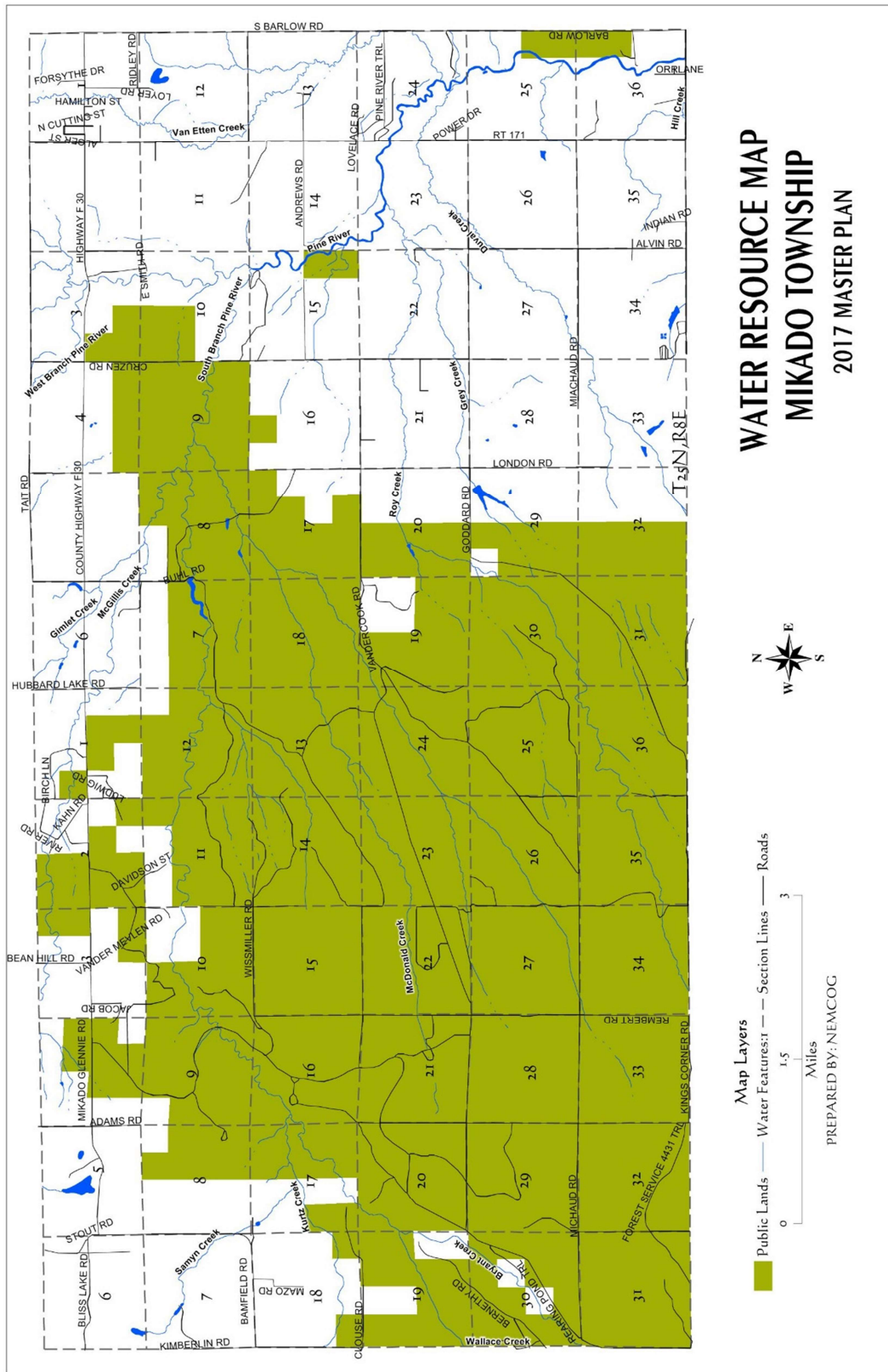
The Status of Planning and Zoning in Mikado Township

Township has exercised its legal right to establish and administer local zoning as authorized by the Township Rural Zoning Act (PA 184 of 1943.) The first zoning ordinance was adopted by the Township Board on April 28, 1966. A major revision was completed and adopted on July 22, 1983. The current zoning ordinance regulating land use activities was enacted by the Mikado Township Board on August 1, 1994. The most recent amendment was adopted on March 11, 2020. For over five decades, the ordinance has guided in regulating the location, density, and standards for local development.

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

Mikado Township Master Plan

Figure 1-1



Chapter 2 – Socio-Economic Characteristics

One of the most important steps in understanding the future needs of a community is an analysis of population, households, housing, income, education, and employment characteristics. The Decennial US Census gathers information from all households every 10 years and is a total count. The US Census Bureau provides American Community Survey 5-Year Estimates. The American Community Survey is conducted every month of every year but only samples a portion of the population. The information is compiled over five years and provided in tabular format to communities. That said, a total count versus a sample can sometimes result in minor discrepancies in data.

Population

In 2020, Mikado Township had a year-round population of 850 year-round residents. The US Census showed that Mikado Township experienced a 10.2% decrease in its population (losing 97 year-round residents) from 2010 to 2020. During the same period, Alcona County experienced a 7.0% decrease in population and Michigan had a 2% increase in population. **See Table 2-1.** With an area of 71.3 sq. mi., the township has a population density of 11.9 persons per square mile.

Table 2-1				
Population for Mikado Township, Alcona County & Municipalities				
Municipality	2010 Population	2020 Population	Percent Change	Numeric Change
Mikado Township	947	850	-10.2	-97
Alcona County	10,942	10,167	-7.0	-775
Source: 2020 US Census				

It is important to note the U. S. Census population figures do not include the seasonal population of the township. Since the census is taken in April, persons whose primary home is elsewhere are not counted in Mikado Township. Estimates of seasonal, recreational, or occasional use housing units are approximately 30 percent or 182 units. Therefore, it can be assumed that the Township's resident population increases during peak periods in the summer months. Using the 2.19 persons per household for Mikado Township and the 182 seasonal homes, the peak seasonal population could increase by approximately 400 persons.

Population trends for permanent residents of Mikado Township from 1970 to 2020 have fluctuated. In 1970, the Township population was 636. By 2000, the population had increased to 1,043, a 64 percent increase over the 1970 population level. However, between 2000 and 2020 the Township experienced an 18.5% population loss.

Age Distribution and Racial Composition

A community should consider the age distribution of its population when planning for community-wide services and special services targeting certain age groups. For example, younger families typically require access to rental housing or affordable housing as first homebuyers. An elderly population may need access to public transportation, senior housing

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facilities, nursing homes, and in-home health care.

According to data from the US Census Bureau, Mikado Township experienced a change in population structure over the past decade. **Table 2-2** shows the age distribution for the Township, County, and State. Compared to the 2010 US Census, the 5-19, 20-24, and 25-44 age groups (young families) increased from 39.2 percent to 44.2 percent of the population. The 2020 American Community Survey data shows that 54 percent of the township’s population was 45 years old or older, which represents a decrease from 60 percent in 2010. The median age in Mikado Township was 40.5 years in 2000 and 49.4 years in 2010. The trend changed in 2020 when the median age dropped to 46.8 years. (see **Table 2-3**). By comparison, Alcona County increased from 55.2 to 58.9 and the State’s median age increased from 38.9 to 39.8 years over the past decade.

In conclusion, shifts in the township’s demographic makeup are changing the population structure. Whether planning for emergency response services, social and medical services, or community recreation, it’s important to consider the population trends.

Table 2-3 Median Age 2000-2020			
Governmental Unit	2000	2010	*2020
Mikado Township	40.5	49.4	46.8
Alcona County	49.0	55.2	58.9
Michigan	35.5	38.9	39.8
Source: US Census Bureau *2016-2020 American Community Survey			

According to the *2016-2020 American Community Survey 5-Year Estimates*, the racial makeup of the Township and County population is relatively homogeneous. Ninety-six percent of the Township population was classified as white as compared to 77.6 percent of the State's population. Other races listed in the census included Black or African American, American Indian or Alaska Native, and Hispanic.

Table 2-2 Age Distribution for Mikado, Alcona County, and Michigan - 2020													
Community	< 5 Yrs.	%*	5-19 Yrs.	%*	20-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*	Median Age
Mikado Township	15	1.7	170	19.6	52	6.0	161	18.6	295	34.1	173	20.0	46.8
Alcona Co.	321	3.1	1,141	11.0	354	3.4	1,481	14.2	3,333	32.0	3,766	36.2	58.9
Michigan		5.7		18.7		6.9		24.6		26.9		17.2	39.8
*Figure shows the percentage each age grouping represents of the local unit’s total population. Source: 2016-2020 American Community Survey 5-Year Estimates													

Household Characteristics

Table 2-4 presents information on household characteristics gathered in the *American Community Survey*. Information includes the total number of households, average household size, households with children under 18 years, and households with an individual 60 years & older. According to the American Community Survey, of the 391 households in Mikado Township, 26.5% reported having children under 18 years of age; and 41.2% of the households had persons 60 years and over. The average household size was 2.19 as compared to Michigan where the average household size was 2.45. U.S. Census data showed a total of 391 households in Mikado Township, of which 249 were family households and 142 were non-

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family households. A non-family household is a household with one person or a household with non-relatives living together.

Table 2-4				
Mikado, Alcona County, and Michigan: Household Characteristics - 2020				
MUNICIPALITY	Total Households	Avg. Household Size	Percent Households w/ Children under 18 years	Percent Households w/ persons 60 years and over
Mikado Twp.	391	2.19	25.6%	41.2%
Alcona County	5,115	2.01	16.6%	65.2%
Michigan	3,980,408	2.45	28.3%	41.5%
Source: 2016-2020 American Community Survey 5-Year Estimates				

School Enrollment and Educational Attainment

According to the *2016-2020 American Community Survey 5-Year Estimates*, 202 persons in Mikado Township over the age of three years were enrolled in school, 161 in kindergarten to 12th grade, and 40 in college. Of the 629 persons 25 years and older, 90.6 percent were high school graduates or higher, while 8.9 percent attended school into the 9th- 12th grade with no diploma, and 0.5 percent had completed less than the 9th grade. Nearly 28 percent had received some college with no degree, 9.4 percent had Associate's degrees, 5.9 percent had earned a Bachelor's degree, and 3.2 percent had earned a graduate or professional degree. Mikado Township has a lower percentage of residents with a bachelor's degree or higher than Alcona County and Michigan. (**Table 2-5**).

Table 2-5			
Educational Attainment			
	Mikado Township	Alcona County	State of Michigan
Population 25 years and over	629	8,580	6,853,674
Less than a 9 th -grade education	0.5%	2.3%	2.7%
9 th – 12 th grade, no diploma	8.9%	7.6%	6.0%
High school graduate	44.4%	39.0%	28.5%
In some college, no degree	27.8%	23.6%	23.2%
Associate degree	9.4%	9.1%	9.6%
Bachelor's degree	5.9%	11.9%	18.3%
Graduate or professional degree	3.2%	6.6%	11.7%
Percent high school graduates or higher	90.6%	90.2%	91.3%
Percent bachelor's degree or higher	9.1%	18.4%	30.0%
Source: 2016-2020 American Community Survey 5-Year Estimates			

Disability Status

Data shown in **Table 2-6** from the *2016-2020 American Community Survey 5-Year Estimates* indicate disabled people who reside in Mikado Township, Alcona County, and Michigan. Persons with disabilities include those with hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or independent living difficulties. The percent population of persons with disabilities is higher for Mikado Township and Alcona County than for

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Michigan as a whole. The same is true for the population groups 18 to 64 years of age and 65+ years of age.

Table 2-6 Disability Status of Civilian Non-Institutionalized Persons					
LOCAL UNIT	% Disabled persons	% Disabled under 5 Years	% Disabled 5-17 Years	% Disabled 18-64 Years	% Disabled 65+ Years
Mikado Twp.	24.4%	--	17.7%	21.7%	40.5%
Alcona County	21.7%	--	10.0%	18.2%	38.8%
Michigan	14.2%	0.7%	6.3%	12.1%	33.8%

Source: 2016-2020 American Community Survey 5-Year Estimates

Housing Characteristics

The US Census Bureau reports a wide variety of housing characteristics, see **Table 2-7**. The *American Community Survey* shows 607 housing units with 391 occupied and 216 vacant. It's important to clarify that nearly 36 percent of the housing units are identified as vacant. Unlike urban areas in Michigan, the vacant housing units are typically seasonal or occasional use. While the *American Community Survey* does not separate seasonal housing from the vacant category, the 2010 US Census found 29.4 percent of the housing units in Mikado Township and 47.2 percent in Alcona County were seasonal or occasional use. Of the occupied housing units, 83.6 percent (327 of the 391) were owner-occupied as compared to 71.7 percent in the State as a whole.

According to the *American Community Survey*, 10.4% of the housing units in Mikado Township were built before 1939. Forty-five percent of the housing units were constructed before 1970. The

Table 2-7 Housing Counts and Occupancy Status in Alcona County				
Area Name	2020			
	Total	Occupied	Vacant	Percent Vacant
Mikado Township	607	391	216	35.6%
Alcona County	11,210	5,115	6,095	54.4%

Source: 2016-2020 American Community Survey

decades between 1950 and 2000 saw steady growth in housing units. The highest growth was during the 1970s when 22 percent of the housing units were constructed. Information reported in the *American Community Survey* found 18.9 percent of the housing units were heated with natural gas, 45.8 percent were heated with bottled, tank, or LP gas, and 34.3 percent heat with wood. Data from the *American Community Survey* found the median house value was \$86,600 in Mikado Township as compared to \$118,700 for Alcona County and \$162,600 for Michigan.

Income

According to the *2016-2020 American Community Survey 5-Year Estimates*, Mikado Township's median household income in 2020 was \$36,771, which was lower than the County and State. The same pattern can be found for per capita income. However, the median family income was higher than in Alcona County but lower than in Michigan. **See Table 2-8.**

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	Mikado Township	Alcona County	Michigan
Median Household Income	\$36,771	\$43,341	\$59,234
Median Family Income	\$58,967	\$55,121	\$75,470
Per Capita Income	\$24,498	\$27,171	\$32,854
Source: 2016-2020 American Community Survey 5-Year Estimates			

Table 2-9 shows a breakdown of income sources within Mikado Township, Alcona County, and the State of Michigan. The estimates show that within the Township, 60.4% received earnings from employment, 37.1% received Social Security income, and 21.2% received retirement income. There is a higher percentage of people receiving income from employment as compared to Alcona County, but lower than the State. Conversely, there is a lower percentage of people with Social Security income and retirement income in Mikado Township compared to Alcona County. The percentage of the population with Supplemental Security Income, cash assistance income, and getting food stamps/SNAP is comparable to Alcona County but higher than State levels.

Income Sources	Mikado Township		Alcona County		Michigan	
	<i>Estimate</i>	<i>Percent</i>	<i>Estimate</i>	<i>Percent</i>	<i>Estimate</i>	<i>Percent</i>
With earnings	236	60.4%	2,648	51.8%	2,961,783	74.4%
<i>Mean earnings</i>	\$65,203	-	\$52,576	-	\$83,024	-
With Social Security	145	37.1%	3,014	58.9%	1,387,612	34.9%
<i>Mean Social Security income</i>	\$19,610	-	\$21,260	-	\$20,958	-
With retirement income	83	21.2%	2,275	44.5%	998,036	25.1%
<i>Mean retirement income</i>	\$20,987	-	\$21,058	-	\$24,389	-
With Supplemental Security Income	28	7.2%	403	7.9%	239,304	6.0%
<i>Mean Supplemental Security Income</i>	\$14,054	-	\$10,833	-	\$10,364	-
With cash public assistance income	16	4.1%	153	3.0%	99,619	2.5%
<i>Mean cash public assistance income</i>	\$4,219	-	\$2,263	-	\$2,755	-
With Food Stamp/SNAP benefits in the past 12 months	57	14.6%	673	13.2%	506,999	12.7%
Source: 2016-2020 American Community Survey 5-Year Estimates						

Poverty

Information from the *American Community Survey* shows poverty rates in Mikado Township, Alcona County, and Michigan (**Table 2-9**). The percent in poverty for all categories was lower in Mikado Township than in Alcona County. Note, the very high percentage of female householders, no spouse present, and children under 18 years of age in Mikado Township (58%) and Alcona County (64.8%).

Mikado Township Master Plan

	Mikado Township	Alcona County	Michigan
Families	8.4%	11.5%	9.2%
Female householder, no spouse present with related children under 18 years	58.3%	64.8%	37.2%
Individuals under 18 years	11.7%	27.4%	18.8%
Individuals 18 to 64 years	15.1%	20.0%	13.4%
Individuals 65 years and over	9.8%	7.3%	8.5%
Source: 2016-2020 American Community Survey 5-Year Estimates			

Labor Force

Employment and Unemployment

The civilian labor force is defined as all civilian individuals over age 16 who are employed or actively seeking employment. Labor force numbers can change rather quickly in response to economic conditions. During prolonged periods of unemployment, unsuccessful job seekers can drop out of the workforce by going back to school, leaving the area in search of work elsewhere, or stopping the work search.

Table 2-10 presents information on the labor force, employment, and unemployment for Alcona County from 2014 to 2021. Unemployment rates are generally higher in Alcona County than in Michigan. Labor force and employment numbers have remained relatively constant over the eight years. Unemployment jumped above 10 percent in 2014 and 2020.

Year	Labor Force	Employment	Unemployment	Jobless Rate
2021	3,462	3,725	263	7.1%
2020	3,440	3,841	401	10.4%
2019	3,643	3,893	250	6.4%
2018	3,564	3,816	252	6.6%
2017	3,569	3,840	271	7.1%
2016	3,543	3,839	296	7.7%
2015	3,515	3,826	311	8.1%
2014	3,428	3,836	408	10.6%
Source: Michigan Labor Market Information				

Wage and Salary Employment

Table 2-11 shows the occupations of Township and County residents. Note, the information reflects where township residents work, not jobs located within the township. Management, business, science, and arts occupations; natural resources, construction, and maintenance occupations, and production, transportation, and material moving occupations account for 70 percent of the employment sector.

Mikado Township Master Plan

Table 2-12 Occupations of Residents in Mikado Township and Alcona County				
Occupation	Mikado Township		Alcona County	
	Total	Percent	Total	Total
Civilian employed population 16 years and over	373		3,499	
Management, business, science, and arts occupations	97	26.00%	994	28.40%
Service occupations	46	12.30%	630	18.00%
Sales and office occupations	61	16.40%	826	23.60%
Natural resources, construction, and maintenance occupations	85	22.80%	488	13.90%
Production, transportation, and material moving occupations	84	22.50%	561	16.00%
Source: 2016-2020 American Community Survey 5-Year Estimates				

Commuting to Work

To no surprise, the vast majority of residents of the Mikado Township drive alone to work (**Table 2-12**). The mean travel time to the job was 25.2 minutes, which shows many individuals travel outside the township for work.

Table 2-13 Mikado Township Work Commute		
Mode of Transportation	Number	Percent
Drove Alone	324	88.3%
Carpooled	33	9.0%
Walked or other means	7	1.9%
Worked at home	3	0.8%
Source: 2016-2020 American Community Survey 5-Year Estimates		

Mikado Township Finances

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

Scores are generated based on the criteria of population growth, real taxable value growth, large real taxable value growth, general fund expenditures as a percent of taxable value, general fund operating deficit, prior general fund operating deficit, size of general fund balance, fund deficits in the current or previous year, and general long-term debt as a percent of taxable value. The lower the number the more fiscally sound a local unit is determined to be. **Table 2-13** shows that the Mikado Township has maintained a low fiscal stress score.

Mikado Township Master Plan

Table 2-14 Financial Health Overview of Mikado Township

Year	Data Status	Indicator Score	Population	Revenues	Expenditures	Fund Balance	Long Term Debt	Taxable Value
2022	Historic		0	\$169,419	\$142,750	\$176,365	\$0	\$31,660,218
2021	Historic		866	\$175,584	\$141,225	\$150,020	\$0	\$30,629,379
2020	Historic	1	866	\$154,400	\$137,172	\$116,786	\$0	\$29,752,702
2019	Historic		946	\$155,989	\$137,084	\$105,207	\$0	\$29,756,202
2018	Historic	3	954	\$160,126	\$142,564	\$82,014	\$66,400	\$30,259,479
2017	Historic	3	953	\$154,674	\$160,266	\$74,731	\$83,000	\$29,691,684
2016	Historic	4	1,024	\$142,345	\$147,246	\$78,479	\$99,600	\$29,439,538
2015	Historic	4	1,078	\$154,849	\$151,488	\$85,503	\$116,200	\$29,037,802



Revenues & Expenditures

Revenue is generated from tax dollars received from residents and businesses which are generated from the millage rate multiplied by property valuations. Revenue is also generated from other sources such as State and Federal grants, permits, and fees. **Figure 2-1** shows the sources of revenue for the Mikado Township. Revenue from "Property Taxes" has remained consistent during the time frame. Another large source of revenue has been from "State Revenue Sharing." In 2012 and 2013, there was a large influx of revenue from "Other Sources." **Figure 2-2** shows where expenses are incurred. The categories where the most funds are expended are "Fire Department," "General Government," and "Public Works." Consistent with figure 2-1, there were large expenses under the "Capital Outlay and Special Items" category.

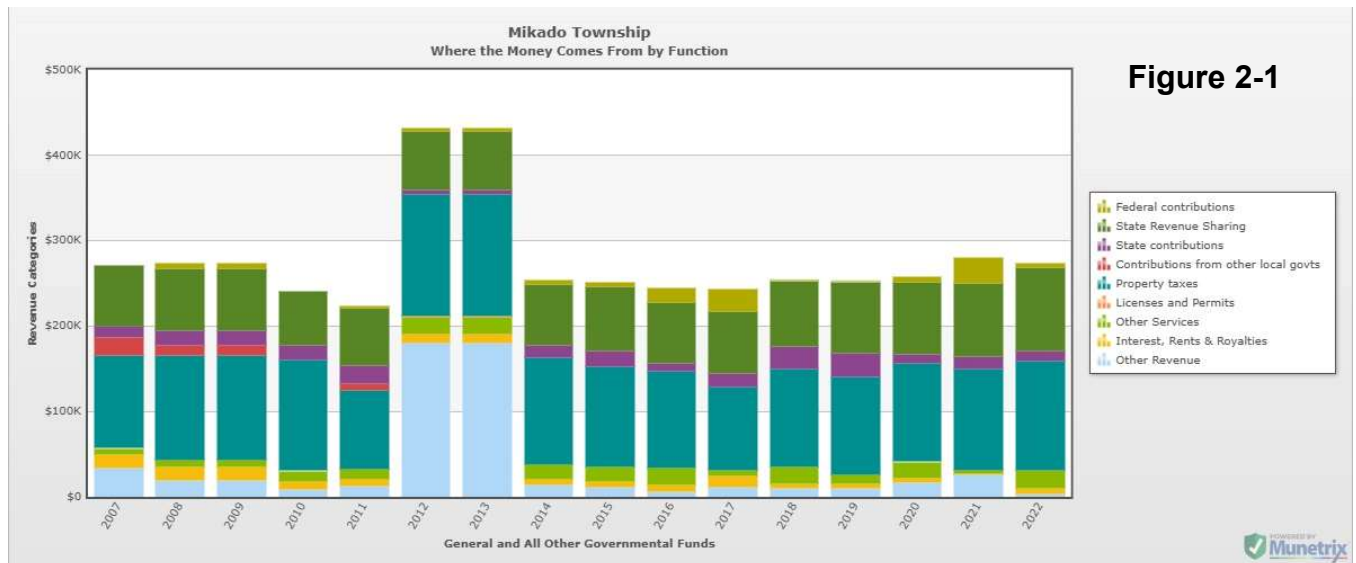
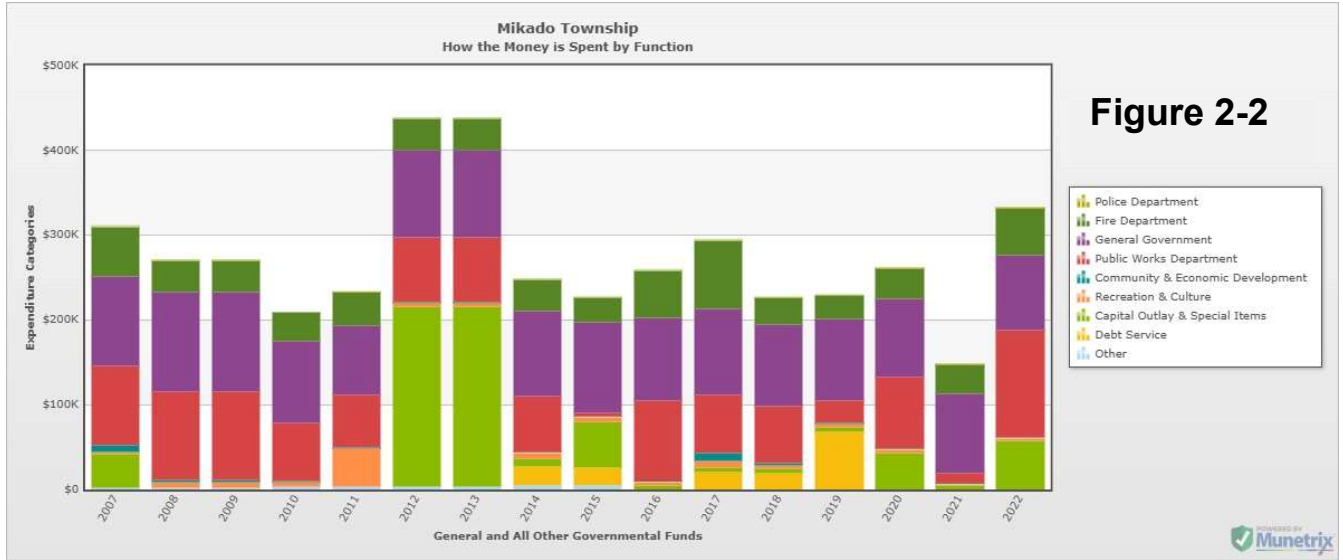


Figure 2-1

Mikado Township Master Plan



Chapter 3 - Community Services and Facilities

Key factors that contribute to the quality of life of a community are the type and variety of services available to residents and visitors. Unlike more populated communities, smaller rural communities do not have the financial resources to provide many of the services that would normally be considered essential. In the case of fire and ambulance, many rural communities work cooperatively with adjacent communities to provide essential services. The potential location for future development should be analyzed according to the availability of certain utilities, services, or facilities. Although these services may be sufficient for the needs of the current population, future development may increase the demand to upgrade or expand the services and facilities to maintain a satisfactory living environment.

This chapter will explore the location and extent of existing services. Services are provided in many ways by public or quasi-public agencies or by private enterprises. Each service provider makes the service available to the best of its capabilities. The resulting service levels determine the capacity of a given location to attract various types of land development.

Township Government

The Mikado Township Hall is located at 2291 S. F-41 in Mikado. Current local officials are Mike Corn, Supervisor; Leisa Sutton, Clerk; Ruth Travis, Treasurer; Carrie Mullins, Trustee; and Wayne Nedo, Trustee. The Township has a five-member Planning Commission and a three-member Zoning Board of Appeals.

Water and Sewage Disposal

Mikado Township does not provide public water or sewage disposal systems for Township residents. The residents and business owners must rely on on-site private wells for domestic drinking water and private on-site septic systems for wastewater disposal. District Health Department # 2 regulates and maintains a permitting system for private wells and septic systems. Two important determinants for siting a septic system are soil types and steepness of slopes. Chapter 4 - Natural Resources discusses the soils of the Mikado Township.

Utility Services

Due to the large amount of public land and internal parcels (parcels in the center of a section that does not abut a public road), utility services are lacking in some areas of the township. Due to the costs of extending telephone lines across private lands and large tracts of public lands, areas in the Township do not have telephone service. Since these landowners must pay the cost of running the lines, some have chosen not to bear the expense, instead relying on cellular telephones.

