

Bearinger Township Presque Isle County



Adopted:

Planning Commission: August 14, 2007

Township Board: September 10, 2007

Prepared by: Bearinger Township Planning Commission
Assisted by: Northeast Michigan Council of Governments



BEARINGER TOWNSHIP MASTER PLAN

Bearinger Township

Presque Isle County, Michigan

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BEARINGER TOWNSHIP
MASTER PLAN

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Chapter 1 - Introduction

Purpose and Planning Process

The purpose of the Bearinger Township Land Use Master Plan is to provide guidelines for future development within the community, while protecting the natural resources and rural township character. In compliance with the wishes and desires of the residents and property owners, the Commissioners have strived, through this master plan, to maintain Bearinger Township as a natural and rural community. The master plan provides a legal foundation for the Township Zoning Ordinance. The Township Planning Act 168 of 1959 authorizes townships to develop comprehensive or master plans. As stated in the enabling legislation: *The purpose of plans prepared pursuant to this act shall be to promote public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.*

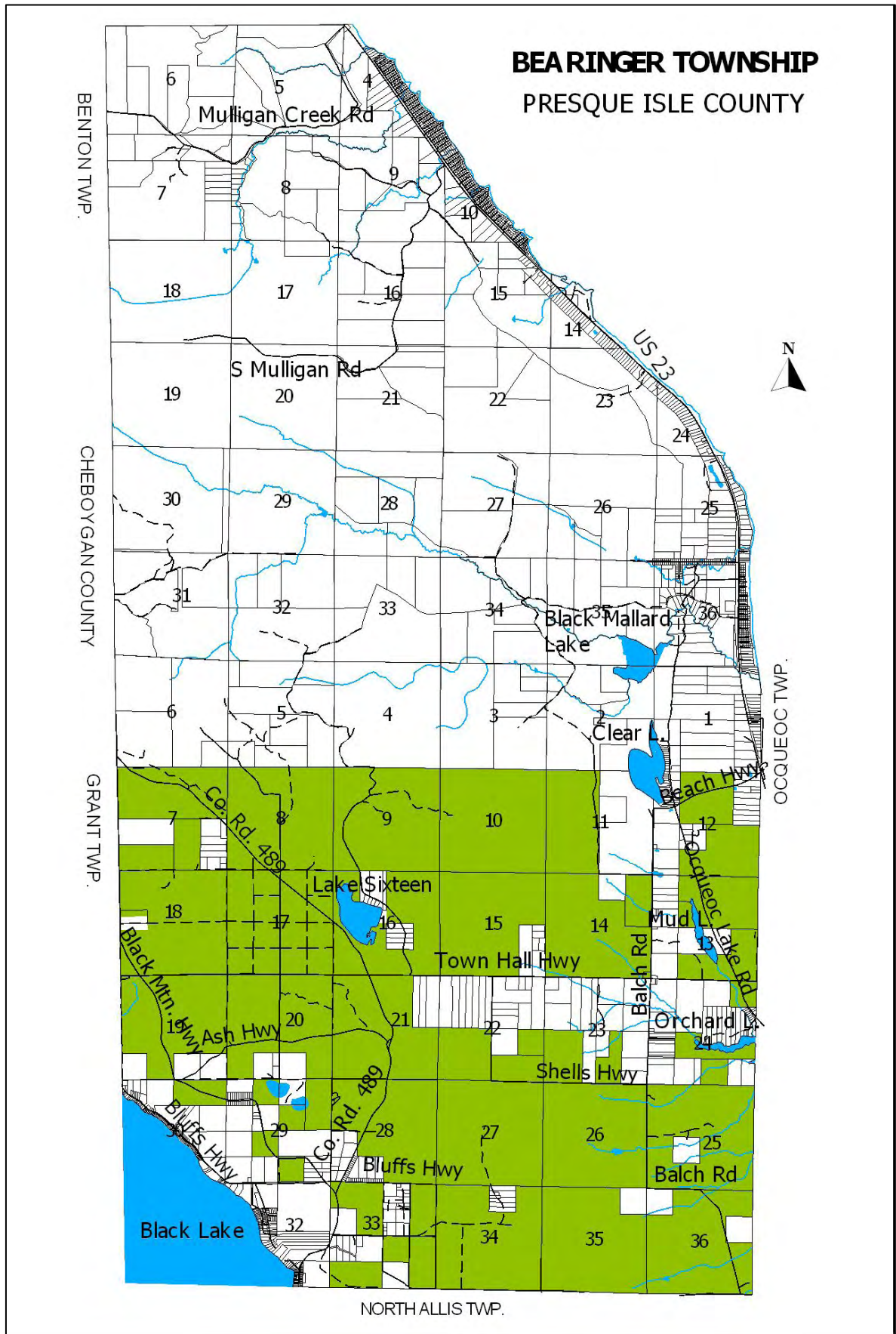
This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes and trends in Bearinger Township. A special community workshop 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 Bearinger Township Planning Commission developed this Master Plan with the assistance from the Northeast Michigan Council of Governments (NEMCOG). This 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 the two-year period. All workshops were open meetings with public welcomed and encouraged to comment on the plan. To further gather public input, a community visioning session and three focus group sessions were held. After the draft future land use plan was completed the planning commission held an open house to allow community members to review the document. Bearinger Township is currently under County planning and zoning. Presque Isle County updated its master plan in 2005 and completed a zoning update in early 2007. It is the intention of Bearinger Township to develop and adopt its own zoning ordinance.

Location and Regional Setting

Bearinger Township is located in the northwestern corner of Presque Isle County. The County is located in the northeastern lower peninsula of Michigan. The adjacent map shows the location of the Township. Cheboygan County borders Bearinger Township to the east and north. Grant and Benton Townships border Bearinger to the west, Ocqueoc Township to the east, and North Allis to the south. The Township geographic area covers over 63 square miles. **Figure 1.1** shows a base map of Bearinger Township.

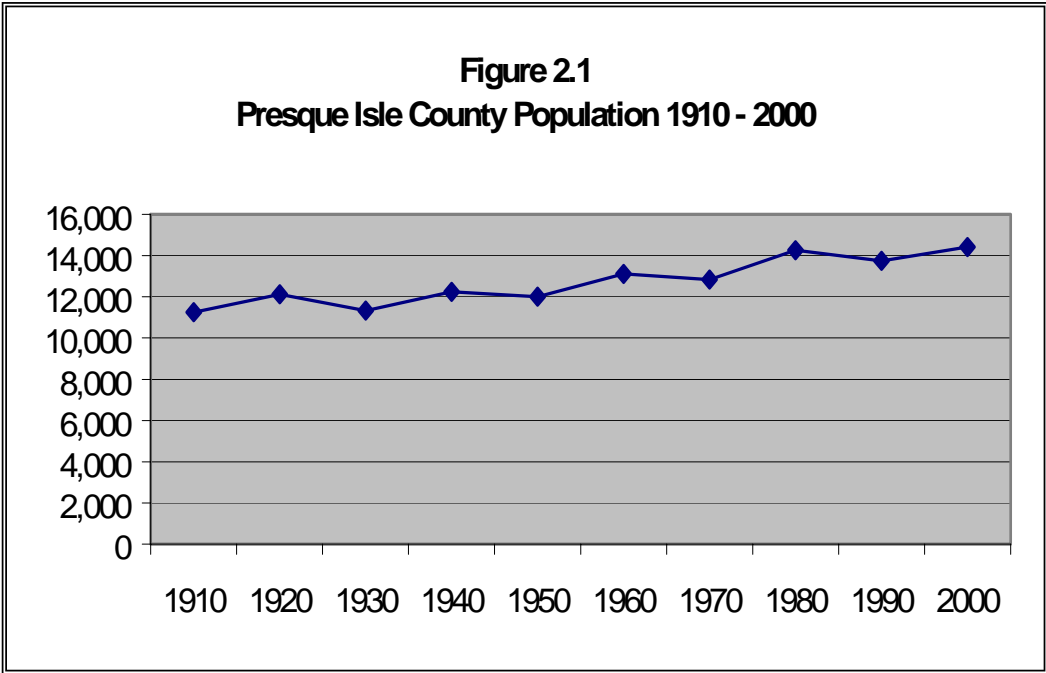




Chapter 2- Socio-Economic Profile

Population

The official population count of Presque Isle County according to the 2000 Census was 14,411 persons. The County has experienced a net growth in population over the past 90 years, but there have been several periods of declining population numbers. Since 1910, increases and decreases in population have alternated every 10 years (see **Figure 2.1**). The population of Presque Isle County grew in 1920, 1940, 1960, 1980 and 2000 and decreases in population occurred in 1930, 1950, 1970 and 1990. The result, over time, has been a relatively gradual increase in population in the County. Over the past 90 years Presque County has increased by 3,162 persons or by an average of 0.3 % a year.



Source: U.S. Bureau of the Census

Presque Isle experienced a population increase of one percent between 1980 and 2000, far below the State of Michigan’s growth rate of 7.3 % for that period. Bearinger Township, however, significantly out-distanced both the County and State in population growth during those same twenty years with a growth rate of 51.6 % (See **Table 2.1**). This is a strong indication of the attraction Bearinger Township has for those who enjoy the high quality lakes, streams and extensive forests of the area, or for those who simply seek a more rural lifestyle.

Unit of Government	1980	1990	% Change 1980 - 1990	2000	% Change 1990 - 2000	% Change 1980-2000
Bearinger Township	217	246	13.4%	329	33.7%	51.6%
Presque Isle	14,267	13,743	-3.7%	14,411	4.9%	1.0%
Michigan	9,258,344	9,295,297	0.4%	9,938,444	6.9%	7.3%

Source: U.S. Bureau of the Census

Although the 1990-2000 population in the 18 municipalities of the County fluctuated greatly (see **Table 2.2**), a general growth pattern can be seen. Six townships within Presque Isle County exhibited a 20% or higher growth rate, with Bearinger Township leading at 33.7%. All of the County's high-growth townships had at least one common attribute, the presence of private property development on or near waterfront. In Bearinger Township a large tract of land formerly under ABTCo ownership is now controlled by a private development group, and residential lots with Lake Huron view have been split from the parent parcel. In addition to new residential development, houses that were previously used as vacation homes are being converted to year-round residences as homeowners retire and move north permanently.

TABLE 2.2				
Population for Municipalities in Presque Isle County 1990 & 2000				
Unit of Government	1990	2000	% Change	Number of Persons
Bearinger Township	246	329	33.7%	83
Allis Township	887	1,035	16.7%	148
Belknap Township	920	854	-7.2%	-66
Bismarck Township	319	408	27.9%	89
Case Township*	770	942	22.3%	172
Krakow Township	617	622	0.8%	5
Metz Township	403	331	-17.9%	-72
Moltke Township	309	352	13.9%	43
North Allis Township	502	618	23.1%	116
Ocqueoc Township	521	634	21.7%	113
Posen Township**	972	959	-1.3%	-13
Presque Isle Twp.	1,312	1,691	28.9%	379
Pulawski Township	427	372	-12.9%	-55
Rogers Township	857	949	10.7%	92
Rogers City	3,642	3,322	-8.8	-320
Onaway	1,039	993	-4.4%	-46
Village of Millersburg	250	263	5.2%	13
Village of Posen	263	292	11.0%	29

Source: U.S. Bureau of the Census
 * Case Township numbers include residents of the Village of Millersburg.
 ** Posen Township numbers include residents of the Village of Posen.

Population by Age

Presque Isle County's age distribution, according to the 2000 Census, was similar to its surrounding counties. The two smallest classifications were those 0-4 years old and 18-24 years old. When compared to state figures, northern Michigan has a much smaller population of 18-24 year olds, and a larger population over the age of 45 years old. In Presque Isle County, similar figures apply for all its municipalities (see **Table 2.3**). Bearinger Township exhibits this trend most dramatically, with only 3.3% of its population in the 18-24 year age group and 31.6% aged 65 years and over.

Table 2.3 Population by Age by Minor Civil Division, Presque Isle County, 2000								
Municipality	0-4 years	5-17 years	18-24 years	25-44 years	45-64 years	65 years & over	Total	Median age
Bearinger Township	18	22	(3.3%)* 11	49	125	(31.6%)* 104	329	57
Allis Township	59	193	(7.8%) 81	262	278	(15.6%) 162	1,035	40
Belknap Township	42	157	(5.6%) 48	212	235	(18.7%) 160	854	42
Bismarck Township	11	56	(11.0%) 45	92	102	(25.0%) 102	408	51
Case Township**	62	157	(6.4%) 60	219	249	(20.7%) 195	942	42
Krakov Township	23	70	(5.1%) 32	120	189	(30.2%) 188	622	50
Metz Township	17	55	(9.9%) 33	69	95	(18.7%) 62	331	44
Moltke Township	16	75	(4.8%) 17	81	115	(13.6%) 48	352	43
North Allis Township	39	103	(6.5%) 40	148	148	(22.6%) 140	618	43
Ocqueoc Township	25	83	(6.8%) 24	118	187	(31.0%) 197	634	54
Posen Township***	53	179	(7.9%) 76	240	226	(19.3%) 185	959	40
Presque Isle Township	56	240	(4.4%) 74	341	574	(24.0%) 406	1,691	50
Pulawski Township	17	72	(7.5%) 28	77	121	(15.3%) 57	372	42
Rogers Township	34	149	(6.3%) 60	186	332	(19.8%) 188	949	48
City of Onaway	61	198	(10.3%) 103	245	217	(17.0%) 169	993	38
Rogers City	159	518	(7.1%) 238	770	780	(25.7%) 857	3,322	44
Village of Millersburg	17	64	(4.9%) 13	67	53	(18.6%) 49	263	36
Village of Posen	21	48	(8.9%) 26	77	47	(25.0%) 73	292	39
Presque Isle County	692	2,327	(6.5%) 935	3,229	4,008	(22.3%) 3,220	14,411	45

Source: U.S. Bureau of the Census
 *% of total population ** Case Township numbers include residents of the Village of Millersburg.
 ***Posen Township numbers include residents of the Village of Posen.

The population can be divided into four very general age groups:

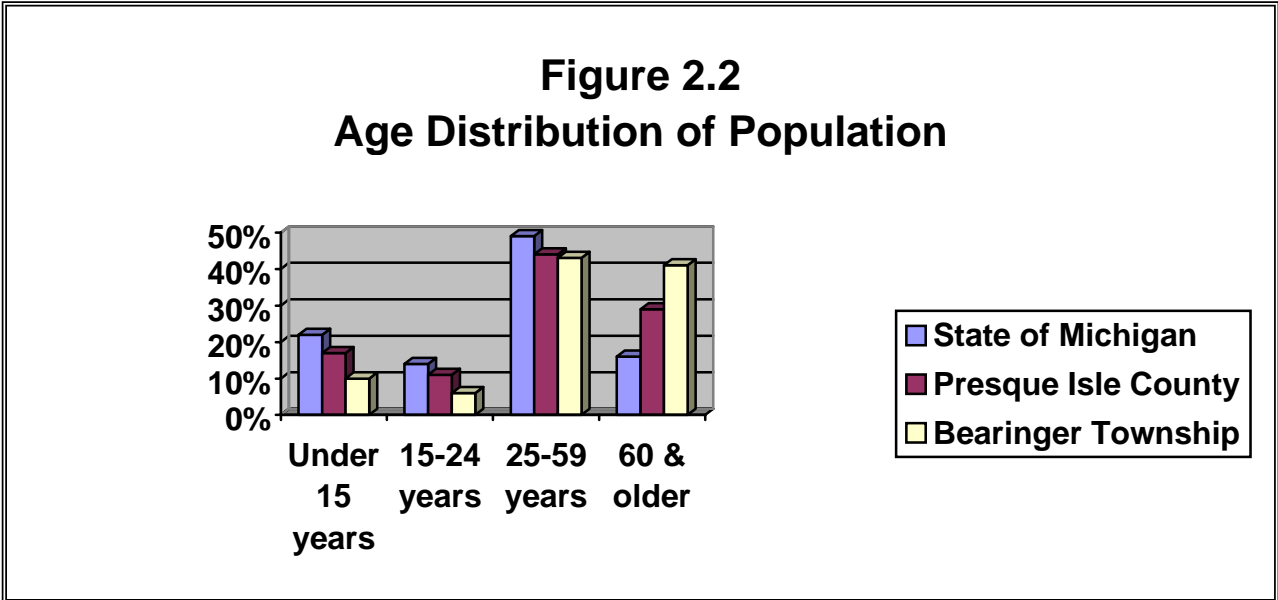
Under 15 years of age

15-24 years old (Adolescents and young adults who may both work and attend high school/college)

25-59 years old (This group makes up the bulk of the workforce and the majority of the population.)

60 years and older (Those at or near retirement age)

Figure 2.2 shows the distribution of these age groups. Bearinger Township has significantly fewer people 24 years old or younger than does the County or the State as a whole. Numbers of persons in the 25 to 59-year age bracket is comparable for all three governmental units, however Bearinger Township has a substantially higher portion of its population in the 60 years and older group. Planning now to ensure the transportation, recreation and health care needs of this aging population are met will help avert a potentially critical situation for the Township.



Source: U.S. Bureau of the Census

Another indication of the changing population is the higher median age reported in the last Census. According to the U. S. Census Bureau, the median age of residents within the County increased from 32 years of age in 1980 to 45 years of age in 2000. This upward trend is similar to that found in the rest of the State (from 29 to 36 years) and the Nation (from 30 to 35 years). Median age data is not available at the township level for 1980 or 1990, but records from the 2000 Census indicate that Bearinger Township’s median age of 57 years is significantly higher than that of the County, State, or the United States as a whole. Several other townships in Presque Isle County also have an unusually high median age. A combination of factors may influence this trend, including an aging population, retirees moving into the area, and the tendency for younger persons to leave the area upon completion of high school. In Bearinger Township this is quite evident in the fact that a full third of its population is aged 65 or over, and less than 4% (11 persons) is between the ages of 18 and 24. (See **Tables 2.3 and 2.4.**)

Table 2.4 Median Age 1980-2000			
Governmental Unit	1980	1990	2000
Bearinger Township	Not Available	Not Available	57
Presque Isle	32	39	45
Michigan	29	33	36
United States	30	33	35

Source: U. S. Bureau of the Census

Population Projections

Projections from three different sources are shown below in **Table 2.5**. Using the mean value of six extrapolation techniques developed in Richard Klosterman’s *Community Analysis and Planning Techniques* text, Northeast Michigan Council of Government (NEMCOG) developed population projections through the year 2020. These techniques mathematically fit curves to a time series of data and project values for future periods. NEMCOG predictions and predictions from the University of Michigan (U of M) and from the Michigan Department of Management and Budget (DMB) predict population increases for the County over the next 20 years. Projections from the three agencies, however, differ on the rate of growth the County will likely experience over that period of time.

Table 2.5			
Presque Isle County Population Projections			
Source	2000	2010	2020
NEMCOG	14,411	15,144	16,225
U of M	14,411	15,035	15,397
DMB	14,411	15,000	15,200

The University of Michigan (U of M) and the Department of Management and Budget (DMB) both project approximately a four-percent growth for the next 10 years. DMB then projects a slower growth rate of 1.3 % from 2010 to 2020. U of M also predicts a slower growth rate from 2010 to 2020 projecting there will be a 2.4% rate of growth adding 362 persons during that period.

The NEMCOG projections for 2010 and 2020 are higher than the projections of U of M and DMB. NEMCOG projects a five percent rate of growth for the next 10 years followed by a seven percent rate for the period of 2010 to 2020. Given the statewide and national trend of increasing age and the decrease in young families having children, it can be assumed that the bulk of the population increase will come as baby boom retirees are moving to the area, and not new children being born into the community. If Bearinger Township continues to grow at a rate higher than that of the County as a whole (as shown in **Table 2.1**), it can be further assumed that a substantial portion of these new residents will relocate within its boundaries.

Race and Hispanic Origin

The population of Presque Isle County and Bearinger Township is relatively homogenous, with minorities composing a very small percentage of the population (see **Table 2.6**). In 2000 Presque Isle County’s population was made up of 98% white persons (97% in the Township). The minority population has changed relatively little over the last 10 years. From 1990 to 2000, the minority population increased from 0.7 to 1.9% in the County and from 2.0% to 2.2% in the Township. Probably the biggest factor for the increase was that the 2000 Census was the first time respondents were given the opportunity to choose more than one race category. This new designation was responsible for 43% of the growth of the total minority population. The growth in the minority population probably does not represent influx of new minority residents, but is more likely due to those who previously classified themselves as white selecting two or more races in the 2000 census.