Natural gas service is provided by DTE in more densely populated areas of the Township. Consumer's Energy provides electricity to the Township. Frontier, AllBand and Ameritech provide telephone service. Residents rely on satellite TV or TV antennas. Depending upon location, internet service is available from AllBand, Frontier and satellite service.

Transportation

Roads

The transportation network consists of county primary and secondary roads; seasonally maintained, unimproved public roads; and private roads. The primary road network is made up of County Road F-41, F-30 (Mikado-Glennie Road) and Kings Corner Road east of F-41. Paved

Mikado Township Master Plan

local roads include Cruzen and Wissmiller Roads and segments of Goddard, Alvin, Michaud and Vandercook Roads. The balances of the transportation network are gravel, dirt and two-track roads including public and private roads. Primary and local roads are under County jurisdiction, and are maintained by the Alcona County Road Commission.

Money for maintaining county roads comes from state and local sources. Mikado Township has a 1.5 mil road millage that is used as a match for road upgrades. Typically the Township pays 75-100 percent of the cost of upgrading roads to a paved surface. Since roads don't last forever and routine maintenance is necessary to extend pavement life, there is an ongoing need road projects. There is also a need for maintenance of the gravel road network, which cost primarily fall to the Township. F-41 and East F-30 (from F-41 to US-23) are Class "A" road, while all other roads have seasonal weight restrictions during "spring break-up." There are designated seasonal roads (not maintained from October to May) in the Township. However, sections of a road may be plowed upon special request from landowners.

Another major transportation issue in the Mikado Township is the repair and upgrading of bridges. Eleven of the 13 bridges in the Township have been upgraded or replaced. The Township contributes 20 percent, up to \$20,000 for bridge replacements.

Public Transit

There is no countywide dial-a-ride bus service available in Alcona County. However, Thunder Bay Transportation, based in Alpena, provides limited specialized transportation services in the County. The Thunder Bay Regional Ride, in cooperation with medical care facilities in the region, provides inter-county transportation for medical and other needs. Limited statewide passenger service is available from Indian Trails Bus Lines. The County is supporting a multi-county transportation authority. The system will function under Thunder Bay Transportation and is designed to provide a higher level of public transportation than currently available in the County.

Air Service

Alcona County's only public airport is located in the City of Harrisville, handling small aircraft. Regional air service is available at Alpena County Regional Airport (Phelps Collins) which is a U.S. Customs Port of Entry. Other regional airports are located in Traverse City, Midland, Grand Rapids, and Flint. Large aircraft maintenance and air freight service is provided at the Wurtsmith Airport in Oscoda. The Michigan Air National Guard maintains a Combat Readiness Training Center at the airport in Alpena. Air freight service is provided by United Express, United Parcel Service, and Federal Express.

Public Lands and Buildings

The Mikado Civic Center and the Township Fire Hall are the only public buildings in the Township. The Mikado Civic Center was dedicated in 1978. The Mikado Area Development Corp. led the efforts to raise needed funds to construct the civic center. The \$80,000 raised locally, combined with considerable donated labor, enabled the Township to construct the building without federal grants, locally levied taxes, or CETA funds. This is a fine example of a community pulling together to help itself. The amount and uses of the public lands in the Township will continue to play significant roles in the character and future of the community. The township fire department has a smoke training facility for volunteer firemen.

Approximately 52 percent of the land in the Township is publicly owned. **Figure 3-1** is a map depicting public and private ownership. The largest public landowner is the U.S. Department of

Mikado Township Master Plan

Interior. Some 32.7 square miles or 46 percent of the Township are under the jurisdiction of the US Forest Service and are part of the Huron-Manistee National Forest. The Huron Shores Ranger Station located in Oscoda oversees the management of the U.S. Forest Service land in Mikado Township. The State of Michigan owns 4.5 square miles of land in the eastern half of the Township. These lands are under the jurisdiction of the Forest Management Division of the Michigan Department of Natural Resources.

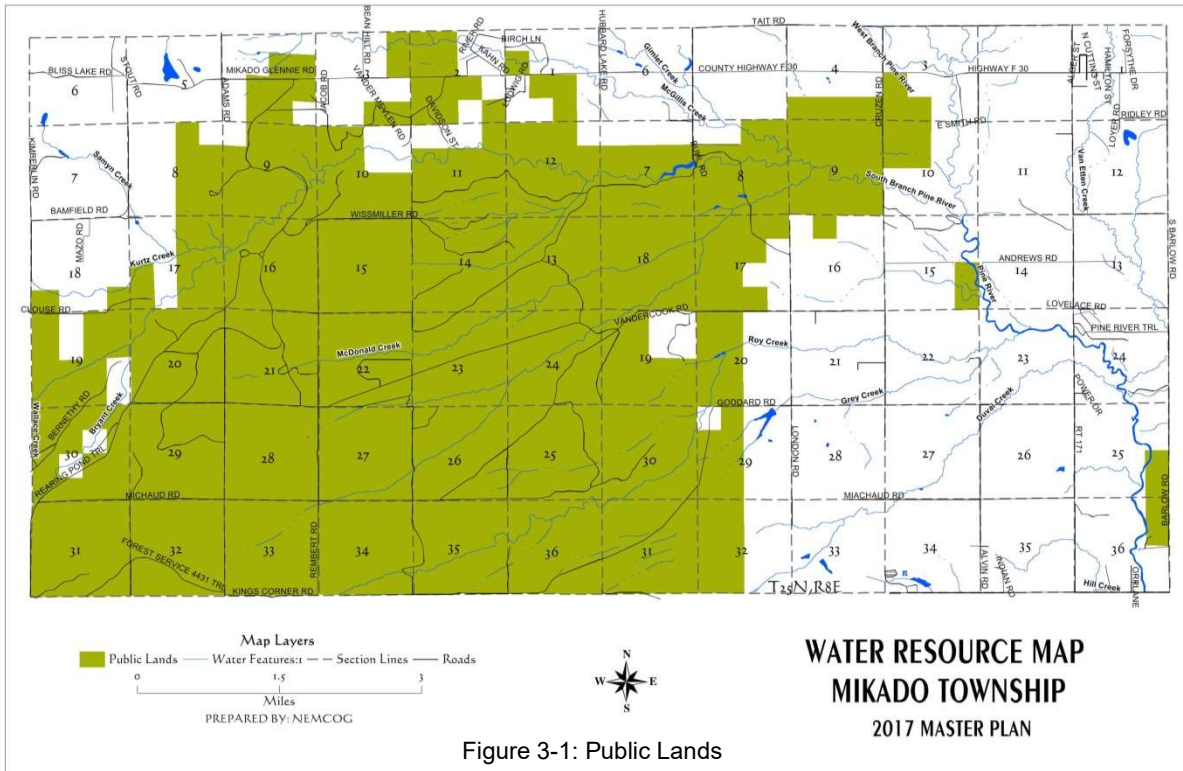


Figure 3-1: Public Lands

Schools Libraries and Museums

Mikado Township is part of two school districts. Students in the Alcona School District attend K-12 classes in Lincoln. The Alcona School District is part of the Alcona Montmorency Alpena Intermediate School District. Students within the Oscoda School District attend classes in Oscoda. The Oscoda School District is located in the Iosco Intermediate School District.

Kirtland Community College (KCC) located in Roscommon and Alpena Community College (ACC) located in Alpena are two-year institutions serving the higher education needs of area residents. KCC offers associate degrees for transfer to a four-year college, two-year degrees in applied sciences, one-year certificates, and Police Academy. ACC grants the following degrees: Associate in Arts (AA), Associate in Applied Science (AAS), and Associate in General Studies (AGS), Associate in Science (AS), Bachelor of Science (BS). Non-degree programs lead to a Certificate of Achievement (C).

A full-service branch of the Alcona County Library is located in the Mikado Civic Center. The Alcona County Library system is part of the Northland Library Cooperative. The cooperative has a regional book catalog and offers inter-library book loans between member libraries. Reference staff is available at the library cooperative main office to assist users at all member library

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locations. The Mikado Branch is open Monday thru Thursday: 2:00 pm to 6:00 pm. Along with reading materials, there are four public access computers with high-speed internet access and free wireless access available to those with their own wireless devices. All internet access is filtered for content. The township provides space, electricity, and heat to the Mikado branch library.

Churches and Cemeteries

The Mikado Township Cemetery is located on F-30 east of Mikado in Section 1 of T.25 N.-R.8E. There is adequate space available on the existing property to expand the cemetery. The St. Raphael's Catholic Church Cemetery is located adjacent to the Mikado Township Cemetery. St. Raphael's Catholic Church and Calvary Baptist Church are located in Mikado Township. Residents also drive to adjacent communities to attend church services.

Public Safety

Law enforcement protection for Mikado Township is the responsibility of the Alcona County Sheriff's Department and the Michigan State Police. The Alcona County Sheriff's Department is located in Harrisville. State Police Posts are located in Alpena with a substation in Lincoln.

The Mikado Township Fire Department's coverage area is 97 square miles. Along with the entire geographic area of the Township, 18 square miles of Gustin Township is covered through a contractual arrangement. The estimated population served is 1,500. Mikado Fire Department also provides mutual aid with all fire departments in Alcona County, Oscoda Township, Michigan DNR, and USFS.

A millage (1.0 mill) generates funds to cover costs associated with the operation of the fire department. The Mikado Township Fire Department has a 2005 Kenworth Tanker, a 2011 Kenworth Pumper-Tanker, a 2003 Toyne Pumper, and one brush truck. The Township Fire Department has a 2015 Chevy Pumper Truck used as a 1st responder unit. Along with other emergency responder equipment, the fire department has a Jaws of Life. Advanced life support service is provided by Alcona County EMS. The countywide enhanced 911 emergency service, operated by the Alcona County Sheriff's Department, is available for all county residents.

Ambulance service is provided by Alcona County, which pays for the costs through the Ambulance Fund millage. There are currently two full-time emergency medical service stations operating in Alcona County. Station 1 is located at 2600 E M-72, Harrisville MI 48740. Station 2 is located at 2300 S State, Glennie MI 48737. Both are currently rated at the advanced level. The service area is 694 sq. miles with a population of 10,942.

Medical Facilities

There are no medical facilities located in Mikado Township. Clinics, doctors, and dentist offices are located in other communities such as Oscoda, Tawas, Harrisville, Lincoln, and Alpena. The Alcona Health Center is located in Lincoln and the VA Health Center is located in Oscoda. For health care services not available at these facilities, residents travel to MidMichigan Medical Center in Alpena, Munson Healthcare Hospital in Grayling, West Branch Regional Medical Center in West Branch, Ascension St. Joseph Hospital in Tawas City and Munson Medical Center in Traverse City.

Health Services

District Health Department No. 2, including home health care and physical therapy, provides public health care services. Lincoln Haven Health Care Center provides 24-hour nursing care

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with a family atmosphere. Alcona County Senior Citizens Center in Lincoln provides senior citizen services. Bake Adult Foster Care is located in Mikado.

Northeast Michigan Community Mental Health Authority provides support services to developmentally disabled persons as well as persons needing mental health services. The Northeast Michigan Community Mental Health service area covers Alcona, Alpena, Montmorency, and Presque Isle Counties.

Recreational Facilities

Bruce Park has handicap-accessible bathrooms, picnic tables, benches, and history displays. A ball field adjacent to the Mikado Township Civic Center is maintained by Mikado Area Recreation.

The US Forest Service operates a primitive campground on the South Branch of the Pine River. The facility has 11 campsites, pit toilets, hand pump water, and a picnic shelter with grills, tables, and parking. The campground is open from April 16th to November 30th. There is a nominal camping fee, and day use is free. The countryside nearby is considered prime viewing habitat for the endangered Kirtland Warbler. A snowmobile trailhead is located in Section 19 of T.25N.-R.8E. on U.S. Forest Service Property. The trail runs south and west connecting to a larger regional network of state snowmobile trails.

The considerable amount of public land does offer residents and visitors ample area for a wide range of outdoor recreational activities. Persons wishing to pursue the sport of fishing can access the Pine River and its many tributaries such as Van Etten Creek, Duval Creek, Grey Creek, Roy Creek, McDonald Creek, McGillis Creek, Gimlet Creek, Bryant Creek, Wallace Creek, Kurtz Creek and Samyn Creek. There is one privately owned lake in the Township.

Chapter 4 - Natural Resources

Introduction

The woodlands, open spaces, wildlife, water, and rolling hills are several key resource values that draw people to both recreate and live in the Township. Abundant public lands offer access to thousands of acres of recreational land for hunting, hiking, wildlife viewing, and snowmobiling. Several small creeks and the Pine River provide opportunities for fishing, boating, and water sports.

A rural landscape, abounding with views of farmland and forestland, typifies the community character of Mikado Township. Farm and forest lands are important to the local economy; recreational use and production of forest and farm goods bring dollars into the Community. Many long-time visitors decide to move to the area upon retirement. These renewable yet priceless resources warrant special considerations when planning for future growth.

The protection and wise use of these natural resources is central to maintaining a sustainable community. Along with planning for the built-up infrastructure like roads and utilities, a community needs to plan for the green infrastructure; the forests, wetlands, farmland, and water. Development, without consideration of the carrying capacity of the land, can have long-term negative impacts on the resources. When planning for future growth, the community must identify environmental constraints, such as wetlands, steeply sloped areas, ecological corridors, and groundwater recharge zones. This chapter will analyze the physical environment to assist local officials in developing the desired future of the Township. Natural resources addressed include climate, geology, topography, soils, water, vegetation, and wildlife.

Climate

The climate is yet another reason why people are drawn to the area. Typical of northern Michigan, the distinct four seasons offer an ever-changing landscape. Long snowy, cold winters; and moderately warm summers are separated by a cool, green spring and a cool colorful fall. Located in the northeastern part of the northern lower peninsula, the eastern boundary of the Township is less than five miles inland from Lake Huron. Given this geographic location, the weather is influenced by the lake moderating effect of Lake Huron.

According to the USDA Soil Survey of Alcona County, the average annual precipitation is 29.46 inches (including water equivalent of snowfall). Precipitation is heaviest during the summer months with 60 percent of the annual precipitation from April through September. The average annual snowfall is 49.5 inches. Records show a long-term average of 93 days when there is at least one inch of snow on the ground. Of course, the number of days varies greatly from year to year. The average daily temperature ranges from 67.9 °F in July to 20.0 °F during January. The average mid-afternoon relative humidity is 61 percent. Since humidity levels are highest at night, the average relative humidity at dawn is 83 percent.

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Geology

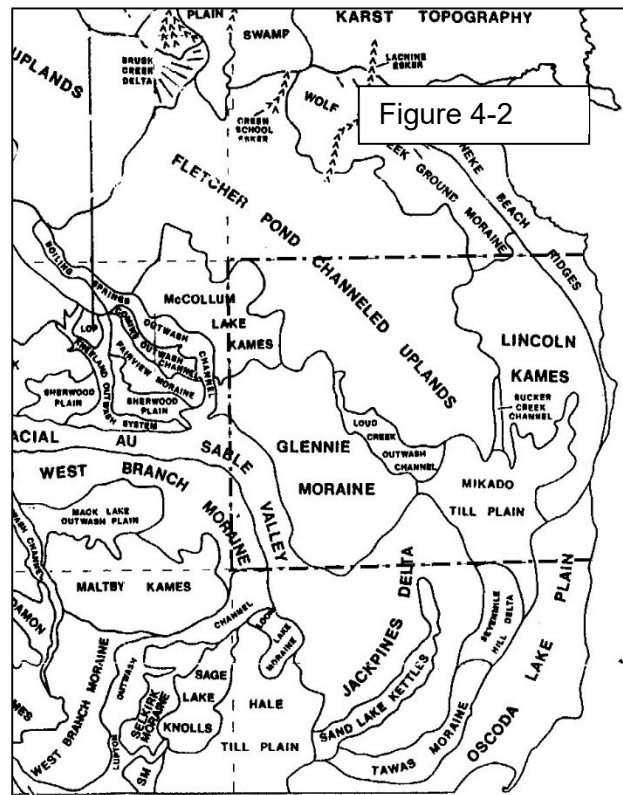
The rolling hills, river valleys, swamps, and lakes were created by the retreating continental glacier some 12,000 years ago. Beneath this thick mantle of the glacial deposits lays a foundation of layered sedimentary bedrock. This section will describe the glacial landforms or quaternary geology and the underlying bedrock geology.

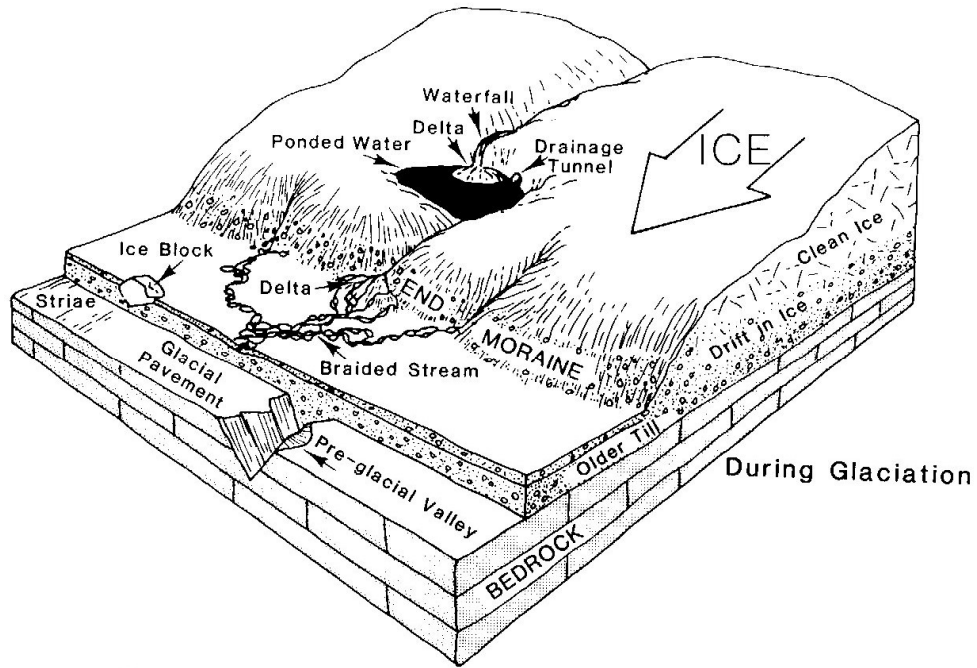
Starting some 2 million years ago, during the Pleistocene era, continental glaciers formed in the Hudson Bay area. Several times, over this two million-year period, the massive sheets of ice built up and inched their way south across what is today Michigan. The massive ice sheets, more than one mile thick, advanced in a southerly direction, bulldozing their way across the landscape. The glacier pushed material in front of it, incorporated rocks and soil into the debris-laden ice; scraped ground, and broke apart the sedimentary bedrock of the Michigan Basin.

Each advance and retreat of the continental glaciers took tens of thousands of years. This reoccurring process shaped and reshaped the land; obliterating and then creating hills, valleys, rivers and lakes, swamps, and marshes. The last glacial period called the Wisconsin era, created the landscape we know today. The glacier left behind boulders, rocks, cobble, sand, gravel, silt, clay, and loam. In some areas, the material was deposited in unsorted masses called till plains, ground moraines, and end moraines. Water flowing from the melting glaciers also sorted materials, creating outwash channels, sand deltas, kames, and eskers. Fine materials, captured in the fast-moving glacial meltwater, settled to the bottom of expansive glacial lakes creating lacustrine clay and silt plains. **Figure 4-1** shows the formation of glacial landforms.

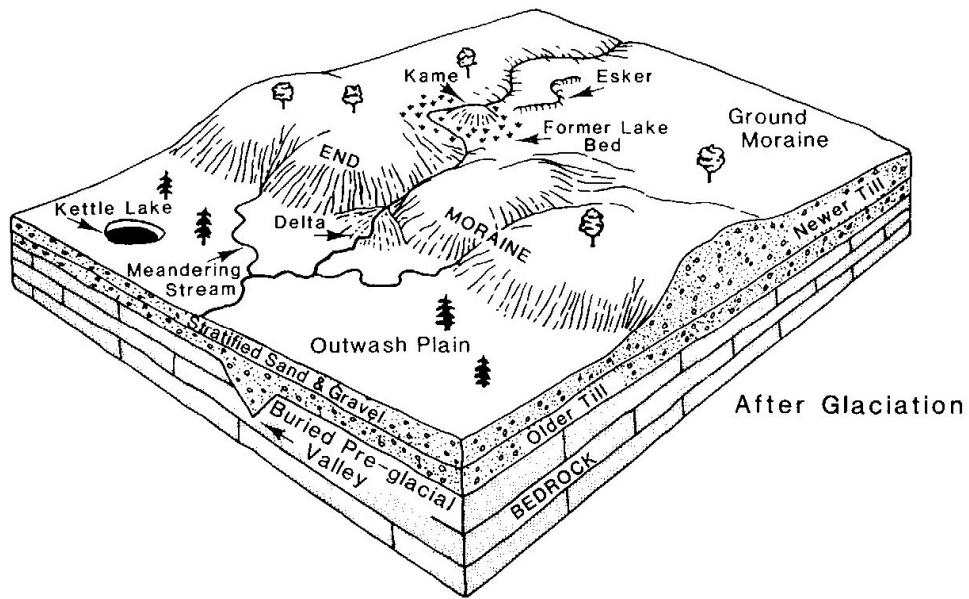
According to a map prepared by W. A. Burgess and D. F. Eschman (**Figure 4-2**), titled "Landform Units in Northeastern Lower Michigan," Mikado Township is dominated by a sand delta and till plain, both created by the glacial meltwaters.

At the front of the massive retreating glaciers, large streams originated from the melting ice. The debris-laden water carved through moraines and outwash plains creating wide drainageways and outwash channels. The AuSable River follows one of those large glacial river valleys. As the continental glaciers melted, water flowed across the landscape creating landforms and pooling into the expansive post-glacial lakes. These emerging lake basins were the beginnings of our Great Lakes. During different periods, the post-glacial great lakes were both much higher and lower than the lake levels we have grown accustomed to in recent times. Geologists have identified and named the different post-glacial great lake stages.





Features originating at a glacier front occur in a definite order.

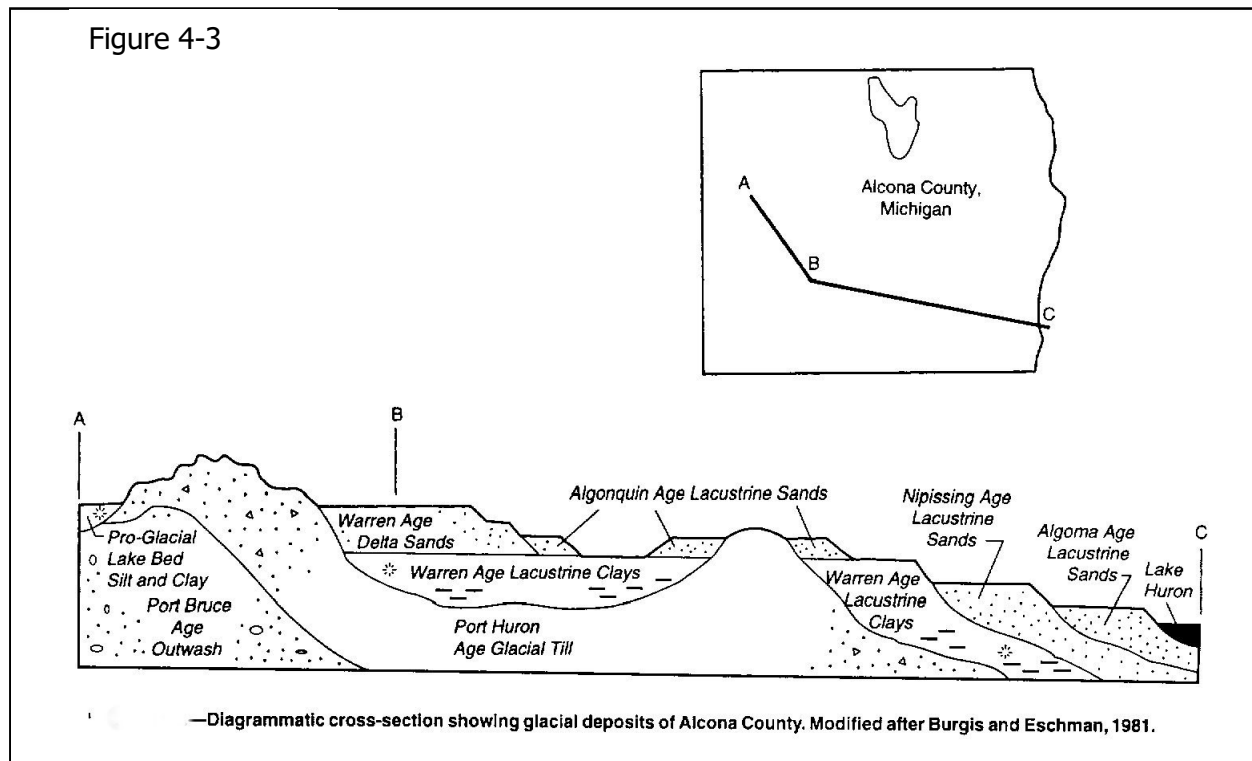


Landforms of continental glaciation are unmistakable.

Figure 4-1

Mikado Township Master Plan

Figure 4-3 shows the different stages of the glacial great lakes Warren, Algonquin, Nipissing, and Algoma. Landforms and soils in eastern Alcona County were heavily influenced by these different lake stages. Glacial Great Lake Warren formed at the front of the melting Huron glacial lobe around 12,000 years before the present and was the most extensive, flooding much of the land area of Mikado Township.



The west central part of Mikado Township is dominated by a sand delta. The ancient shoreline of Lake Warren was 850 feet above sea level as compared to 577 feet above sea level of Lake Huron. In other words, the lake level of Lake Warren was 273 higher than Lake Huron! As the debris-laden meltwaters of the large glacial AuSable River emptied into Lake Warren, the coarse sands settled out first. This created a sand delta called the Jackpines Delta, one of the largest glacially formed sand deltas in Michigan. This delta extends southward covering much of the north-central part of Iosco County. The delta is characterized by broad, nearly level plains, dissected by widely spaced streams and creeks. The soils are excessively drained to somewhat excessively well-drained sandy soils.

The eastern part of the Township is called the Mikado Till Plain. When the water slowed to a near standstill in Lake Warren, the fine materials, clays, and silts settled to the bottom. According to the Alcona County soil survey, the lake plains are characterized by nearly level to undulating areas dominated by moderately well-drained to poorly drained loamy soils. At the transition of the higher sand deltas and the lower lake plains the soils are somewhat poorly drained to very poorly drained sandy and mucky soils.

The Glennie Moraine extends into the northwestern part of Mikado Township. During some periods, the continental glacier's retreat stagnated, that is to say, the ice at the face of the glacier melted as fast as it advanced southward from the polar ice cap. The debris-laden,

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glacial ice then deposited large amounts of materials in one locale. Acting like a large conveyer belt, the materials piled up at the front of the glacier forming moraines or glacial hills. There were periods when the retreating continental glaciers re-advanced southward, and like a huge bulldozer, it pushed the previously deposited materials into larger hills. These are called push moraines.

Beneath the glacial deposits, hundreds of feet below the surface is sedimentary bedrock that was created during the Late Mississippian ages of the Paleozoic Era. The bedrock was formed in ancient seas which covered the area some 310- 345 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed shale, limestone, and dolomite bedrock. The upper layer of bedrock in the township is Coldwater shale. Other bedrock formations beneath the glacial overburden include Sunbury shale, Berea sandstone, Bedford shale, and Antrim shale. Antrim shale contains rich deposits of natural gas. In recent years, intensive exploration has resulted in numerous producing wells throughout the region.

Topography

The topography ranges from nearly level to steeply rolling hills. In the northwest part of the Township, within the Glennie moraine landform, the terrain is rolling to steep, knoblike hills and pothole depressions. The highest elevations (900 feet above sea level) are found in this area. There is a gradual drop in elevation in a south and easterly direction towards Lake Huron. The direction of the flow of water in the rivers is evidence of this general gradient to the east and south. The lowest elevation (600 feet above sea level) is found where the Pine River flows out of the southeast corner of Mikado Township in Section 36.

In the west-central part of the Township, in the Jackpines Delta landform, the terrain is gently sloping to the east, with elevations ranging from 840 to 800 feet above sea level. Streams and creeks flow in steep-sided ravines that cut 70 or more feet into this nearly level sand plain. At the eastern edge of the Jackpines Delta, there is a steep scarp with a 100 feet drop in elevation over a one-half-mile distance. The elevation changes from approximately 800 feet to 700 feet above sea level. At the base of the slope, begins the Mikado Till Plain. The topography is nearly level to undulating. The elevations range from around 700 feet above sea level to 600 feet above sea level; a drop in elevation of 100 feet in 5 to 7 miles. The stream and creek valleys are wide and do not cut as deep into the landscape as they do in the Jackpines Delta.

The elevations above sea level of the ancient shorelines of Great Lakes Warren, Algonquin, and Nipissing are 850 feet, 680 feet, and 600 respectively as compared to the 577 feet above sea level of Lake Huron.

Soils

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

Mikado Township Master Plan

The Natural Resource Conservation Service completed a detailed soil survey of Alcona County. A digital or computerized version of the soil survey maps was acquired from the Michigan Department of Natural Resources, MIRIS program. Using information contained within the published soil survey book, a series of maps will be presented that depict hydric soils, slopes 18 percent and greater, soils with building limitations, and soils with septic system limitations.

Hydric Soils and Steeply Sloped Areas

Figure 4-4 is a color thematic map that classifies hydric soils and soils on steep slopes. Lower density and less intensive development should be directed to these areas with severe building constraints. Hydric soils are saturated, flooded, or ponded during part of the growing season and are classified as poorly drained and very poorly drained. Hydric soils have poor potential for building site development and sanitary facilities. Wetness and frequent ponding are severe problems that are difficult and costly to overcome. Sites with high water tables may be classified as wetlands and a wetlands permit would be required to develop these areas.

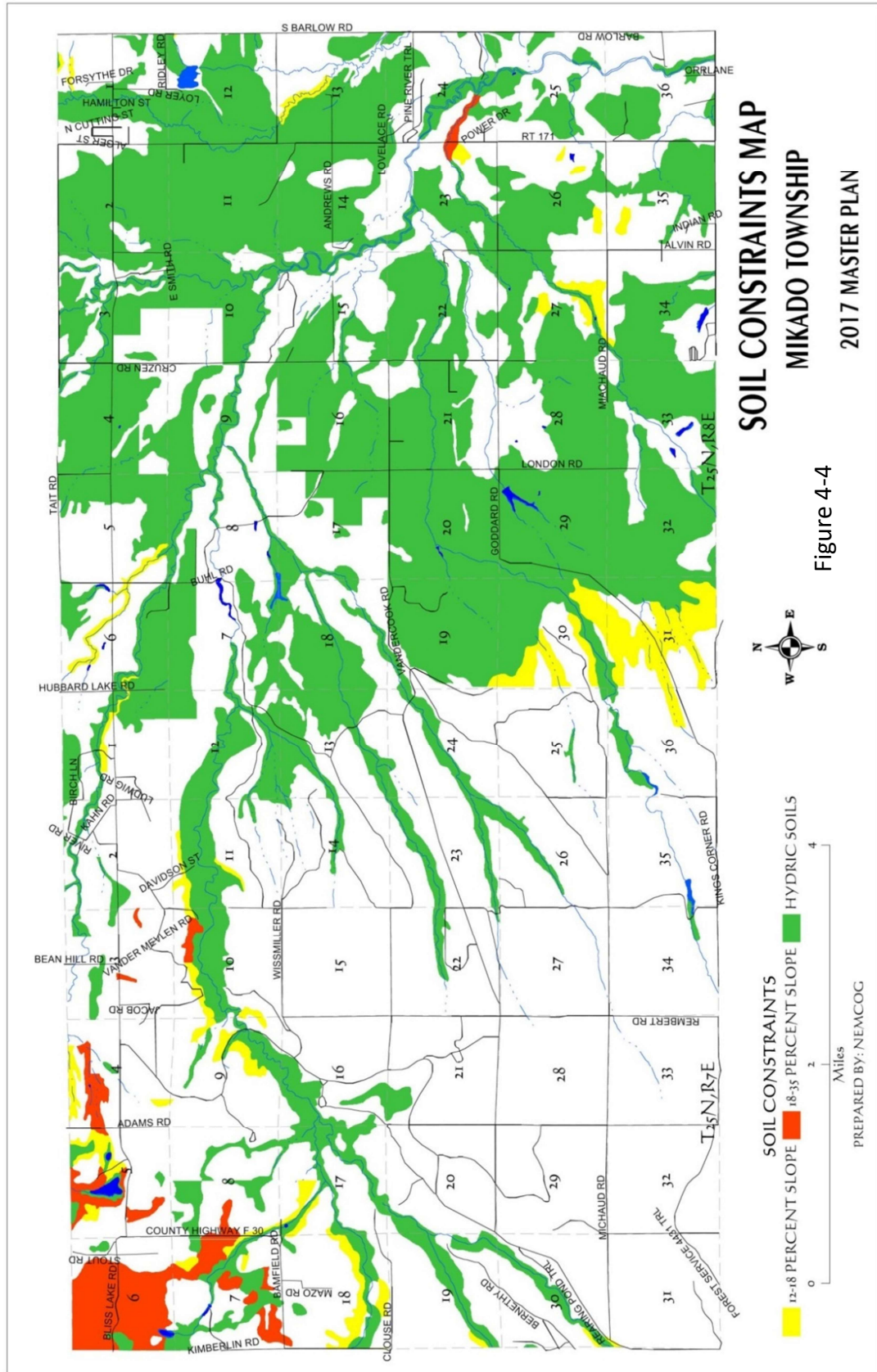
Less than 17 percent of the Township's surface area is mapped as hydric soils with a high potential for wetlands. The hydric soils are mainly located adjacent to streams and creeks. This connectivity of riparian wetlands and surface water features can be seen throughout the landscape. There are extensive hydric soil areas in Sections 12 and 13 of the western half and Sections 1, 4, 5, 9, 12, and 13 of the eastern half of Mikado Township.

Hills and steeply rolling terrain may provide opportunities for spectacular views of the landscape. However, steeply sloped sites have severe building constraints and are more difficult and costly to develop. Maintenance costs tend to be higher on steeply sloped terrain. Special design standards such as erosion control measures, limiting the size of disturbed areas, retaining natural vegetation, re-vegetation, slope stabilization and on-site retention of water run-off from impervious surfaces would all serve to minimize resource impacts. According to information presented in the Alcona County Soil Survey areas with slopes 18 percent and greater are minimal and are concentrated in the northwest corner of the Township. Steep slopes can also be found along creek and stream valleys on U.S. Forest Service Lands.

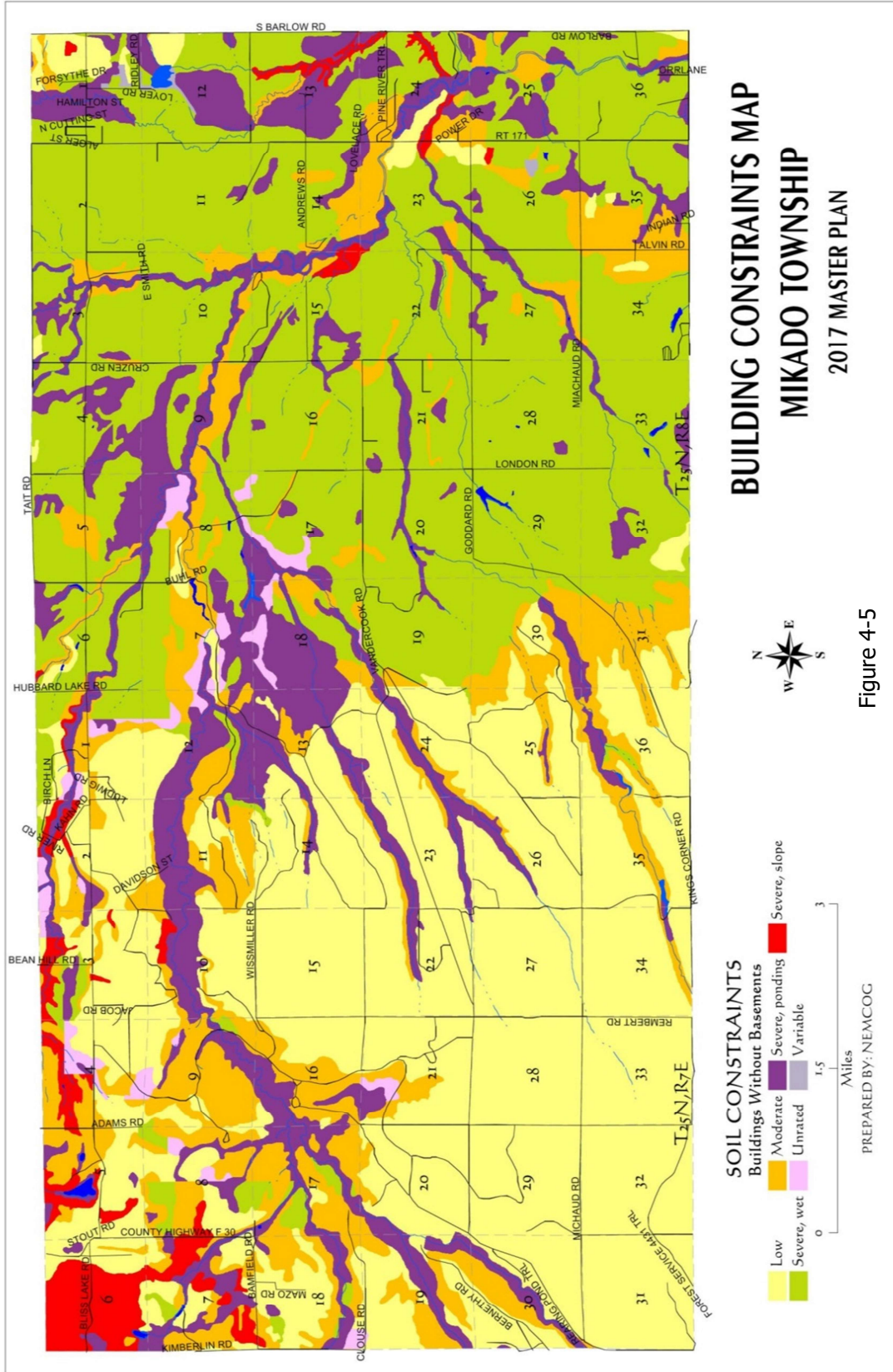
Building Site Development

The USDA soil survey of Alcona County rates soils for various uses such as building site development and identifies the limiting factors such as steep slopes or high water table. The rating system is slight, moderate, and severe limitations. Areas with well-drained soils and slopes less than 10 percent tend to have slight limitations for building development. Areas with slopes greater than 18 percent, high water tables, and organic soils have severe limitations. Based on criteria established by the Natural Resource Conservation Service (NRCS), extensive areas with severe constraints are found in the eastern half of the Township, **Figure 4-5**. Areas with somewhat poorly drained and very poorly drained sandy and mucky soils, and moderately well drained to poorly drained loamy soils have severe constraints. In the western half of the Township lands with severe constraints are located along stream corridors, wetlands, and steeply sloped areas.

Mikado Township Master Plan



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Septic Systems

Using a computer mapping system, soil maps have been color-coded to show areas with moderate to severe septic system limitations as defined by the USDA Natural Resource Conservation Service. Criteria include depth to the water table, wetness, filtering capacity, and ability to perk water.

Figure 4-6 is a septic system limitation map. Generally, the western portions of the Township contain sandy soils with severe limitations due to poor filtration of septic effluents. This is a critical issue when the water table is close to the surface or when high-density development occurs. Limiting the types and density of development or making public water and sewer available for high-density development are likely the best options for protecting the groundwater resources in these areas. The eastern parts of the Township are dominated by clay/loamy soils and high water tables. These environmental factors will often require the construction of mounded septic systems. This has been a particular issue within the town of Mikado, where these environmental factors combined with small lot sizes have presented difficulties with siting septic systems.

Water Resources

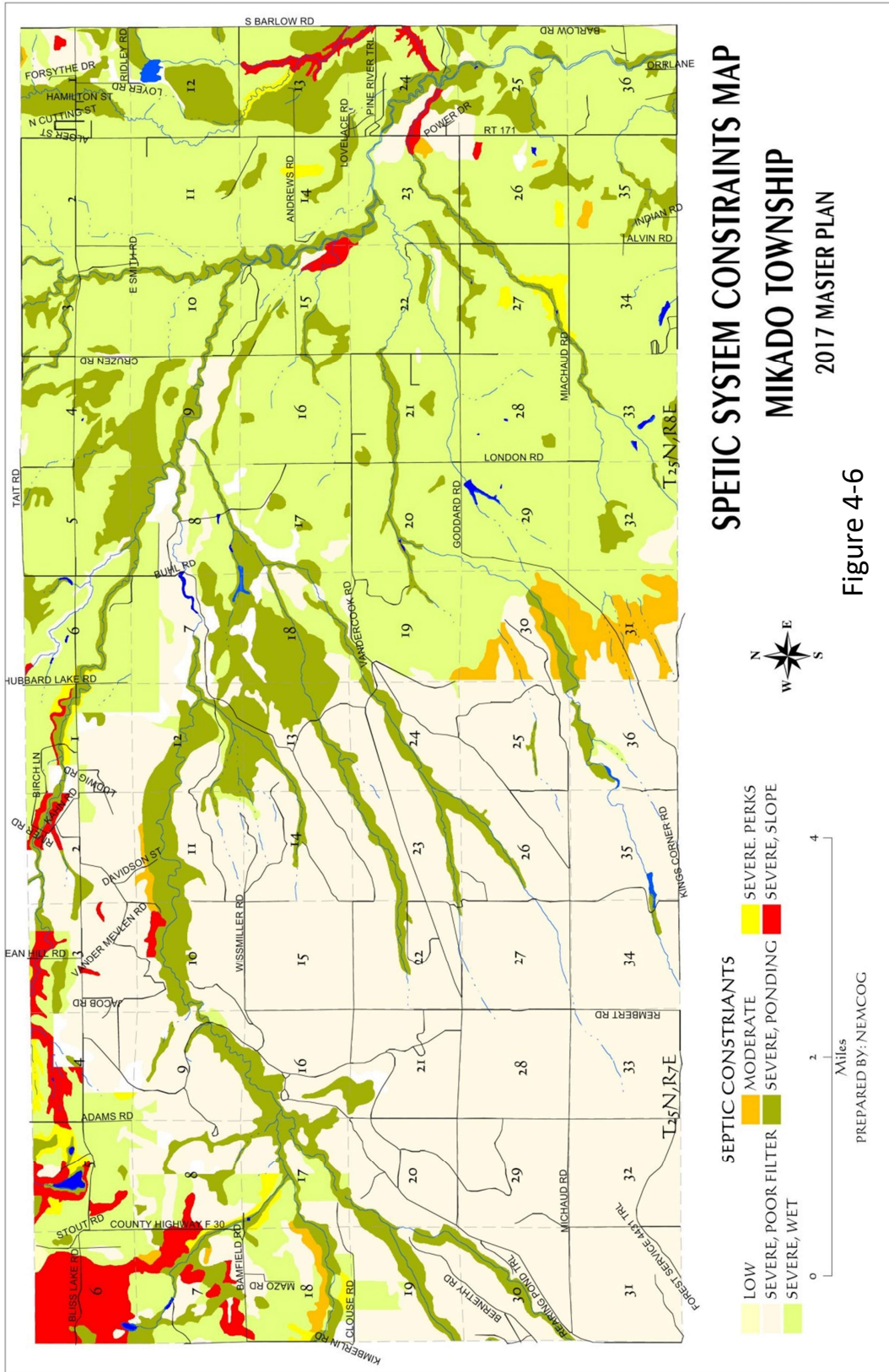
One of the most valuable and sensitive natural resources in Mikado Township is water. Maintaining high-quality groundwater and surface water is vital to the long-term sustainability of the community. Residents of the Township must rely on individual wells for drinking water. Streams and lakes provide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

Groundwater

Two factors used to evaluate groundwater are the quantity and quality of the water. In much of the Township, the thick mantle of glacial till contains underground aquifers that provide residents with sufficient water quantities. In areas where the underlying glacial deposits are clay to great depths, groundwater availability is a limiting factor in community growth. There have been cases in Sections 27, 28, 33 & 34 in the eastern half of the Township that potable water supplies are not obtainable. In general, Mikado Township has good groundwater quality. Though quite variable, high levels of iron and calcium can be found in some wells.

The vulnerability of drinking water aquifers to surface contamination is high in the Township due to highly permeable soils. A review of the *Aquifer Vulnerability to Surface Contamination in Michigan Map* prepared by the Center for Remote Sensing and Department of Geography at Michigan State University shows the vulnerability classification as highly permeable soils over highly sensitive drift lithology within the Jackpines Delta and Glennie Moraine landform areas. The area is known as the Mikado Till Plain is classified as moderately and slowly permeable soils over least sensitive drift lithology and moderately permeable soils over unknown drift. Therefore, in Mikado Township, water quality is potentially more of a limiting factor than water supply. For example, the combination of highly permeable soils, shallow wells, on-site septic systems, and dense residential development can result in high nitrate levels in drinking water.

Mikado Township Master Plan

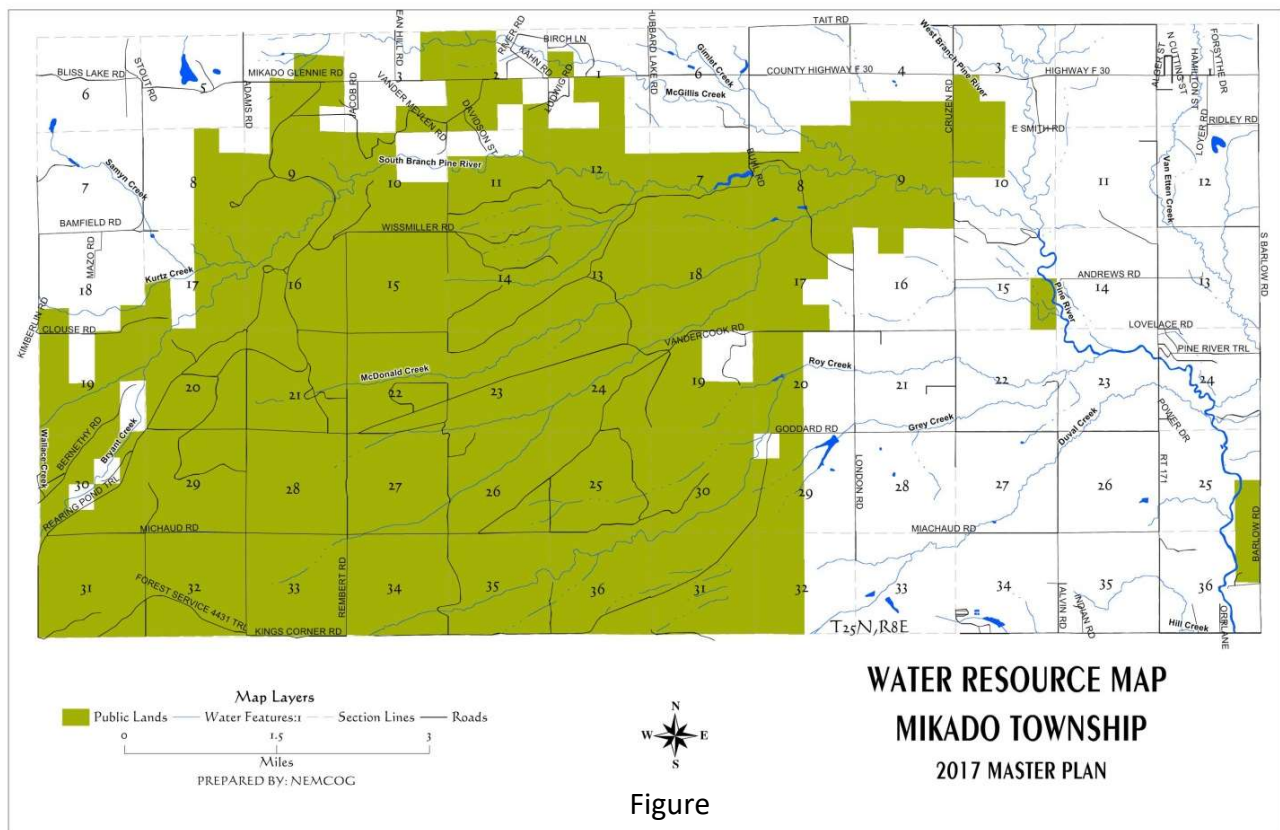


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Surface Water Resources

In the Great Lakes Region, rivers were the main thoroughfares of the pre-European inhabitants. The indigenous people used the Pine River for long-distance trips and transporting large cargoes. These same rivers brought the "land-lookers" and lumbermen from the Great Lakes coastal communities to the interior of expansive, uncut forests. In turn, these water highways transported the raw materials to the coastal communities and sawmills, hungry for old-growth pine logs.

Mikado Township is located in the 187,000-acre Pine River sub-watershed of the AuSable River Watershed. **Figure 4-7** is a map that shows the water resources and watersheds in the Township. The Pine River splits into a south branch and east branch in Section 10 of T.25N.-R.8E. Tributaries of the Pine River include Van Etten Creek, Duval Creek, Grey Creek, Roy Creek, McDonald Creek, McGillis Creek, Gimlet Creek, Bryant Creek, Wallace Creek, Kurtz Creek, and Samyn Creek. There is one privately owned lake with no public access.



The upper Pine River watershed is plagued by excessive sediment, elevated water temperatures in the "coldwater" streams, and unrestricted livestock access to streams. Van Etten Lake experiences annual algae blooms, exotic species invasions, loss of shoreline vegetation, and accumulation of sediment. The Pine River-Van Etten Lake (PRVEL) Watershed Coalition was formed in 1999 to address these water quality concerns.

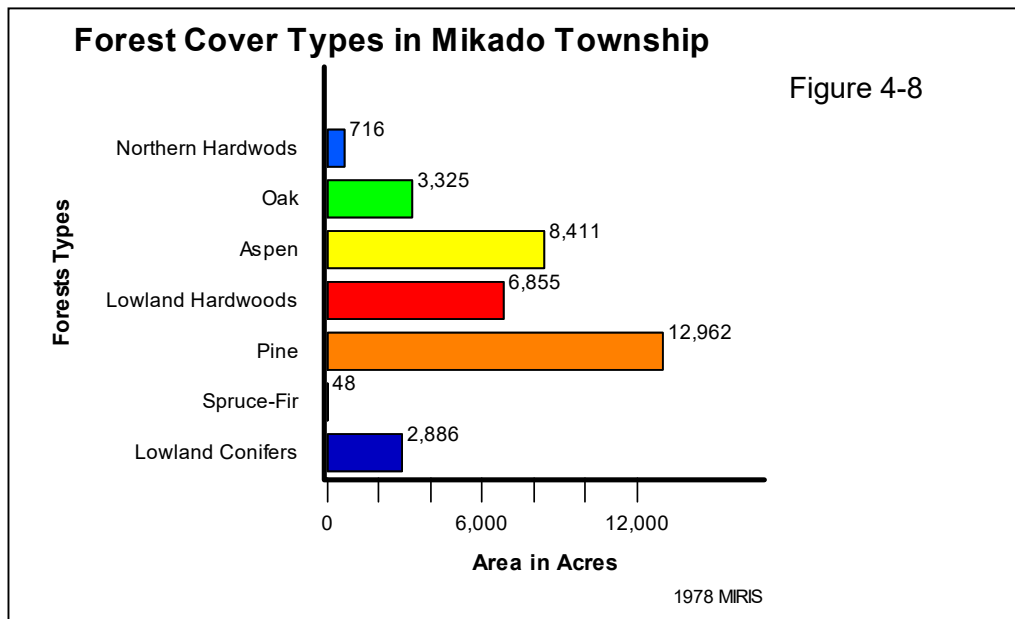
In 2001, the Huron Pines Resource Conservation and Development Council, Inc. was awarded a grant from the Michigan Department of Environmental Quality to develop a nonpoint Source

Mikado Township Master Plan

Watershed Plan for the Pine River Van Etten Lake Watershed. In 2006, an additional grant was used to revise the plan to meet the Environmental Protection Agency's standards for watershed management plans. The management plan was developed with a steering committee comprised of a diverse group of stakeholders. The plan contains a set of goals and objectives designed to provide improvements to the overall water resources and related fisheries. The plan recognizes the roles of local units of government in protecting water quality and fisheries. One objective addresses the importance of greenbelts and protecting them within local zoning ordinances. Another objective involves local units of government adopting stormwater management ordinances or incorporating stormwater management into their zoning ordinance.

Forests and Wetlands

Conifer and hardwood forests are the dominant plant communities found in Mikado Township. Approximately 77 percent of the Township is covered with forests. Tree species vary depending on the soils, moisture, and past activities such as logging, fires, and land clearing. For example, areas with sandy soils and a history of wildfires support dense stands of jack pine; critical habitat for the Kirtland's Warbler. According to the MIRIS Land Cover/Use Inventory, the most prevalent forest type is jack pine, covering 37 percent of the forestland. Aspen forests account for nearly 25 percent of the woodland area. **Figure 4-8** is a chart that depicts the forest types and acreage according to the 1978 MIRIS Land Cover/Use Inventory.



Jack pine forests are the dominant forest type growing on the lacustrine sand delta appropriately called Jakcpines Delta. The draughty, low-fertility sand soils supported pre-settlement jack pine forests, that were perpetuated by wildfires. White pine can be found in the creek valleys that dissect the sand delta.

Jack, red, and white pine trees are found in the pine forest category. Bigtooth aspen, quaking aspen, white birch, red maple, and red oak are the primary tree species found in the aspen-birch type. Red oak, white oak, and northern pin oak are the primary species growing in the oak

Mikado Township Master Plan

forests. Northern hardwoods includes species such as sugar maple, red maple, American beech, basswood, and yellow birch.

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

These lowland forests are typically located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors. Nonforested wetland types include lowland brush, marshes, and bogs. Forested and nonforested wetlands are a finite resource in the township. Land use planning activities should focus on protecting and preserving these limited and critical resources. **Figure 4-9** is a color thematic map prepared from the US Fish and Wildlife Service National Wetlands Inventory that depicts emergent, forested, and scrub-shrub wetland areas.

Pre-European Settlement Vegetation

The Michigan Department of Natural Resources has compiled pre-European settlement vegetation maps of counties in Michigan. The maps were generated from information contained in the first government land survey notes in the 1800's along with information such as current vegetation, landforms, and soils.

A review of the pre-settlement vegetation map shows the western half of the Township covered with jack pine and red pine forests. The pine forests are growing on the sand delta called the Jackpines Delta, one of the largest glacially formed sand deltas in Michigan. Most interesting is the nine square mile area (colored yellow on the map, see **Figure 4-10**) that was classified as pine barrens. These barrens were present because naturally occurring, frequent wildfires repeatedly killed trees and created open prairie-like habitats. The presence of pine barrens and jack pine forests clearly shows wildfires have always been part of the natural ecosystem, even before logging and associated wildfires in the late 1800s. As well jack pine forests and the Kirtland's Warbler were very much a part of the landscape long before public land foresters started managing the forests.

The map shows eastern parts of the township were dominated by lowland forest types such as northern white cedar, tamarack, spruce, elm, and ash trees. The high water table and clay/loam soils supported these lowland forest species. Some of these areas were cleared for farming, but much is still forested. There were smaller pockets of northern hardwoods in the northwestern and southeastern portions of the Township. These forests were growing on better soils as evidenced by the fact most of the active farms are located within the pre-settlement northern hardwoods forests.

Wildlife Habitat

Within the Township, there are a variety of wildlife habitats, ranging from upland forests to flowing cold water streams bordered by marshes, lowland brush, and floodplain forests. The significance of these resources extends beyond Mikado Township. The U.S. Forest Service manages extensive areas of jack pine forests to provide critical habitat for nesting Kirtland's Warblers. Habitat for wildlife that require wetlands such as marshes and cedar swamps is

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extremely limited. Land use planning should focus on protecting the finite resources. As with protecting the forest resources, a three-pronged approach using local regulations, technical assistance, and landowner education is the best approach to the long-term protection of the natural resources in the Township.