Excluding the ‘two or more races’ category, American Indian was the largest minority group with 0.6% and 0.9% population in Presque Isle County and Bearinger Township, respectively. The

County showed a 0.3% Black population, followed by Asian at 0.2% (0.4% for the Township). Persons indicating Other Races made up 0.1% in the County and 0.9% in the Township. In the County, all minority classifications had increases in population over the last decade.

Category	Presque Isle County				Bearinger Township			
	1990		2000		1990		2000	
Total Population	13,743	100%	14,411	100%	246	100%	329	100%
Males	6,784	49.4%	7,176	49.8%	123	50.0%	163	49.5%
Females	6,959	50.6%	7,235	50.2%	123	50%	126	50.5%
White	13,648	99.3%	14,133	98.1%	241	98%	319	97%
Black	11	0.1%	38	0.3%	0	0.0%	0	0.0%
American Indian	43	0.3%	85	0.6%	3	1.2%	3	0.9%
Asian	29	0.2%	23	0.2%	1	0.4%	2	0.4%
Two or More Races*	NA	NA	118	0.8%	NA	NA	3	0.9%
Other Race	12	0.1%	13	0.1%	1	0.4%	3	0.9%
Hispanic Origin	37	0.3%	79	0.5%	4	1.6%	3	0.9%
Total Racial Minority**	95	0.7%	277	1.9%	5	2.0%	14	2.2%

*Category added in 2000 census ** Does not include Hispanic Origin
 Source: U.S. Bureau of the Census

Disability Status

Data shown in **Table 2.7** gives an indication of how many disabled persons reside in Presque Isle County. Not surprisingly the data shows that the number of persons with disabilities increases with age. In Presque Isle County, 8.8 % of those between 5 and 20 years of age have a disability, 18.8% between 21 and 64 years of age, and 41.8 % of people aged 65 years and over are disabled.

Although Bearinger Township has a larger percentage of persons aged 65 and over than does the County (see **Table 2.3**), statistics show the number of disabled persons residing in the Township is considerably lower than that of the County’s other municipalities, as well as Presque Isle County as a whole. A significant number of persons with disabilities in both the County and the Township are active in the workforce. Census data show that 42.6% of the County’s, and 33.3% of the Township’s disabled persons (aged 21-64 years) are employed. Ensuring that adequate transportation, recreation and housing is available for this demographic should be a consideration in any future community plans. Physical and self-care limitations greatly influence a person’s mobility, making it difficult for this segment of the population to take advantage of recreational opportunities. These factors should be taken into consideration when planning recreational projects.

Municipality	5-20 years			21-64 years				65 years and over		
	Total Persons	# with disability	% with disability	Total persons	# with disability	% with disability	% with disability, employed	Total persons	# with disability	% with disability
Bearinger Township	30	2	6.7%	171	15	8.8%	33.3%	117	31	26.5%
Allis Township	214	47	22.0%	596	134	22.5%	39.6%	148	75	50.7%
Belknap Township	177	9	5.1%	449	62	13.8%	45.2%	181	88	48.6%
Bismarck Township	54	6	11.1%	208	34	16.3%	23.5%	99	59	59.6%
Case Township	174	5	2.9%	521	128	24.6%	46.9%	173	71	41.0%
Krakov Township	91	5	5.5%	324	58	17.9%	41.4%	191	75	39.3%
Metz Township	73	3	4.1%	173	26	15.0%	57.7%	77	37	48.1%
Moltke Township	58	5	8.6%	190	43	22.6%	65.1%	66	27	40.9%
North Allis Township	146	26	17.8%	348	89	25.6%	38.2%	113	61	54.0%
Ocqueoc Township	104	0	0%	329	95	28.9%	29.5%	206	70	34.0%
Posen Township	232	14	6.0%	540	121	22.4%	45.5%	165	76	46.1%
Presque Isle Township	285	17	6.0%	901	119	13.2%	47.1%	392	119	30.4%
Pulawski Township	92	4	4.3%	203	26	12.8%	53.8%	68	32	47.1%
Rogers Township	227	30	13.2%	554	102	18.4%	54.9%	168	76	45.2%
Onaway	268	24	9.0%	461	160	34.7%	35.6%	186	106	57.0%
Rogers City	585	50	8.5%	1,662	219	13.2%	40.6%	796	311	39.1%
Village of Millersburg	62	2	3.2%	142	28	19.7%	46.4%	38	21	55.3%
Village of Posen	70	7	10.0%	175	48	27.4%	16.7%	48	22	45.8%
Presque Isle County	2,810	247	8.8%	7,630	1,431	18.8%	42.6%	3,146	1,314	41.8%

Source: U.S. Bureau of the Census

Educational Attainment

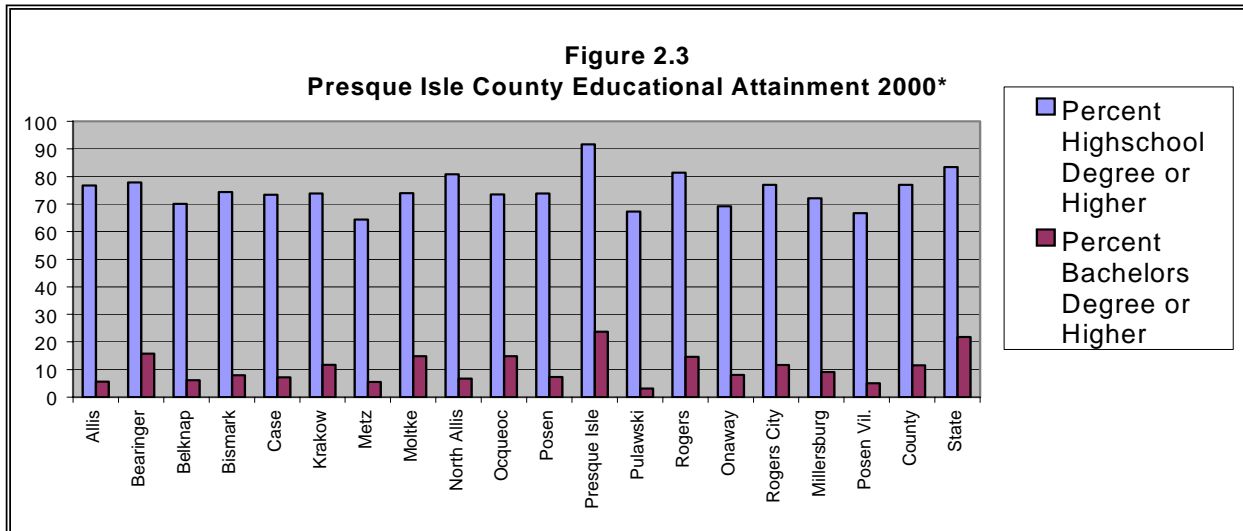
Educational attainment of residents in Presque Isle County has significantly improved over the last decade (see **Table 2.8**). While approximately the same percentage of persons had a high school diploma in 2000 as did in 1990, a larger percentage had taken college courses and/or obtained advanced degrees. Another indicator of educational improvement is the decrease in the percentage

of persons that attended high school but did not receive a diploma (17.4% to 13.8%) and persons with less than a 9th grade education (16.9% to 9.2%)

Level of Education	Presque Isle County			Bearinger Township		
	1990	2000	*% Change	1990	2000	% Change
Less than 9 th grade	**16.9%	9.2%	-38.9%	7.4%	0.7%	-84.6%
9 th to 12 th grade	17.4%	13.8%	-10.8%	29.0%	21.5%	17.6%
High School Graduate	38.3%	38.4%	13.0%	31.3%	28.7%	45.5%
Some College	13.5%	21.2%	76.5%	23.9%	22.9%	52.4%
Associates Degree	5.1%	6.0%	32.0%	0.0%	10.4%	0.0%
Bachelors Degree	5.5%	7.4%	52.4%	7.4%	11.8%	153.8%
Graduate/Professional Degree	3.3%	4.1%	40.5%	1.1%	3.9%	450.0%

* Percent change between 1990 and 2000 **Percent of total population
Source: U. S. Bureau of the Census

The State, however, had a greater percentage of persons holding both a high school and a college degree than did either the Township or the County (**Figure 2.3**). Bearinger Township had a slightly higher percentage of persons with a high school or college degree than the County. The overall lower college graduation rate is due, in part, to the region’s limited availability of higher education institutions, and a lack of employment opportunities that encourage graduates to return to the area.



Source: U.S. Census Bureau *Persons 25 years and older

Housing Characteristics

Seasonal Housing

In 2000, the Census showed that 33.1% of the housing units in the County and 65.2% in Bearinger Township were seasonal (see **Table 2.9**). This reflects a small decrease from 1990 for the County and a significant decrease for the Township. This means that approximately one third of the

County's, and well over half of the Township's total housing stock is owned by seasonal residents. The percentage of Presque Isle County's seasonal housing units is roughly comparable to that of surrounding counties reflecting the importance of northern Michigan as a tourism/recreation center and retirement destination. This decrease in the region's seasonal housing stock suggests that more retirees are moving to northern Michigan, converting their seasonal units to year round homes.

Unit of Government	1990			2000		
	Total Units	Vacant Units	Seasonal Units	Total Units	Vacant Units	Seasonal Units
Bearinger Township	442	334	(72.2%)* 319	503	345	(65.2%) 328
Presque Isle County	8,917	3,541	(34.1%) 3,044	9,910	3,755	(33.1%) 3,278
State of Michigan	3,419,331	428,595	(5.8%) 233,922	4,234,279	448,618	(5.5%) 223,549

*Percent of total housing units that are used as seasonal housing
Source: U.S. Bureau of the Census

Obtaining accurate numbers of seasonal residents and tourists is difficult. Because the U.S. Census is conducted each decade in April, the numbers only reflect those persons who live in the Township on a year-round basis.

A rough estimate of the number of seasonal residents can be calculated by multiplying the number of the Township's seasonal housing units by its average number of persons per household, for a total of 682 persons. Seasonal residents, therefore, may triple the population of the Township during the summer months to over 1,000 persons, compared to the actual 2000 Census figure of 329. (This figure does not include seasonal visitors or tourists staying in motels, campgrounds or family homes.)

Residential Housing

The number of residential housing units in the County has grown at a rate greater than the population. This reflects the trend toward fewer persons per household, and an increase in seasonal home construction. **Table 2.10** shows that between 1990 and 2000, Presque Isle County's total number of housing units increased by 11.1%, while the population during that same period increased by only 4.9% (**Table 2.1**). Conversely, Bearinger Township showed a 33.7% increase in population, while the number of housing units increased only 13.8% for the same period, and size of household decreased. This clearly shows the transition of seasonal homes to year-round/retirement homes.

The percentage of owner-occupied housing units in the County increased slightly over the past decade, from 4,498 (83.7% of all occupied housing units) in 1990 to 5,266 (85.6% of occupied units) in 2000, an increase of 1.9%. These numbers exceed the average percent of occupied units for both state (73.8 % owner-occupied) and nationally (66.2%). Bearinger Township's owner-occupied housing units, however, decreased by 4.2% and renter-occupied units increased by 4.2%, indicating that a portion of the Township's owner-occupied housing stock was converted to rental housing.

At the same time, vacancy rates in both the County and the Township increased significantly, particularly vacancies in rental units. The number of vacant rental units in the County increased by 61.8% between 1990 and 2000 and the Township, which showed no rental vacancies in 1990, reported 26.7% of all rental units vacant by 2000. When compared to a 5.2% drop in vacant rental

units statewide, these figures seem disproportionately high. The construction of new rental housing in the Township or surrounding area, or the departure of a major local employer might explain this anomaly, however neither of these events have occurred.

Vacancy data is one measure of available housing in a community. Sufficient housing stock, for both owner-occupied and renter-occupied, must be provided to accommodate an expanding population base. According to the Census, Presque Isle County's housing market vacancy rate was remarkably low in 1990, at 1.9 %, and remained unchanged in 2000. Bearinger Township's vacancy rate was a little higher, 3.7% in 1990 but decreasing to 3.3% in 2000. Typical normal vacancy rates of owner-occupied housing are nationally about five percent. The County and Township's low percentage indicates a tight housing market and an inadequate supply of available units for new residents. This situation indicates that the demand for housing is not being met through the existing housing stock.

Table 2.10 Occupied Housing Units 1990-2000						
	Presque Isle County			Bearinger Township		
	1990	2000	% Change	1990	2000	% Change
Total Units	8,917	9,910	11.1%	442	503	13.8%
Total Occupied	5,376	(62.1%)* 6,155	14.5%	108	(31.4%)* 158	46.3%
Owner-Occupied	4,498	(85.6%) 5,266	17.1%	105	(93.0%) 147	40.0%
Renter-Occupied	878	(14.4%) 889	1.3%	3	(7.0%) 11	266.7%
Total Vacant Units**	3,541	(37.9%) 3,755	6.0%	334	(68.6%) 345	3.3%
Persons/Household	2.53	2.31	-8.8%	2.28	2.08	-8.7%

*Percent of total Housing Units
 **Includes units that are vacant, for sale or rent; does not include seasonal units
 Source: U. S. Bureau of the Census

Residential Construction Activity

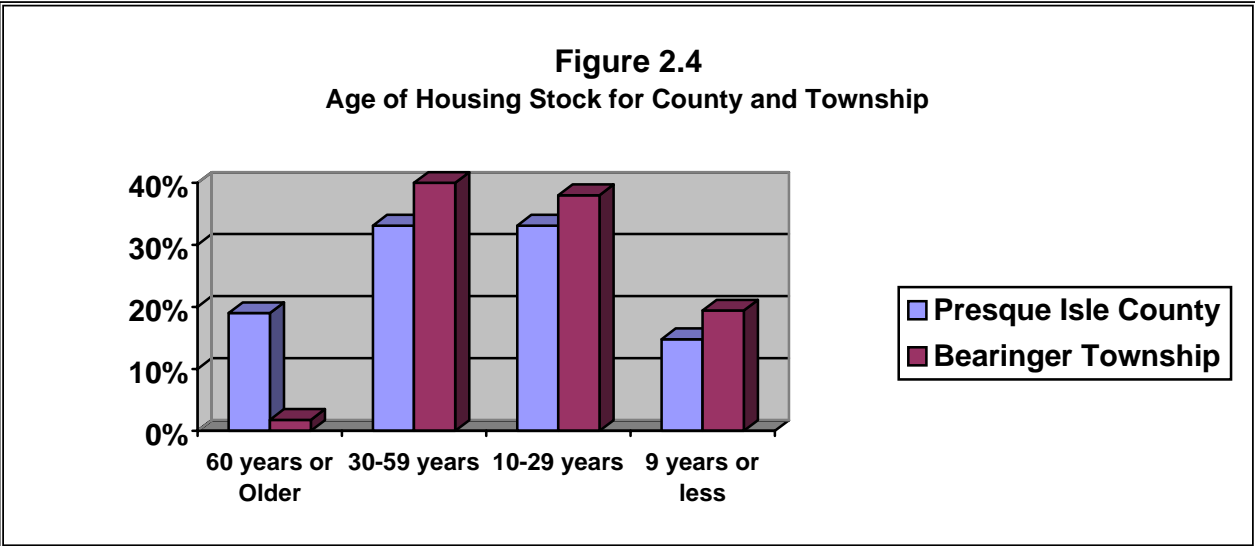
Presque Isle County residential building permits indicate the amount of construction activity within the County for the past ten years. The number of building permits issued per year for the construction has average 476.5 permits per year for the County and 35 for the Township, as illustrated in **Table 2.11**. The table, however provides only the total number of building permits, and does not break the numbers into categories for new construction, additions, or accessory buildings.

Building activity peaked in 1998 with 574 building permits issued, 35 of which were issued in Bearinger Township. When reading the table it appears that the amount of building activity has dropped significantly since that time. In 1999 there was a 17 % drop in building permits issued.

While the number of permits issued countywide in 2005 was the lowest since 1996, the Township recorded 33 permits issued that year, a figure only slightly lower than the Township's average. A change in policy within the County Building Department can explain the apparent decline in permits issued within the County. Prior to 1999, two separate building permits were required for new construction of a dwelling and a garage on the same lot or parcel. In 1999, policy change required only one permit for both structures, thus giving the appearance of a decline in construction activities.

Table 2.11 Building Permits Issued 1996-2005											
Year	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total
Bearinger Township	31	38	35	36	42	40	40	27	29	33	351
Presque Isle County	452	503	574	477	498	467	453	499	449	393	4,765

Source: Presque Isle County Building Department.



Source: U. S. Bureau of the Census

Age of Housing Units

Information found on **Table 2.12** shows the year that housing units were built in both Presque Isle County and Bearinger Township, and **Figure 2.4** shows the relative age of that housing stock. Generally speaking, the older a housing unit is, the more likely it is to be in need of rehabilitation. Housing units older than 30 years may be in need of at least some, if not a great deal of renovation.

When analyzing the age of the County's housing stock, it was found that 53.0 % of all housing units in Presque Isle County and over 40.0% in Bearinger Township were built before 1970. A substantial number of homes within the County were constructed between 1970 and 1980. Over half the County's homes are over 30 years old and 19% were constructed before 1940. The Township also has a large percentage of homes built between 1970 and 1980, but an even greater number were built between 1940 and 1960.

Compared to the County, the Township has very few homes built prior to 1940, however 40% of its housing stock is between 30 and 60 years old. Aging housing stock often translates into deteriorated housing; therefore it would be beneficial to the Township and County to become actively involved in housing restoration and rehabilitation programs.

Year Built	Presque Isle County		Bearinger Township	
	Structures	% of Housing Stock	Structures	% of Housing Stock
1939 or earlier	1,883	19.9%	9	1.8%
1940-1959	2,025	20.4%	131	26.2%
1960-1969	1,259	12.7%	69	13.8%
1970-1979	2,171	21.9%	121	24.2%
1980-1989	1,112	11.2%	73	14.6%
1990-2000	1,460	14.7%	97	19.4%
Total Structures	9,910	100%	500	100%

Source: U. S. Bureau of the Census

Income and Poverty Status

Income statistics in the 2000 U. S. Census actually reflect income levels for the year of 1999. The median household income for Bearinger Township was \$35,962 per year. The median household income for Presque Isle County was \$31,656 and the State was \$44,667 per year. Median household income includes both family and non-family households. Typical of rural townships in Northeast Michigan, the median household income was \$8,705 lower than the State as a whole. However, Bearinger Township’s median income was \$4,306 higher than that of the County.

The median family income in 1999 for the Township was \$39,792. **Table 2.13** compares median household income, median family income, per capita income and poverty levels for Bearinger Township, Presque Isle County and the State of Michigan. The per capita income (income averaged per person) was \$29,780 in Bearinger Township, \$7,612 more than the per capita income for the State.

The percentage of families living below poverty level in 1999 were comparable for the Township (7.0%), County (6.8%) and State (7.4%) as shown in **Table 2.14**. In the Township, 50% of families living below the poverty level had children.

Governmental Unit	Median Household Income	Median Family Income	Per Capita Income	Percent Families Below Poverty Level
Bearinger Township	\$35,962	\$39,792	\$29,780	7.0%
Presque Isle County	\$31,656	\$37,426	\$17,363	6.8%
State of Michigan	\$44,667	\$53,457	\$22,168	7.4%

Source: U.S. Bureau of the Census

Employment

The data presented in this section reflects place of residence, not location of employment. **Table 2.15** compares workforce statistics and distribution by occupation in Bearinger Township, Presque Isle County and the State of Michigan.

	Bearinger Township		Presque Isle County		State of Michigan	
Individuals living below poverty level*	37	11.2%	1,469	10.3%	1,021,605	10.5%
18 years and over*	28	8.5%	1,052	7.1%	668,670	6.7%
65 years and over*	4	1.2%	290	2.0%	96,116	1.0%
Total Families	115	100%	4,231	100%	2,591,312	100%
Families living below poverty level	8	7.0%	286	6.8%	192,376	7.4%
With children**	4	50.0%	180	62.9%	151,943	63.3%
Female householder, no husband***	2	25.0%	90	31.5%	110,549	57.4%
With children	2	100%	87	96.7%	99,905	90.3%
*Percent is of total population **Percent of those families living below poverty level that have children ***Percent of families living below poverty level with female head of household Source: U.S. Bureau of the Census						

At the time of the 2000 U. S. Census, the unemployment rate for Presque Isle County was 5.6% and the statewide unemployment rate was 3.7%. At 2.3%, the unemployment rate for Bearinger Township was lower than that of both the County and the State.

Table 2.15 shows management and professional jobs constituted 31.5% of employment for the State of Michigan in 2000. Sales and office occupations (25.6%) and service occupations (14.8%) were the second and third largest employment sectors for the State. The top two employment sectors for Presque Isle County are management and professional jobs (25.7%) and sales and office occupations (23.4%) and. Service occupations make up 17.6% of the County's employment. Overall, the employment rate for Presque Isle County is substantially lower than that of the State.

	Bearinger Township		Presque Isle County		State of Michigan	
	#	%				
Population 16 years and >	305	100%	11,840	100%	7,630,645	100%
In labor force	113	37.0%	6,072	51.3%	4,926,463	64.6%
Civilian labor force	113	37.0%	6,060	51.2%	4,922,453	64.5%
Employed	106	34.8%	5,400	45.6%	4,637,461	60.8%
Unemployed	7	2.3%	660	5.6%	284,992	3.7%
Armed Forces	0	0%	12	0.1%	4,010	0.1%
Management, Professional	27	25.5%	1,386	25.7%	1,459,767	31.5%
Service occupations	20	18.9%	948	17.6%	687,336	14.8%
Sales and office occupations	26	24.5%	1,261	23.4%	1,187,015	25.6%
Farming, Fishing, Forestry	0	0%	127	2.4%	21,120	0.5%
Construction, Mining, Maintenance	17	16.0%	756	14.0%	425,291	9.2%
Source: U. S. Census Bureau 2000						

Summary

Both Presque Isle County's and Bearinger Township's population is growing and is predicted to continue to increase over the next several decades. Plans to accommodate this projected growth need to be undertaken in advance in order to provide adequate services, housing and infrastructure to the area's future residents.

A further examination of Census statistics shows that like most of the rest of the nation, the County's and Township's population is aging. Over the past three decades, the number of persons over the age of 25 years has increased, while the number of those under 25 years has declined. Shifting population bases create new demands on community services. While communities with a high concentration of children need to plan for the construction of schools and recreational facilities, communities with a larger elderly population need to concentrate more on plans for expanded health care and emergency services.

Nationally, according to the Administration on Aging report "*A Profile of Older Americans: 2001*", one in four persons over the age of 65 rates their health as poor, and the average hospital stay for an older person is four times longer than that of someone under the age of 65. More than half of older Americans reported having at least one disability, and over a third reported at least one severe disability. Over 20 % of those 65 years and older indicated that they had difficulties with daily activities such as shopping, preparing meals, doing housework and taking medication. Older consumers average more than \$3,000 per year in out-of-pocket health care expenses and 11 % of their total expenditures is on health care.

In addition to the expanding and aging population, statistics show that there are now fewer persons per household than has been found in the past. Between 1990 and 2000, Presque Isle County's persons per household decreased from 2.53 to 2.31 persons, and Bearinger Township's dropped from 2.28 to 2.08. This is a trend found throughout the region, state and nation. If the population continues to increase while persons per household declines, there will be a need for additional housing units to be constructed in both the County and the Township.

Assessing the age and condition of the Township's housing stock is an important planning tool. After a house is fifty years old, it is typically in need of rehabilitation or replacement, depending upon the construction quality and history of continued maintenance. As of March 2000, more than a quarter of the homes in Bearinger Township were built prior to 1960, and more than 40% of the Township's total housing was over 30 years old. Many of these older homes are most likely in need of some type of rehabilitation or replacement.

As indicated, many of the housing units in the County are seasonal, meaning they are second and even possibly third houses of persons with primary residency in other vicinities. Many people, upon reaching retirement, spend a greater amount of time and often permanently move to houses that were previously secondary, seasonal homes. This scenario could result in an increase in demand for various public and human services in Bearinger Township.

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 must be analyzed according to the types of existing land uses, amount of vacant land within each land use type, the character of the land itself, and 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 enterprise. 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.

Water Supply and Sewage Disposal

No municipal water or sewer service exists within Bearinger Township. District Health Department #4 is the permitting agency for private wells and septic systems. Soil conditions such as hydric soils or bedrock close to the surface may pose challenges to siting a traditional septic system. Lakefront communities often crowd residences along the shoreline, which can directly affect both groundwater and surface water quality by increasing the potential for pollutants from improperly designed or inadequately maintained septic systems. Alternative on-site systems, such as raised drain field systems or hold and pump systems, may be appropriate in high-density or cluster lakeshore developments where soil conditions, distance between lots, or shallow bedrock make traditional systems inappropriate. Septic systems that meet the Health Department Code and that are properly maintained provide on-site wastewater treatment that is biologically equivalent to a municipal sewage treatment plant. Careful consideration must be given to protecting the County's surface water and groundwater resources.

Solid Waste

Under the provisions of the Natural Resources and Environmental Protection Act, PA 451 or 1994, Part 115, each county is required to have a Solid Waste Management Plan approved by the Michigan Department of Environmental Quality (DEQ). As noted in the *Presque Isle County Solid Waste Management Plan*, the County's solid waste is accepted at the Elk Run Sanitary Landfill in Allis Township, at City Environmental Services, Inc. of Waters (Crawford County), or Montmorency-Oscoda-Alpena Sanitary Landfill in Loud Township (Montmorency County). All three facilities are Type II Landfills, which means they are designed to accept municipal waste. The waste management plan indicates that the Elk Run facility may also accept solid waste from several other northern Lower Peninsula and eastern Upper Peninsula counties.

Residents and business owners generally contract with private waste haulers to pick up refuse, and the waste haulers deliver the waste to one of the three landfills. Household trash may also be delivered for a per-bag price to transfer stations in Rogers City, Krakow Township or

Ocqueoc Township. Additionally, dumpsters are located at several businesses around the County, where trash is accepted at a per-bag price.

Presque Isle County operates a voluntary recycling program, providing six recycling stations where recyclable materials may be deposited. These are located at the transfer stations in Rogers City, Krakow Township and Ocqueoc Township, in the communities of Millersburg and Hawks, and at the North Allis Township Hall. Newspapers, glass, tin and #2 HDPE plastics are accepted at the recycling stations.

The *Solid Waste Management Plan* encourages residents to compost yard waste, but the County does not have a formal composting program. The plan states, "Composting is expected to remain the responsibility of the individual."

Utilities

Energy

The Presque Isle Electric and Gas (PIE&G) company headquartered in Onaway provides the majority of electric power in Presque Isle County. Three-phase power is available in two areas of Bearinger Township. At the western edge of the Township, three-phase power lines roughly parallel Bluffs Highway along Black Lake, then continue north, loosely following Black Mountain Road. Three-phase power lines also run parallel to the Lake Huron shoreline along the Township's eastern boundary. Three-phase power is needed to support some types of commercial and industrial activities, particularly in businesses that operate heavy machinery or equipment.

Three different natural gas providers serve Presque Isle County; DTE Energy, Aurora Gas, and Presque Isle Electric & Gas (PIE&G). Both PIE&G and Aurora Gas hold franchises to provide natural gas to Bearinger Township. Aurora Gas provides gas to customers in the western portion of the Township, mainly along the Black Lake shoreline parallel to Bluffs Highway. PIE&G has gas lines along US 23 on the Township's east coast, and a few short gas mains west of US 23.

Communications

Except for remote locations, local telephone service is provided throughout the County by Verizon, formerly General Telephone and Electronics (GTE). Residents have the option of choosing long distance service from several long distance carriers. In recent years, calling areas for the local exchanges have been expanded to offer a wider range of toll-free calling. A number of cellular telephone services (NPI Wireless, Cellular One, Alltel, and Nextel) are available throughout the area, and several communications towers are located in Presque Isle County to enhance reception. However, reception and transmission may be limited in areas away from major roads or in areas with low elevation.

Michigan State University (MSU) and NEMCOG are involved in a project called *Link Michigan*, whose goals include "the development of a plan to bring broadband services to unserved areas with no service and to implement a plan to bring basic telephone service to unserved residents and businesses." The project area includes NEMCOG's eight-county region. *Link Michigan* is made possible with funding from Michigan Economic Development Corporation.

There is no cable television service available in Bearinger Township. Because of the rural nature of the Township, many residents rely on private satellite dishes, where reception is comparable to that of cable providers. Satellite dish providers offer high-speed Internet services, as well.

Postal Service

Most residents of Bearinger Township receive postal service through the United States Post Office located in Onaway. The Millersburg Post Office, however, serves persons living in the southeastern portion of the Township.

Schools

Presque Isle County is divided into four public school districts. The Alpena Public Schools serves students in the easternmost portion of the County. Posen Consolidated School District, the Rogers City Area Schools and Onaway Area Schools serve other portions of the County. Students in Bearinger Township attend school in Onaway.

In addition to the County's public schools, several private elementary schools provide educational opportunities for Bearinger Township. Private schools in the area include St. Ignatius Catholic School and St. John's Lutheran School (both in Rogers City), St. Michael's Lutheran School (in Belknap Township), Rogers City Baptist School (west of Rogers City) and the Seventh Day Adventist School (west of Onaway).

Alpena Community College (ACC) in Alpena and North Central Michigan College (NCMC) serve the higher education needs for the region's population. Both are two-year institutions that offer several associate degree programs, career and technical training, liberal arts and transfer programs. In addition, both have joint agreements with Spring Arbor College offering bachelor and master degree programs in several fields. Many other state universities have learn-at-home programs, where students earn credit via the Internet.

Libraries

The Presque Isle District Library has four branches to serve the cities, villages and townships of Presque Isle County. The library offers a wide variety of services and programs including internet service, inter-library loans, children's activities, specialized book sections such as Michigan/Great Lakes History, genealogy, and Natural History. The four branches of the library system are the Rogers City Library (main branch of the District Library) located on East Erie Street, Rogers City, the Grand Lake Library on East Grand Lake Highway, Presque Isle, the Onaway Library on State Street, Onaway, and the Posen Library, on M-65, Posen.

Cemeteries

Thirty-four cemeteries lie throughout Presque Isle County. Bearinger Township Cemetery, located a mile north of Town Hall Highway on Balch Road, is the only cemetery found in Bearinger Township.

Public Safety

Crime Rate

One of the factors to be considered by prospective new residents to a community is the crime rate. **Table 3.1** illustrates crime statistics comparisons for the last eight years as reported by the Michigan State Police. During the eight years studied, no murders occurred in Presque Isle County. Of the eight "index" crimes larceny was the most prevalent with 623 cases, followed by burglary (388 cases). Of the "non-index" crimes 'driving under the influence of alcohol/narcotics' occurred most often (539 cases), followed by vandalism (523 cases) and assault (425 cases).

County crime statistics are a compilation of data from three sources: the Onaway Police Department, the Rogers City Police department, and the Michigan State Police. At first glance it would appear that Presque Isle County had a significant drop in both index crime and non-index crime between 2003 and 2004. Further research revealed, however, that while Rogers City did actually experience 22 fewer crimes in 2004 than in 2003, a substantial portion of the apparent reduction was due to the fact that the Onaway Police department only submitted data for four months of that year.

TABLE 3.1 Criminal Offenses for Presque Isle County, 1997-2001								
	1997	1998	1999	2000	2001	2002	2003	2004
Population Served	13,743	13,743	13,743	14,411	14,364	14,338	14,314	14,306
Index Crimes*	139	112	148	193	192	166	138	96
Non-Index Crimes**	436	294	363	532	489	320	362	293
Total Offenses	575	406	511	725	681	486	500	389
*Index crimes include murder, rape, robbery, aggravated assault, burglary, larceny, arson and motor vehicle theft. These crimes serve as a common indicator of the nation's crime experience because of their seriousness and frequency of occurrence.								
**Non-Index Crimes include negligent manslaughter, non-aggravated assault, forgery, counterfeiting, fraud, embezzlement, stolen property, vandalism, weapons, sex offenses (except rape), narcotics, gambling, liquor laws, DUI, and disorderly conduct.								
Source: Michigan State Police Uniform Crime Reports and U.S. Bureau of the Census								

Table 3.2 compares index crime rates for Presque Isle County against rates for neighboring northeast Michigan counties. Of the counties compared, only Montmorency County has a lower index crime rate than Presque Isle County, when calculating the number of crimes per 10,000 population. As can be seen, crime rates for both Presque Isle and Montmorency counties are much less than for Michigan as a whole.

TABLE 3.2 Criminal Offenses, Presque Isle County, Surrounding Counties and State, 2004				
County	Index Crimes	Non-Index Crimes	Total Crimes	# Index Crimes Per 10,000 Population
Alpena	713	2,014	2,727	227.8
Cheboygan	689	1,971	2,660	260.2
Montmorency	107	306	413	103.8
Otsego	615	1,243	1,858	263.9
Presque Isle	96	293	389	66.6
Michigan	356,753	641,161	997,914	358.9
Source: Michigan State Police Uniform Crime Reports				

Law Enforcement

Law enforcement protection for Presque Isle County is primarily the responsibility of the Presque Isle County Sheriff Department. The department operates the county jail, maintains 24-hour road patrol, court services, marine patrol, snowmobile patrol, animal control, and emergency dispatch. A victim services unit was recently added. The Michigan State Police from the Rogers City post on U.S. 23 provide patrols of state highways and provide additional support to the Sheriff Department as necessary. Countywide enhanced 911 emergency services, operated out of the Sheriff Department, receive calls for fire, emergency medical services and law enforcement and dispatch calls to the appropriate service providers. With assistance from NEMCOG, Presque Isle County developed a *Hazard Mitigation Plan*. A representative from the Sheriff Department participated in the development of the plan. The *Hazard Mitigation Plan* should be referenced and included in the implementation of this *Comprehensive Plan*.

Fire Protection

Fire protection in Presque Isle County is provided by six different all-volunteer fire departments, and all provide mutual aid throughout the County as needed. The Ocqueoc/Bearinger Fire Department, located on U.S. 23 just north of Ocqueoc Road, serves all of Bearinger Township and most of Ocqueoc Township.

Emergency Medical Services

By calling 911, Presque Isle County residents needing emergency medical treatment or ambulance transport will receive care from the appropriate service provider, depending on the caller's location.

In addition to the City of Onaway, the Onaway Area Ambulance located on M-211 serves several townships surrounding the city, including Bearinger Township, as well as portions of Cheboygan and Montmorency Counties. The ambulance provides full life-support and transport services, and has three paid paramedics. Ambulance drivers are volunteers.

Transportation

Roads

Presque Isle County's road network is critical to providing the flow of goods and services and for enabling residents to move efficiently to and from employment, shopping and recreational activities. Five major roads provide access within the County and to other regions of the state. U.S. 23 is a scenic route that runs adjacent to or near the Lake Huron shoreline. M-68 is the major east-west route across the County, and provides access to I-75. M-33 is the major north-south route on the west side of the County from Onaway to Montmorency County and points south. M-65 is the major north-south route on the east side of the County, from U.S. 23 through Posen and points south. M-68 and M-65 are frequently used by residents of northeast Michigan traveling to and from "downstate". M-211 is also a state trunk line from Onaway to Onaway State Park at Black Lake. Presque Isle County Road Commission maintains these state and federal roads under contract arrangements with Michigan Department of Transportation (MDOT). The County's only traffic light is located at the intersection of Third Street (Business U.S. 23) and Erie Street (M-68) in downtown Rogers City.

To demonstrate the amount of traffic passing through Presque Isle County, MDOT traffic count statistics for the year 2000 are provided in **Table 3.3** below.

Table 3.3 Average Daily Traffic Counts for Presque Isle County in 2000		
Highway	Section Studied	Average # of Vehicles Daily
U.S. 23	Between the Alpena County line and M-65	4,800
U.S. 23	Just south of Rogers City	5,200
U.S. 23	Just north of Rogers City	5,600
M-68	Between Onaway and Rogers City	3,400
M-65	Between U.S. 23 and the Alpena County line	1,200
M-33	Between Onaway and the Montmorency County line	4,300
M-211	Between Onaway and Black Lake	2,200
Source: Michigan Department of Transportation		

In addition to these major highways, several primary paved county roads connect outlying portions of the County with the major road network. Also, an extensive system of gravel and dirt roads cover all portions of the County, providing access to residences, forest management, and recreational activities in lake and forest areas. Transportation routes in Bearinger Township consist of paved county roads and gravel and dirt roads. Highway U.S. 23 follows the Lake Huron shoreline along Bearinger’s eastern boundary and is the only major highway in the Township.

The County Road Commission maintains county primary and county local roads in partnership with the townships. As well as routine maintenance and snow removal, the Road Commission maintains schedules annual projects to improve or replace road surfaces, to improve drainage features, and to upgrade bridges and stream crossings.

A constraint to any northern Michigan county road system is that during the spring thaw, weight restrictions must be placed on any road not meeting certain construction standards. This necessary action may restrict the flow of goods to cities and townships throughout the County for approximately six weeks. Several of these seasonal routes have been upgraded in recent years. **Table 3.4** details the “All Season Routes” for Presque Isle County.

TABLE 3.4	
All Season Routes in Presque Isle County	
Road Name	Location
M-211	Onaway to Onaway State Park
U.S. 23	North/south route east side of County
M-33	Onaway south to Montmorency County line
M-65	U.S. 23 south to Alpena County line
M-68	East/west route through County
County Road 451	U.S. 23 south to Montmorency County line
634 Highway	County Road 451 east to Posen
Ocqueoc Road	U.S. 23 south to M-68
Millersburg Road	M-68 south to County Road 638
County Road 638	Millersburg Road east to County Road 451
Wildcat Highway	Millersburg Road west to Rainy Lake Road
Rainy Lake Road	Wildcat Highway south to Five Mile Highway
County Road 638	West from County Road 451 one mile
Long Lake Highway	M-65 east to Smigelski Road
Grand Lake Highway	M-65 east to U.S. 23
Heythaler Highway	County Road 451 west to South Ward Branch Road
Long Lake Highway	Alpena County line to Smigleski Road
Bolton Road	Long Lake Highway south to Alpena County line
638 Highway	From Highway 451 west 3.5 miles
North Allis*	Ocqueoc Road west to Cheboygan County line
*To be completed in 2007	
Source: Presque Isle County Road Commission	

Public Transit

While Presque Isle County does not have an overall public transportation system, there is a limited transit system in place. In 1999 the *Presque Isle County Transportation Coordination Study* was conducted with funding assistance from MDOT. The purpose of the study was to inventory existing transportation services, to estimate the overall transportation needs, and to provide a coordination plan for the present transit system. The inventory determined that with three buses, the Presque Isle County Council on Aging (PICCA) was the major provider in the County. The buses are available for the general public as well as senior citizens and handicap persons. Services are provided on a demand/response basis, in addition to regularly scheduled out of town trips.

Along with studies conducted by neighboring counties, the *Presque Isle County Transportation Coordination Study* resulted in the creation of the Straits Area Regional Ride bus system. The bus system covers a four-county service area (Cheboygan, Emmet, Otsego and Presque Isle) and provides regional access to medical appointments, employment, shopping or entertainment in Alpena, Cheboygan, Petoskey, Harbor Springs, Gaylord and other regional destinations. Presque Isle County also participates in the Regional Ride effort to coordinate bus services with Alpena and Alcona counties.

Several other agencies, including Northeast Michigan Community Mental Health, Cheboygan-Otsego-Presque Isle Education Service District, Northeast Michigan Community Service Agency, and Presque Isle County Family Independence Agency provide transportation services to their clients.

Bus Service

Indian Trails provides statewide public transportation services on a daily basis. A bus route runs through Presque Isle County, stopping in Rogers City and Onaway to drop off and pick up passengers. The northbound bus passes through the County around 8:00 p.m., with St. Ignace as its final destination. The southbound bus passes through the County around 8:00 a.m. with Detroit as the final destination. The company has two 44-passenger buses assigned for this route. Both are wheelchair lift equipped and have space to accommodate wheelchairs. The original US-23 route directly to Cheboygan was recently changed to US-23, M-68 and M-33 to Cheboygan. This change was made to better serve residents on the western side of Presque Isle County. MDOT subsidizes this transportation service for areas in northern Michigan.

Air Service

Regional air service is available at either Alpena County Regional Airport or Pellston Regional Airport. Commercial air service is provided by Mesaba Airlines operating as Northwest AirlinK and from Detroit Metro Airport three times daily. Flights into Alpena from Detroit continue on to Sault Ste. Marie, while flights into Pellston from Detroit continue on to Escanaba.