The Huron National Forest manages jack pine stands for Kirtland's warbler habitat. The Pine River Kirtland's Warbler Management Area is located in Mikado Township. This is one of seven Kirtland's Warbler management units in the Huron National Forest. Approximately 15,300 acres of Jack Pine are managed in this unit, of which, 8,900 acres are in the western part of the Township. The Kirtland's Warblers require young jack pine stands for nesting cover. The pine, aspen-birch, northern hardwoods, and oak forest types provide habitat for a wide variety of wildlife. Whether hunting or enjoying nature, an abundance of wildlife can be found. The land and water interface is a long narrow, sometimes meandering, edge habitat. These riparian forests adjacent to streams and lakes provide critical habitat for many species of wildlife and reptiles.

Ecological Corridors

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

The wetlands and riparian forests adjacent to the rivers and creeks are links in a long green chain, a web of ecological corridors within the Pine River Watershed. These corridors are part of a larger network of ecological corridors consisting of the creeks, streams, wetlands, and upland forests within the AuSable River Watershed. Ecological corridors, or "green infrastructure," can be likened to a highway system. All segments of the highway must be connected and in working order for the highway system to properly function. If segments are degraded or missing then the highway will not function to its fullest potential. The same holds for ecological corridors, when segments are degraded or fragmented, the system will not function properly. In other words, activities on a given piece of property can have implications that reach far beyond the ownership boundaries.

Threatened & Endangered Species

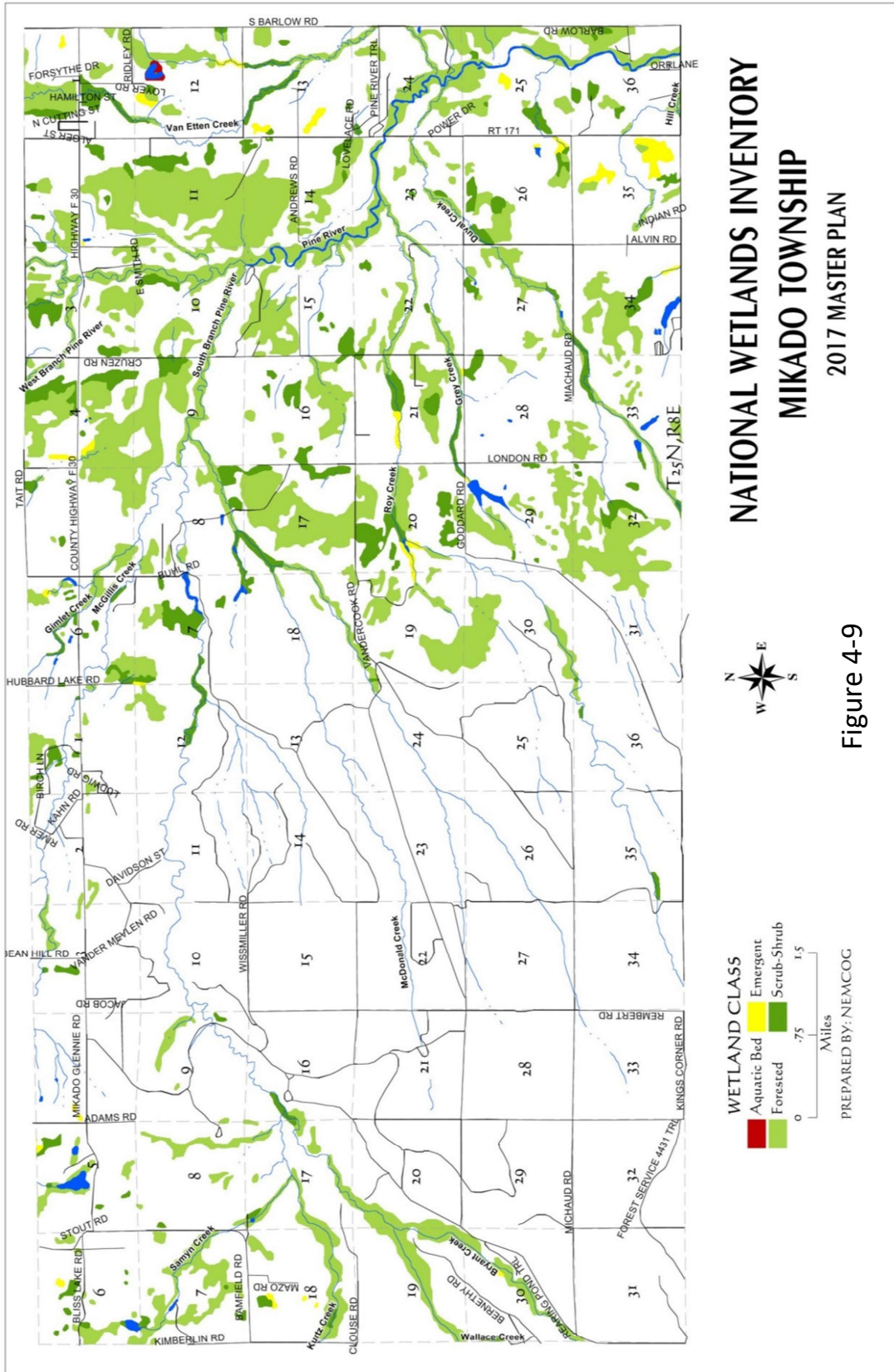
Alcona County is home to several plants and animals that are threatened, endangered, or of special concern as identified in the Michigan Natural Features Inventory (MNFI) database. Michigan Natural Features Inventory (MNFI) is a program of Michigan State University Extension that works in close cooperation with the Michigan Department of Natural Resources and The Nature Conservancy. **Table 4-1** lists endangered or threatened plant and animal species that can be found in Alcona County, and which are protected under the Natural Resources and Environmental Protection Act of the State of Michigan (Part 365 of Public Act 451 of 1994, as amended). Species highlighted in blue have a higher probability of being found within the township. This list also includes plant and animal species of special concern. While not afforded legal protection under the act, many of these species are of concern because of declining or relict populations in the State.

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Table 4-1: Alcona County Element List			
Scientific Name	Common Name	Federal	State
Accipiter cooperii	Cooper's Hawk		SC
Accipiter gentilis	Northern Goshawk		SC
Buteo lineatus	Red-shouldered Hawk		T
Calypso bulbosa	Calypso or Fairy-slipper		T
Carex albolutescens	Greenish-white Sedge		T
Carex frankii	Frank's Sedge		SC
Carex nigra	Black Sedge		E
Cirsium hillii	Hill's Thistle		SC
Cirsium pitcheri	Pitcher's Thistle	LT	T
Cypripedium arietinum	Ram's Head Lady's-slipper		SC
Dalibarda repens	False-violet		T
Dendroica discolor	Prairie Warbler		E
Dendroica kirtlandii	Kirtland's Warbler	LE	E
Dry northern forest	Dry Woodland, Upper Midwest Type		
Dry-mesic northern forest			
Emys blandingii	Blanding's Turtle		SC
Festuca scabrella	Rough Fescue		T
Gavia immer	Common Loon		T
Glyptemys insculpta	Wood Turtle		SC
Great blue heron rookery	Great Blue Heron Rookery		
Haliaeetus leucocephalus	Bald Eagle	PS:LT,PDL	T
Hardwood-conifer swamp			
Panax quinquefolius	Ginseng		T
Percina copelandi	Channel Darter		E
Planogyra asteriscus	Eastern Flat-whorl		SC
Poor conifer swamp			
Poor fen	Poor Shrub/herb Fen, Upper Midwest Type		
Prunus alleghaniensis var. davisii	Alleghany or Sloe Plum		SC
Pterospora andromedea	Pine-drops		T
Rich conifer swamp			
Sistrurus catenatus catenatus	Eastern Massasauga	C	SC
Sterna caspia	Caspian Tern		T
Trimerotropis huroniana	Lake Huron Locust		T
dune and swale complex	Wooded		

Source: Michigan Natural Feature Inventory, MSU Extension.
 *LE = Listed endangered, LT = Listed threatened, PDL = Proposed delist, PS = Partial status (federally listed in only part of its range), C = Species being considered for federal status.
 ** E = Endangered, T = Threatened, SC = Special concern.

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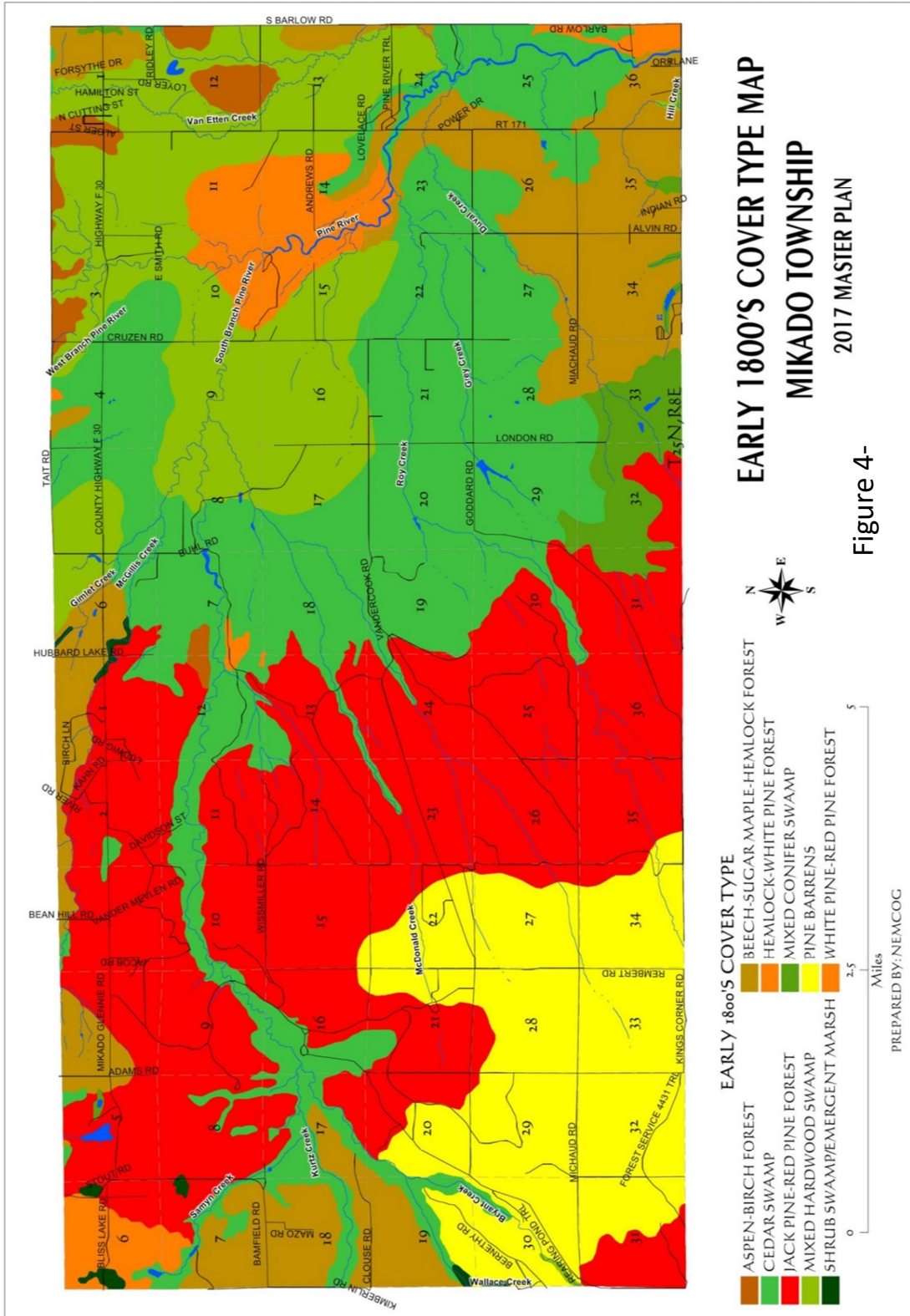


Figure 4-

Mikado Township Master Plan

Hazards and Hazard Analysis

The Alcona County Hazard Mitigation Plan identified potential natural, technological, and human-related hazards within Mikado Township. Managing these threats, while protecting life and property, are the challenges faced by emergency management officials at all levels of government. The County Hazard Mitigation Plan identifies potential hazards; ranks hazards according to the relative risk to the community; and finally assess the level of vulnerability for each identified hazard.

The hazard identification and vulnerability assessment is a powerful planning tool that enables emergency management officials and local officials to set priorities and goals for hazard mitigation and preparedness activities. The information allows communities to plan for hazard mitigation, preparedness, response, and recovery activities. Below is a listing of potential hazards.

Potential Hazards

Natural: Wildfires, riverine flooding, damaging wind, thunderstorms and tornadoes, and winter storms.

Technological: Transportation accidents, hazardous material spills, structural fires, and industrial accidents.

Societal: Bovine TB

The Community Hazards Map, **Figure 4-11**, from the County Hazard Mitigation Plan shows forest types, wetlands, water features, and roads to emphasize areas in the communities with the highest risks for wildfire, riverine flooding, shoreline erosion, and flooding hazards. Jack pine forests, with a high propensity for wildfires, dominate the landscape in the west. Areas with a high potential for flooding are located along the Pine River and its tributaries; where the soils are fine and less permeable; and are associated with wetland complexes.

Environmental Permits and Concerns

Sites of Environmental Contamination

The Michigan Environmental Response Act (Part 201 of PA 451 of 1994, as amended) provides for the identification, evaluation, and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) is charged with administering this law. A site of environmental contamination, as identified by ERD, is "a location at which contamination of soil, groundwater, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices. The database has information for sites of environmental contamination (Part 201), Leaking Underground Storage Tanks (Part 213), and Baseline Environmental Assessments (BEAs). The BEA is completed when a property is purchased, leased, or foreclosed on for the purposes of documenting contamination and protecting from liability for the cleanup of existing contamination on the property.

Two sites are listed as "Sites of Environmental Contamination (Part 201)" in Mikado Township. These sites are identified as the Schmidt Property on Goddard Road and a parcel located at

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2339 F-41. A Baseline Environmental Assessment has been completed for parcel 2339 F-41. Paragon Metal Works (formerly known as Mikado Total gas station), located at 2246 F-41, Mikado is on the Part 213 list with gasoline identified as the contaminant. A Baseline Environmental Assessment has been filed with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for this site. The site identified as Phil's Sunoco is located at 2279 F-41 and is on the Part 213 list with contaminant unknown.

Surface Water - National Pollution Discharge Elimination (NPDES) Facilities

Anyone discharging, or proposing to discharge, waste or wastewater into the surface waters of the State is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES program is intended to control direct discharge into the surface waters of the State by imposing effluent limits and other conditions necessary which meet State and federal requirements. There are no NPDES permits issued in Mikado Township.

Air Discharge Permits

The ROP program is a national permitting system administered by each state. Each major source of pollution is subject to the program. A "major source" is a facility that is capable of emitting more than specific amounts of air contaminants. There are no air discharge permits in the Township.

Mikado Township Hazards Map

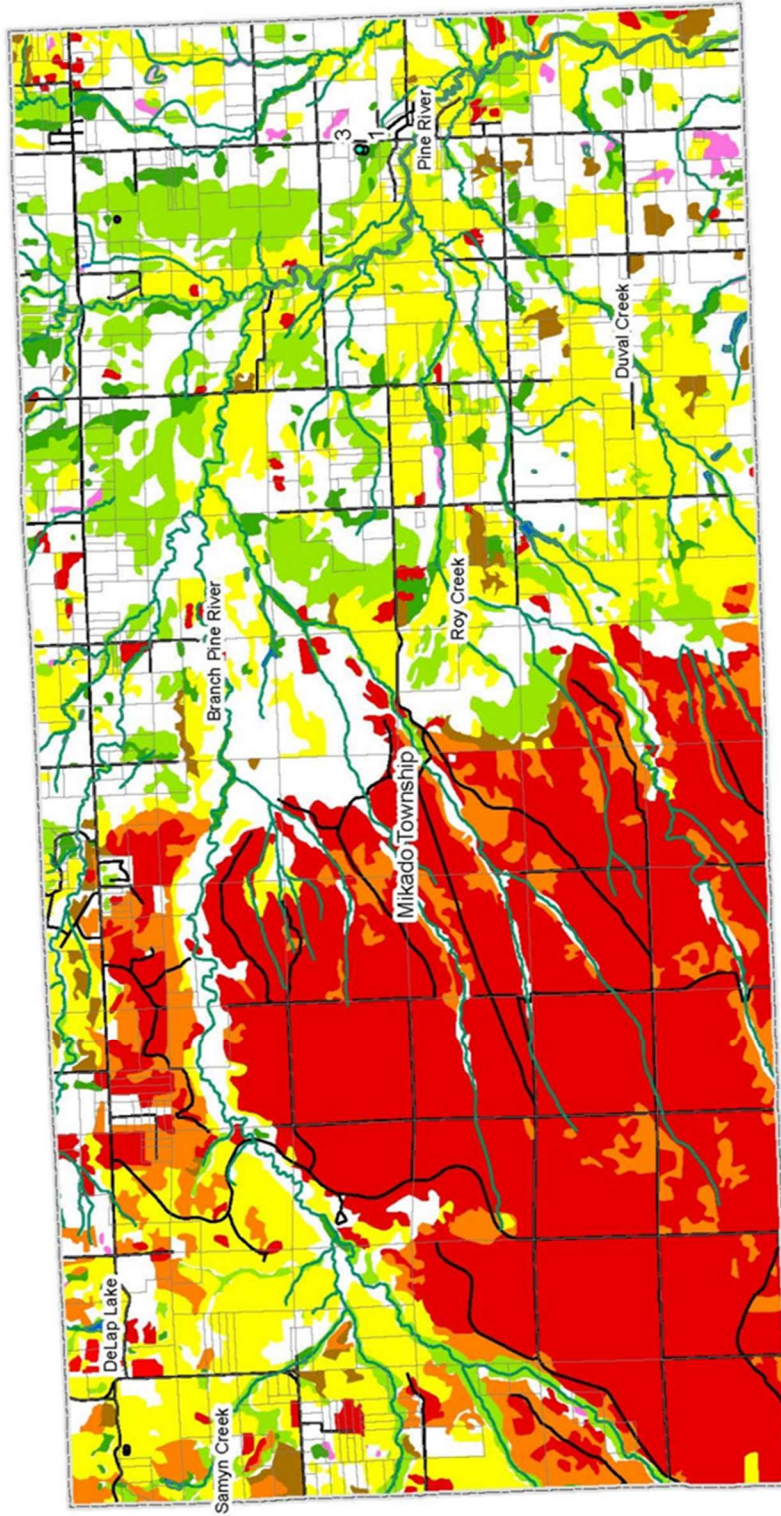


Figure 4-

● Infra
● Oil &

Mikado Township
Parcels
County Roads
River

Forest Types
Northern Hardwoods
Aspen-Birch
Oak
Other Upland Conifers
Pine

Wetland Types
Aquatic Bed
Emergent
Open Water
Forested
Scrub-Shrub

0 1.25 2.5 5 Miles

N
W E
S



Chapter 5 - Existing Land Use

Before determining future land uses and developing a future land use map, a community must have an accurate assessment of existing land uses. This chapter presents information on both the types and locations of existing land uses. The process identifies both urban built-up land uses such as residential and commercial, along with natural land cover types like farmlands, forests, and wetlands. As a result, the final map presented in this chapter is a hybrid that combines land cover and land use.

Land Division Patterns

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Land division patterns for Mikado Township are discussed below.

Approximately 52 percent of the land in the Township is publicly owned. Some 32.7 square miles (46 percent) of the Township are under the jurisdiction of the U. S. Forest Service, while the State of Michigan owns 4.5 square miles of land in the eastern half of the Township. Most of the private ownership is in tracts that are 20 acres and larger. Smaller tracts of private land, 10 acres or less in size, can also be found in Mikado Township. Pine River Estates, Village of Mikado, Minthorn Addition to Village, and Four Seasons are four subdivisions located in the township. The Village plats date back to the early 1900s. As with other parts of northern Michigan, private ownership is being divided into smaller tracts of 10 acres or less.

Existing Land Use Characteristics

NEMCOG mapped existing land use in the Township in 2017. The map of existing land use, shown in **Figure 5-1**, illustrates the distribution of land uses throughout the Township. Michigan Resource Information Systems (MIRIS) land cover/use classification categories were used to map the existing land use. **Table 5-1** presents the land uses, showing the number of acres and percent of the Township in each of the land use categories. Each of the land use categories is discussed later in this chapter.

One important land use trend was noted during the MIRIS land cover/use map update. There has been an increase in low-density residential development on both large and small tracts throughout the township. These are typically occurring on parcels two acres and larger.

Residential

As can be seen on the Existing Use Map and table, residential use ranks sixth in the amount of land currently in this use. Residential use occupies more than two percent (1,077 acres) of the land in the Township. Residential development is concentrated along county roads in the eastern part of the Township and within the northern tier of sections across the remainder of the community. Single-family residential accounts for all of the residential development in the Township.

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Commercial

Commercial areas are found in the community of Mikado and are concentrated around the intersection of Mikado-Glennie Road and County Road F41. Most of the commercial uses are service and retail. Lands used for commercial purposes comprise less than one-tenth of one percent of the Township's area.

Industrial/Extractive/Transportation

Land in this use category covers less than one-tenth of one percent or 28 acres of the Township. This category includes several sand and gravel pits and a private airport.

Table 5-1 Existing Land Use Statistics, Mikado Township		
Land Use Category	Number of Acres	Percent of Township
Residential	1077	2.4
Commercial	23	Less than 0.1
Industrial/Extractive/Transportation	28	Less than 0.1
Institutional/Recreational	80	0.2
Agricultural	3,510	7.7
Non-forested Uplands	3,477	7.6
Upland Forests	24,973	54.7
Lowland Forests	10,068	22.0
Wetlands	2,365	5.2
Water	79	0.2
TOTAL	45,680	100
Source: Michigan Resource Inventory System and NEMCOG photo interpretation, field verification, and map updating.		

Institutional/Recreational

This category includes institutional uses such as churches, Township Cemetery, and the Mikado Civic Center. Developed recreational facilities were mapped as part of this category. Recreational facilities are Bruce Park, a ball field adjacent to the Civic Center, and ball fields located off Barlow Road, all in section one of the eastern half of the Township. A private recreational facility is located in Section 34 of the eastern half. A U.S. Forest Service campground is located in Section 16 of the western half of the Township. This category accounts for 80 acres or 0.2 percent of the Township area.

As noted earlier, some 52 percent of Mikado Township area is in public ownership. While these areas were not classified as recreational, the considerable amount of public land does offer residents and visitors ample area for a wide range of outdoor recreational activities. For example, persons wishing to pursue the sport of fishing can access the Pine River and its many tributaries such as Van Etten Creek, Duval Creek, Grey Creek, Roy Creek, McDonald Creek,

Mikado Township Master Plan

McGillis Creek, Gimlet Creek, Bryant Creek, Wallace Creek, Kurtz Creek, and Samyn Creek.

Agricultural

Agricultural lands currently comprise approximately 3,510 acres or 7.7 percent of the Township. Farming activities include hay production, pasture land, and row crops. In comparison to the 1978 MIRIS Land Cover Inventory, there is less land being farmed. However, generally, the land is converted to less intensive use of open lands and not converted to subdivisions and commercial uses.

Non-forested Uplands

The non-forested land category is the fourth most prominent land cover type in the Township. This category consists of herbaceous open and shrubland. As shown in **Table 5-1**, 3,477 acres or more than 7.6 percent of the Township is in the non-forested category. A majority of the non-forest areas are old farm fields.

Upland Forests

The upland forested lands are the most predominant land cover in the Township and account for 54.7 percent or 24,973 acres of the Township. Of the forested lands, the most prevalent forest type is jack pine. Jack, red, and white pine trees are found in the pine forest category. Draughty, low-fertility sandy soils in the western half of the Township supported pre-settlement jack pine forests, that were perpetuated by wildfires. Today, the forest type is perpetuated by management activities of the U.S. Forest Service. Other forest types include aspen-birch, oak, and northern hardwoods. More information on these forest types can be found in Chapter 4.

Lowland Forests and Wetlands

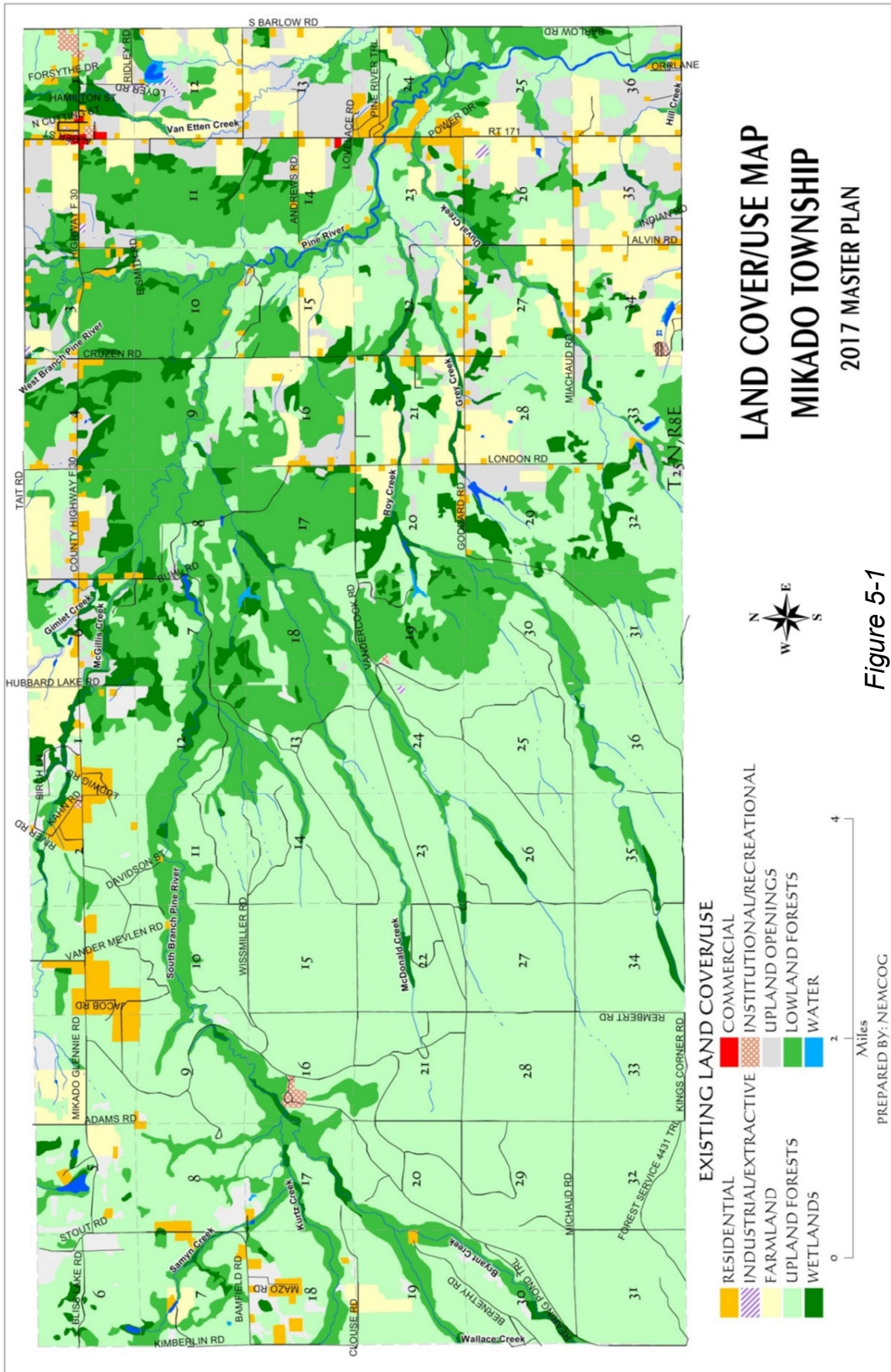
Wetlands include land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes, and bogs. The wetland category comprises nonforested types such as lowland brush (tag alder and willow) and wet meadows. Non-forested wetlands account for 2,365 acres or 5.2 percent of the surface area.