The County of Presque Isle owns and operates two public airports, a Tier 3 basic utility airport in Onaway and a Tier 1 general utility airport in Rogers City. These airports accommodate general aviation private planes for both business and recreational use. The Leo Goetz County Airport in Onaway includes a 2,600' paved and lighted runway and a 1,365' crosswind sod runway. The airport terminal was scheduled for replacement in 2003 or 2004, but plans for a new building have temporarily been put on hold, due to funding issues. Six private hangars are located on lease lots, adjacent to the terminal. The airport serves recreational traffic to nearby Black Lake and other forest recreation properties in the area and also provides air access for the Onaway Renaissance Zone and industrial park.

At Rogers City, the County Airport presently features an east/west 3,000' paved and lighted runway and terminal. Because the State of Michigan has classified this as a Tier I field, it is eligible for State and Federal grant dollars for improvement projects. Presque Isle County received a \$2.5 million, grant-funded five-year improvement project at the Rogers City field. The project included lengthening and widening the runway, installation of new lighting and navigation systems, an on-field automated weather station, new aprons and taxiways, County-owned lease hangars and a fueling system. The new runway was completed in 2003.

The County also plans to develop and adopt airport zoning, to preserve safe approaches to the new field. This airport provides access to the Rogers City Renaissance Zone and air industrial park, as well as serving recreational and general business traffic on the eastern side of the County.

Deep Water Ports

Port of Calcite in Rogers City (operated by Michigan Limestone Operations, a division of Oglebay/Norton), and Port of Stoneport in Presque Isle Township (operated by Lafarge Corporation) are major commercial port facilities for Great Lakes and international shipping. At the ports of Calcite and Stoneport, limestone is the primary commodity that is shipped to several Great Lakes ports. These ports are important to the limestone producing industry, providing ready transport for a resource that is located near Lake Huron. Boats using the ports also transport limited amounts of other commodities such as fuel oil for boat refueling. The opportunity for lake-transport of other commodities should be explored by enterprises needing

to move large quantities of heavy items. Recent discussions have centered on a proposal to raise power lines crossing M-68 to accommodate the transport of tall items from the western side of the County to the Port of Calcite.

Rail Service

No active rail lines currently exist in Presque Isle County. Former D&M tracks have been sold or leased to Michigan Department of Natural Resources (MDNR) and have been converted to snowmobile trails. For the past several years, snowmobilers have been able to travel the former grade from Hawks in Presque Isle County to Mackinaw City. The former grade from Alpena to Hawks through Posen was opened for snowmobiling for the first time in the winter of 2002-2003. One of the goals listed in the 2005 *Presque Isle County Recreation Plan* is to “encourage the expansion and connection of snowmobile trails and motorized and non-motorized trails within the County. The snowmobile trail system in and through Presque Isle County is discussed in detail in the recreation plan.

Recreation

The lakes, streams and woodlands of the area provide a remarkable source for recreation activities, such as fishing, boating, camping, hunting and hiking, just to list a few. These activities are important economic factors for the region. A Countywide recreation plan was developed by the Presque Isle Planning Commission and approved by the MDNR in 2005. The plan provides a means by which the county and local governments may apply for recreation funding for projects listed in the plan. Recreational facilities in Bearinger Township include Hammond Bay Refuge Harbor and the Black Mountain Recreation Area, both maintained by the State of Michigan. The County-owned Ocqueoc Outdoor Center located in Ocqueoc Township, just east of Bearinger Township and the Onaway State Park located on Black Lake, just north of the Township both offer additional recreational opportunities. These and other recreational facilities found throughout Presque Isle County are described below.

- Hammond Bay State Refuge Harbor—located in Bearinger Township; offers safe harbor during severe weather. Amenities include seasonal and transient boat slips, barrier-free restroom and showers, electricity, water, gasoline and pump-out facilities, boat launch, dog run, and grills.
- Black Mountain Recreation Area—provides abundant fishing and hunting opportunities, as well as 40 miles of hiking, biking, cross-country skiing and horseback riding trails, 60 miles of ORV trails, and 80 miles of groomed snowmobile trails.
- Ocqueoc Outdoor Center—includes two bunkhouses equipped to accommodate 24 campers and 2 counselors each. Center also has shower and restroom facilities, a kitchen/dining area, a classroom building, a media center/first aid station, a beach, a fishing platform and picnic tables.
- Onaway State Park—features a 96-site full service campground, swimming beach, boat launch/dock, playground, picnic area with tables and grills, an enclosed pavilion and a three-mile nature trail for hiking or cross-country skiing.
- 40-Mile Point Lighthouse Park—includes light tower with Fourth Order Fresnel Lens, museum, Calcite Pilot House, light keeper’s house, bunkhouse/barn, fog signal building, pavilion, shipwreck remains, shoreline dunes, swimming beach, hiking trails and wooded natural area, International Shipmasters Association Memorial, the one-room Glawe School, and barrier-free restrooms.
- P.H. Hoeft State Park—encompasses 300 acres and includes a mile of Lake Huron shoreline, 144 full service campsites, playground, swimming beach/beach house, picnic

area with tables and grills, picnic shelter, 4 ½-mile hiking/cross-country ski trail and a large area that is open for hunting.

- Thompson’s Harbor State Park—This 5,000-acre natural area features 7 ½ miles of Lake Huron Shoreline and provides hunting, bird/wildlife viewing, fishing, biking, hiking and cross-country skiing opportunities.
- Shoepac Lake State Forest Campground—offers 28 rustic campsites, swimming, fishing, hiking, a hand-pump well, and barrier-free vault toilets. A portion of the High Country Trail transects the campground, and sinkholes are present onsite.
- Tomahawk Creek Flooding State Forest Campground—provides 36-site rustic campsites, barrier-free vault toilets and a hand-pump well. Recreational opportunities include canoeing, fishing, wildlife and sinkhole viewing, and hiking on a portion of the High Country Trail that cuts through the campground.
- Tomahawk Lake State Forest Campground—has 26 rustic campsites, a boat launch, swimming beach, barrier-free vault toilets, and a hand-pump well. Also provides opportunity for wildlife viewing, fishing, and hiking on a section of the High Country Trail that passes through the campground.
- Ocqueoc Falls State Forest Campground/Recreation Area—offers 15 rustic campsites, picnic area with tables and grills, vault toilets and a hand-pump well. Site of the Ocqueoc Falls, the largest waterfall in the Lower Peninsula, and the six-mile Ocqueoc Falls Bicentennial Pathway. Recreational opportunities include wildlife viewing, fishing, hiking cross-country skiing, and biking.
- Besser Natural Area—located on the site of the abandoned Village of Bell, a former lumbering community, the area encompasses 134 acres of forest and includes over 4,000 feet of Lake Huron shoreline. The site also includes the restored Bell Cemetery and a stand of virgin pine dedicated to the lumbermen who spared the trees. A one-mile trail leads to a small lagoon, and can be used for hiking, biking, snowshoeing, cross-country skiing and other non-motorized activities.
- Presque Isle Harbor—features boat slips for transient boaters, barrier-free restrooms and showers, electricity, water and pump-out facilities, boat launch, fishing pier, dog run, grills, and swimming beach. Gasoline and diesel fuel are also available.
- Herman Vogler Conservation Area—270 acres of varied terrain features seven miles of hiking/cross-country ski trails. Recreational opportunities include small game hunting, and deer hunting during bow-season only. Barrier-restrooms are located adjacent to the parking lot.
- Huron Sunrise Trail—four-mile paved trail connects Rogers City parks, Herman Vogler Conservation Area and Hoeft State Park.
- Seagull Point—43-acre park features natural dune formations, hiking path, swimming beach and picnic area.
- Lakeside Park—in Rogers City, park is located on ten acres adjacent to the marina and offers a swimming beach, picnic pavilion, two playgrounds, food concession, picnic areas, beach volleyball courts, basketball court, gazebo, permanent bandshell, and a sailors’ memorial.
- Rogers City Marina—features 72 seasonal slips, 74 transient slips, a barrier-free fishing platform, barrier-free restrooms/showers, electricity, water, and pump-out facilities, boat launch, long-term parking, fishing pier, dog run, picnic tables and grills, fish-cleaning station, and laundry facilities. Gasoline and diesel fuel is also available, and a park with playground is adjacent to the marina.
- Edna Lound Recreation Area—offers three ball fields, tennis courts, basketball courts, horseshoe pits, a community building and a concession stand. Located in Onaway.
- Maxon Field—this Onaway ball field features an ice rink in winter.
- Chandler Park—in Onaway, features a pavilion, picnic tables, grills, playground, and pathways.

- George W. Russell Memorial Park—located on the Ocqueoc River, offers swimming, a pavilion, picnic area and a basketball court.
- Presque Isle County Fairgrounds—located in Millersburg.
- Old Presque Isle Lighthouse—features lighthouse tower, bell, and a keeper’s cottage that houses a museum.
- New Presque Isle Lighthouse Park—features an automated light operated by the Coast Guard, the tower, the “new” (1905) keeper’s house, Garraty Hall, a picnic shelter and a playground. The original keeper’s house has been converted to a museum/gift shop.
- Range Light Park—a working light that guides boats into Presque Isle Harbor.
- Presque Isle District Library—branches in Rogers City, Onaway, Posen and Presque Isle Township.
- Presque Isle County Historical Museum—Located in historic Bradley House
- Onaway Historical Museum—located in historic Onaway Courthouse
- Rogers City Senior Citizens Center—offers meals and organized activities
- Great Lakes Lore Maritime Museum
- Presque Isle County Council on Aging Centers—locations in Onaway and Posen, offers meals and organized activities.

Chapter 4 – Natural Resources

Overview

Forests are the predominate land cover in Bearinger Township, with aspen forests being most common. Much of the Township is a relatively flat, poorly drained coastal plain. Lake Huron borders one side and Black Lake anchors the southwest corner. Several small streams and lakes add to the abundant supply of water resources.

The greatest attraction for the residents and visitors of northern Michigan is the area's environment and the rural nature of this portion of the State. Recreational activities such as hunting, fishing, golfing, snowmobiling, boating and a multitude of other outdoor activities attract people from urban areas of Michigan, as well as from other states. Many long-time visitors decide to move to the area upon retirement. Because of the abundant outdoor recreation opportunities, the natural environment is a major economic base and income generator. At the same time, the environment places constraints on human activities. Certain critical and sensitive parts of the natural landscape cannot be altered without creating problems that are not easily corrected. Increased flooding and soil erosion due to the indiscriminate filling of wetlands and clearing of land are two examples. Therefore, it is essential that any future development respect the different characteristics of the natural environment. This is important in preserving the attractiveness of this part of the State, preventing potential hazards related to undue alteration of the land, and maximizing the economic benefits of the tourist and recreation industry.

Climate

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 northern boundary of the Township is formed by Lake Huron. The year round climate is heavily influenced by Lake Huron, particularly in coastal communities like Bearinger Township. Lake Huron acts like a large hot water bottle in the fall, warming the nearby land area and prolonging the growing season. In the spring and early summer, Lake Huron has the opposite effect of cooling the adjacent land area. Further inland, the lake moderating effect diminishes. Local topography can influence temperatures and associated frost conditions. For example, low areas and depressions will often experience earlier frosts than surrounding uplands. **Table 4.1** contains weather statistics recorded at weather reporting station in Onaway. As mentioned above the weather conditions do vary across the County, depending upon topography and proximity to the Lake Huron.

The frost-free season is typically June 1st to September 12th, which provides for an average 104 day growing season. The mean annual temperature for Presque Isle County is 43.9° F. In the winter the average temperature is 20.1° F, with the average minimum daily temperature of 11.7° F. The lowest temperature on record is minus 35° F. In the summer the average daily temperature is 78.8° F. The highest recorded summer temperature is 107° F. The average annual precipitation, including snowfall, is 30.98 inches, nearly 19 inches of the precipitation occurs as rainfall during the growing season of April through September. The average annual snowfall is 98 inches.

Table 4.1 Average Annual Weather Statistics, Presque Isle County	
January average minimum temperature	9.7° F
January average maximum temperature	26.7° F
July average minimum temperature	55.0° F
July average maximum temperature	81.1° F
Average daily temperature for the year	43.9° F
Average annual precipitation	30.98 inches
Average annual snowfall	98 inches
Source: Weather Reporting Station at Onaway, Michigan	

Topography

Bearinger Township’s topography is classified as gently sloping lake plain with a steeply sloping hilly area in the south-western part. Elevations in the Township range from 575 feet above sea level at the Lake Huron waters edge then climbing to the highest elevation of 921 feet above sea level on Phillips Hill in the Black Mountain Recreation Area. Much of the township is a gently sloping plain, where the elevation gradually drops from 750 feet in the west to 577 feet at Lake Huron. Drawing a northeasterly line from the base of Phillips Hill, the elevation change is 175 feet over a six mile distance. In the southwestern part of the Township, there is a hilly area called Black Mountain Recreation Area. This large hill extends to the west into Cheboygan County. During post glacial times, these hills were an island surrounded by pro-glacial Great Lake Warren Lake. Elevations fall drastically in this hilly area dropping 165 feet over a 560 feet distance (30% slope).

Geology

The gently sloping plain, high hills, river valleys, swamps and lakes were created by the retreating continental glacier some 12,000 years ago. Beneath this thick mantel 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.

Surface 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 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; and 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 melt water, settled to the bottom of expansive glacial lakes creating lacustrine clay and silt plains. **Figure 4.1** from "The Glacial Lakes around Michigan," By William R. Farrand, shows how glacial landforms were created.

According to a map prepared by W. A. Burgess and D. F. Eschman (**Figure 4.2**), titled "Landform Units in Northeastern Lower Michigan," Bearinger Township is dominated by a glacial lake plain called the Ocqueoc Plain. As the continental glaciers melted and retreated from the landscape, deep basins carved out of the bedrock filled with water. These emerging lake basins were the beginnings of our Great Lakes. During different periods, the pro and 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 glacial Great Lake stages. Glacial Great Lake Warren formed at the front of the melting Huron glacial lobe around 12,000 years before present and was the most extensive, flooding large portions of parts Alpena and Presque Isle Counties. 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!

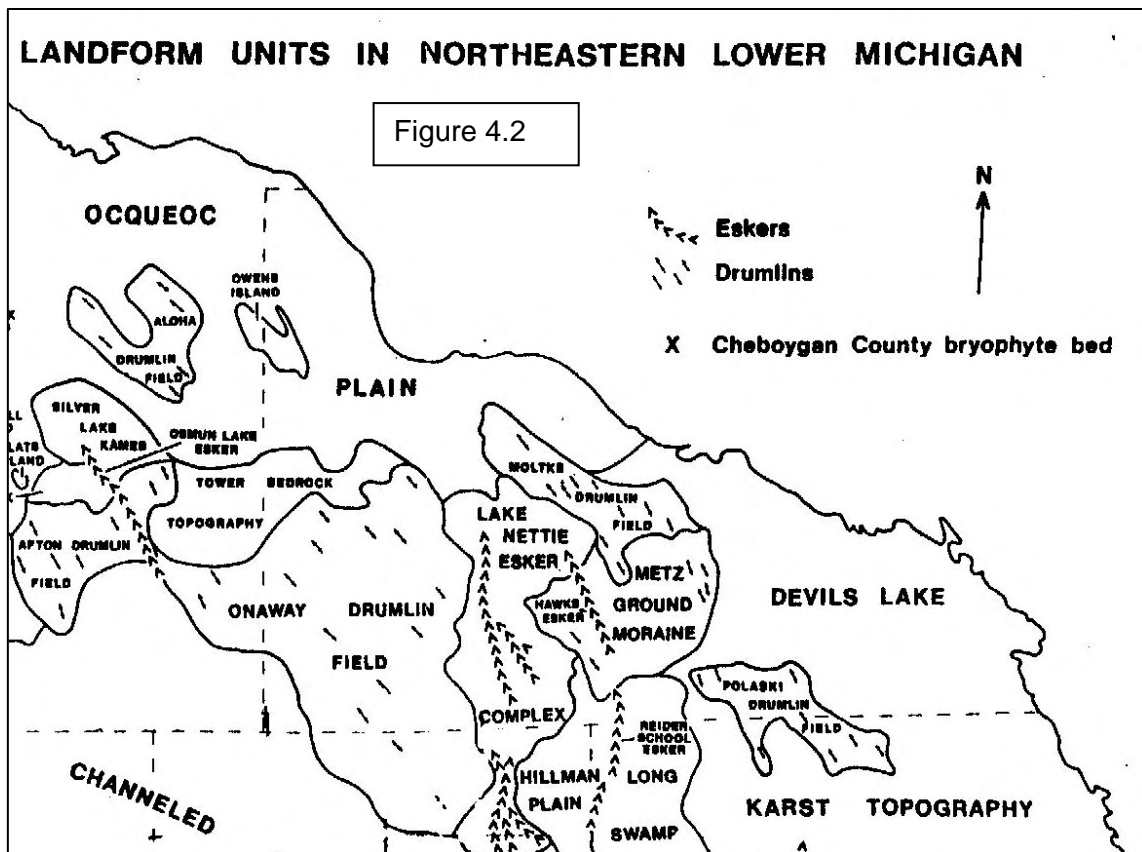
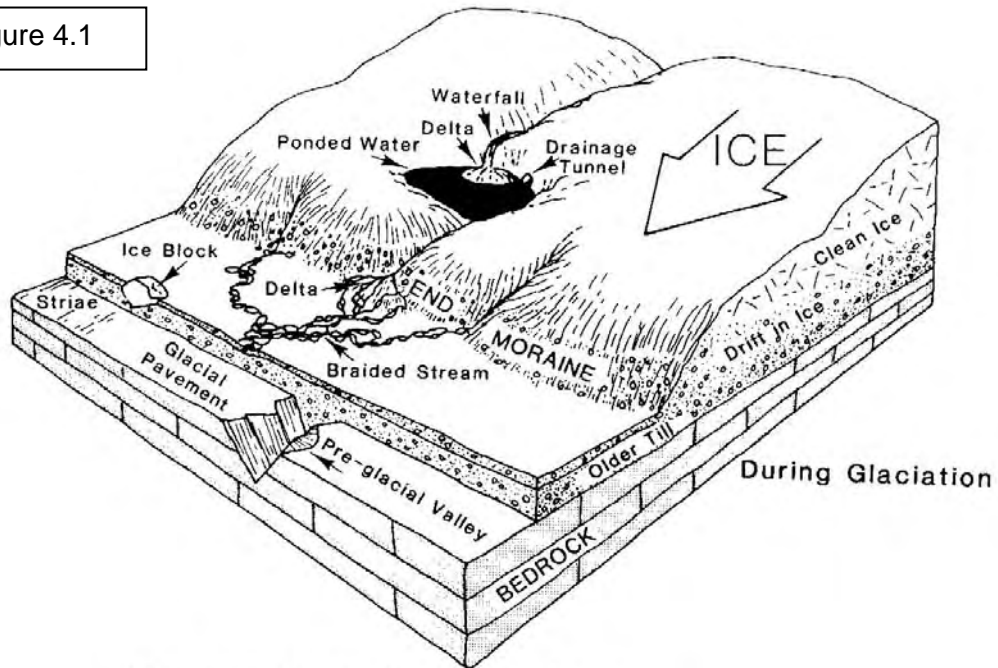
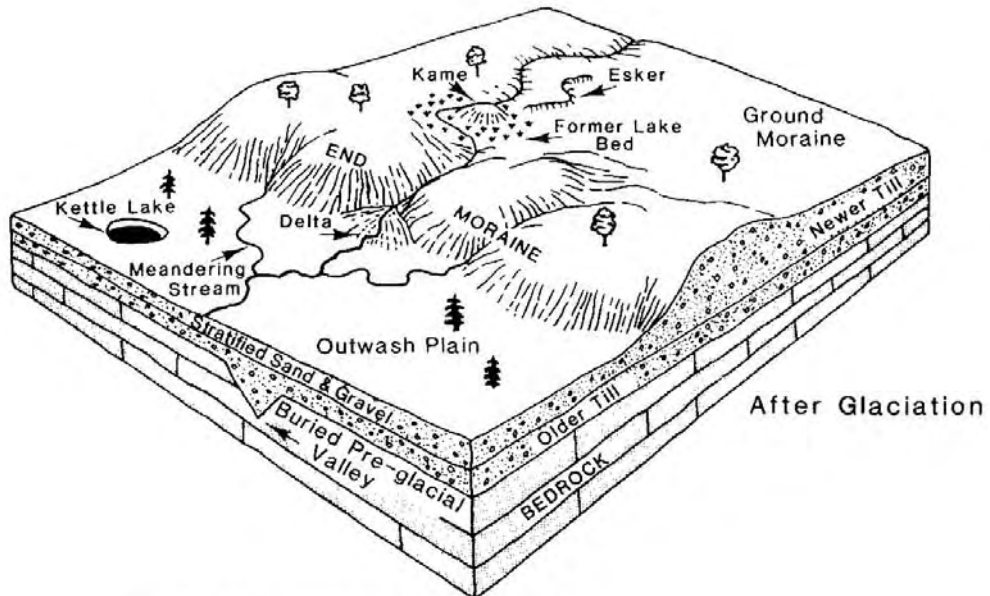


Figure 4.1



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



Landforms of continental glaciation are unmistakable.

A two to eleven mile wide lake plain, once submerged by post glacial Lakes Warren, Algonquin and Nipissing, and covered with lacustrine sand and gravel deposits, runs along the entire coastal area of the County. This relatively level glacial landform was created by the receding glacial Great Lakes. Some areas are sandy plains covered by pine and aspen forests while other areas consist of poorly drained soils covered with cedar forests. All of the lakes in Bearinger Township are located in these lacustrine deposits.

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, 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. The high hills, where Black Mountain Recreation Area is located, are remnants of a moraine. This glacial landform is called Owens Island because during Glacial Lake Warren it was the only dry spot in the township, see **Figure 4.2**. Similar glacial great lake islands can be found within the "tip of the mitten." Looking north from Petoskey the two large hills that support Boyne Highlands and Nubs Nob ski areas are located on high hills that were once surrounded by glacial melt waters. During the last glacial great lake stage, the Algoma Glacial Great Lake, extensive sand dunes formed along the shoreline of Presque Isle County. Some of the sand dunes reach nearing one mile inland from the present Lake Huron Coastline. Huron Beach development is located on these dune sand deposits.

Bedrock Geology

The foundation of the lower peninsula, beneath the thin mantle of glacial deposits, consists of layers of sedimentary bedrock that were created during the Paleozoic Era. Bedrock was formed in ancient seas, which covered the area some 345 to 405 million years ago. 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. Most of the Township rests on a bedrock formation called the Detroit River Group. A small band of Dundee Limestone can be found along the southern border.

Soils

When planning for types and intensity of future land uses, soil types and slopes are two important factors that determine the carrying capacity of land. Soils most suitable for development purposes are well drained and are not subject to a high water table. Adequate drainage is important to minimizing stormwater impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems or other non-point source runoff. The construction of roads, buildings and septic systems on steeply sloped areas or areas with organic and hydric soils require special design considerations. In addition, costs for developing these sensitive areas are greater than in less constrained parts of the landscape. If developed improperly, the impacts to natural resources can be far reaching.

The Natural Resource Conservation Service completed a detailed soil survey of Presque Isle County. A digital or computerized version of the soil survey maps was acquired from the Michigan Center for Geographic Information's web site. Using information contained within the published soil survey book, a series of maps will be presented that depict hydric soils, slopes 15 percent and greater, septic system limitations and building constraints. While soil constraints discussed in this section can be used as general guides for the planning process, it should not

be used for development of specific sites. Detailed, on-site investigations should be conducted prior to development.

Hydric Soils and Steeply Sloped Areas

Figure 4.3 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. An examination of the map shows extensive areas of hydric soils in the township. These soils are associated with water features such as Black Mallard Lake and the many streams and smaller lakes. This connectivity of riparian wetlands and surface water features can be seen throughout the landscape. Hydric soils and wetlands are prevalent in the tracts of lands, once owned by timber industry, now being subdivided into smaller tracts for recreation/residential development.

Hills and steeply rolling terrain provide opportunities for spectacular views of the landscape. However, steeply sloped sites have severe building constraints, are more difficult and costly to develop. Maintenance costs tend to be higher on steeply sloped terrain. Special design standards such as erosion control measures, limiting size of disturbed areas, retaining natural vegetation, 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 Presque Isle County Soil Survey there are limited areas with slopes 15 percent and greater. Steeply sloped areas are associated with the hills in the Black Mountain Recreation Area.

Septic System Limitations

Using a computer mapping system soils maps have been color coded to show areas with slight to severe septic system limitations as defined by the USDA Natural Resource Conservation Service. Criteria include depth to water table, wetness, filtering capacity, bedrock, large stones, and ability to infiltrate water. **Figure 4.4** is a septic system limitations map. Much of the study area is classified as having severe limitations. Clearly the greatest limiting factor is the prevalence of high water tables. Sandy soils have severe limitations due to poor filtration of septic effluents. Septic systems constructed in sandy soils combined with high water tables can negatively impact water resources particularly when close to lakes and streams. Limiting types and density of development or making public water and/or sewer available for high density development are likely the best options for protecting the groundwater and surface water resources in these areas.

Building Site Development

The USDA soil surveys rate 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. Using the rating system developed by USDA, soil limitations for buildings without basements have been mapped and are displayed in **Figure 4.5**. Areas with well drained soils and slopes less than 10 percent tend to have slight limitations for building development. Areas depicted as yellow on the map would be considered well suited for building development. Areas with slopes greater than 18 percent, high water tables, and organic soils have severe limitations. Lands with severe constraints are quite extensive.

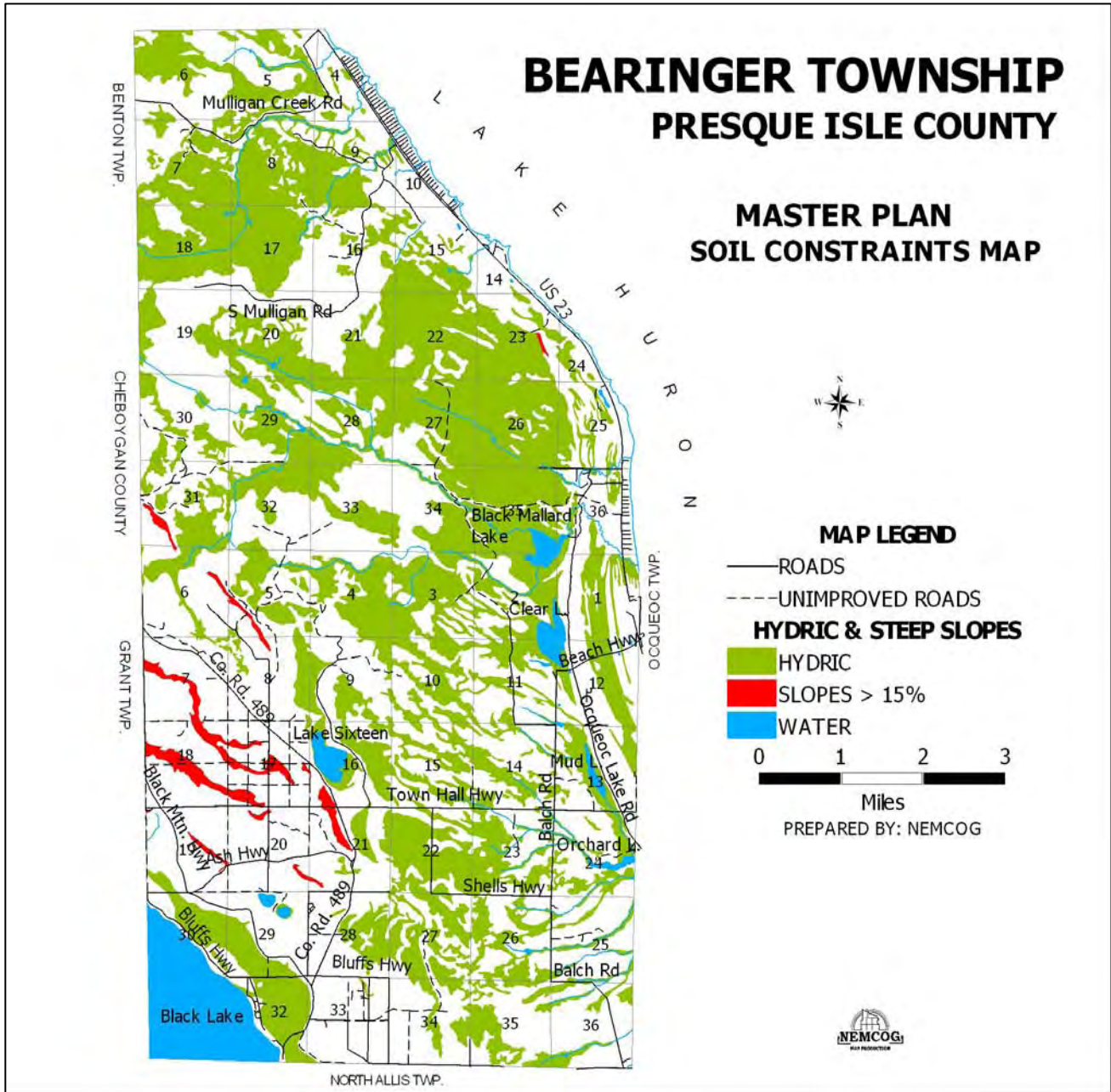


Figure 4.3

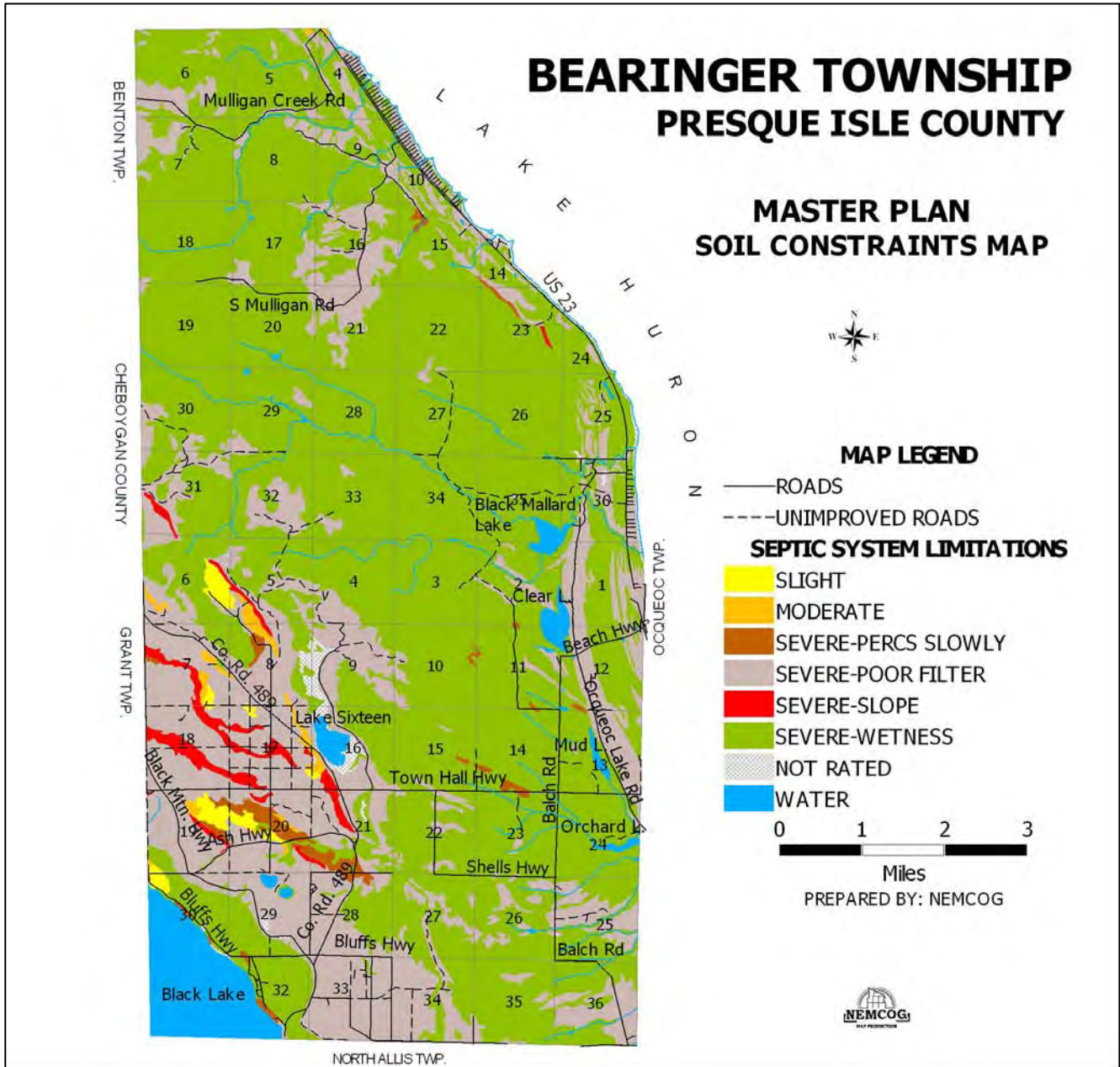


Figure 4.4

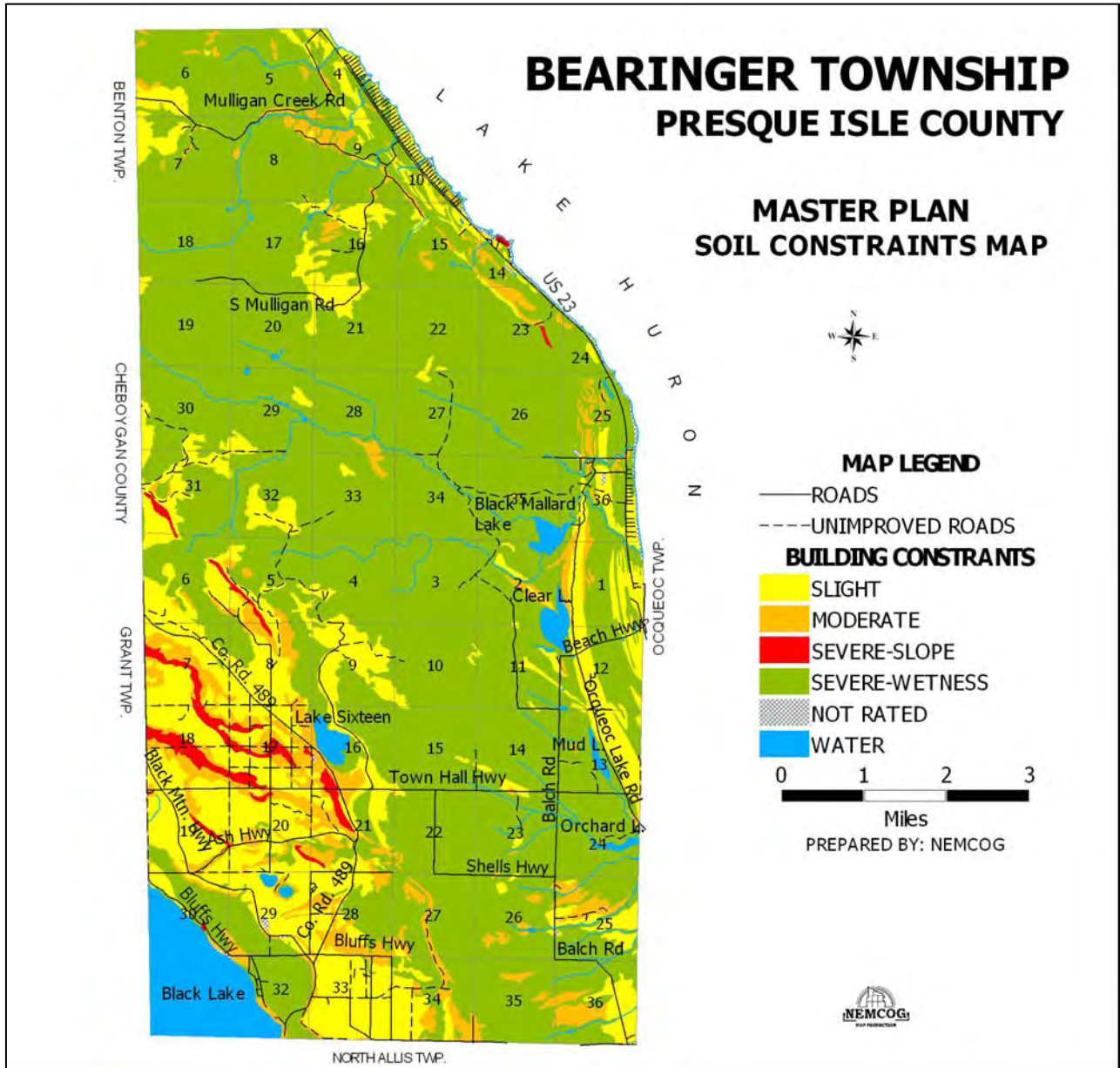


Figure 4.5

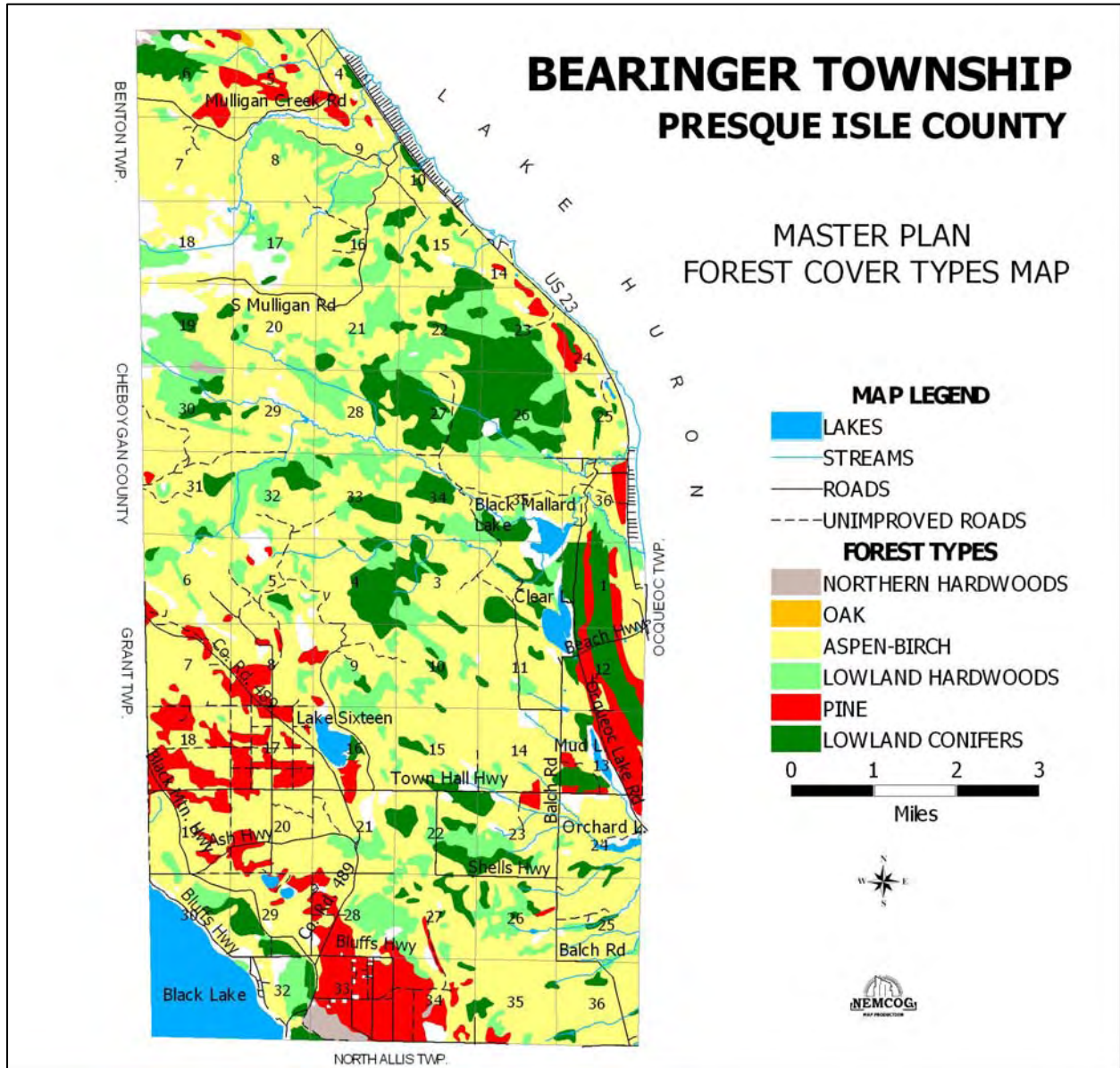


Figure 4.6

Forests

In addition to the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion and act as buffers from noise on heavily traveled highways. Over 90 percent of the Township is forested. The Michigan Resource Information System’s (MIRIS) 1995 land use inventory update compiled land cover maps that depict forest types in the Township (**Figure 4.6** on the previous page). Tree species vary depending upon the soils, moisture and past activities such as logging, fires and land clearing. Aspen-birch forests are the most common forest types. Bigtooth aspen, quaking aspen, balsam poplar, white birch, red maple and balsam fir are the primary tree species found in the aspen-birch type. The aspen-birch forest type covers the largest area of the township, accounting for over 23,500 acres or 57 percent of the forest cover, see **Table 4.2**.