Lowland forests grow on soils with a seasonally high water table and are often classified as wetlands. Lowland forests include areas that support lowland hardwoods and conifers, such as northern white cedar, black spruce, balsam fir, elm, red maple, ash, and aspen species. Lowland forests occupy 10,068 acres or 22 percent of the Township area. Two of the most important functions of wetlands are water quality protection and ecological corridors. As can be noted on the Existing Land Use Map, the major wetland areas are adjacent to rivers and creeks. The network of wetlands receives surface water and subsurface water discharge, creating the many streams and creeks which in turn flow into the area lakes. The interconnected resources exemplify how activities distant from major water bodies can still have an impact on the water quality.

Surface Water

Open water comprises less than 0.2 percent of Mikado Township. Delap Lake as well as several small ponds are included in this category.

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Chapter 6 – Recreation Plan

Introduction

The abundance of outdoor recreational opportunities is valued by residents and visitors alike. U.S. Forest Service and MDNR lands, forests, wetlands, lakes, and rivers are primary draws. The Recreation Plan focuses on community-owned recreational facilities in Mikado Township. The plan includes a summary of the community profile and resources. Additional information on administrative structure, relationships with other agencies and volunteers, goals and objectives, action plan, and the planning process will be provided.

Regional Setting and Community Profile

Mikado Township is located in the southern part of Alcona County. The County is located in the northeastern lower peninsula of Michigan. Oscoda Township in Alcona County borders Mikado Township to the south, Curtis Township to the west, Greenbush Township to the east, and Gustin and Millen Townships to the north, which are all in Alcona County. The Township's geographic area covers nearly 72 square miles (6 x 12 miles). **Figure 6-1** shows a base map of Mikado Township that depicts roads, ownership, state lands, and water features. The township does not have any incorporated places; however, it does contain the unincorporated community center of Mikado.



Approximately 52 percent of the land in the Township is publicly owned. **Figure 6-1** is a map depicting public and private ownership. The largest public landowner is the U.S. Department of Interior. Some 32.7 square miles or 46 percent of the Township are under the jurisdiction of the US Forest Service and are part of the Huron-Manistee National Forest. The Huron Shores Ranger Station located in Oscoda oversees the management of the U.S. Forest Service land in Mikado

Township. The State of Michigan owns 4.5 square miles of land in the eastern half of the Township. These lands are under the jurisdiction of the Forest Management Division of the Michigan Department of Natural Resources.

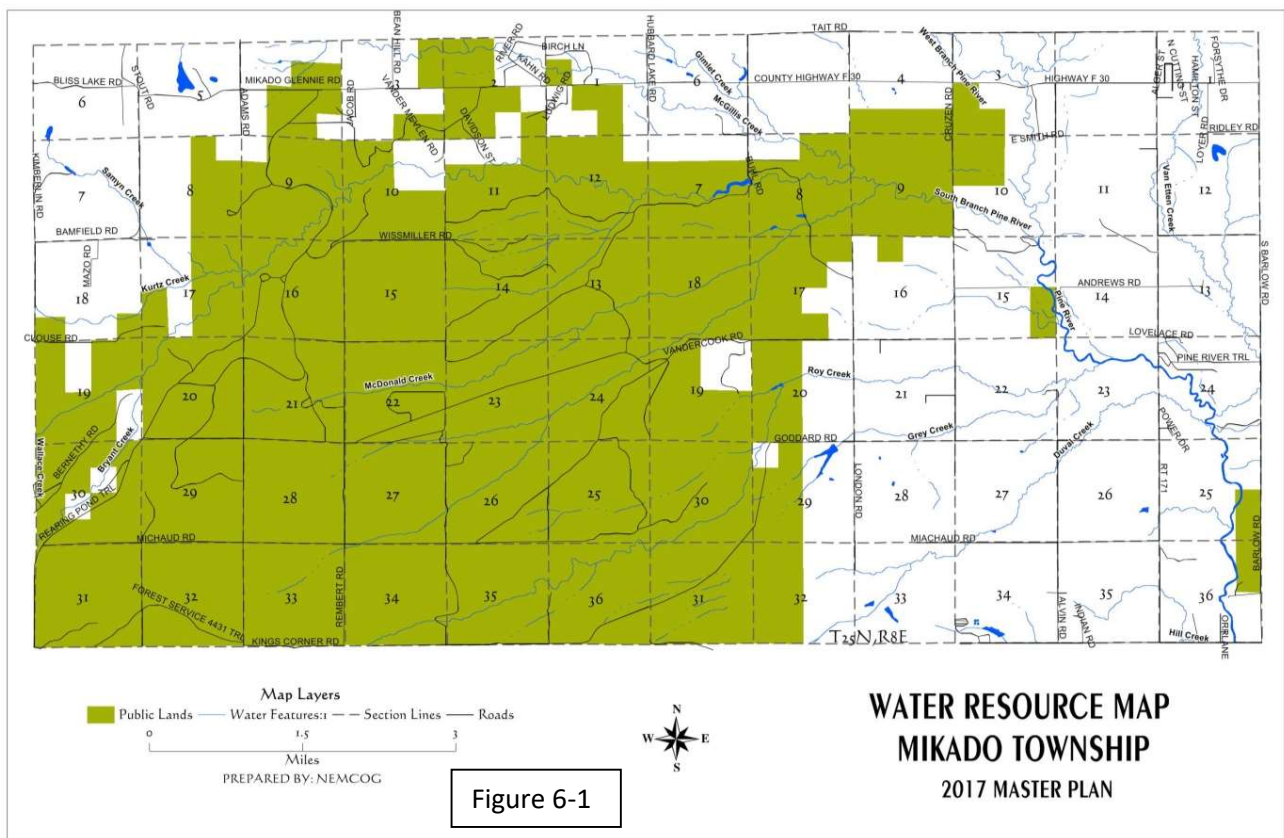
In 2020, Mikado Township had a year-round population of 850 year-round residents. The US Census showed that Mikado Township experienced a 10.2% decrease in its population (losing 97 year-round residents) from 2010 to 2020. During the same period, Alcona County experienced a 7.0% decrease in population and Michigan had a 2% increase in population. With an area of 71.3 sq. mi., the township has a population density of 11.9 persons per square mile. The median age in 2020 was 46.8 years.

According to the *2020 American Community Survey*, there were 607 housing units with 391 occupied and 216 vacant. While nearly 36 percent of the housing units are identified as vacant, unlike urban areas in Michigan, the vacant housing units are mostly seasonal or occasional use.

With this in mind, the seasonal population might increase the overall population by up to 40 percent.

Water Resources

Mikado Township is located in the 187,000-acre Pine River sub-watershed of the Mikado River Watershed. **Figure 6-1** is a map that shows the water resources and watersheds in the Township. The Pine River splits into a south branch and east branch in Section 10 of T.25N.-R.8E. Tributaries of the Pine River include Van Etten Creek, Duval Creek, Grey Creek, Roy Creek, McDonald Creek, McGillis Creek, Gimlet Creek, Bryant Creek, Wallace Creek, Kurtz Creek, and Samyn Creek. There is one privately owned lake with no public access.



Forests

Conifer and hardwood forests are the dominant plant communities found in Mikado Township. Approximately 77 percent of the Township is covered with forests. Tree species vary depending on the soils, moisture, and past activities such as logging, fires, and land clearing. For example, areas with sandy soils and a history of wildfires support dense stands of jack pine; critical habitat for the Kirtland’s Warbler. According to the MIRIS Land Cover/Use Inventory, the most prevalent forest type is jack pine, covering 37 percent of the forestland. Aspen forests account for nearly 25 percent of the woodland area.



Jack pine forests are the dominant forest type growing on the lacustrine sand delta appropriately called Jack Pines Delta. The draughty, low-fertility sand soils supported pre-settlement jack pine forests, that were perpetuated by wildfires. White pine can be found in the creek valleys that dissect the sand delta. Jack, red, and white pine trees are found in the pine forest category. Bigtooth aspen, quaking aspen, white birch, red maple, and red oak are the primary tree species found in the aspen-birch type. Red oak, white oak, and northern pin oak are the primary species

growing in the oak forests. Northern hardwoods include species such as sugar maple, red maple, American beech, basswood, and yellow birch.

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

Administrative Structure and Budgets

The Township Board oversees Parks and Recreation functions in Mikado Township. The Board has the authority to establish budgets for parks and recreation, accept grants, and purchase land. The Mikado Township Planning Commission functions in an advisory capacity. Sources of funds for the parks and recreation functions in the township have included the township general fund, grants, and donations. **Table 6-1** shows the budget for Parks and Recreation in Mikado Township.

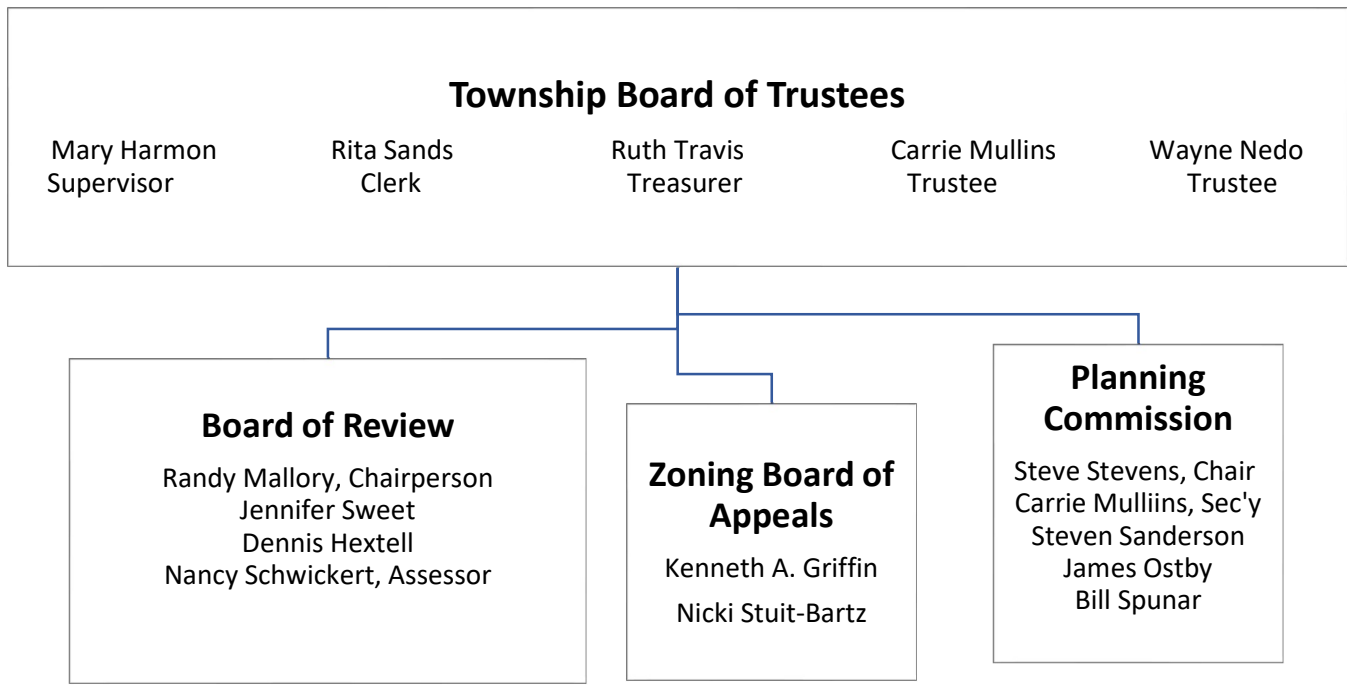
Table 6-1 Mikado Parks & Recreation Budgets				
	2020	2021	2022	2023
Operation & Maintenance	\$6,960	\$6,615	\$5,460	\$5,460
Programming	None	None	None	None
<i>Source: Mikado Township</i>				

Recreation Programs

Mikado Township does not offer any recreation programs.

Relationship with Other Public Agencies & Role of Volunteers

Local volunteers assist with ballfield maintenance during the softball league season. Mikado Township coordinates with the Alcona County 4-H Youth Development and Alcona Youth Baseball & Softball for use and maintenance assistance on the ballfields. The Township Fire Department assists with the maintenance of the Township Cemetery.



Recreational Facilities Inventory

The methods used to compile this inventory included site visits to each facility in Mikado Township, a compilation of information provided by Mikado Township officials, websites, and Recreation Plans from nearby communities.

Accessibility

The Michigan Department of Natural Resources grading system, based on ADA guidelines, was used to determine handicap-accessible and usable levels for all recreational facilities. As seen below, the grading system ranges from one (none of the facilities/park areas meet accessibility guidelines) to five (the entire park was developed/renovated using the principles of universal design) (**Table 6-2**).

Table 6-2	
MDNR Accessibility Grading System for Parks and Recreational Facilities	
Accessibility Grade	Definition
1	None of the facilities meet accessibility guidelines.
2	Some of the facilities meet accessibility guidelines.
3	Most of the facilities meet accessibility guidelines.
4	The entire park meets accessibility guidelines.
5	The entire park was developed/renovated using the principles of universal design.

Township-Owned Property

1. Mikado Civic Center

- Conference room and township office
 - Main hall banquet/meeting room
 - The Mikado Branch of the Alcona County Library
 - Bathrooms.
 - The main hall tables and chairs, small stage, wall-mounted television, and kitchen facilities. There are eight dedicated benches, a Veteran's Memorial, a historic Mikado School bell, and flower gardens around the exterior of the civic center.
 - A paved parking lot surrounds the building.
- a. Uses: The conference room is used for Mikado Township meetings and is available for rent. The main hall is available for rent.
- b. Type: Special Use Facility
- c. Service Area: Entire Township
- d. **Barrier-Free Accessibility: 4 The entire park meets accessibility guidelines.**



2. Civic Center Grounds Park



- Ballfield with covered bleachers, team dugouts, and concession building.
- Enclosed Picnic Pavilion with 2 outdoor picnic tables, and 2 dedicated benches. Indoor facilities available for rent include mini kitchen, one bathroom, 15 tables and a grill.
- Playground equipment: swing set with six swings, a slide, and 4 "spring" rides.
- Three horseshoe pits
- Basketball court with a concrete court.
- Storage building
- Includes the 10-acre parcel

- a. Type: Family Recreation Area
- b. Service Area: Entire Township
- c. Barrier-free Accessibility: 2 Some of the facilities/park areas meet accessibility guidelines.



3. Bruce Park

Bruce Park is a day-use picnic and playground area.

- Handicap accessible bathroom
- 3 picnic tables
- 3 grills
- Swing set with 4 swings
- History display about the Bruce Family.
- Old-hand water pump water is not potable
- Grass lawn and scattered large mature spruce trees.



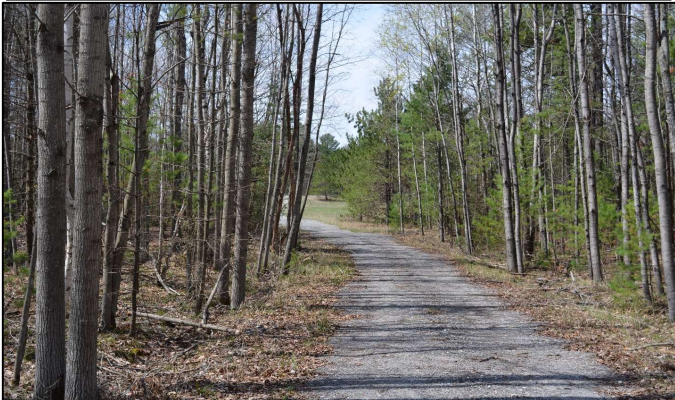
- a. Type: Special Use Facility
- b. Service Area: Entire Township
- c. Barrier-free Accessibility: 2 = Some of the facilities/park areas meet accessibility guidelines.



4. Barlow Road Ballfields

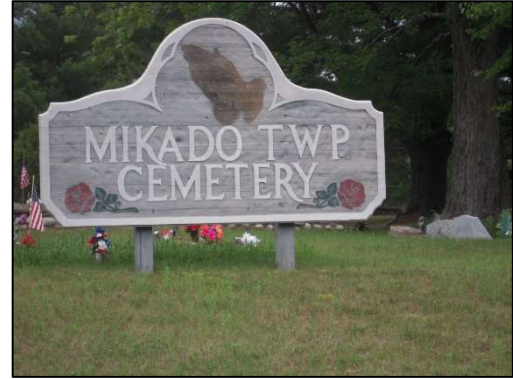
- Twenty-acre parcel
- Mostly forested with aspen, red maple, white pine, red pine, and red oak.
- Two ball diamonds
- Backstops, team dugouts, fencing, and aluminum and wooden bleachers
- Abuts to Township Cemetery to the south
- Two concrete block bathrooms are not in use.

- a. Type: Special Use Facility
- b. Service Area: Entire Township
- c. Barrier-free Accessibility: 1 = None of the facilities/park areas meet accessibility guidelines.



5. Mikado Cemetery

- a. Description: Cemetery is maintained in Mikado Township and is a site of community pride.
- b. Type: Special Use Facility
- c. Service Area: Entire Township
- d. Barrier-free Accessibility: 1 = None of the facilities/park areas meet accessibility guidelines.



Other Publicly-Owned Recreational Facilities in Mikado Township and Surrounding Area

Approximately 52 percent of the land in the Township is publicly owned. The considerable amount of public land does offer residents and visitors ample area for a wide range of outdoor recreational activities. **Figure 3.1** is a map depicting public and private ownership. The largest public landowner is the U.S. Department of Interior. Some 32.7 square miles or 46 percent of the Township are under the jurisdiction of the US Forest Service and are part of the Huron-Manistee National Forest. The Huron Shores Ranger Station located in Oscoda oversees the management of the U.S. Forest Service land in Mikado Township. The State of Michigan owns 4.5 square miles of land in the eastern half of the Township. These lands are under the jurisdiction of the Forest Management Division of the Michigan Department of Natural Resources.



The US Forest Service operates a primitive campground on the South Branch of the Pine River. The facility has 11 campsites, pit toilets, hand pump water, and a picnic shelter with grills, tables, and parking. The campground is open from April 16th to November 30th. There is a nominal camping fee, and day use is free. The countryside nearby is considered prime viewing habitat for the endangered Kirtland Warbler. A snowmobile trailhead is located in Section 19 of T.25N.-R.8E. on U.S. Forest Service Property. The trail runs south and west connecting to a larger regional network of state snowmobile trails.

Persons wishing to pursue the sport of fishing can access the Pine River and its many tributaries such as Van Etten Creek, Duval Creek, Grey Creek, Roy Creek, McDonald Creek, McGillis Creek, Gimlet Creek, Bryant Creek, Wallace Creek, Kurtz Creek and Samyn Creek. There is one privately owned lake in the Township.

Recreation Grant History

Mikado Township has not received any grants from the Michigan Natural Resources Trust Fund or Recreational Passport.

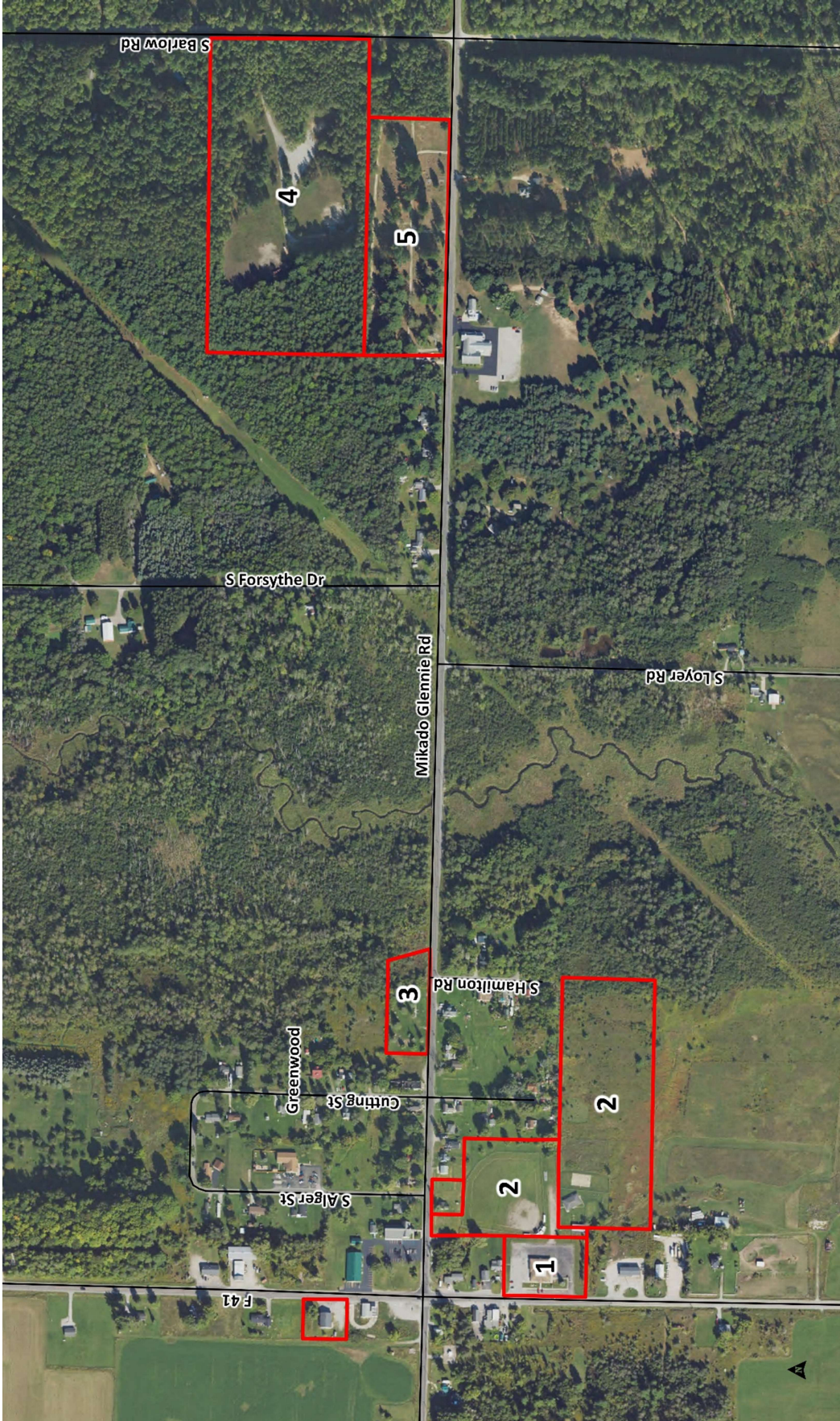


Figure 6-2 Mikado Township Recreation Sites

Other Recreation Facilities within Mikado Township

Public	Private
Vandercook Trailhead	Nedo's Driving Range

Recreation Opportunities Outside of the Township's Boundaries

Residents of Mikado Township can also utilize recreational facilities outside of the township. Alcona County has 94 miles of snowmobile trails that run from South Branch to Oscoda, and from the Sand Lake area to the north side of the Au Sable River. The trails are groomed by the Alcona County Parks Commission. Listed below are the public and private recreational facilities in the vicinity of Mikado Township.

<p>Alcona Township Public</p> <ul style="list-style-type: none"> • Black River/Lake Huron Site • Black River Recreation Area • Hubbard Lake Access Sites • Negwegon State Park • Huron National Forest <p>Private</p> <ul style="list-style-type: none"> • Lost Lake Woods Club 	<p>Caledonia Township Public</p> <ul style="list-style-type: none"> • Hubbard Lake Access Sites • Hickey Hill • Spruce Park <p>Private</p> <ul style="list-style-type: none"> • Paul Bunyan Campground • Monarch Golf Course • Hubbard Lake Marine • Walleye Fish-Rearing Ponds • Churchill Pointe Inn
<p>Curtis Township Public</p> <ul style="list-style-type: none"> • Indian Lakes Park • Alcona Park • Vaughn Lake Public Access • North Lake (trailhead for snowmobiles) • Huron National Forest • Au Sable National Scenic River <p>Private</p> <ul style="list-style-type: none"> • Alcona Canoe Rental & Campground • Middleton Campground • Eagle Ridge Golf Course 	<p>Gustin Township Public</p> <ul style="list-style-type: none"> • Alcona Community Schools • Former Memorial Hall
<p>Greenbush Township Public</p> <ul style="list-style-type: none"> • Cedar Lake Access Site • Ten Acres • Greenbush Recreation Area • Greenbush Country School • Swart House • Two Lake Huron access sites 	<p>Harrisville Township Public</p> <ul style="list-style-type: none"> • Harrisville Recreation Area • Harrisville State Park • Alcona Recreation Area <p>Private</p> <ul style="list-style-type: none"> • Springport Hills Golf Course • Greenbush Golf Course

Private <ul style="list-style-type: none"> • Greenbush Golf Course 	
Hawes Township Public <ul style="list-style-type: none"> • Public access site (West Branch River) Private <ul style="list-style-type: none"> • White Pines National Golf Club 	Haynes Township Public <ul style="list-style-type: none"> • Sturgeon Point Lighthouse Private <ul style="list-style-type: none"> • Cedarbrook Trout Farm • Bailey School
Millen Township Public <ul style="list-style-type: none"> • Barton City Community Park • Jewell Lake Campground • Horseshoe Lake Campground • Reid Lake Foot Travel Area • Sprinkler Lake Education Center Private <ul style="list-style-type: none"> • Barton City Eagles Club 	Mitchell Township Public <ul style="list-style-type: none"> • Mitchell Township Park • Hoist Lake Area • O'Brien Lake • McCollum Lake State Forest Campground
City of Harrisville Public <ul style="list-style-type: none"> • Harrisville Harbor and Harbor Park • Harrisville Mill Pond • Veteran's Club Property • Tennis Courts/Pavilion/City Offices • Dock Street Road-End • Scenic Overlook, Foot of Main Street • Craftmaker's Cabin and Property • Harrisville Heritage Route Trail • Michigan DNR Public Access site Private <ul style="list-style-type: none"> • Village Lanes Bowling Alley • J & J Campground • Old Railroad Depot 	Village of Lincoln Public <ul style="list-style-type: none"> • Barlow Road Park/Flights of Imagination Playscape • Brownlee Lake Park (Village of Lincoln Municipal Beach) • Brownlee Lake Public Access Site • Railroad Park (Veteran's Park) • Lincoln Municipal Building and Fire Hall • Lincoln Area Multi-Use Pathway (LAMP) • Alcona County Senior Center (Lincoln Memorial Center) • Alcona County Library, Lincoln Branch • Lincoln Train Depot

Recreation Outside of Alcona County ¹

Residents can travel north to Alpena and south to Oscoda and Tawas a wide range of public and private recreational opportunities. Oscoda High School has an indoor swimming pool that is open for public use on a limited basis; the community also has a waterfront park on its Lake Huron beach with playground equipment and tennis courts. Several lakeside parks and lake access sites on Lake Huron offer day use and camping. Cabins, motels, and resorts are found along the coastal regions.

State forests, State Parks, National Forest campgrounds, and day-use recreation facilities can be found in nearby counties. The Au Sable River and the impoundments

¹ Source: Lincoln Recreation Plan 2020-2024

like Foote Dam Pond are draws to the region. Lumberman's Monument area on River Road has a visitor center with informative and educational displays depicting lumbering days, a gift shop, an interpretive center, the monument, numerous scenic hiking and walking trails, and a spectacular view of the Au Sable River. Picnicking and boating are available on the many inland lakes such as Van Etten Lake and Hubbard Lake.

Parks and Recreation Goals

Based on an analysis of demographics, existing recreational facilities, and public input from a community-wide recreation survey, the following goals and objectives were developed to guide the development of recreation facilities and programs.