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. 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. Lowland forests adjacent to rivers and streams are prone to flooding during the spring snow melt, particularly when combined with heavy spring rains. Approximately 23 percent or 9,600 acres of the forest is classified as lowland forest types. However, when examining both the hydric soils map and the National Wetlands Inventory (NWI) map larger areas were classified and hydric soils and forested wetlands. For example, the NWI map identified 18,500 acres of forested wetlands. Given this information, it would be safe to surmise that some of the forests mapped as aspen would fall into the lowland forest type.

Pine is another forest type found in the Township. Red pine, white pine, jack pine, red oak, aspen, white oak, and northern pin oak are the primary species growing in the pine forests. Pine forests can be found growing on sandy, excessively and well drained soils along the coast and in the Black Mountain Recreation Area. Northern hardwoods include species such as sugar maple, red maple, American beech, basswood and yellow birch. Northern hardwoods cover approximately seven percent of the forested areas within the Township.

Forest Type	Acres	Percent
Northern Hardwoods	164	0.4
Oak	17	0.1
Aspen-Birch	23,540	64.2
Lowland Hardwoods	4,925	13.4
Pine	3,266	8.9
Other Upland Conifers	58	0.2
Lowland Conifers	4,695	12.8
Source: 1995 MIRIS Update		

Under dry spring conditions forest fires can occur in any forests type. However some forest types have higher risks. Jack and red pine forests have a high risk for wildfires. Oak and white pine forests have a moderate risk for wildfires. According to the MIRIS Land Cover/Use Inventory, pine forest types cover approximately nine percent of the forestland. Draughty, low fertility sandy soils, found in found in sandy lacustrine plains, sand dunes and moraines

supported pre-settlement pine forests that for thousands of years were perpetuated by wildfires. Today, residential development has occurred within the same wildfire prone areas. Neighborhood “Firewise” programs and active forest fuels management, in conjunction with a well trained and equipped fire department will minimize impacts of wildfires to residents.

Pre-settlement Vegetation

The Michigan Department of Natural Resources has compiled pre-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, land forms and soils. A review of the pre-settlement vegetation map (**Figure 4.7**) of Bearinger Township shows extensive areas were covered with lowland forests types of mixed conifer swamps, cedar swamps, and mixed conifer swamps. Lowland forest types covered 56 percent of the Township. Pine forests (red, white and jack pine) covered approximately 32 percent of the Township, see **Table 4.3**. Logging and subsequent wildfires 100 years ago resulted in conversion of forests from pines and mixed forest swamps to aspen-birch forests. Along with pine forests, eastern hemlock trees were more common prior to logging in the late 1800’s.

Cover Type	Acres	Percent
Aspen-Birch Forest	14	0.0
Beech-Sugar Maple-Hemlock Forest	2,751	6.8
Hemlock-White Pine Forest	5,321	13.1
Jack Pine-Red Pine Forest	1,361	3.4
White Pine-Mixed Hardwood Forest	39	0.1
White Pine-Red Pine Forest	6,406	15.8
Cedar Swamp	6,189	15.2
Mixed Conifer Swamp	14,366	35.3
Mixed Hardwood Swamp	2,063	5.1
Black Ash Swamp	38	0.1
Shrub Swamp/Emergent Marsh	672	1.7
Sand Dune	37	0.1
Lake/River	1,409	3.5
Total	40,665	100.0
Source: Michigan Department of Natural Resources		

Wetlands

Wetlands are often referred to as marshes, swamps or bogs. The U.S. Army Corps of Engineers defines wetlands as, “Wetlands are those areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil

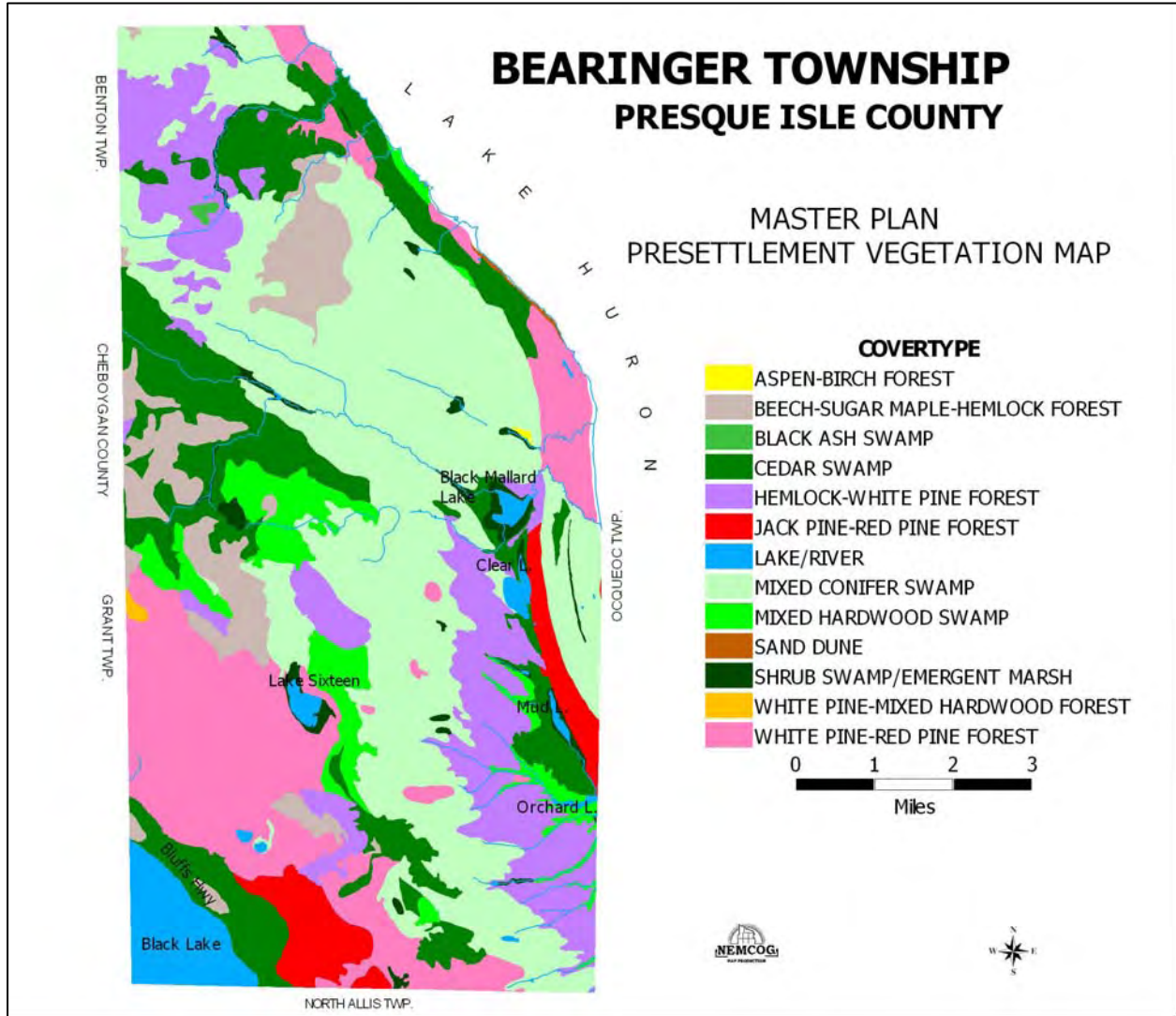


Figure 4.7

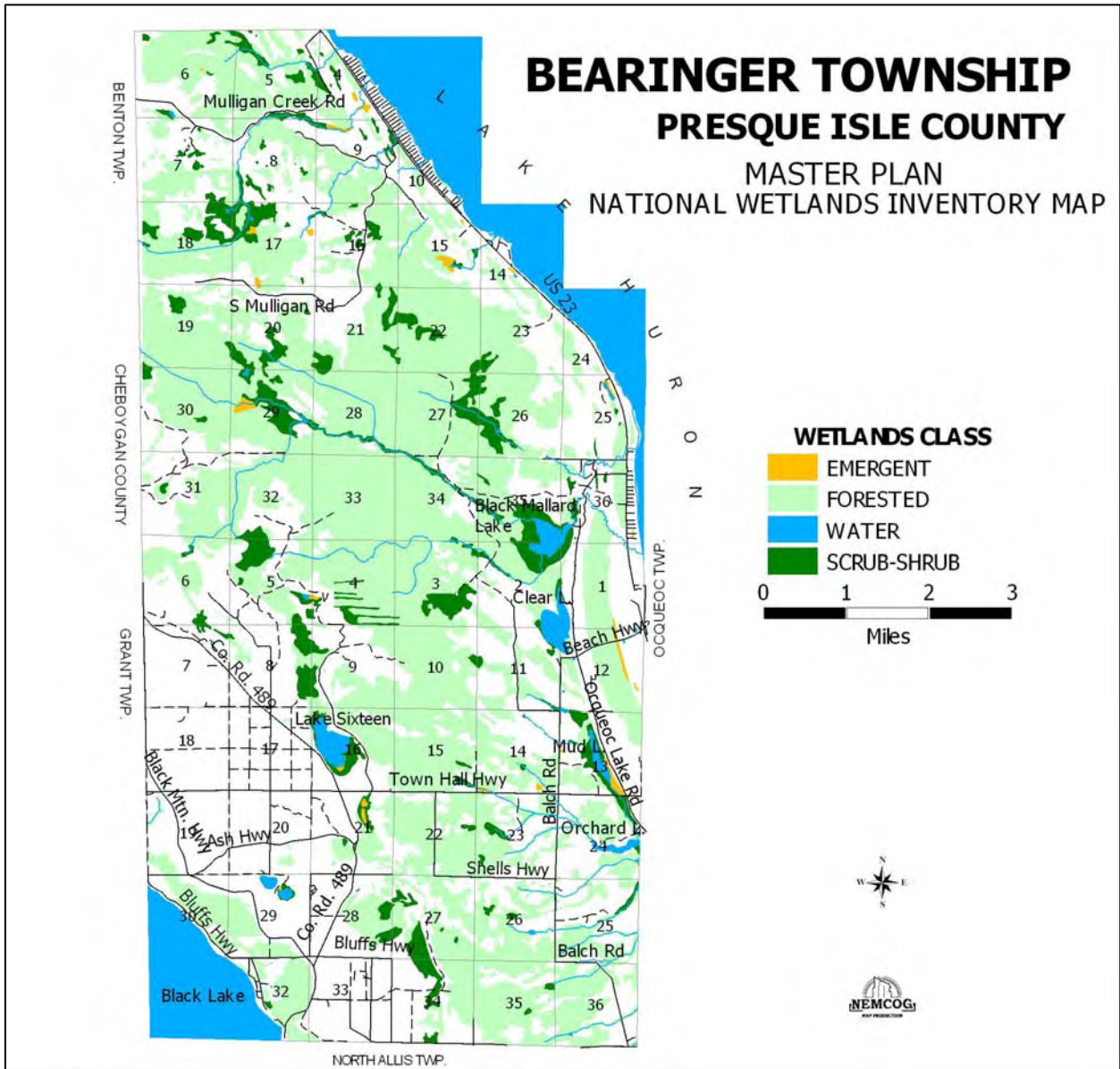


Figure 4.8

conditions.” Residents of Michigan are becoming more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Additionally, wetlands support wildlife, and wetland vegetation protects shorelines from erosion.

There are several sources that depict the presence of wetlands in Bearinger Township. These include the MIRIS Land Cover Inventory (see Chapter 5), National Wetlands Inventory and Presque Isle County Soil Survey. Each source was developed independently, with different criteria and therefore depicts the location and types of wetlands somewhat differently. **Figure 4.8** (on the previous page) is a color thematic map prepared from the US Fish and Wildlife Service National Wetlands Inventory. National Wetlands Inventory (NWI) maps were compiled by the US Fish and Wildlife Service using color infrared aerial photography and ancillary data. This inventory classified more areas as wetlands than did the MIRIS land cover inventory. The NWI project found forested wetlands to be the most prevalent wetland type.

The MIRIS Land Cover Inventory found forested wetlands to be the dominant wetland type in Bearinger Township. Wetland forest species include lowland conifers such as northern white cedar, black spruce, white spruce, and eastern tamarack and lowland hardwoods such as black ash, elm, balsam poplar, aspen and red maple. Northern white cedar dominates the wetland areas where there is good lateral water movement and the soils are high in organic content. These lowland forests are typically located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors. Non-forested wetland types include lowland brush, marshes and bogs. Land use planning activities should focus on protecting and preserving these limited and critical resources.

Another approach to estimating wetland areas in the Township is to examine the Presque Isle County Soil Survey. **Figure 4.3** is a map of hydric soils. These soils typically support wetland vegetation. The soils survey mapped 16,000 acres as hydric. Another 12, 867 areas were mapped a soils with hydric inclusions, or small areas with hydric soils or wet areas.

A COMPARISON OF SURVEYS

Michigan Resource Information System (MIRIS)

Forested Wetlands	9,620 acres
Shrub-Scrub Wetlands	1,620 acres
Emergent-Aquatic Wetlands	53 acres

National Wetlands Inventory Maps (NWI)

Forested Wetlands	18,450 acres
Shrub-Scrub Wetlands	2,237 acres
Emergent-Aquatic Wetlands	145 acres

Pre-Settlement Vegetation Maps

Forested Wetlands	22,656 acres
Shrub-Scrub/Emergent Wetlands	672 acres

Presque Isle County Soil Survey

Hydric Soils	16,035 acres
Soils with Hydric Inclusions	12,867 acres

An exercise that would further define the probability of wetlands at a given location would be to overlay the three maps generated from the above sources. If a site is classified as a wetland on all three maps, the likelihood of wetlands being present is very high. It is important to note all of these sources are appropriate for general planning purposes. Any development should have a site specific field survey to determine the presence and location of wetlands that may be impacted.

Water Resources

The Township has over eight miles of Lake Huron shoreline and nearly three miles of Black Lake shoreline. Add four small inland lakes and some 38 miles of streams and small creeks to the mix, and one can see water is no stranger to the community. Lone Pine Creek, Mulligan Creek, Three Creek, Grace Creek and Black Mallard River from several small coastal watersheds that empty directly into Lake Huron. Several other small tributary creeks flow into Ocqueoc Lake shortly before it empties into Lake Huron. There are six named lakes, Black Lake, Black Mallard Lake, Clear Lake, Orchard Lake, Mud Lake and Lake Sixteen. The lakes are shallow with mucky or peat bottoms. Lake Sixteen is known to be dry during periods of low precipitation. **Figure 4.9** displays the water resources in the Township.

Lakes and river shorelines are continually facing increased pressure from development as more seasonal homes and retirement homes are being built in the Township. The recreation industry of the region can be impacted by this development. There are other factors to consider as development occurs near shorelines, such as nutrient delivery rates into lakes & streams, accidental spills of contaminants, erosion control, and even scenic view quality.

Groundwater supplies in the Township are very productive in the predominant gravels and sands of the glacial drift. The groundwater aquifers are recharged by precipitation which is readily absorbed by the permeable soils. Individual wells near the lakes and streams are usually quite shallow due to the high water table.

Wildlife

The township has long been known as a great place for deer hunting. When large tracts of forestlands were owned by timber industry, groups leased the land for "deer camps." The last two weeks of November were traditionally some of the busiest times of the year in the area. The timber industry land has been divided into large tracts and sold to individuals, primarily for hunting and outdoor recreation. In addition to deer hunting, small game hunting is very popular with the local residents as well as with tourists. Grouse, woodcock, rabbit, waterfowl and squirrel attract these hunters due to excellent hunting conditions.

The prevalent aspen-birch forest type is home to many species of wildlife. Species such as the least flycatcher, red-eyed Vireo, rose-breasted grosbeak, black-billed cuckoo and American redstart nest in the tree canopy. Ground nesting species such as the ruffed grouse, veery, snowshoe hare, and white tailed deer use aspen forest types. A few species of wildlife that nest under ground or in debris include the eastern chipmunk, long-tailed weasel, marbled salamander, ringneck snake, milk snake and smooth green snake. Birds and mammals that nest in cavities of trees include black-capped chickadee, yellow-bellied sapsucker and northern flying squirrel.

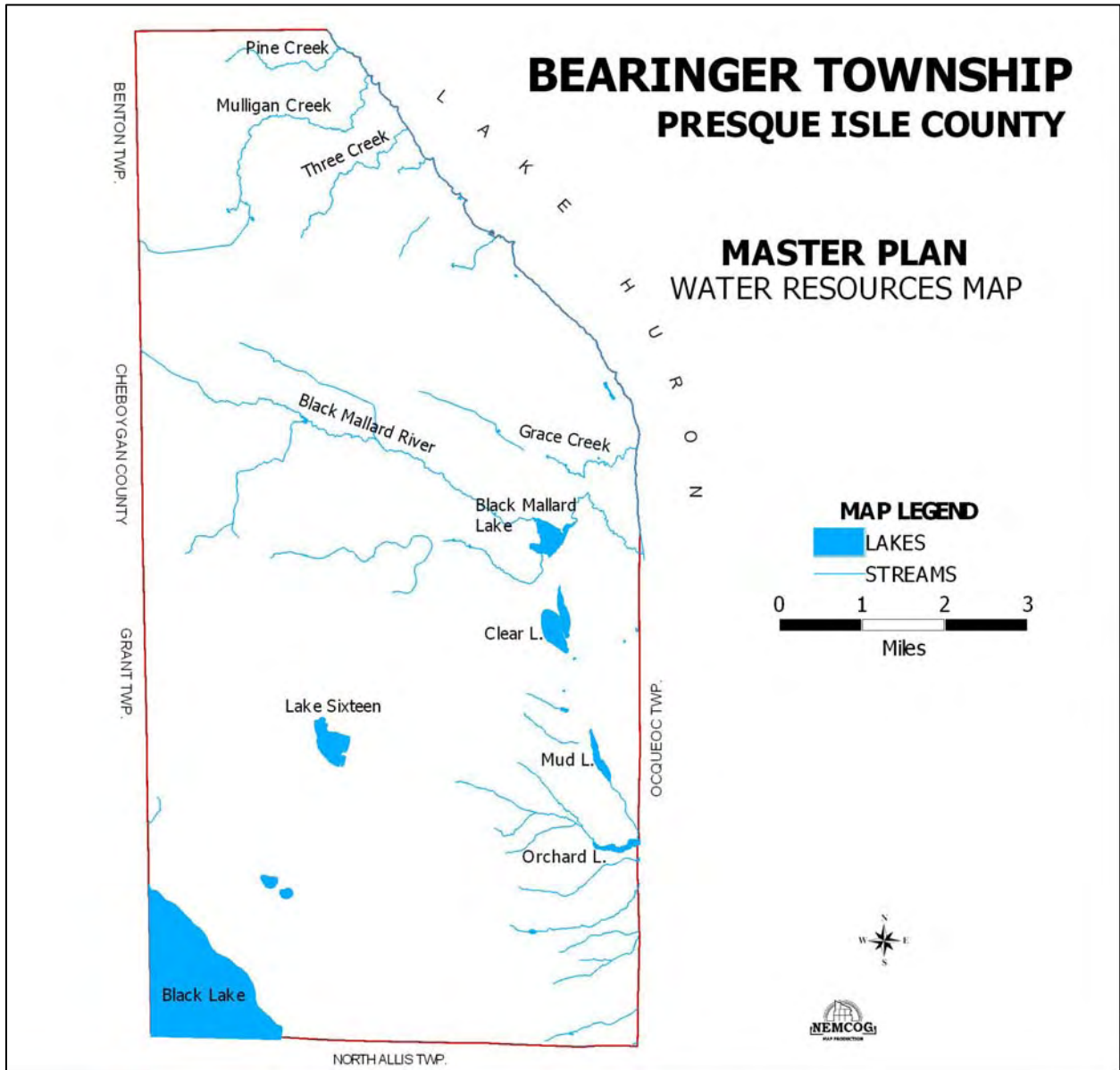


Figure 4.9

Riparian forests adjacent to streams and lakes provide critical habitat for many species of wildlife and reptiles. The land and water interface is a long narrow, sometimes meandering, edge habitat. In Bearinger Township, as well as throughout Michigan, natural undeveloped lakeshore habitat is one of the most endangered habitats. There is a continuing trend for lake lot owners to clear brush, aquatic weeds, dead trees and live trees that interfere with a wide-open view of the water. The native vegetation is replaced with well manicured and chemically treated lawns down to the waters edge. This practice not only degrades critical wildlife habitat but also impacts water quality by diminishing the riparian zone's capacity to filter nutrients and its ability to stabilize shoreline erosion. Birds that use floodplain habitat for feeding and nesting include the red shouldered hawk, barred owl, kingfisher, northern oriole, red-headed woodpecker, pileated woodpecker, woodcock, wood duck and great blue heron. Deer, raccoon, northern flying squirrel, water vole, mink and river otter also frequent these areas. Numerous species of amphibians and reptiles, such as turtles, frogs, snakes, salamanders and newts can all be found in river/flood plain areas.