Goal 1
Create a recreational system that is visible, that is promoted and that is easily accessible to all users.
<p>Objectives:</p> <ol style="list-style-type: none"> 1. <i>Improve universal accessibility across all parks in the township.</i> 2. <i>Ensure recreation facilities are conveniently located in and near residential areas.</i> 3. <i>Provide a balance of recreational amenities that are oriented to all age groups including kids, families, and elders.</i> 4. <i>Retain and sustainably manage public lands for future generations.</i> 5. <i>Promote recreational facilities in the township.</i>

Goal 2
Actively improve and maintain recreational resources in Mikado Township.
<p>Objectives:</p> <ol style="list-style-type: none"> 1. <i>Create recreational opportunities for people of all abilities and recreational needs.</i> 2. <i>Improve the quality of life for residents and bring visitors to Mikado Township by maintaining, improving, and expanding recreation within the township and surrounding areas by working cooperatively with governmental agencies, community service agencies, and local businesses.</i> 3. <i>Prepare and implement a regular maintenance plan to keep the Township's parks in good condition.</i> 4. <i>Repair and replace worn out and damaged equipment.</i> 5. <i>Pursue outside funding sources, such as state and federal grants, foundations and donations for recreational development and improvements.</i>

6. Regularly update the 5-year Parks and Recreation Plan in order to ensure the recreation system reflects current needs of the community.
7. Support cooperative regional recreation planning and development with Alcona County, the Michigan Department of Natural Resources, Huron National Forest and other surrounding communities.
8. In a cooperative effort, designate snowmobile routes that connect the community to regional snowmobile networks by working with the appropriate local unit of government, snowmobile groups, the County Road Commission, County Sheriff Department, and the Michigan Department of Natural Resources.

Action Plan

The following action program provides information on proposed projects and the rationale for recreational enhancements. The list was developed by the planning commission with consideration of input received from the community.

Table 6-3 Mikado Township Capital Improvements Schedule			
Existing Facilities	Year	Activity/Development	Estimated Cost and Funding Sources
Mikado Civic Center	Ongoing	Maintain Ceiling Tiles	
	2023	New Flooring	
	Ongoing	Parking lot maintenance	
	Ongoing	Library	
	2024	Digital sign	
	2025	Build an outdoor kiosk that promotes recreation/community activities	
Civic Center Grounds Park	Ongoing	Grounds and landscaping maintenance to improve curb appeal	
	2025	Parking lot needs upgraded	
	2024	New bleachers for better seating	
	2024	New roof on the back pavilion	
	2025	Upgrade playground equipment	
	2025	Gravel driveway along the south side of the ballfield	

	2026	Field tiles fixed to improve drainage of the ballfield	
Ten Acre Parcel	2024-27	Plant trees and shrubs	
	2027	Nature walk	
Bruce Park	2025	Playground equipment for small children	
	2027	Pickleball court/community activity area	
	2027	Pavilion	
	2027	Acquire adjacent blighted properties and remove dilapidated buildings to expand the park grounds.	
	ongoing	Landscaping and planting trees	
	ongoing	Clean up trash that blows into the park	
Barlow Road Ballfields	2025	Bleachers / Seating	
	2024	Remove or secure two small cement block outhouses.	
	2025	Work with Alcona County Road Commission to improve the access road into the ballfields.	
	2026	Paint structures	
	2028	Fill in sinkholes in the upper field	
Mikado Cemetery	ongoing	Tree maintenance/landscaping	
	2029	Improve driveways	
Other Actions	2029	Walk/Bike path on F-30	
	2028	Demolition of Kahn's General Store and Myrick Feed store.	
	Ongoing	Support community pride to improve the township aesthetically.	
	Ongoing	A support program with Ordinance Enforcement involvement and grant assistance to help property owners remove blight.	

Mikado Township Basis for Action

In 2020, Mikado Township had a population of 850 year-round residents. According to the American Community Survey, of the 391 households in Mikado Township, 26.5% reported having children under 18 years of age; and 41.2% of the households had persons 60 years and over. The average household size was 2.19 as compared to Michigan where the average household size was 2.45. U.S. Census data showed a total of 391 households in Mikado Township, of which 249 were family households. Given the high percentage of family households recreational facilities should address the needs of younger families. Additionally, the high percentage of households with persons 60 years and older shows it is important to consider recreational facilities for the elder population.

The American Community Survey found 24% of the population has some type of disability. Due to the large number of residents who can pursue active recreation as well as the high number of households with children and disabled persons, Mikado Township should plan recreational facilities that will appeal to the population. With the median household income being \$36,771, recreation should be affordable.

Mikado Township does not have staff for maintaining the recreational facilities, instead, it contracts for services. Township recreation is administered by the Township Board. The Township will work towards developing recreational facilities to meet the needs of all while being fiscally responsible to the residents and taxpayers of the community.

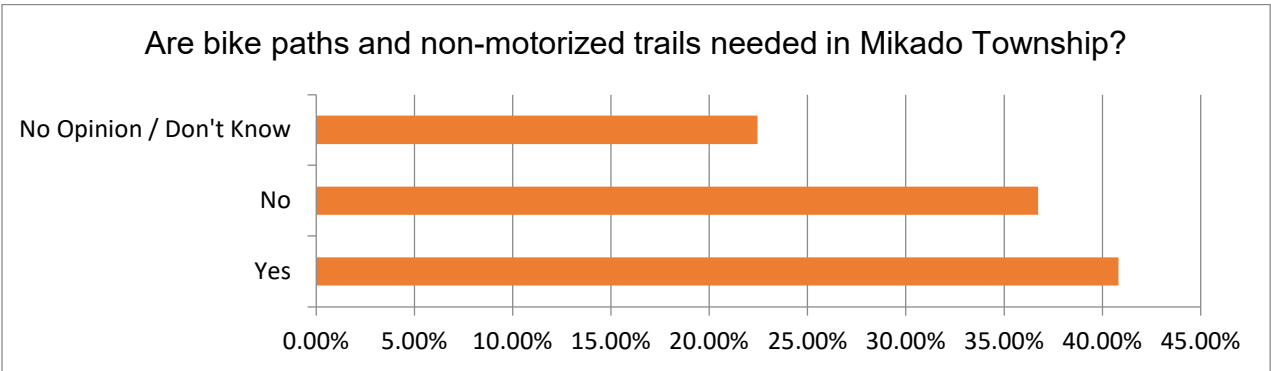
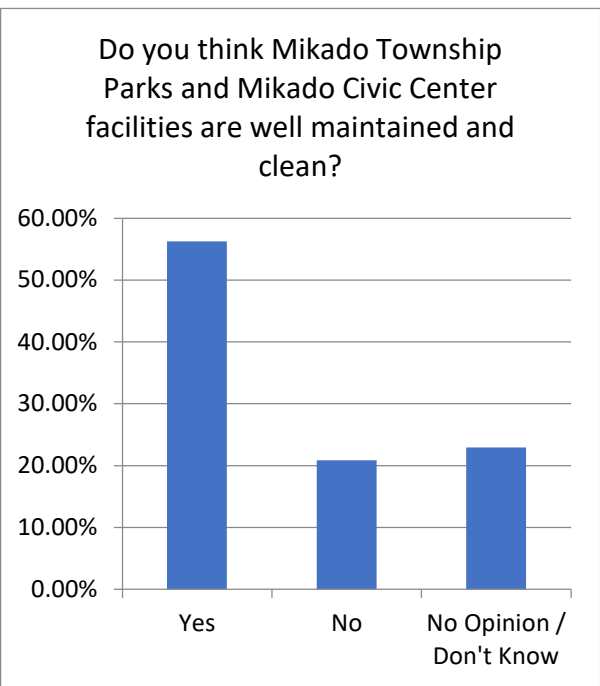
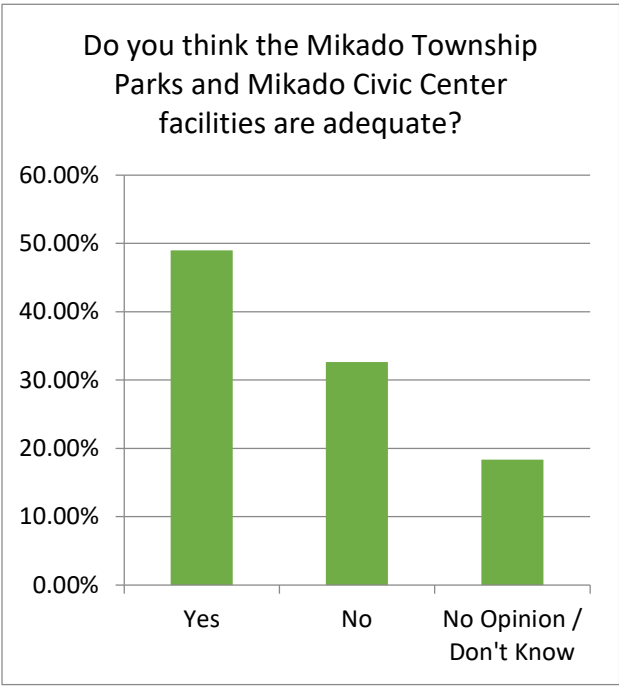
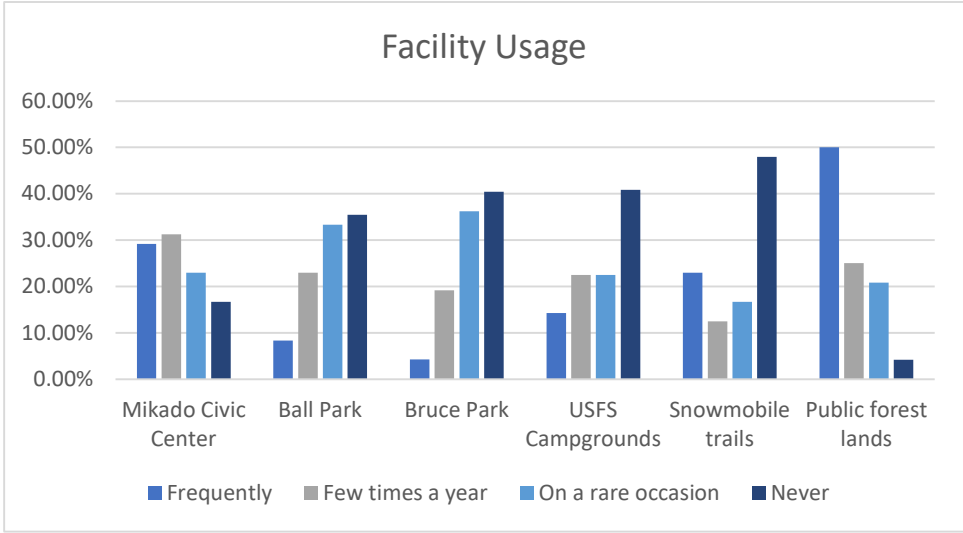
Public Involvement Summary

Mikado Township, in planning for its future, strives to offer recreational opportunities for its residents and visitors frequenting the area. The Planning Commission began work on its first Recreation Plan in November of 2022. The recreation planning effort was incorporated into the Township's update of its Master Plan.

Along with having all Planning Commission meetings advertised and open to the public, a web base community survey was used to gather input from residents and landowners. Citizens were notified of the survey in a newsletter inserted in the winter tax bill. There were 37 questions in the survey with seven dedicated to recreation.

Community Survey

- 49 surveys received
- 85.2% of respondents own their own home in the Township
- 61% of respondents are between the age of 40 and 64 years
- 47.7% of the respondents live in two-person households and 34.1% live in households with 3-4 people
- 24% of the households had children 18 years or younger
- 36.2% of respondents are retired and 63.2% are employed



The following information is a summary of input from the survey related to parks and facilities.

Civic Center

1. Needs renovation
2. The kitchen might need updating
3. Update bathrooms at Civic Center
4. Painting of the building
5. Needs a roof
6. Outside lighting
7. Equipped and fully prepared to serve as an emergency shelter.
8. A fitness center/workout equipment
9. An indoor facility that's open to public use much as the senior center
10. Senior center
11. Food pantry / Dog Food pantry
12. Farmer's market

Parks

1. New bathrooms
2. Picnic tables
3. Benches
4. An exercise/fitness course
5. Barlow Rd. Ballfield could be advertised more
6. Bruce Park needs more playground equipment and picnic tables
7. Dog run
8. Nature path/ recreation area

General Comments

1. Curb appeal is poor
2. Lawns and fields need to be better maintained
3. Civic center grounds should be better maintained
4. Parking lot improvements
5. Welcome statue

Planning Process

The Planning Commission reviewed and considered draft portions of the Recreation Plan at their regular meetings. Based on the input received through the survey, the Planning Commission prepared draft goals and a draft action plan. The draft plan was made available for a 30-day public comment period. A copy was posted on the Township's website and placed in the Mikado Branch of the Alcona Library, located in the Civic Center on October 24, 2023.

After the 30-day review period, the Planning Commission held a public hearing on December 7, 2023 to take verbal and written comments. A legal notice was posted in the Alcona County Review Newspaper on November 15, 2023. After the public hearing, the Mikado Township Recreation Plan 2024-2028 was adopted by the Township Planning Commission and recommended for adoption by the Township Board. The Mikado Township Board of Trustees at the regular Township Board meeting on December 19, 2023. A copy of the resolutions of

adoption, documentation, and the supporting minutes from the Planning Commission meeting, as well as the Township Board minutes follow.

Schedule Timeline

October 2022	Township Officials contract with Richard Deuell, Resource and Community Planning Consultant to assist in drafting a recreation plan/master plan for Mikado Township.
December 2022	Web Survey is released to the public. The survey was available on the township's website. A notice of the survey was inserted in the winter tax bill. Additionally, paper copies of the survey were available at the Township Office.
January – Sept. 2023	Mikado Township Planning Commission, with assistance from their consultant, worked to develop its first recreation plan.
May 2023	The Consultant conducts on-site visits to each recreational facility in the township and conducts a barrier-free assessment.
September 7, 2023	The Planning Commission voted to approve the final draft of the Recreation Plan and to put the plan out for the 30-day review period.
October 24, 2023	A public notice was posted at the Mikado Civic Center where the Township Hall and Alcona County Library are located. A notice was posted on Mikado Township's website advertising the Recreation Plan was available for review and the date of the public hearing.
November 15, 2023	A public notice was published in the Alcona County Review Newspaper advertising the Recreation Plan was available for review and the date of the public hearing.
December 7, 2023	The Planning Commission held a public hearing on the Recreation Plan. No comments were received from the public through email, mail, or in-person. The Planning Commission passed a Resolution of Adoption.
December 19, 2023	The Township Board passed a Resolution of Adoption.

Notice of Draft Plan's Availability for the 30 day Review Period and Public Hearing Notice

Page 6, Alcona County Review November 15, 2023

**Mikado Township
Master Plan and Recreation
Plan Public Hearing**

The Mikado Township Planning Commission will hold a public hearing on the proposed Mikado Township Master Plan and Recreation Plan at their regularly scheduled meeting on December 7, 2023 at 6:00 p.m., located at the Mikado Civic Center, 2291 S. F-41, Mikado. The Mikado Township Recreation Plan will guide future park improvements and allow the Township to be eligible to apply for recreation related grants. The draft plan can be viewed at www.mikadotownship.org or at the Mikado Branch of the Alcona County Library, Mikado Civic Center, 2291 S. F-41, Mikado.

For additional information, contact Township Planning Commission Chair, Steve Stevens at 989-916-8060. Written comments can be submitted in advance of the meeting to: Mikado Township, P.O. Box 60, Mikado, MI 48745

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Posted October 24, 2023

**POSTED AT THE MIKADO CIVIC CENTER
Mikado Township
Master Plan and Recreation Plan Public Hearing**

The Mikado Township Planning Commission will hold a public hearing on the proposed Mikado Township Master Plan and Recreation Plan at their regularly scheduled meeting on December 7, 2023, at 7:00 p.m., located at the Mikado Civic Center, 2291 S. F-41, Mikado. The Mikado Township Recreation Plan will guide future park improvements and allow the Township to be eligible to apply for recreation-related grants. The draft plan can be viewed at www.mikadotownship.org or at the Mikado Branch of the Alcona County Library, Mikado Civic Center, 2291 S. F-41, Mikado.

For additional information, contact the Township Planning Commission Chair, Steve Stevens at 989-916-8060. Written comments can be submitted in advance of the meeting to: Mikado Township, P.O. Box 60, Mikado, MI 48745

Planning Commission Meeting Minutes

Mikado Township Planning Commission Meeting Minutes and 2023 Master Plan and Recreation Plan Public Hearing December 7, 2023

Present: Steve Stevens, Carrie Mullins, James Ostby, Bill Spunar
Absent: Steve Sanderson

Call to Order: 6:01 PM
Pledge

Motion to suspend meeting and open Public Hearing made by Mullins, seconded by Ostby, the Ayes have it, motion passes.

Public Hearing called at 6:02 PM

Secretary Mullins read the following:

In accordance with the Michigan Planning Enabling Act and requirements of the Michigan Department of Natural Resources, Mikado Township is holding a public hearing on its 2023 Master Plan and 2024 Recreation Plan.

There were 5 members of the audience and a call was made for public comment.

Public Comment:

Mary Harmon (433 E. F-30, Mikado, MI 48745) asked if the Recreation Plan would make us eligible for grants. The PC answered Yes.

No other comments were proffered.

Motion to close the Public Hearing made by Mullins, seconded by Spunar, the Ayes have it, motion passes.

Motion to end suspension on the Planning Commission meeting made by Mullins, seconded by Spunar, the Ayes have it, motion passes at 6:06 PM.

Planning Commission meeting called back into session at 6:06 PM.

Discussion:

Secretary Mullins mentioned that Craig Ostby is listed as the Zoning Administrator and while he is no longer the ZA, his name being in the Master Plan is a non issue as he was present for the majority of the work done on the Master and Rec plans.

Motion to approve a Resolution of Adoption and Recommendation of the 2023 Mikado Township Master Plan was made by Mullins, seconded by Spunar, all present voted Aye, motion passes.

Motion to approve a Resolution of Adoption and Recommendation of the 2024 Mikado Township Recreation Plan was made by Mullins, seconded by Spunar, all present voted Aye, motion passes.

Secretary Mullins will pass on these resolutions and recommendations to the Township Board for approval and that will conclude the planning commission's work on the Master and Recreation Plans.

Regular Business:

Motion to accept the meeting minutes from September 7, 2023 made by Mullins, seconded by Ostby, the Ayes have it, motion passes.

Discussion:

Quarterly meeting dates were set:

March 7, 2024; June 6, 2024; September 5, 2024; and December 5, 2024

Then it was decided to ask the Township Board to approve monthly meetings for the purpose of reworking our Zoning Ordinance. All dates are to be the first Thursday of each month except for July as that would fall on the fourth; July's meeting will be July 11th. All times are set at 6 pm. All meetings will be held at the Civic Center.

The 2024 Mikado Twp. Planning Commission work sessions and meetings are thus:

January 4, 2024

February 1, 2024

March 7, 2024 – Quarterly Meeting

April 4, 2024

May 2, 2024

June 6, 2024 – Quarterly Meeting

July 11, 2024

August 1, 2024

September 5, 2024 – Quarterly Meeting

October 3, 2024

November 7, 2024

December 5, 2024 – Quarterly Meeting

Things to note:

Supervisor Harmon mentioned that in order to access the Township's new attorney, Tim Freel, we are to go through Supervisor Harmon. Mr. Freel has expertise in zoning so will be an asset as the Planning Commission moves forward.

As the Planning Commission works on the zoning ordinance, we should think about three things, 1) reduction and clarification, 2) liability to the township and 3) the needs of Mikado. We don't have to reinvent the wheel; there are many other completed zoning ordinances with sections that fit Mikado's particular area, population and needs; research will need to be conducted.

Secretary Mullins will try to keep the citizenry informed of changes to the zoning ordinance by posting a working copy of the ZO on the website with changes in red. The hope is to post an updated document quarterly.

Finally, for the work session on January 4th, the Planning Commission will be starting with Article 3 – General Provisions and we'll see how far we get. The PC members are to review the sections on their own time and come prepared to discuss and make changes as needed.

Motion to adjourn made by Mullins, seconded by Spunar, the Ayes have it, motion passes.

Adjournment: 7:43 PM

Next Meeting: January 4, 2024 at 6:00 PM at the Mikado Civic Center

Planning Commission Adoption Resolution

MIKADO TOWNSHIP RECREATION PLAN PLANNING COMMISSION RESOLUTION OF ADOPTION AND RECOMMENDATION TO TOWNSHIP BOARD FOR ADOPTION

WHEREAS, Mikado Township, Alcona County has completed a Five-Year Recreation Plan that describes the physical features, existing recreational facilities, and the desired actions to be taken to improve and maintain recreational facilities during the period between 2024 and 2028, and

WHEREAS, the Mikado Township 2023 Web Survey was used to gather input from citizens, and public input opportunities were available at Planning Commission and Township Board meetings, and

WHEREAS, after several public meetings and opportunities for public input the Mikado Township Planning Commission has prepared the Mikado Township Recreation Plan 2024 to 2028, a plan for the benefit of the entire community and to adopt the plan as a document to assist in meeting the recreation needs of the community and

WHEREAS: A notice of the hearing being published in the Alcona County Review on - November 15, 2023 in accordance with Michigan Department of Natural Resources, and

WHEREAS, the Mikado Township Planning Commission held a public hearing and voted at their regular meeting on December 7, 2023 to approve the plan and recommend it to the Township Board for adoption.

NOW, THEREFORE BE IT RESOLVED the Mikado Township Planning Commission hereby approves and recommends the adoption of the Mikado Township Recreation Plan 2024-2028 by the Mikado Township Board of Trustees as a guideline for improving recreation for the residents and property owners of Mikado Township, Alcona County.

Motion: Mullins Seconded: Spunar

Yeas: Nays: Absent:

Spunar Sanderson

Stevens

Mullins

ost by

I, Carrie Mullins, Mikado Township Planning Commission Secretary, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the Mikado Township Planning Commission at a Regular Meeting thereof held on the 7th day of December, 2023.



Planning Commission Secretary
Carrie A. Mullins

12-7-23

Date

Township Board Meeting Minutes

Minutes of Mikado Township Board Meeting

December 19, 2023

Supervisor Mary Hamon called the Mikado Township Board Meeting to Order at 7:00 p.m. at the Mikado Civic Center. She welcomed the fourteen (14) guests that were present and joined in the Pledge of Allegiance to our national flag.

Roll call showed Supervisor Harmon, Clerk Sands, Treasurer Travis and Trustee Nedo present. Trustee Mullins was absent.

Motion by Nedo/Travis to accept the agenda as presented. Motion carried.

Trustee Mullins arrived at 7:03.

Public Comment opened at 7:03 p.m. and closed at 7:17 p.m. Comments were heard from residents Kay Lovelace, Val Etter, Tom Michaud, Wayne Nedo, Cindy McCuiston and Carrie Mullins.

Motion by Mullins/Travis to approve the Regular Meeting Minutes of November 21, 2023, as presented. Motion carried.

**The Financial Report for October 2023 was given by Treasurer Travis as follows:

GENERAL FUND balance \$131,259.88 minus designated funds of \$14,791.77 equals working capital available of \$111,232.64 plus CD of \$20,000.00 equals \$136,468.11.

ROAD MIF balance \$39,199.41

CC MIF balance \$32,163.41

FIRE MIF balance \$98,917.26

Motion by Sands/Mullins to accept the Financial Report of November as presented. Motion Carried. Supervisor Hamon mentioned a letter that was received from Huron Community Bank in reference to the change from 30 days to 24 hours for reporting errors to the postings at the bank. This would require a check "on-line" every day for correctness. The supervisor suggested that we consider going to another financial institution for our banking needs. Motion by Mullins/Nedo to have Treasurer Travis and Clerk Sands investigate another depository. Motion carried.

An Amendment to the Budget was not necessary.

Motion by Mullins/Travis to approve the Bills presented in the amount of \$11,609.15. Motion carried.

MISCELLANEOUS REPORTS:

District 3 County Commissioner: Commissioner Carolyn Brummund of District #3 was present. She gave an update on what is happening at the county level.

Assessor: Nancy Schwickert was present. She mentioned that the December Board of Review meeting was cancelled because of no prior appointments being made. Discussion was held on the training schedule for the Board of Review members. They are required to take the training once during the 2-year appointment. Assessor Schwickert will check with the board members to see if they plan to attend this training.

Planning Commission: Trustee Mullins reported on the Public Hearing of the Master Plan Draft and Recreation Plan that was held on December 7th. With no objection heard from the audience, the Planning Commission approved both plans by resolution. It is now time for the Township Board to approve these plans. The Planning Commission members set up their quarterly meeting schedule

1

and discussed the possible plan to meet the first Monday of each month (exception being July 11) to have workshops on the review of the Zoning Ordinance. The members are now asking the Township Board for approval to have these extra meetings. Motion by Nedo/Sands to approve the schedules set forth by the PC & approve the extra funding to meet on this monthly basis. Motion carried.

Roads & Bridges: No new reports.

Fire Chief: Fire Chief Wayne Odell was present and mentioned that the Fire Department responded to six (6) incidents in November. He further mentioned that it is time for truck maintenance on four of the trucks (oil change-grease) and he would like to have Ritchie Auto Repair in Harrisville do this work. He also mentioned that the students in training would like to use the Civic Center and the Smoke Training house for training on January 4th. Consensus of the board was to approve both requests. Wayne is trying to get a CPR training in Mikado. You need at least 10 people to have this training and with Greenbush and Mikado combined, he thinks it could happen. The township board was invited to a Christmas Dinner for the Fire Department at the Mikado American Legion at 6:30 Wednesday the 20th (tomorrow night). He further wished everyone a Happy Holiday.

Ordinance Enforcement Officer: The board decided it is time to advertise for the position of Zoning Administrator/Ordinance Enforcement Officer. We will advertise in the Alcona and Oscoda papers.

UPDATES:

With no rentals scheduled in January, that would be a good time to exchange the stove in the kitchen with the one received from Sprinkler Lake. They plan to have a stainless steel sheet placed on the wall behind the stove. Louies Equipment Sale would be a possible place to check for this item. The CC Committee will meet after Christmas.

It was mentioned that the Pavilion has an electrical problem. The lights do not come on sometimes when using the switch. The name of Al's Electric was given for a possible company to check this issue out. We will want it fixed by February/March prior to the open house and the rental season.

Janet Spunar gave a report on the Open House planned for the Civic Center & Pavilion on March 23rd. A tri-fold pamphlet will be prepared with vital info pertaining to the Civic Center and the Pavilion. Around six (6) volunteers will be needed for this day to assist. We will serve coffee, water and cookies.

PENDING BUSINESS:

The Administrative Procedures that we are working on is still tabled until the board has a chance to look over the updated copy handed out last month.

NEW BUSINESS:

It was noted that several trees at the cemetery are dying (birch & aspen) and will soon be dangerous to the public. Motion by Mullins/Travis to have Griff & Son Tree Service remove these trees. Motion carried.

Motion by Mullins/Travis to adopt Resolution #23.14 regarding the adoption of the 2023 Mikado Township Master Plan. Roll call vote, Harmon-yes, Sands-yes, Nedo-yes, Mullins-yes, Travis-yes. The Supervisor declared the resolution adopted.

Motion by Mullins/Travis to adopt Resolution #23.15 regarding the adoption of the Mikado Township Recreation Plan. Roll call vote, Travis-yes, Nedo-yes, Sands-yes, Harmon-yes, Mullins-yes. The Supervisor declared the resolution adopted.

It was mentioned that on our township checks it is stated that checks are void after 90 days. We have employees that have a habit of not cashing checks and then the clerk & treasurer replace those

checks by voiding the old check and replacing them with a new one after marking them outstanding for a few months. We need to start enforcing the "90 day" uncashed checks as not cashable to get these employees in the habit of cashing any check they receive no matter what size the check is. With us checking on the change of financial institutions it is very important to have these checks deposited now. The clerk will put a notice in with this month checks to make sure these checks are deposited.

Supervisor Hamon was approached by the owner of a catering business for the possibility of leasing or renting the Civic Center kitchen to use for preparing the cooked items for the business. After discussion, motion by Mullins/Travis to not rent the CC kitchen for this purpose because of not wanting to interfere with the regular party rentals or possible funeral dinners we have in the Civic Center. Motion carried.

It is now time for the appointments of Planning Commission members and Zoning Board of Appeals members whose appointments expire this month. Supervisor Harmon put forth the names of Jim Ostby and Steve Sanderson for the Planning Commission. Motion by Sands/Mullins to approve these two members to replace their selves on the Planning Commission. Motion carried.

Supervisor Hamon put forth the names of Ken Griffin to succeed himself on the ZBA for a three-year term and Cindy McCuiston to serve one year replacing Leisa Sutton. Motion by Sands/Mullins to approve these two members on the Zoning Board of Appeals. Motion carried.

COMMUNICATIONS:

ADJOURNMENT:

Motion by Nedo/Mullins to adjourn the meeting at 8:34 p.m. Motion carried.

Orders 22042-22081 were presented and paid.

Receipts 235-239 242 were received and recorded.

Rita D. Sands, Clerk

Mary J Harmon, Supervisor

Motion to accept by: _____ Seconded by : _____ Date: _____

Township Board Adoption Resolution

MIKADO TOWNSHIP RECREATION PLAN RESOLUTION OF ADOPTION

Resolution #23.15

WHEREAS, Mikado Township, Alcona County has completed a Five-Year Recreation Plan that describes the physical features, existing recreational facilities and the desired actions to be taken to improve and maintain recreational facilities during the period between 2024 and 2028, and

WHEREAS, the Mikado Township 2023 Web Survey was used to gather input from citizens, and public input opportunities were available at Planning Commission and Township Board meetings, and

WHEREAS, after several public meetings and opportunities for public input the Mikado Township Planning Commission has prepared the Mikado Township Recreation Plan 2024 to 2028, a plan for the benefit of the entire community and to adopt the plan as a document to assist in meeting the recreation needs of the community and

WHEREAS: A notice of the hearing being published in the Alcona County Review on - November 15, 2023 in accordance with Michigan Department of Natural Resources, and

WHEREAS, the Mikado Township Planning Commission held a public hearing and voted at their regular meeting on December 7, 2023 to approve the plan and recommend it to the Township Board for adoption.

NOW, THEREFORE BE IT RESOLVED the Mikado Township Board of Trustees hereby adopts the Mikado Township Recreation Plan 2024-2028 as a guideline for improving recreation for the residents and property owners of Mikado Township, Alcona County.

Motion: Carrie Mullins Seconded: Ruth Travis
Yeas: Wayne Nedo, Rita Sands, Ruth Travis, Mary Herman, Carrie Mullins

Nays: none

Absent: none

I, Rita Sands, Mikado Township Clerk, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the Mikado Township Board at a Regular Meeting thereof held on the 19th day of December, 2023.

Rita O Sands
Mikado Township Clerk

12-19-23
Date

Alcona County Submittal Letter

TRANSMITTAL LETTER

Date: January 18, 2024

From: Mikado Township
P.O. Box 60
Mikado, MI 48745

To: Alcona County Board of Commissioners

Project: Mikado Township Recreation Plan 2024-2028

We are sending the following material:

Reports/Plans/Doc's Maps CDs GIS Data

Other:

Date	Copies	Description

These are forwarded:

For your use For correction Reviewed as noted
 For approval For your files For review and comment

Remarks:

Attached is the Mikado Township Recreation Plan 2024-2028. The plan will be submitted to the Michigan Department of Natural Resources. Per requirements the Recreation Plan is being submitted to the Regional Planning Agency.

Mikado Township, P.O. Box 60, Mikado, MI 48745

By: Richard Deuell

Northeast Michigan Council of Governments Submittal Letter

TRANSMITTAL LETTER

Date: January 18, 2024

From: Mikado Township
P.O. Box 60
Mikado, MI 48745

To: NEMCOG

Project: Mikado Township Recreation Plan 2024-2028

We are sending the following material:

Reports/Plans/Doc's Maps CDs GIS Data

Other:

Date	Copies	Description

These are forwarded:

For your use For correction Reviewed as noted
 For approval For your files For review and comment

Remarks:

Attached is the Mikado Township Recreation Plan 2024-2028. The plan will be submitted to the Michigan Department of Natural Resources. Per requirements the Recreation Plan is being submitted to the Regional Planning Agency.

Mikado Township, P.O. Box 60, Mikado, MI 48745

By: Richard Deuell

Community Park and Recreation Plan Checklist



Michigan Department of Natural Resources-Grants Management
COMMUNITY PARK AND RECREATION PLAN

CERTIFICATION CHECKLIST

By Authority of Parts 19, 703 and 716 of Act 451, P.A. 1994, as amended, submission of this information is required for eligibility to apply for grants

INSTRUCTIONS: Complete, obtain certification signatures and submit this checklist with a locally adopted recreation plan.

All recreation plans are required to meet the content and local approval standards listed in this checklist and as outlined in the *Guidelines for the Development of Community Park and Recreation Plans* provided by the Michigan Department of Natural Resources (DNR). Plans must be submitted to the DNR through MiRecGrants **with** a completed checklist that has been signed by an authorized official(s) of the local unit of government(s) submitting the plan. Plans may be submitted at any time of the year, but no later than February 1 of the year the local unit of government is applying for grants.

PLAN INFORMATION		
Name of Plan: Mikado Township Recreation Plan		
List the community names (including school districts) that are covered under the plan and have passed a resolution adopting the plan.	County	Month and year plan adopted by the community's governing body
Mikado Township	Alcona County	December, 2023

PLAN CONTENT
<p>INSTRUCTIONS: Please check <u>each</u> box to certify that the listed information is included in the <u>final</u> plan.</p> <p><input checked="" type="checkbox"/> 1. COMMUNITY DESCRIPTION</p> <p><input checked="" type="checkbox"/> 2. ADMINISTRATIVE STRUCTURE</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Roles of Commission(s) or Advisory Board(s) <input checked="" type="checkbox"/> Department, Authority and/or Staff Description and Organizational Chart <input checked="" type="checkbox"/> Annual and Projected Budgets for Operations, Maintenance, Capital Improvements and Recreation Programming <input checked="" type="checkbox"/> Current Funding Sources <input checked="" type="checkbox"/> Role of Volunteers <input checked="" type="checkbox"/> Relationship(s) with School Districts, Other Public Agencies or Private Organizations <p>Recreation Authorities or Trailway Commissions Only:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Description of the Relationship between the Authority or Commission and the Recreation Departments of Participating Communities <input type="checkbox"/> Articles of Incorporation <p><input checked="" type="checkbox"/> 3. RECREATION INVENTORY</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Description of Methods Used to Conduct the Inventory <input checked="" type="checkbox"/> Inventory of all Community Owned Parks and Recreation Facilities <input checked="" type="checkbox"/> Location Maps (site development plans recommended but not required) <input checked="" type="checkbox"/> Accessibility Assessment <input checked="" type="checkbox"/> Status Report for all Grant-Assisted Parks and Recreation Facilities <input type="checkbox"/> Waterways Inventory (if applicable) <p><input checked="" type="checkbox"/> 4. RESOURCE INVENTORY (OPTIONAL)</p> <p><input checked="" type="checkbox"/> 5. DESCRIPTION OF THE PLANNING PROCESS</p>

6. DESCRIPTION OF THE PUBLIC INPUT PROCESS

Description of the Method(s) Used to Solicit Public Input Before or During Preparation of the Plan, including a Copy of the Survey or Meeting Agenda and a Summary of the Responses Received

Copy of the Notice of the Availability of the Draft Plan for Public Review and Comment

Date of the Notice October 24, 2023

Type of Notice Township Website & Township Hall

Plan Location Township Website & Library

Duration of Draft Plan Public Review Period (Must be at Least 30 Days) 45

Copy of the Notice for the Public Meeting Held after the One Month Public Review Period and Before the Plan's Adoption by the Governing Body(ies)

Date of Notice November 15, 2023

Name of Newspaper Alcona County Review

Date of Meeting December 7, 2023

Copy of the Minutes from the Public Meeting

7. GOALS AND OBJECTIVES

8. ACTION PROGRAM

9. POST-COMPLETION SELF-CERTIFICATION REPORT(S)

PLAN ADOPTION DOCUMENTATION

APPROVAL DOCUMENTATION: For multi-jurisdictional plans, each local unit of government must pass a resolution adopting the plan. Prepare and attach a separate page for each unit of government included in the plan.

1. Official resolution of adoption by the governing body dated: December 19, 2023

2. Official resolution of the Mikado Township Planning Commission Commission or Board, recommending adoption of the plan by the governing body, dated: December 7, 2023

3. Copy of letter transmitting adopted plan to County Planning Agency dated: January 18, 2023

4. Copy of letter transmitting adopted plan to Regional Planning Agency dated: January 18, 2023

OVERALL CERTIFICATION

NOTE: For multi-jurisdictional plans, Overall Certification must include the signature of each local unit of government. Prepare and attach a separate signature page for each unit of government included in the plan.

I hereby certify that the recreation plan for

Mikado Township includes the required content, as indicated

(Local Unit of Government)

above and as set forth by the DNR.

Mary J. Harmon 1/16/2024

Authorized Official for the Local Unit of Government Date

This completed checklist must be uploaded in MiRecGrants.

Chapter 7 - Goals and Policies

The purpose of this chapter is to establish the goals and policies that will guide future development within Mikado Township. In developing community goals and policies, it is important to analyze existing community characteristics such as social and economic conditions, services and facilities, environmental conditions, and existing land use. Previous chapters of this master plan have documented the above background information.

An equally important step in developing goals is community input. The Mikado Township Planning Commission conducted a citizen web survey in December of 2022 to solicit input. The survey was posted on the Township's website and landowners were notified of the web survey in the winter property tax notice. There were 49 surveys received with 43 being from full-time residents. A summary of the results follows:

- 85.2% of respondents own their own home in the Township
- 58.3% of respondents have lived or owned property in the Township for 11+ years
- 54.3% own 11 or more acres of land
- 47.7% of the respondents live in two-person households and 34.1% live in households with 3-4 people
- 24% of the households had children 18 years or younger

Fifty-nine percent (59%) are very satisfied or satisfied with Mikado Township as a place to live or own property. In deciding to live or own property in the Township's rural atmosphere, small community character, living near woods and water, access to hunting and fishing, and safe and low crime were considered very important or important. Blight, access to goods and services, and lack of employment opportunities were identified as concerns.

Sixty-eight percent of the respondents supported more development. There was support for encouraging residential and commercial and allowing planned and limited growth. Fifty-two percent (52%) want the Township to encourage residential development. Respondents felt there should be more single-family homes and affordable housing. Some 77% want Mikado Township to encourage commercial development such as restaurants, grocery stores, gas stations, and small retail. There is strong support for retail and services businesses to be concentrated around the Mikado "Town Center."

There is overwhelming support (86%) for the Township to help protect the natural resources. These include woodlands, fish and wildlife, farmlands, water quality, groundwater, and public forest lands. Opinions are evenly split on support for large-scale commercial solar farms with 43% yes and 43% no. There is less support for large-scale commercial wind turbines with 55% choosing no and 35% favorable. A series of questions related to Township recreation facilities and the Civic Center were included. Responses to those questions can be found in Chapter 6.

Mikado Township Master Plan

Community Goals and Policies

After reviewing the community input and considering the background information, the planning commission established goals and policies. These goals and policies will guide both Mikado Township Planning Commission and Township Board.

Planning and Community Development

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

Policies:

1. Update the zoning ordinance to implement the master plan and to bring the ordinance language up-to-date with current laws and court rulings.
2. Control the location of new development by designating appropriate areas for new residential, commercial, industrial, and resort/recreational land uses.
3. Through the zoning ordinance, encourage new commercial development to have a consistent appearance, use landscaping and buffers, share parking with adjacent businesses, and limit access points onto county roads.
4. Enforce all Township ordinances consistently and fairly.
5. Enforce junk/blight ordinance to work towards improving the quality of housing and protecting property values.
6. Review zoning ordinance language that regulates the placement and size of cellular, communication, and transmission towers.
7. Review zoning ordinance language that regulates the size and location of signs and billboards to minimize clutter, confusion, aesthetic degradation, and limit traffic hazards.
8. Review the site plan review section to assure consistent application of the zoning ordinance.
9. Review landscape requirements for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, and roadside landscaping.
10. Improve regulations and standards to protect the community against high noise levels and exterior lighting glare.
11. Develop open space residential and commercial development design standards to preserve scenic views, rural character, farmland, meadows, woodlands, steep slopes, and wetlands with a target of preserving 50 percent of the land within a development.
12. Implement access management standards for commercial development along the primary corridors within the Township which include F-30 and F-41.

Mikado Township Master Plan

13. Consider a waterfront overlay district in the zoning ordinance that will set forth special requirements and standards for development in these sensitive areas adjacent to streams.

Government

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

Policies:

1. Ensure a responsible fiscal policy and budget process to finance the Township government.
2. Promote the involvement of volunteers in the government process.
3. Promote intergovernmental and regional cooperation on issues of mutual concern.
4. Work with the Township Board:
 - a. to deliver township services wisely and efficiently.
 - b. on planning for future issues impacting Mikado Township.
 - c. to ensure continued funding and support for the Mikado Township Planning Commission.
5. Investigate ways to generate economies of scale and cost savings through collaboration and coordination with other local units of government.
6. Explore joint meetings with other local planning commissions to discuss coordination or cooperation.
7. Work cooperatively with adjacent townships in providing guidance and input on zoning decisions that impact the Township.
8. Continue to work with adjacent communities to provide emergency services to Township residents
9. Maintain communication with the Department of Natural Resources and U. S. Forest Service to provide input into the usage and management of the public lands in the Township.
10. Utilize the proactive master planning process as a check and balance on decision-making.
11. Focus on cross-jurisdictional issues when reviewing community master plans and zoning ordinances.
12. Cooperate with county and regional efforts to promote a Community "Fire Wise" education program to protect existing and new development from wildfires

Goal: Communicate effectively with the public.

Policies:

1. Continue to use the Township website to communicate and provide access to township government activities. This includes posting required forms and permits, and publishing Planning Commission and Township Board meeting agendas, notices, and minutes electronically.

Mikado Township Master Plan

2. Maintain a Township Facebook page to communicate with citizens.
3. Inform the public about the scope and value of Township services.
4. Encourage public feedback from all residents on issues impacting Mikado Township.
5. Continue to utilize web-based surveys to solicit community input on issues facing the township.

Infrastructure and Community Facilities

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

Policies:

1. Develop a capital improvements plan to address the long-term needs for road improvements, fire hall, civic center, and community recreation.
2. Pursue funding sources to design and implement a streetscaping project in the town center that will create a continuity of appearance. Design should consider curbs, designated parking, street lights, landscaping, and sidewalks.
3. Seek grants through federal, state, and other funding sources for infrastructure improvements, community recreation, community facility improvements, and economic development projects.
4. Maintain and upgrade the Mikado Township Fire Hall.
5. Support the expansion of the Mikado Library Branch of the Alcona County Library.
6. Maintain and make improvements to the Mikado Civic Center, including the establishment of a youth center and Senior Center.
7. Continue to maintain and, when necessary, expand the Mikado Cemetery.
8. Encourage the efficient use and maintenance of existing roadways and infrastructure.
9. Work with the Alcona County Road Commission to plan for upgrading of roads, maintenance of existing roads and bridges, and vehicular/pedestrian safety at intersections and on roadways.
10. Direct development to areas with existing infrastructure and where infrastructure is not adequate requires developers to fund the upgrading of infrastructure to support proposed new development.
11. Develop standards for private roads and shared road access.
12. Support the expansion of public transit to better serve the needs of senior citizens and other transit-dependent Township residents.
13. Encourage utility companies to provide electric and telephone services to township residents.
14. Promote, maintain, and expand bicycle paths, pedestrian walkways, recreational trails, and paved shoulders by working with County Road Commission, MDNR, USFS, MDOT, and user groups to connect community assets and connect with regional trail systems.
15. Orient public facilities to accommodate and serve retired residents.

Mikado Township Master Plan

16. Support the development of affordable telecommunications options and high-speed internet access.
17. Implement zoning standards to regulate the development of commercial/industrial scale solar energy facilities.
18. Implement zoning standards that regulate the placement and size of cellular towers, communication towers, transmission towers, and wind turbine generators.

Residential Land Uses

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

Policies:

1. Designate areas appropriate for all types of residential development including single-family, multi-family, elderly housing, condominium, low to moderate-income rental complexes, and extended care facilities.
2. To preserve open space and vital natural resources, encourage the development option of clustered single-family housing, in buildable portions of the Township.
3. Encourage new residential development to be sited in a manner that protects the rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate.
4. Encourage existing housing stock and neighborhoods to be kept in good repair, appearance, usefulness, and safety.
5. Require adequate buffers and transition areas between residential and nonresidential uses to maintain property values and visual attractiveness.
6. Preserve the integrity of existing residential neighborhoods by protecting them from the intrusion of incompatible uses through the township zoning ordinance.

Commercial Areas and Activities

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

Policies:

1. Support the existing commercial areas. Guide new commercial development into a designated hub, through the master plan and zoning ordinance; while discouraging linear strip development along primary county roads.
2. Develop and utilize innovative planning and zoning techniques, such as clustering, shared parking, access management, and landscaping to regulate commercial development along primary county roads.
3. Increase safety and reduce the visual impact of signs and billboards, by controlling their size, number, illumination, and configuration.

Mikado Township Master Plan

4. Making parking (public and private) needs consideration for all expansions and new development.
5. Require landscape buffers where commercial uses are adjacent to residential uses.
6. Regulate home occupations and home-based businesses to assure compatibility with existing residential areas.

Industrial Land Uses

Industrial parks are located in the adjacent communities of Lincoln and Oscoda. The facilities provide necessary utilities and services and have sites available for industrial-type operations. Furthermore, analysis of soil conditions in the natural resource section found soils to be poorly suited for septic fields. Given existing industrial parks in adjacent communities and the lack of public water and sewer service in Mikado Township, the community does not support large-scale industrial development.

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

Policies:

1. Ensure that industrial uses are developed in an environmentally sensitive manner, are harmonious with the existing community, and are located in areas identified in the future land use plan.
2. Encourage light industries and high-tech industries that do not pollute the air, soil, or water nor offend because of noise, odor, or visual impact to locate in zoned industrial areas within the Township. Due to the lack of public water and sewer, these industries should not require high water usage or generate large amounts of septage.
3. Require landscape buffers where industrial uses are adjacent to other land uses.
4. Ensure that extractive development takes place in an environmentally sensitive manner. Require landscape buffers around extractive operations to screen adjacent properties and public roadways. Establish criteria for reclaiming extractive areas after the operation is complete.

Recreation and Public Lands

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

Policies:

1. Implement the Township Recreation Plan that identifies and prioritizes needed community recreational facilities.

Mikado Township Master Plan

2. Secure funding from grants and donations to support improvements to Township recreation facilities.
3. Facilitate the designation of a snowmobile route connecting the community to the regional snowmobile network by working with the Alcona County Road Commission, Alcona County Sheriff Department, US Forest Service, and the Michigan Department of Natural Resources.
4. Support the expansion and creation of non-motorized recreation trails such as x-country skiing, hiking, bike, and horse-riding trails on both public and private lands.

Natural Environment

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

Policies:

1. Encourage a land use pattern that is oriented to the natural features and water resources of the area. Evaluate the type and density of proposed developments based on soil suitability; the slope of land; potential for groundwater and surface water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways, and wildlife corridors.
2. Limit and control the density and type of residential and commercial development adjacent to lakes, ponds, streams, and wetlands.
3. Maintain greenbelt areas adjacent to lakes, ponds, streams, and wetlands through the development of a greenbelt section in the zoning ordinance.
4. Implement groundwater protection and stormwater management regulations in the zoning ordinance, while encouraging the continued natural use of wetlands as groundwater recharge, stormwater filtering, and stormwater holding areas.
5. Limit development on steeply sloped areas. Require erosion control measures where construction is permitted. Require slope stabilization and revegetation on disturbed slopes or in extraction areas.
6. Limit development on poorly drained soils, and soils with severe limitations for septic systems.
7. Consider the adoption of a septic system maintenance ordinance to protect and improve water quality.
8. Encourage the integration of wetlands, woodlands, and meadows into site development as aesthetic and functional features.
9. Encourage the retention of agricultural lands, forest lands, and ecological corridors through available mechanisms such as open space and farmland agreements, forest stewardship programs, and conservation easements, as well as zoning incentives.
10. Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the communities' existing character.

Mikado Township Master Plan

Farm and Forest Lands

Goal: Support the retention of the forestry and agricultural land base as a viable resource and ensure they are a component of the economic diversity of the Township.

Policies:

1. Support and provide for the conservation of public and private forests through the master plan and zoning.
2. Support the use of best management practices and science-based forest and wildlife management activities on public and private lands in the township.
3. Participate in the US Forest Service and Michigan Department of Natural Resources Forestry Planning activities for lands within the Township.
4. Support the retention of agricultural lands, forest lands, and ecological corridors through available mechanisms such as open space/cluster development and farmland agreements, forest stewardship programs, and conservation easements, as well as zoning.

Goal: Recognize the importance of agricultural lands as an economic base, heritage, and way of life in Mikado Township.

Policies:

1. Recognize the importance of small family farms in Mikado Township.
2. Discourage the conversion of farmland into other more intensive uses. Recognize farmland as contributing to the scenic and rural character of the Township.
3. Educate residents and local officials on Michigan's Right to Farm Act.
4. Consider the use of Generally Accepted Agricultural Management Practices (GAAMPs).

Mikado Township Master Plan

Chapter 8 - Future Land Use Recommendations

According to the US. Census Bureau, there has been a small, but steady growth in population since the 1960s. Development associated with this growth has generally been low-density single-family residential. While residential growth is occurring in Mikado Township, according to the 2017 land use inventory, over 97 percent of the land area was classified as forest, farmland, non-forest open space, and wetlands. Less than three percent of the Township's land was used for urban-related purposes, including extractive, commercial, industrial, utilities, institutional/recreational, and residential development.

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

The Township Planning Commission with public input and assistance from NEMCOG updated the future land use recommendations for Mikado Township. Recommendations are based on an analysis of several factors including social and economic characteristics, environmental conditions, existing land uses, available community services and facilities, existing patterns of land divisions, current zoning, and community goals and objectives.

Land Use Planning Areas

Listed below are the six different future land use planning areas. **Figure 8-1** is the Future Land Use Map of Mikado Township, which depicts the locations of future land use planning areas. This section will provide explanations of each land use planning area, including purpose, recommended development density, and, compatible uses. **Figure 8.1.B** is a "zoomed in" Future Land Use Map of Mikado.

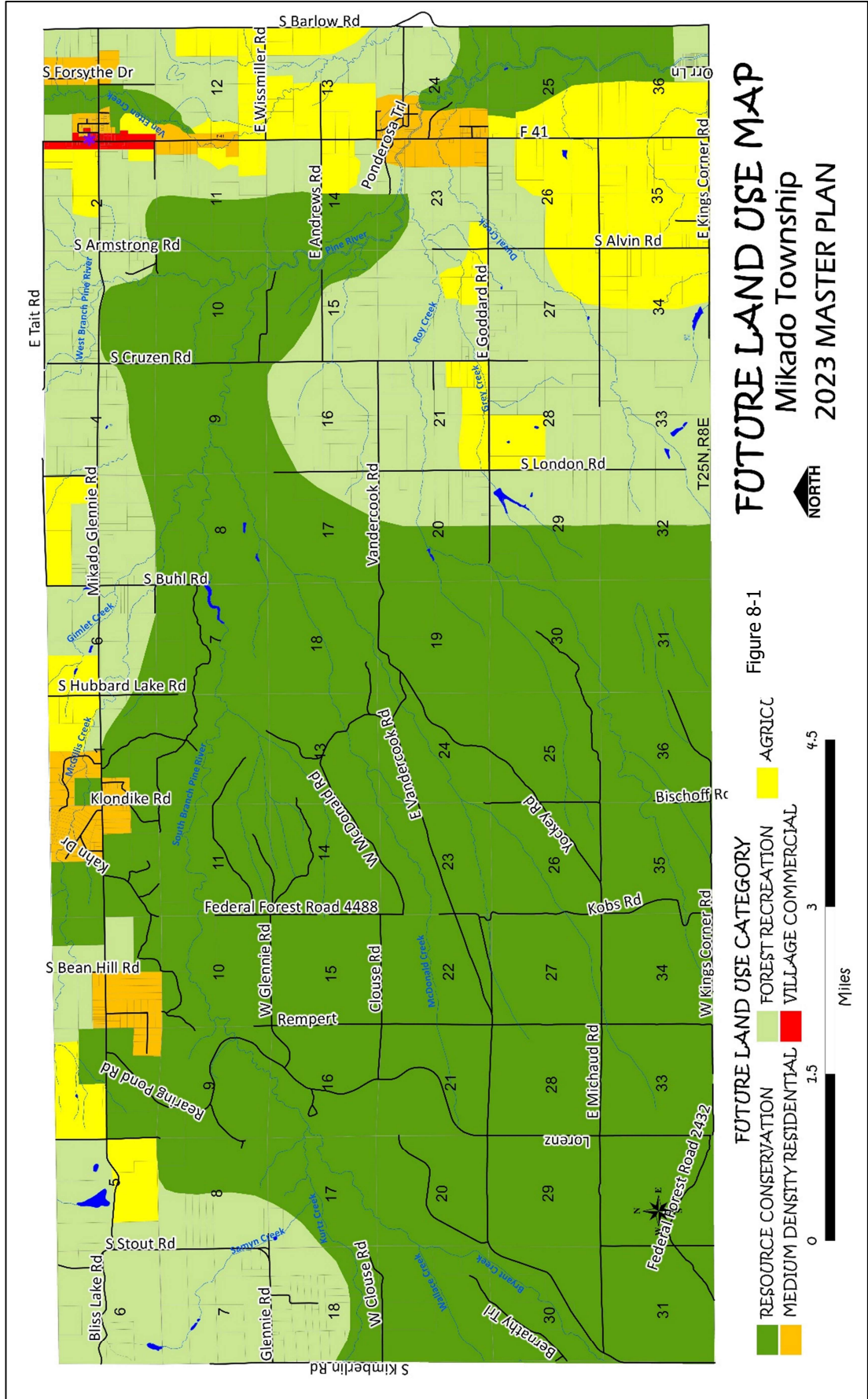
- Resource Conservation
- Forest Recreation
- Agricultural
- Medium Density Residential
- Village Commercial
- Light Industrial

Resource Conservation

Mikado Township recognizes that the presence of wildlands contributes significantly to the quality of life and the rural character, which is valued by the Township residents. Locations recommended for this category include much of the western half and approximately one-third of the eastern half of the Township.

The Resource Conservation category includes all of the U.S Forest Service and Michigan Department of Natural Resources lands and large tracts of privately owned lands forest lands. Huron National Forest's Pine River Kirtland's Warbler Management Area is located in this area. One of seven Kirtland's Warbler management units in the Huron National Forest, the Pine River Unit covers 8,900 acres in the western part of the Township. Segments of the Pine River and its many tributaries flow through the area. Road access is limited and consists primarily of seasonally maintained county roads.

Mikado Township Master Plan



Mikado Township Master Plan

The Resource Conservation areas should be protected from intense development without denying private property owners reasonable economic use of the land. Primary uses to be encouraged in this category include hunting, fishing, skiing, hiking, camping, wildlife management, and forestry management. This plan encourages the retention of contiguous resource areas, river greenbelts, wetlands, scenic areas, and wildlife habitats.

The Resource Conservation category is designed to protect environmentally sensitive areas while allowing for very limited and low-intensity development to occur. This development would be consistent with recreational and conservation uses. A development density of one dwelling per 20 acres is recommended for the category. Low-density residential development (one house per 20 acres) would be allowed. Under a special use permit, properties located along primary county roads could have one house for every ten acres. To protect sensitive areas and maintain larger tracts available for other uses, clustering based on density equivalents (one house per twenty acres) should be encouraged.

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

Forest Recreation

The Forest Recreation category is the second most extensive land use category recommended for the Township. The areas are concentrated in the eastern half and along the northern border of the Township. Many of the large tracts either have seasonal residences or are vacant. Locations recommended for this category are shown on the future land use map, **Figure 8-1**.