Threatened and Endangered Species

Presque Isle County is also home to a number of plants and animals that are threatened and endangered or are of special concern as identified in Michigan Natural Features Inventory (MNFI) database which is maintained by the Michigan Department of Natural Resources, Wildlife Division, Natural Heritage Program. The following list presents the endangered or threatened plant and animal species of Presque Isle County, 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). 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. If these species continue to decline, they would be recommended for threatened or endangered status. Protection of special concern species before they reach dangerously low population levels would prevent the need to list them in the future by maintaining adequate numbers of self-sustaining populations. The MNFI database does not list the piping plover, and none have been noted in Presque Isle County. However, Hoeft State Park and Thompson Harbor State Park have been identified as critical habitat for the endangered bird.

Other Environmental Concerns

There are no Sites of Environmental Contamination, air discharge permits or surface water discharge permits with the Township.

Table 4.4 Presque Isle County Threatened and Endangered Species				
Scientific Name	Common Name	Type	Federal Status*	State Status**
<i>Adlumia fungosa</i>	Climbing fumitory	Vascular Plant		SC
Alvar	Alkaline scrub/grassland	Community		
<i>Appalachia arcana</i>	Secretive locust	Invertebrate		SC
<i>Armoracia lacustris</i>	Lake cress	Vascular Plant		T
<i>Astragalus neglectus</i>	Cooper's milk-vetch	Vascular Plant		SC
<i>Buteo lineatus</i>	Red-shouldered hawk	Bird		T
<i>Cacalia plantaginea</i>	Prairie indian-plantain	Vascular Plant		SC
<i>Calypso bulbosa</i>	Calypso or fairy-slipper	Vascular Plant		T
<i>Carex concinna</i>	Beauty sedge	Vascular Plant		SC
<i>Carex richardsonii</i>	Richardson's sedge	Vascular Plant		SC
<i>Carex scirpoidea</i>	Bulrush sedge	Vascular Plant		T
<i>Cirsium hillii</i>	Hill's thistle	Vascular Plant		SC
<i>Cirsium pitcheri</i>	Pitcher's thistle	Vascular Plant	LT	T
	Cobble beach	Community		
<i>Cypripedium arietinum</i>	Ram's head lady's-slipper	Vascular Plant		SC
<i>Dendroica discolor</i>	Prairie warbler	Bird		E
Devonian earth history	Geographical feature	Geologic		
<i>Drosera anglica</i>	English sundew	Vascular Plant		SC
Drumlin	Geographical feature	Geologic		
<i>Eleocharis engelmannii</i>	Engelmann's spike-rush	Vascular Plant		SC
<i>Emydoidea blandingii</i>	Blanding's turtle	Reptile		SC
Esker	Geographical feature	Geologic		
<i>Gavia immer</i>	Common loon	Bird		T
Great blue heron rookery	Great blue heron rookery	Other Element		
Great lakes marsh		Community		
<i>Haliaeetus leucocephalus</i>	Bald eagle	Bird	(PS:LT, PDL)	T
<i>Incisalia henrici</i>	Henry's elfin	Invertebrate		SC
Intermittent wetland	Infertile pond/marsh great lakes	Community		
<i>Iris lacustris</i>	Dwarf lake iris	Vascular Plant	LT	T
<i>Juncus militaris</i>	Bayonet rush	Vascular Plant		T
Karst	Geographical feature	Geologic		

Source: Michigan Natural Feature Inventory, Michigan Department of Natural Resources, Wildlife Division
 *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.

Table 4.4 Continued				
Scientific Name	Common Name	Type	Federal Status*	State Status**
<i>Lanius ludovicianus migrans</i>	Migrant loggerhead shrike	Bird		E
<i>Mesodon sayanus</i>	Spike-lip crater	Invertebrate		SC
Northern fen	Alkaline shrub/herb fen	Community		
<i>Notropis anogenus</i>	Pugnose shiner	Fish		SC
<i>Pandion haliaetus</i>	Osprey	Bird		T
<i>Pinguicula vulgaris</i>	Butterwort	Vascular Plant		SC
Pitted outwash	Geographical feature	Geologic		
<i>Potamogeton hillii</i>	Hill's pondweed	Vascular Plant		T
<i>Prosapia ignipectus</i>	Red-legged spittlebug	Invertebrate		SC
<i>Pterospora andromedea</i>	Pine-drops	Vascular Plant		T
<i>Pyrgus wyandot</i>	Grizzled skipper	Invertebrate		SC
Rich conifer swamp		Community		
<i>Sistrurus catenatus catenatus</i>	Eastern massasauga	Reptile	C	SC
<i>Solidago houghtonii</i>	Houghton's goldenrod	Vascular Plant	LT	T
<i>Somatochlora hineana</i>	Hine's emerald	Invertebrate	LE	E
<i>Sterna hirundo</i>	Common tern	Bird		T
<i>Tanacetum huronense</i>	Lake Huron tansy	Vascular Plant		T
<i>Trimerotropis huroniana</i>	Lake Huron locust	Invertebrate		T
Wooded dune and swale complex		Community		
Source: Michigan Natural Feature Inventory, Michigan Department of Natural Resources, Wildlife Division				
*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.				

Chapter 5 – Existing Land Cover/Use

Prior to determining future land uses and developing a future land use map, a community must have an accurate assessment of existing land uses. This chapter presents information on both the types and location of existing land uses. The process identifies both urban built-up land uses such as residential and commercial, along with natural land cover types like 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 Bearinger Township are discussed below. Approximately 13,440 acres of the land area are in publicly ownership. The State of Michigan is the largest landowner with 13,435 acres. With the exception of the harbor and rest area, the state ownership is located in the southern one half of the Township.

Most of the private ownership is in tracts that are 40 acres and larger. Large tracts of private ownership, typically hunt/fish clubs, are scattered throughout the Township. Substantial land holdings, once owned by timber industry, have been sold to non-industrial private landowners. With the exception of US-23 frontage and waterfront lands, most of the splits are 40 acres and larger. While these land ownership conversions will add to the tax base, they will potentially increase issues the township has to address such as private roads, housing standards and increased needs for services. Subdivisions and small tracts are clustered along the Lake Huron coast and Black Lake shoreline. Older small lot waterfront recreational development is converting to larger year round homes, accompanied by infill on previously vacant small lots.

Year round population in the 2000 U.S Census was 320 persons, a 33.7 percent increase from 1990. The 2000 Census found 503 housing units with 328 or 65 percent seasonal. According to the recently completed Presque Isle County Master Plan, Bearinger Township was one of the more active in the county for the issue of building permits. All of these factors support an increasing trend in development and associated land use issues.

Existing Land Cover/Use Characteristics

NEMCOG mapped existing land cover/use in the Township in 2006. The map of existing land use, shown as **Figure 5.1**, illustrates the distribution of land uses throughout the Township. Michigan Resource Information System (MIRIS) land cover/use classification categories were used to map the existing land cover/use. The map represents an update of the County 1995 MIRIS land cover/use map. The MIRIS map was updated with 1998 digital ortho-photo quads and field checking (conducted in 2006). The updated information was then computerized to produce the existing land cover/use map and statistics. **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 in **Figure 5.1** - Existing Land Cover/Use Map and **Table 5.1**, residential use ranks fourth in the amount of land under a particular land use. Residential use occupies approximately five percent (1,331 acres) of the land in the Township. Residential development is concentrated along the Lake Huron and Black Lake shorelines. Single family residential accounts for all of the residential development in the Township.

Extractive/Transportation

Land in this use category covers 27 acres of the Township. This category includes barrow pits and the boat harbor.

Table 5.1 Existing Land Use Statistics Bearinger Township		
Land Use Category	Number of Acres	Percent of Township
Residential	1,345	3.5
Extractive/Utilities/Transportation	27	Less 0.1
Institutional/Recreational/Harbor	7	Less 0.1
Non-forested Uplands	270	0.7
Upland Forests	23,981	58.7
Lowland Forests	11,826	29.1
Non-Forest Wetlands	1,970	4.8
Water	1,301	3.2
Beaches	86	Less than 0.1
TOTAL	40,813	100
Source: Michigan Resource Inventory System and NEMCOG photo interpretation, field verification and map updating.		

Institutional/Recreational

This category includes institutional uses such as parks and community facilities. As noted earlier, some 13,440 acres of Bearinger 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.

Agricultural

Due to the sandy, droughty soils, agricultural uses were historically very limited in the Township. The limited agricultural base has diminished in the past several decades. However, generally the land is converting to a less intensive use of open lands and not being 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 shrub land. As shown in **Table 5.1**, 270 acres of the Township is in the non-forested category.

Upland Forests

The upland forested lands are the most predominant land cover in the Township and accounts for 58 percent or 23,981 acres of the Township. Of the forested lands, the most prevalent forest type is aspen-birch.

Lowland Forests and Wetlands

Wetlands are defined as 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 non forested types such as lowland brush (tag alder and willow), sphagnum bogs, emergent vegetation in lakes and beaver floodings and wet meadows. Non-forested wetlands account for 1,970 acres of the Township.

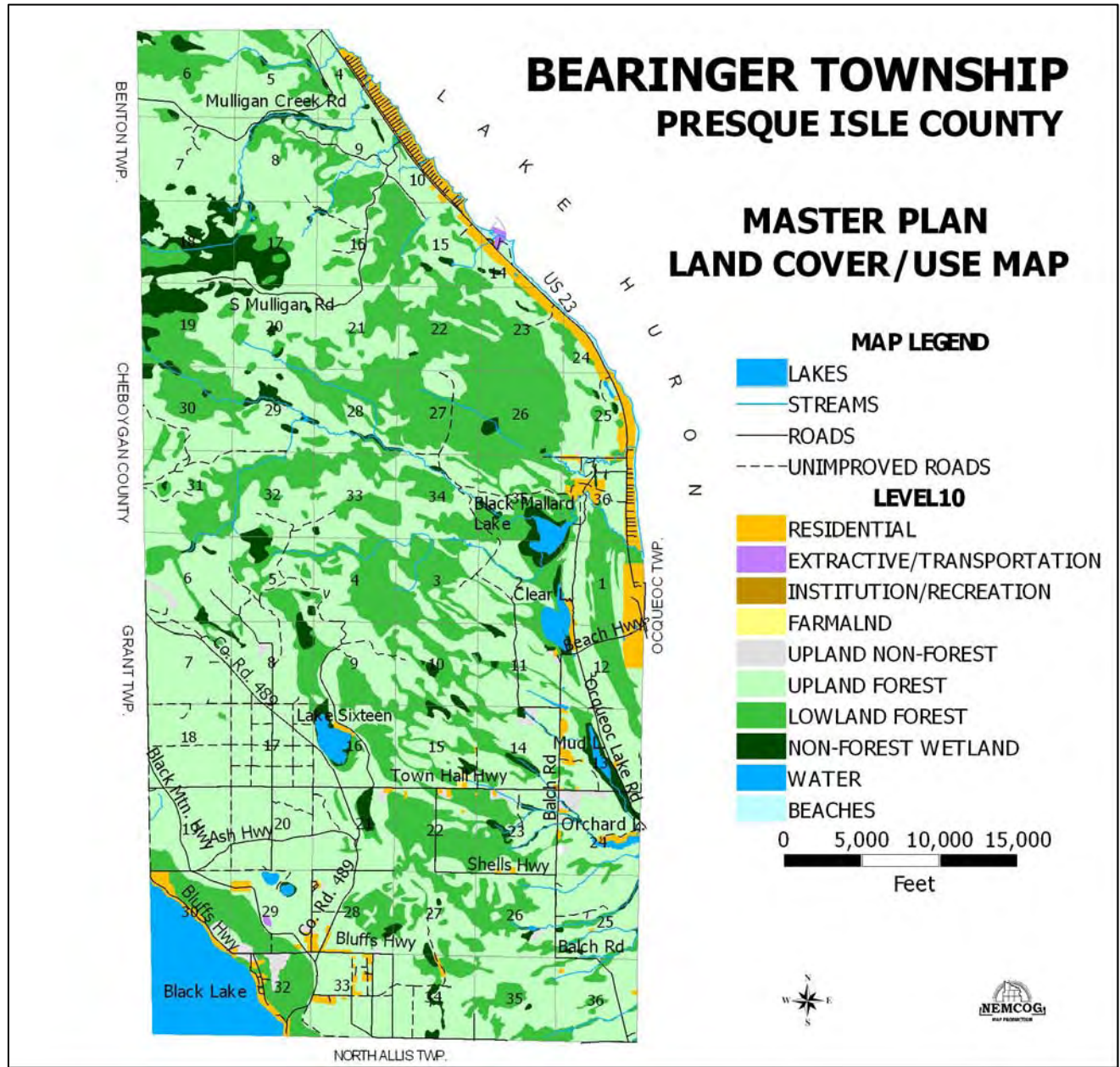
Lowland forests grow on soils with a seasonally high water table and are often classified as wetlands. Lowland forests, include areas that support lowland hardwoods and conifers, such as northern white cedar, black spruce, balsam fir, elm, black ash, red maple, ash and aspen species. Lowland forests occupy 11,826 acres 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 receive 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 1,300 acres of Bearinger Township.

Beaches

Beaches along the Lake Huron were delineated in the land cover use map. The acreage of beaches can vary greatly, depending upon the rise and fall of Lake Huron.



Chapter 6 – Goals and Objectives

The purpose of this chapter is to establish the goals and objectives that will guide future growth and development in a manner that will reflect the natural characteristics of the land and the planned provision of public utilities and services; strive to preserve scenic beauty; encourage the stewardship of natural resources; protect environmentally sensitive areas; conserve productive forest lands; and enhance the rural, scenic character of the Township. In developing community goals and objectives, it is important to analyze existing community characteristics such as social and economic conditions, services and facilities, environmental conditions, and existing land use. Preceding chapters of this master plan have documented the above characteristics.

Public Forum

After background studies were completed, the next critical step was to create a vision of where the community wants to be in the future. To accomplish this important step, the Planning Commission, with the assistance of the Northeast Michigan Council of Governments held a series of meetings to gather input from the community.

The first session was a public forum, open to all residents and business owners. Flyers were developed and distributed by planning commission members. Invitations were sent to 160 landowners, randomly selected from the County Equalization database. Articles and notices were published in local newspapers. A copy of the Public Forum Flyer can be found in **Appendix C – Invitations and Notices.**

People were invited to take part in an evening planning session at the Bearinger Township Hall on September 28, 2006 at 7:00 p.m. Thirty-five people attended the session. All attendees had an opportunity to participate in the process and provide input to the Township. Participants were first asked to identify *Community Assets to Protect* (What do you value about your community?). Next, they were asked to identify *Community Issues to Address* (What would you like to change about your community?). The final activity for the evening public meeting was to create a desired future vision of what the Township of Bearinger will be in the year 2026. A full listing of the workshop comments is included in **Appendix A.**

Bearinger Township Assets to Protect

Participants in the workshop noted the community is blessed with an abundance of high quality natural resources. Resources include Lake Huron, its beaches and coastal wetlands; inland lakes and streams; forests and wetlands; open space; wildlife and fish. With so much coastal area, there are a number of threatened and endangered species as well as fragile natural communities in the township. State lands and large tracts of private land add greatly to the wildness of the community. Fresh air, clean surface and groundwater and extensive forests equate into a healthy, safe environment. Reasonable public access to the water and other resources is an important community feature.

The rural character of forest lands, public lands and residential development create a landscape with considerable open space. Whether along the stream banks, within neighborhoods or nestled in forests, it is a safe, quiet, and clean place to live. There is strong community support, people are friendly and take pride in the area. Enjoyment of sunrise walks on unspoiled beaches, and skylines without nighttime light pollution are important. Low traffic volumes, no

billboard clutter and a small population add to the quite rural character. The absence of “Big-Box” stores is considered an asset. Ambulance and fire services, Hammond Bay Refuge Harbor, Black Mountain Recreation Area, and Presque Isle County Commission on Aging bus system are important community assets in the Township. A list of assets to protect is presented in **Appendix A**.

Bearinger Township Issues to Address

Based on comments from participants, it is clear there are issues to be addressed in Bearinger Township. These issues include limited employment opportunities; limited tax base; lack of infrastructure such as natural gas and broad band internet; blight and inconsistent zoning enforcement. Limited employment opportunities make it difficult to attract and keep young families in the area. Roads need to be better maintained and safety issues addressed. Roadsides are often overlooked as sites for rare plants which have been impacted by ditch maintenance. Small lots and on site septic system raise some concern for long term protection of surface and groundwater quality. Soil erosion from ORV’s and noise pollution from both land and water recreation vehicles are noted as being issues in more developed parts of the community. Aging population will strain local senior services and require increased access to emergency, medical and transportation services. There is a strong concern about the “highway commercial/industrial” regulations in Presque Isle County’s zoning ordinance. Lack of standards for private road development and driveways cause problems with access of emergency vehicles and maintenance. A complete listing of comments can be found in **Appendix A**.

Bearinger Township in the Year 2026

Visioning is a process to help community members imagine, describe and attain a preferred future for their community. Participants were asked to respond to the following visioning exercise. To encourage a free flow of ideas, answers were not constrained by present situations. All participants had opportunities to present their ideas in an open, informal setting. *Think about the changes that have occurred over the last 20 years or even the last 10 years. Now think what could happen over the next 25 years. “Imagine you have friends or relatives visiting in the year 2025. You decide to take them for a tour to show off the wonderful community in which you live. You take a drive through countryside; admire the beauty of the landscape and marvel at the development; you stop at a park for a picnic. Much of what you see and hear pleases you, and some activities surprise you. Describe the 2026 future that you envision. Consider the physical environment (residential, commercial and industrial development); the natural resources (forests, water, open space and farmlands); and community facilities and services.*

Bearinger Township will be known for its abundance of natural resources. Public lands, Lake Huron and Black Lake will remain primary focal points of the Township. Forests and wetlands are important parts of the landscape. The area will be known as a quite place to enjoy walks on beaches with opportunities to examine rare plants and watch a bald eagle fly overhead. There are large tracts of undeveloped lands, both public and private. The waters of streams and creeks, as well as groundwater, have not been compromised by development and growth. Residents and vacationers are able to enjoy top quality hunting, fishing, bird watching and numerous other outdoor activities. Neighbors helping neighbors is still an everyday occurrence.

The community has welcomed current trends and by partnering with adjacent communities, agencies and businesses; have developed facilities, such as civic/senior center, affordable

housing, senior housing, public transportation, community health centers and safe pedestrian facilities, for retired residents. The community has grown to the point where there is full time fire department/EMS staff. Single family residential is still the norm although a variety of housing options will become available. Neighborhoods are neat and safe. An active “Fire Wise” program has reduced the potential for losses from wildfires. New residential developments have parks, open space and commons areas.

There are businesses to serve residents and visitors. Shops, restaurants, markets, service businesses are located in a commercial node within the Township or in adjacent communities. However, this is a part of the county where businesses have a local identity and there are no chains and fast food restaurants. The community has been able to accommodate home based businesses, which are a benefit to the local economy. Recreation based businesses have become a part of the community, even elder hostels catering to the older, active crowds. Through land use planning and zoning regulations, businesses and light industries are located in non-sensitive areas and while benefiting the Township, they have not negatively impacted the resource base. Through grant and development impact fees, infrastructure was in place before commercial and industrial development occurred. Non-motorized trails connect residential areas to community centers and parks. Roads are better and there are less seasonal roads.

Focus Group Sessions

As a follow-up to the public forum, the community conducted three smaller focus group sessions. The approach was to target three distinct geographic areas in the Township, Black Lake, Huron Beach and the Forest Interior. Invitations were sent to approximately 50 landowners in each of the geographic areas. Names were randomly selected from the County Equalization database and included both local and absentee landowners. Planning Commission members also invited people to participate in the focus groups. Participation was by invitation only. The goal was to have between six and twelve people in each session. Fifteen people attended the Huron Beach session, ten attended the Black Lake and seven the Forest Interior focus group.