This category encourages the continuation of resource management and wildland recreation activities. The plan recommends this category accommodates single-family dwellings at an average density of one unit per two to five acres. Larger residential lots provide privacy and tend to maintain the ecological integrity of the natural resources.

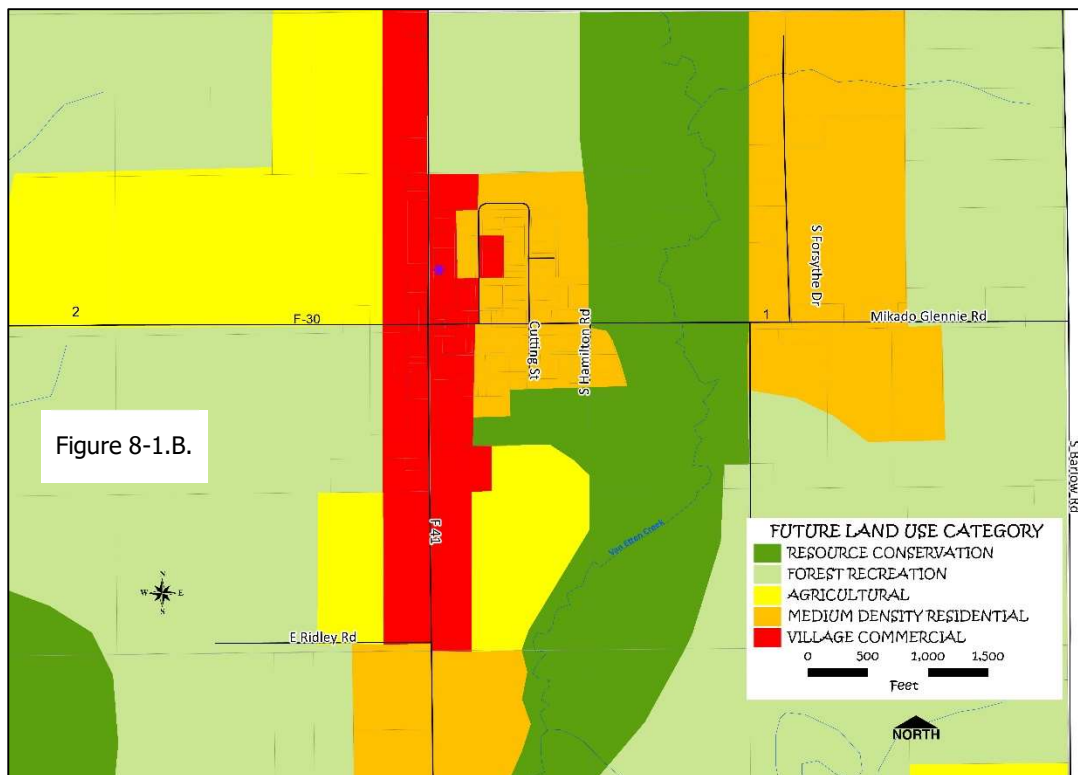
Except for County Roads F 30 and F 41 and portions of Kings Corner, Cruzen, Wissmiller, Goddard, Alvin, Michaud, and Vandercook Roads; the transportation network is mainly gravel base, secondary county roads, The Township intends to work cooperatively with the Alcona County Road Commission to maintain and improve the road network. However, there are no intentions of upgrading the gravel road network to a paved road network. No municipal water or sewer service will be available. Buffers or physical separation from incompatible uses (commercial and industrial) are necessary when Forest Recreation areas are located next to more intensive development. The plan further recommends incorporating open space development options, river set-backs, native vegetation greenbelts, waterfront overlay zones, access management, and landscaping requirements into the Zoning Ordinance

Along with low-density residential uses, forestry activities associated with timber and wildlife management would be considered compatible in this area. Other uses include vacation homes, hunting camps, parks, and playgrounds.

Mikado Township Master Plan

Under the special approval process in the Township's zoning ordinance, recreational camps and clubs (recommended on ten acres or more) and golf courses and resorts (recommended on twenty acres or more) would be allowed with site plan approval by the township planning commission. Additionally, gravel pits with site reclamation plans, sawmills, retail commercial enterprises related to recreational activities, and home occupations would be allowed under the special approval process, provided the activity is compatible with surrounding neighborhoods.

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



Agricultural

Mikado Township recognizes the presence of farmland contributes significantly to the scenic and rural character valued by the Township residents. The Agricultural land use designation is intended to encourage the continued existence of farms in the Township. The nine designated areas are primarily located in the eastern portion and along the northern border of the Township, as shown on the Future Land Use Map, **Figure 8-1**.

This category encourages the continuation of farming in the Township. Farm dwellings and agricultural accessory buildings are allowed, as well as crop production and raising of livestock normally associated with farming activities. The plan recommends this category accommodates single-family dwellings at an approximate maximum density of one unit per five to ten acres. Plant nurseries, greenhouses, bed and breakfast inns, churches, and forest and wildlife preserves are also allowed.

Special uses may be allowed if they are designed to be compatible with the primary uses. Where compatible with surrounding uses, private clubs, veterinary services, human care

Mikado Township Master Plan

facilities, mobile home parks, golf courses, publicly owned buildings, and publicly owned parks would be allowed with an approved site plan under the special approval process.

Except for County Roads F-30 and F-41, and portions of Kings Corner, Cruzen, Wissmiller, Goddard, Alvin, Michaud, and Vandercook Roads, the transportation network is mainly gravel base, and secondary county roads. The Township intends to work cooperatively with the Alcona County Road Commission to maintain and improve the road network. No municipal water or sewer service will be available. Buffers or physical separation from incompatible uses (commercial and industrial) are necessary when Agricultural areas are located next to more intensive development. The plan further recommends incorporating open space development options, river set-backs, native vegetation greenbelts, waterfront overlay zones, access management, and landscaping requirements into the Zoning Ordinance

Medium Density Residential

The Medium Density Residential development category is primarily designed to accommodate single-family dwellings on lots with a minimum size of a one-half acre. The medium-density residential category is intended to preserve existing residential development where land has already been subdivided into smaller lots and to expand specific areas for future residential growth adjacent to F-30 and F-41.

Principal uses would include single-family dwellings and two-family dwellings. Special uses may be allowed if they are designed to be compatible with the residential setting. Other uses to be considered include home occupations contained within the dwelling; mobile home parks; bed and breakfast facilities; churches and associated structures; parks and playgrounds; schools and libraries; community buildings and publicly owned buildings; public utility buildings; and publicly owned and operated parks. The township should require site plan review and special approval for all uses other than individual single and two-family homes. Development regulations within waterfront areas should be designed to address Township residents' concerns regarding water quality and streamside protection.

Older platted subdivision areas contain lots created before the implementation of the Mikado Township Zoning Ordinance. These lots-of-record are smaller than minimal lot sizes in current residential zoning requirements. Future development regulations should recognize these conditions and provide for the reasonable continuance of their use and character. Renovation and redevelopment of existing streamside properties are expected to continue as seasonal residences are replaced by year-round homes. The renovation and redevelopment should be sensitive to the protection of native vegetation greenbelts.

Due to a lack of public water and sewer service available, higher-density residential uses, such as apartments, townhouses, condominiums, mobile home parks, convalescent or nursing homes and manufactured home developments should be restricted. If adequately engineered wastewater disposal systems are included as part of the design, higher-density development can be considered.

It is also important to note that under state law, manufactured homes are allowed in any residential area if the structure meets all requirements set for site-built homes. Additionally, a manufactured home development would be compatible with the multiple-family portion of the residential area. However, given the soil limitations for septic system drain field operation, compact mobile home parks could not be accommodated unless adequately engineered wastewater disposal systems are included as part of the design.

Mikado Township Master Plan

Village Commercial

While much of the commercial services for Mikado Township are met by facilities located in Harrisville, Oscoda, and Lincoln, the Township wishes to set aside an area to accommodate additional local commercial uses. The Township recognizes the importance of maintaining the community identity of Mikado. A small commercial center serving the needs of Township residents, tourists, and persons passing through on F-30 and F-41 is important to retaining the community identity. The designated area is located along F-41 within the area considered the "Town" of Mikado.

The Village Commercial category is designed to accommodate small-scale retail, service and some public service uses. Due to a lack of public water and sewer service, higher density and large-scale development are not recommended in the township. This area incorporates existing residential and commercial uses. The existing commercial uses are primarily retail and service types of uses. Allowed uses in commercial zones would include retail and service stores, professional offices, banks, schools, restaurants, taverns, fraternal organizations, and rental units. Use requiring special approval would include gas stations, auto repair businesses, auto sales and service, drive-in food and drink establishments, veterinary service, hospitals (not including kennels), motels, and residences within a commercial establishment.

Efforts should be undertaken to improve the appearance of the commercial center. The townships intend to pursue funding sources to develop and implement a streetscaping plan. The plan may include tree planting, street lighting, curbs, parking lots, landscaping, and sidewalks. Ordinances to regulate blight and building conditions in the business district should be enforced.

It is recommended the Township adopt regulations for site plan review, access management, sign, billboard, and landscaping to maintain traffic safety and minimize any negative visual impacts of development along the main roads. It is further recommended the Township implement zoning that allows for cluster commercial development that would share driveways and parking lots, and create a pedestrian-friendly environment while maintaining open space, protecting sensitive areas, and minimizing visual impacts.

Light Industrial

Industrial parks are located in nearby communities of Harrisville, Lincoln, and Oscoda. The facilities provide necessary utilities and services and have sites available for industrial-type operations. Furthermore, analysis of soil conditions in the natural resource section found soils to be poorly suited for septic fields. Given existing industrial parks in adjacent communities and the lack of public water and sewer service in Mikado Township, large-scale industrial development is not accommodated in this plan. The industrial future land use category is designed to provide sites for wholesale activities, warehouses, retail operations that require large outside storage areas, and light manufacturing operations. Operations are subject to performance standards relative to impacts on the community. This district is compatible with a business district, but not compatible with residential districts without a required buffer. Light industrial land use areas should be located on suitable soils, with proper infrastructure, and on county primary roads. It is anticipated these would be located near the community of Mikado close to areas identified as village commercial.

Mikado Township Master Plan

Special Issue Areas

Roads

Money for maintaining county roads comes from state and local sources, including Mikado Township. The Township is working under a four-year capital improvements road plan. A 1.5 mil road millage generates funds for road work. The Township pays 50 percent of the cost of upgrading roads to a paved surface. The Township intends to work cooperatively with the Alcona County Road Commission to maintain and improve the road network. However, there are no intentions of upgrading the entire gravel road network to a paved road network.

Another major transportation issue in the Mikado Township is the repair and upgrading of bridges. Eleven of the 13 bridges in the Township have been upgraded or replaced. The Township contributes 5 percent, up to \$15,000 for bridge replacements. Work should continue upgrading the bridges, setting a high priority for bridges on the critical bridge list.

Drainage

Older residential-commercial development, centered around the intersection of F-41 and F-30, is located on silty clay, sandy loam, and clay loam soils with high water table. A combination of road ditches and older property ditches provide limited drainage relief. The lack of a coordinated drainage network has a negative impact on development such as the construction and maintenance of structures and septic systems. The master plan recommends developing a study to identify problem areas and create a drainage system to provide relief to problem areas. The Michigan Drain Code of 1956 (Act 40 of 1956) provides a mechanism for funding the construction and maintenance of public drains through the creation of a drainage district.

Waterfront Residential

To preserve the scenic beauty, property value, and environmental integrity of areas adjacent to rivers and streams, the plan recommends developing a "Waterfront Overlay Zone" designation along sections of the Pine River and its major tributaries. With such a specialized designation it will be possible to develop residential standards specific to the unique environment found in waterfront areas. Development regulations within the waterfront residential area should be designed to address Township residents' concerns regarding water quality and shoreline protection. Compatible land uses are one single-family dwelling on each lot and parks and playgrounds.

Structures should be sited at least 50 feet from the ordinary high-water level of the streams and rivers in the overlay zone. Maintenance of up to 35 feet of native vegetation protection strips should be required; landowners on developed lots should be encouraged to re-establish native vegetation greenbelts. The recommended minimum lot size is 30,000 square feet and the minimum lot width on the water is 100 feet. However, many older platted subdivisions in waterfront areas contain lots created before the implementation of the Mikado Township Zoning Ordinance. These lots are typically smaller than minimal lot sizes in current residential zoning requirements. Future development regulations should recognize these conditions and provide for the reasonable continuance of their use and character.

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

Mikado Township Master Plan

Water and Sewer

According to information obtained from the USDA Soil Survey, much of the township has severe limitations for septic system drain fields. The limitations include depth to the water table, wetness, poor filtering capacity, and ability to perk water. The analysis of soil constraints can be found in Chapter 4 of this plan. Due to a lack of public water and sewer service, higher-density residential uses, such as apartments, nursing homes, and manufactured home developments as well as higher-density commercial and industrial development should be restricted. If adequately engineered wastewater disposal systems are included as part of the design, higher-density development can be considered.

The Master Plan did not include a detailed study of septic systems in the community of Mikado. However, given the high-water table and fine soils, localized problems are likely. The cost of developing a public sewer system would be prohibitive. This plan encourages the upgrading of individual septic systems to mounded or secondary treatment systems. The Township should also pursue funding sources to assist landowners with upgrading septic systems or possibly developing cluster systems where appropriate.

Streetscape Planning Area

During the visioning workshop and subsequent planning commission workshops, the community identified streetscape as a priority. The area identified as needing streetscape renovation is at the village crossroads covering an area one-quarter mile north and south on F-41 and one mile east and west on F-30. Both the design and implementation of streetscape projects are very costly endeavors. It is recognized the Township could not complete such a project with its current budgetary constraints. To complete this needed project; the township will explore supplemental funding sources such as grants, loans, volunteer donations, and special assessments.

Open Space Development

Methods that other communities have employed to help protect and preserve privately held forests and farmlands while protecting a landowner's economic investment include the Purchase of Development Rights (PDR), conservation open space development standards, clustering requirements for residential uses and tax breaks or incentives for continuing forestry and farming use. The conservation open space residential and commercial development design standards are effective means to preserve scenic views, rural character, farmland, meadows, woodlands, steep slopes, and wetlands with a target of preserving 50 percent of the land within a development. It is recommended that these alternatives be investigated for possible application in Mikado Township, as a way to balance economic rights with wildlands preservation goals.

Community Facilities

With the assistance of community organizations and hundreds of hours of donated time, the Township has been able to develop the Mikado Civic Center and recreational facilities. The strong sense of community and working together for the common good attitude will surely achieve similar feats in years to come. This plan supports community efforts to further develop recreational facilities such as ball fields and community facilities such as a museum or expansion of the library. Mikado Township should pursue state and federal funding to help develop facilities. Grants typically require matching funds, a requirement that will be easy to meet given past fundraising efforts.

Mikado Township Master Plan

Hazard Mitigation

The Alcona County Hazard Mitigation Plan ranked wildfires as the number one hazard, followed by shoreline flooding, riverine flooding, severe winds, and winter weather hazards. Jack pine forests, with a high propensity for wildfires, dominate the landscape in the west. Areas with a high potential for flooding are located along the Pine River and its tributaries; where the soils are fine and less permeable; and are associated with wetland complexes. Where possible the community should work towards minimizing the threats of the identified hazards.

Prevention: Government administrative or regulatory actions or processes that influence the way land and buildings are developed and built. These actions also include public activities to reduce hazard losses. Examples include planning and zoning, building codes, capital improvement programs, open space preservation, and stormwater management regulations.

Natural Resource Protection: Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.

Emergency Services: Actions that protect people and property during and immediately after a disaster or hazard event. Services include warning systems, emergency response services, and protection of critical facilities.

Chapter 9 - Plan Adoption and Implementation

Plan Coordination and Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to update the Mikado Township Master Plan was sent on December 5, 2022 to all adjacent communities and other relevant entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing and entities notified can be found at the end of this chapter.

After the draft plan was completed by the Planning Commission with the assistance of NEMCOG, a draft was transmitted to the Township Board for approval to distribute the plan for review and comment. The draft plan was transmitted on July 2, 2023 to entities notified at the initiation of the plan development. After the required comment period, a public hearing notice and notice of plan adoption of the final plan was transmitted to all required entities. A copy of all relevant information can be found at the end of this chapter.

Public Hearing

A public hearing on the proposed Master Plan, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on December 7, 2023 by the Township Planning Commission. The Act requires that 15 days' notice of the public hearing be given in a publication of general circulation in the community. Notice of the public hearing was published in the Alcona County Review on November 15, 2023.

Plan Adoption

The Mikado Township Planning Commission formally adopted the master plan on December 7, 2023. The Mikado Township Board passed a resolution of concurrence on December 19, 2023.

Plan Implementation

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

On an annual basis, the Township Planning Commission will review the goals and objectives of the Master Plan and identify objectives to be completed that year. The review will be shared with the Township Board. These identified priority items will be the focus of the Planning Commission's activity throughout that particular year. This will allow the Planning Commissions to work on a proactive basis in order to better accomplish the goals identified in the Master Plan.

Zoning Plan

The Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, requires a Master Plan contains a Zoning Plan – *an explanation of how the land use categories on the future land use map relate to the districts on the zoning map*. The zoning ordinance is the primary tool for implementing the Tri-Townships Master Plan. This plan recommends each Township's zoning ordinance be reviewed to ensure the ordinances are consistent with the goals and the future

Mikado Township Master Plan

land use plan. At that same time the zoning ordinance should be reviewed to assure it conforms to current State of Michigan statutes and court rulings.

Zoning standards and allowable uses will be periodically reviewed and evaluated to determine if changes are needed in order to facilitate orderly development; incorporate innovative approaches; and maintain the desired community character. Chapter 6 contains many objectives that will be achieved through zoning updates. The Township will review their zoning ordinance to determine if the following items are properly addressed: private roads and driveways, access management, signs and billboards, communications towers, antennas and towers, solar farms and wind turbines.

Chapter 7, Future Land Use Recommendations depicts the locations of future land use planning areas and provides explanations of each land use planning area including purpose, recommended development density, and compatible uses. Agricultural Future Land Use (FLU) areas are generally consistent with Agricultural Zoning Districts in the Township. The Township does not intend to shift boundaries, unless there is a landowner request.

Conservation FLU areas, which includes public lands, and wetlands, lowland forests and flood plains on private properties, is represented by the Resource Conservation zoning district. Private lands fall under Forest Recreation and Agricultural zoning districts. The Forest Recreation future land use is represented by the Forest Recreation and Agricultural zoning districts. The Township does not intend to shift boundaries, unless there is a landowner request.

The Residential FLU category includes existing residential development on smaller lots. The areas are zoned as Single Family Residential with small areas designated for expansion currently zoned Forest Recreation and Agricultural. The master plan supports changing of the non-residential zoning to residential zoning in order to accommodate higher density residential developments. It is expected the zoning changes would occur as the demand for new housing on smaller lots increases.

Village Commercial FLU identifies areas of existing commercial development and allows for expansion of new commercial enterprises. Townships should review and if needed amend general provisions and supplemental regulations to address groundwater protection, noise, lighting, landscaping, screening, signs and access management; especially when development is located along major roadways, within neighborhoods and along community entryways. New development will be directed into the General Commercial FLU areas and the plan would support changing zoning district boundaries.

Presently, there is limited demand for new industrial development. Townships should review, and if needed, amend general provisions and supplemental regulations to address groundwater protection, noise, lighting, landscaping, screening, signs and access management in relation to industrial development.

Grants and Capital Improvement Plan

The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities prioritize and budget for capital improvement projects, (such as infrastructure improvements, park improvements, etc.). A Capital Improvements Program (CIP) typically looks five years into the future to establish a schedule for all anticipated capital improvement

Mikado Township Master Plan

projects in the community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

Recreation Plan

The Township must have a current DNR approved Community Recreation Plan to be eligible for recreation grant funding. Mikado Township is considering developing its first recreation plan. The DNR approved Recreation Plan covers a five year planning period. Grant funds would be pursued for recreation projects identified in the Master Plan and Community Recreation Plan. Project may include improvements to the ball fields, expansion of indoor and outdoor recreation facilities, bike and hiking trails, and public access onto the lakes and streams.

Official Documentation

The following pages contain the official documentation of the master planning process.

Notice of intent

Transmittal of Draft

Legal Notice

Mikado Township Planning Commission minutes from public hearing

Resolution of Adoption

Resolution of Concurrence

Notice of Intent

Update the Mikado Township Master Plan

DATE: December 5, 2022

SUBJECT: Notice of Intent to Update Mikado Township Master Plan

Mikado Township is updating its Master Plan. As required by Michigan Planning Enabling Act, Act 33 of 2008, notification is being sent each township contiguous to Mikado Township, along with Alcona County Board of Commissioners and NEMCOG.

In accordance with Michigan Planning Enabling Act, copies of the Master Plan and all correspondence pertaining to the preparation of the plan will be sent electronically. Be sure to include the proper email in the below form.

Complete the following form and return it to Mikado Township by mail. You can also email the information on the form. **Email to: rdeuell52@gmail.com**

E-mail _____

Contact Name _____

Community/Organization _____ Phone _____

Address _____

Return to:

Mikado Township Planning Commission
PO Box 60
Mikado, MI 48745
Email: rdeuell52@gmail.com

The following entities received the Notice of Intent

Curtis Twp
Greenbush Twp
Gustin Twp
Harrisville Twp
Mikado Twp
Millen Twp
Oscoda Twp
Alcona County Board of Commissioners
NEMCOG

TO: Local Entities
FROM: Mikado Township
DATE: July 2, 2023
SUBJECT: Draft 2023 Mikado Township Master Plan

Mikado Township has completed a Master Plan update. As required by the Michigan Planning Enabling Act, a draft of the master plan is being transmitted to your community for review and comment.

According to the act, townships, cities, villages, counties, utilities, railroads, and agencies have 63 days to comment on the draft master plan. Those comments must be received within 63 days of the date of the transmittal of the draft master plan. Comments should be addressed to the Mikado Township Planning Commission.

Comments should be transmitted to:
Mikado Township Planning Commission
PO Box 60
Mikado, MI 48745-0060
Email: mikado.twp@gmail.com

The following entities received the Master Plan Draft

Community
Curtis Twp Planning Commission
Greenbush Twp Planning Commission
Gustin Twp Planning Commission
Harrisville Twp Planning Commission
Millen Twp Planning Commission
Oscoda Twp Planning Commission
Alcona County Board of Commissioners
NEMCOG

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

Notice of Draft Plan's Availability for the 30 day Review Period and Public Hearing Notice

Page 6, Alcona County Review November 15, 2023

**Mikado Township
Master Plan and Recreation
Plan Public Hearing**

The Mikado Township Planning Commission will hold a public hearing on the proposed Mikado Township Master Plan and Recreation Plan at their regularly scheduled meeting on December 7, 2023 at 6:00 p.m., located at the Mikado Civic Center, 2291 S. F-41, Mikado. The Mikado Township Recreation Plan will guide future park improvements and allow the Township to be eligible to apply for recreation related grants. The draft plan can be viewed at www.mikadotownship.org or at the Mikado Branch of the Alcona County Library, Mikado Civic Center, 2291 S. F-41, Mikado.

For additional information, contact Township Planning Commission Chair, Steve Stevens at 989-916-8060. Written comments can be submitted in advance of the meeting to: Mikado Township, P.O. Box 60, Mikado, MI 48745

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**POSTED AT THE MIKADO CIVIC CENTER
Mikado Township
Master Plan and Recreation Plan Public Hearing**

The Mikado Township Planning Commission will hold a public hearing on the proposed Mikado Township Master Plan and Recreation Plan at their regularly scheduled meeting on December 7, 2023, at 7:00 p.m., located at the Mikado Civic Center, 2291 S. F-41, Mikado. The Mikado Township Recreation Plan will guide future park improvements and allow the Township to be eligible to apply for recreation-related grants. The draft plan can be viewed at www.mikadotownship.org or at the Mikado Branch of the Alcona County Library, Mikado Civic Center, 2291 S. F-41, Mikado.

For additional information, contact the Township Planning Commission Chair, Steve Stevens at 989-916-8060. Written comments can be submitted in advance of the meeting to: Mikado Township, P.O. Box 60, Mikado, MI 48745

**Mikado Township Planning Commission Meeting Minutes and
2023 Master Plan and Recreation Plan Public Hearing**

December 7, 2023

Present: Steve Stevens, Carrie Mullins, James Ostby, Bill Spunar

Absent: Steve Sanderson

Call to Order: 6:01 PM

Pledge

Motion to suspend meeting and open Public Hearing made by Mullins, seconded by Ostby, the Ayes have it, motion passes.

Public Hearing called at 6:02 PM

Secretary Mullins read the following:

In accordance with the Michigan Planning Enabling Act and requirements of the Michigan Department of Natural Resources, Mikado Township is holding a public hearing on its 2023 Master Plan and 2024 Recreation Plan.

There were 5 members of the audience and a call was made for public comment.

Public Comment:

Mary Harmon (433 E. F-30, Mikado, MI 48745) asked if the Recreation Plan would make us eligible for grants. The PC answered Yes.

No other comments were proffered.

Motion to close the Public Hearing made by Mullins, seconded by Spunar, the Ayes have it, motion passes.

Motion to end suspension on the Planning Commission meeting made by Mullins, seconded by Spunar, the Ayes have it, motion passes at 6:06 PM.

Planning Commission meeting called back into session at 6:06 PM.

Discussion:

Secretary Mullins mentioned that Craig Ostby is listed as the Zoning Administrator and while he is no longer the ZA, his name being in the Master Plan is a non issue as he was present for the majority of the work done on the Master and Rec plans.

Motion to approve a Resolution of Adoption and Recommendation of the 2023 Mikado Township Master Plan was made by Mullins, seconded by Spunar, all present voted Aye, motion passes.

Motion to approve a Resolution of Adoption and Recommendation of the 2024 Mikado Township Recreation Plan was made by Mullins, seconded by Spunar, all present voted Aye, motion passes.

Secretary Mullins will pass on these resolutions and recommendations to the Township Board for approval and that will conclude the planning commission's work on the Master and Recreation Plans.

Regular Business:

Motion to accept the meeting minutes from September 7, 2023 made by Mullins, seconded by Ostby, the Ayes have it, motion passes.

Discussion:

Quarterly meeting dates were set:

March 7, 2024; June 6, 2024; September 5, 2024; and December 5, 2024

Then it was decided to ask the Township Board to approve monthly meetings for the purpose of reworking our Zoning Ordinance. All dates are to be the first Thursday of each month except for July as that would fall on the fourth; July's meeting will be July 11th. All times are set at 6 pm. All meetings will be held at the Civic Center.

The 2024 Mikado Twp. Planning Commission work sessions and meetings are thus:

January 4, 2024

February 1, 2024

March 7, 2024 – Quarterly Meeting

April 4, 2024

May 2, 2024

June 6, 2024 – Quarterly Meeting

July 11, 2024

August 1, 2024

September 5, 2024 – Quarterly Meeting

October 3, 2024

November 7, 2024

December 5, 2024 – Quarterly Meeting

Things to note:

Supervisor Harmon mentioned that in order to access the Township's new attorney, Tim Freel, we are to go through Supervisor Harmon. Mr. Freel has expertise in zoning so will be an asset as the Planning Commission moves forward.

As the Planning Commission works on the zoning ordinance, we should think about three things, 1) reduction and clarification, 2) liability to the township and 3) the needs of Mikado. We don't have to reinvent the wheel; there are many other completed zoning ordinances with sections that fit Mikado's particular area, population and needs; research will need to be conducted.

Secretary Mullins will try to keep the citizenry informed of changes to the zoning ordinance by posting a working copy of the ZO on the website with changes in red. The hope is to post an updated document quarterly.

Finally, for the work session on January 4th, the Planning Commission will be starting with Article 3 – General Provisions and we'll see how far we get. The PC members are to review the sections on their own time and come prepared to discuss and make changes as needed.

Motion to adjourn made by Mullins, seconded by Spunar, the Ayes have it, motion passes.

Adjournment: 7:43 PM

Next Meeting: January 4, 2024 at 6:00 PM at the Mikado Civic Center