The sessions were facilitated by NEMCOG and responses were recorded. A set of questions were asked to each group. Responses have been compared to the larger public forum comments and between each focus group. The entire list of responses can be found in **Appendix B**.

All groups were asked, “if there is one message we should take back to the planning commission, what would it be?” The list of responses follows:

- Well defined list of community priorities
- Should protect health and safety
- No spot zoning
- Enforcement of zoning
- Preserve what God gave us – respect and enjoy the area
- Need to designate places for stores & restaurants
- Be accessible to the public
- Environmentally responsible development
- Make provisions for enforcement of regulations
- Practicability, fairness, open mindedness
- Maintain wild treasures, protect health of Lake Huron

- Require public involvement
- Execute mission of Master Plan with eye on future of Bearinger Twp.
- Preserve our laid back lifestyle
- Reasonable zoning
- Reasonable enforcement
- Private road maintenance agreements
- Enforcement of zoning
- Protect against junk & junk trailers
- Remember why people bought here
- Maintain Sprit of Northwoods
- Protect water & forest resources
- Maintain area “as is” the best you can
- Buy open space where appropriate
- Be reasonable with Planning & Zoning – use common sense

Community Goals and Objectives

After reviewing the community input and considering the existing conditions background information, the planning commission established goals and objectives. These goals and objectives will provide guidance to the Bearinger Township planning commission and board.

Planning and Community Development

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

Objectives:

- Implement the Bearinger Township master plan through establishment of a township zoning ordinance.
- Apply to Coastal Zone Management for a grant to develop a “resource friendly” zoning ordinance.
- Control the location of new development by designating appropriate areas for new residential, commercial, industrial and resort/recreational land uses.
- Establish landscape requirements for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, and roadside natural landscaping.
- Develop open space residential, commercial and industrial 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.
- Improve regulations and standards to protect the community against high noise levels and exterior lighting glare.

- Implement access management standards for commercial development along the primary corridors which include US-23 and Townhall Road.
- Evaluate the establishment of a waterfront overlay districts that will set forth consistent special requirements and standards for development along designated waterfronts.
- Establish standards that regulate the placement and size of cellular towers, communication towers, transmission towers and wind turbine generators.
- Develop and consistently enforce blight ordinance to work towards improving the quality of housing and protecting property values.
- Enforce all ordinances in a consistent and fair manner.
- Promote walkable communities by developing trails, sidewalks and safe pedestrian crosswalks in developed areas of the Township.
- Increase safety and reduce the visual impact of on-site and off site signs and billboards, by controlling their size, number, illumination, and configuration.
- Establish a Community “Fire Wise” education program to protect existing and new development from wildfires.
- Require use of “Fire Wise” strategies for new subdivisions, condominium developments, and multi-family residential complexes, and any development requiring site plan review.

Residential Land Uses

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

Objectives:

- Designate areas appropriate for all types of residential development including single family, multi-family, elderly housing, condominium, low to moderate income housing, and extended care facilities.
- To preserve open space and vital natural resources, provide the development option of clustered housing in buildable portions of the Township.
- Site new residential development in a manner that protects the rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate.
- Require large scale development to document the need and demand for such development.
- Encourage existing housing stock and neighborhoods to be kept in good repair, appearance, usefulness and safety.
- Require adequate buffers and transition areas between residential and non residential uses to maintain property values and visual attractiveness.

- Preserve the integrity of existing residential neighborhoods by protecting them from intrusion of incompatible uses.

Commercial Areas and Activities

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

Objectives:

- Guide commercial development into commercial nodes through the master plan and zoning ordinances; while discouraging linear strip development along primary county roads and highways.
- Develop and utilize planning and zoning techniques, such as clustering, shared parking, access management, and landscaping to regulate commercial development along primary county roads and state highways.
- Make parking (public and private) needs a consideration for all expansions and new development.
- Require landscape buffers where commercial uses are adjacent to other land uses.
- Regulate home occupations and home based businesses to assure compatibility with existing residential areas.
- Work with county and regional organizations to develop strategies for marketing the area as a tourism destination with recreational, cultural and historic components.

Industrial Land Uses

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

Objectives:

- Ensure that industrial uses are developed in an environmentally sensitive manner, are harmonious with the existing community and are located near access to state trunklines.
- Locate light industries and high tech industries, that do not pollute the air, soil, or water nor offend because of noise, odor, or visual impact, in industrial zoned 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.
- Until adequate infrastructure is in place, direct industrial development to neighboring communities with industrial parks or sites.
- Require landscape buffers where industrial uses are adjacent to other land uses.

- Develop guidelines to ensure that extractive development takes place in an environmentally sensitive manner.
- Require landscape buffers around extractive uses to screen adjacent properties and public roadways.
- Establish criteria and require reclamation extractive areas after the operation is complete.

Infrastructure and Community Facilities

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

Objectives:

- Work with the Presque Isle County Road Commission to plan for upgrading of roads, maintenance of existing roads, and vehicular and pedestrian safety at intersections and on roadways.
- Develop a capital improvements plan to address the long term needs for road improvements, township hall maintenance, fire protection, emergency services, and community recreation.
- Direct development to areas with existing infrastructure and where infrastructure is not adequate require developers to fund the upgrading of infrastructure to support proposed new development.
- Seek grants through federal, state and other funding sources for infrastructure improvements, community facility improvements, and economic development projects.
- Develop standards for private roads and shared road access.
- Continue to maintain and, when necessary, expand **Bearinger Township Cemeteries**.
- Support the continuation and expansion of public transit to better serve the needs of senior citizens and other transit dependent Township residents.

Recreation and Public Lands

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

Objectives:

- Develop a Township Recreation Plan that identifies and prioritizes needed community recreation facilities.
- Pursue grants and funding sources to establish and maintain community parks.

- Retain and where appropriate acquire public water access sites for residents, seasonal residents and visitors.
- Encourage the expansion and creation of non-motorized recreation trails such as x-country ski trails, bike trails and horse riding trails on both public and private lands.
- Connect parks, community centers and residential areas with non-motorized trails.
- Through zoning and review procedures, proposed subdivisions, site condominiums, planned unit developments, commercial and industrial developments should provide or participate in the development of neighborhood parks and open space.

Government

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

Objectives:

- Ensure a responsible fiscal policy and budget process to finance the Township government.
- Promote intergovernmental and regional cooperation on issues of mutual concern.
- Continue to work with Presque Isle County to provide emergency services to Township residents.
- Maintain communication with the Department of Natural Resources to provide input into the usage and management of the public lands within the Township.
- Promote the involvement of volunteers in the government process.

Natural Environment

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

Objectives:

- Encourage a land use pattern that is oriented to the natural features and water resources of the area by evaluating: type and density of proposed developments based on soil suitability; slope of land; potential for ground water and surface water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways and wildlife corridors.
- Limit and control the density and type of residential and commercial development adjacent to lakes, ponds, streams, and wetlands.
- Promote greenbelt areas adjacent to lakes, ponds, streams, and wetlands through

development of a greenbelt section in the community's zoning ordinance.

- Implement groundwater protection and stormwater management regulations in the community's zoning ordinance, while encouraging the continued natural use of wetlands as groundwater recharge, stormwater filtering and stormwater holding areas.
- 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.
- Preserve topography such as slopes, valleys and hills by limiting the amount of cut and fill during site development.
- Integrate wetlands, woodlands and meadows into site development as aesthetic and functional features.
- 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.
- Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the community's existing character.
- In recognizing the importance of trees in the suburban environment, encourage the retention of existing native trees and the establishment of street and shade trees in residential neighborhoods and commercial developments.
- Due to negative impact to groundwater and surface water resources, discourage the establishment of industrial feedlots.

Forest Lands

Goal: Support the retention of the forestry land base as a viable resource and to insure that forestry is a component of the economic diversity of the Township.

Objectives:

- Maintain and provide for the preservation of woodlands where feasible, including tree farming and specialty crop farms.
- Support science based forest and wildlife management activities on public and private lands in the township.
- Participate in the Michigan Department of Natural Resources Forestry Planning activities for lands within the Township.
- Discourage the conversion of forestland into other more intensive uses. Consider larger lot zoning to maintain the forest resource base.

Chapter 7 – Future Land Use

Year round population in the 2000 U.S Census was 320 persons, which represents a 33.7 percent increase from 1990. The 2000 Census found 503 housing units with 328 or 65 percent classified as seasonal use. Based on participation at public input sessions, seasonal home owners continue to retire and move north. Driving up the year round population numbers with a corresponding decrease in the percentage of seasonal use dwellings. According to the recently completed Presque Isle County Master Plan, Bearinger Township was one of the more active in the county for the issue of building permits. All of the County's high-growth townships had at least one common attribute, the presence of private property development on or near waterfront. All of these factors support an increasing trend in development and associated land use issues.

Most of the land area in private ownership is in 40 acres and larger tracts. However, there are more small lot landowners than large tract landowners. Large tracts of private ownership, typically hunt/fish clubs, are scattered throughout the Township. Substantial land holdings, once owned by timber industry, have been sold to non-industrial private landowners. With the exception of US-23 frontage and waterfront lands, most of the splits are 40 acres and larger. While these land ownership conversions will add to the tax base, they will potentially increase issues the township has to address such as private roads, housing standards and increased needs for services. Subdivisions and small tracts are clustered along the Lake Huron coast and Black Lake shoreline. Older small lot waterfront recreational development is converting to larger year round homes, accompanied by infill on previously vacant small lots.

While residential growth is occurring in Bearinger Township, according to the current land use inventory, over 96 percent of the land area was classified as forest, farmland, non-forest open space, and wetlands. Approximately 3.5 percent of the Township's land was used for urban related purposes, including extractive, utilities, institutional/recreational and residential development.

The next step in developing a Master Plan is to determine the types, location and intensities of development that will occur over the next twenty years. With the establishment of a Future Land Use Plan, Bearinger Township intends to ensure that existing land uses such as residential can continue; that irreplaceable resources such as water, wetlands and forestlands will be protected; and that reasonable growth, including residential, commercial and light industrial, can be accommodated with minimal land use conflicts or negative environmental impacts. Additionally, this plan will lay the foundation for development of a township zoning ordinance.

The Township Planning Commission with public input and assistance from NEMCOG developed future land use recommendations for Bearinger 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, future zoning and community goals and objectives.

Future Land Use Planning Areas

The community has identified eight categories of future land use to serve future development needs. **Figure 7.1** is the future land use map of Bearinger Township that depicts the locations of planning areas. This section will provide explanations of each land use planning area, including purpose, recommended development density and compatible uses. This future land use plan recognizes that existing parcels within future land use planning areas 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.

Future Land Use Planning Areas

- Residential
- Rural Residential
- Mixed Residential
- Local Business
- Light Industrial
- Forest Recreation
- Resource Conservation
- Waterfront Overlay

Residential

Location and Setting: The Residential future land use area 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. These areas are concentrated along Lake Huron and Black Lake, and include the primary waterfront residential development in the Township. See **Figure 7.1** for locations of residential future land use planning areas.

Uses: Principal uses include single family dwellings. Where compatible with residential uses, other uses to be considered include home occupations contained within the dwelling, group homes per state law, utilities, bed and breakfast facilities, parks and playgrounds, community buildings and publicly owned buildings, public utility buildings, and publicly owned and operated parks. Size of accessory buildings should be limited in square footage and in proportion to residential buildings. The review process for development projects will be set forth in the Zoning Ordinance and will provide for a more streamlined review process for less intensive uses that completely fit the given zoning district, and a more thorough review for projects that are more intensive and will be compatible with the given district only if specified standards are met.

Development Density: The Residential category is primarily designed to accommodate single-family dwellings at a density of one unit per 15,000 sq. feet to two acres. Older platted subdivision areas contain lots created prior to implementation of the zoning ordinance. These lots-of-record are smaller (10,000 sq. ft.) than minimal lot sizes projected for residential zoning requirements. Future development regulations should recognize these conditions and provide for the reasonable continuance of their use and character.

Other Development Considerations: Additional provisions are recommended to be incorporated into the Zoning Ordinance to allow for a cluster development pattern to avoid or minimize development impacts on environmentally sensitive areas, forests or farmland. It is not anticipated that municipal water or sewer service will be available over the next planning horizon.

Rural Residential

Location and Setting: The Rural Residential future land use areas are located along major roadways and near water features, see Figure 7.1. Current land cover is forest, along with low-density residential development. The large residential lots provide privacy from neighbors and/or other development.

Uses: Principal uses include single-family dwellings and two-family dwellings. Where compatible with residential uses, other uses to be considered include home occupations contained within the dwelling; bed and breakfast facility; churches and associated structures; parks and playgrounds; schools, child care facilities, libraries; community buildings and publicly owned buildings; public utility buildings; publicly owned and operated parks. The township will identify appropriate locations and establish criteria in the zoning ordinance for mobile home parks. The review process for development projects will be set forth in the Zoning Ordinance and will provide for a more streamlined review process for less intensive uses that completely fit the given zoning district, and a more thorough review for projects that are more intensive and will be compatible with the given district only if specified standards are met.

Development Density: This category is designed to accommodate single family and two-family dwellings at an average density of one unit per two acres. Conforming non-residential uses would require larger minimum lot areas and should be established according to the type and intensity of use.

Other Development Considerations: Additional provisions should be incorporated into the Zoning Ordinance to allow for a cluster development pattern to avoid or minimize development impacts on environmentally sensitive areas and forests. No municipal water or sewer service is currently planned for this area. Due to the lack of community water and sewer, intensive development will be dependent on adequately addressing the water and waste disposal issues.

Mixed Residential

Location and Setting: The Mixed Residential future land use category is primarily designed to accommodate single-family, two-family and multiple-family dwellings. Two areas have been identified for Mixed Residential development, see **Figure 7.1**.

Development Density: This category is primarily designed to accommodate small lots ranging in size from 30,000 square feet to roughly two acres. Multi-family units can develop at higher densities than detached single-family dwellings. Density bonuses should be considered for multi-family developments that preserve 50 percent or greater of dedicated open space.

Uses: The area will allow for a wide range of housing types and values to include apartments, garden apartments, townhouses and condominiums. Community uses such as parks, in addition to home occupations (utilizing space inside the dwelling unit), and bed and breakfast facilities may also be allowed in this area if designed to be compatible with the residential setting. The review process for development projects will be set forth in the Zoning Ordinance and will provide for a more streamlined review process for less intensive uses that completely fit the given zoning district, and a more thorough review for projects that are more intensive and will be compatible with the given district only if specified standards are met.

Other Development Considerations: Due to the lack of community water and sewer, intensive development will be dependent on adequately addressing the water and waste disposal issues.

Local Business

Location and Setting: At the present time there is no commercial development in the township. Due to the limited year round population, local retail-service business currently have a difficult

time surviving. The community has identified three areas to direct future light commercial development. The commercial nodes, designated by symbols on the future land use map, are located along US-23 and near the intersections of County Road 489, Bluffs Highway and Black Mountain Highway.

Development Density: Commercial lots along major roads with higher traffic volumes and higher speed limits should have widths that can accommodate recommended driveway spacing in MDOT's access management guidebook for local communities. As an alternative, narrower lots would be acceptable if frontage roads or shared driveways are incorporated into the development.

Uses and Development Considerations: Commercial developments in rural, recreational based tourism townships tend to serve local residents and visitors. Compatible uses include retail sales, gas stations/convenience stores, restaurants, personal services, and office uses. The review process for development projects will be set forth in the Zoning Ordinance and will provide for a more streamlined review process for less intensive uses that completely fit the given zoning district, and a more thorough review for projects that are more intensive and will be compatible with the given district only if specified standards are met.

Businesses should have adequate buffers separating operations from residential and resource uses. Access management, shared driveways and parking lots, stormwater management, groundwater protection, pedestrian access, landscaping, buffering, signage, billboards, traffic and pedestrian safety, and outdoor lighting should be considered in development plans. Roadside landscaping to maintain traffic safety and minimize any negative visual impacts of development should be required along the main roads. Due to the rural character, distance from population centers and low population levels, these areas are not intended for large scale, regional retail/shopping centers.

Other Considerations: State law grants the authority to regulate billboards along state and federal highways to townships, cities and villages, but not to counties. Therefore it is recommended the Township consider regulation of billboards along US-23 and primary county roads.

Light Industrial

Location and Setting: The community has identified the need to improve employment opportunities and expand the local tax base. Industrial future land use area is designated with a symbol to indicate the approximate location along Town Hall Highway. The Township acknowledges there are industrial parks in neighboring communities such as Cheboygan, Onaway and Rogers City. In the short term, until appropriate infrastructure has been put in place, industrial/manufacturing development should be guided to these existing industrial parks.

Uses: The light industrial future land use category is designed to provide sites for wholesale activities, warehouses, major repair operations, retail operations that require large outside storage areas, sawmills, wood processing facilities, and light manufacturing. The review process for development projects will be set forth in the Zoning Ordinance and will provide for a more streamlined review process for less intensive uses that completely fit the given zoning district, and a more thorough review for projects that are more intensive and will be compatible with the given district only if specified standards are met. Developments 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.

Development Density: Recommended minimum lots sizes would be two acres.

Other Development Considerations: Development standards should address access management, buffering, signs, stormwater management, groundwater protection and landscaping to maintain traffic safety and minimize any negative visual impacts of development along the main roads. Larger scale development often needs municipal water and sewer or may need a satellite water or sewer system. Manufacturing and warehousing development should be located on all-season roads. Due to the lack of community water and sewer, intensive development will be dependent on adequately addressing the water and waste disposal issues.

Forest Recreation

Location and Purpose: The Forest Recreation category is the second most extensive future land use category, and covers 10 percent of the township, see **Figure 7.1**. The land cover is a mix of upland forests, lowland forests, and low-density single family residential. Both seasonal and year round homes are located in this area. This category encourages the continuation of resource management and outdoor recreational activities. Bearinger Township recognizes the presence of forest lands and open space contribute to the scenic and rural character valued by the Township residents. This land use designation is intended to encourage the continued existence of private forestlands.

Uses:

Along with low density residential uses, forestry activities associated with timber and wildlife management would be considered compatible in this area. Other primary uses include seasonal cabins, tree farms, landscaping/plant nurseries, public and private conservation areas, hunting camps, parks, and playgrounds. If designed to be compatible with surrounding neighborhoods, uses such as recreational camps and clubs, campgrounds, bed and breakfast operations, home occupations, home based businesses, recreational vehicle parks and golf courses and resorts (recommended on twenty acres or more) would be allowed. Any business that generates higher traffic volumes should be located on public paved roads.

Development Density:

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 ecological integrity of the natural resources. To protect sensitive areas and maintain larger tracts available for other uses, clustering based on density equivalents (one house per two acres) should be encouraged.

Other Development Considerations: Gravel pits with site reclamation plans would be allowed as uses by special approval, provided the activity is compatible with surrounding neighborhoods. No municipal water or sewer service is planned for these areas. 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, native vegetation greenbelts, and landscaping requirements into the Zoning Ordinance.

Resource Conservation

Location and Purpose: Bearinger Township recognizes extensive areas of forests and wetlands contribute significantly to the quality of life and the rural character, which are valued by Township residents and visitors. The Resource Conservation future land use category includes all of the State of Michigan lands and privately owned lands (large parcels and isolated parcels). This category covers 77 percent of the township. Large areas of the Resource Conservation planning areas are only accessible by seasonally maintained county roads or private roads. Locations recommended for this category are shown on the future land use map, **Figure 7.1**.

Uses: This plan encourages the retention of large tracts of lands, contiguous resource areas, river greenbelts, wetlands, scenic areas and wildlife habitat. The Resource Conservation category is designed to provide protection to environmentally sensitive areas, while allowing for very limited and low intensity residential development to occur. Primary uses to be encouraged in this category include hunting, fishing, skiing, hiking, camping, wildlife management and forestry management

Development Density: The Conservation category is designed to provide protection to environmentally sensitive areas, while allowing for very limited and low intensity development to occur. This development would be consistent with recreational and conservation uses. A development density of one dwelling per 40 acres is recommended for the category. Residential uses are considered compatible with stream corridors in the planning area. On waterfront properties, smaller lots are anticipated with an average lot width of 200 feet.

Other Development Considerations: 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. For waterfront properties in this category, mandatory greenbelts and 75 feet waterfront setbacks should be considered. Additionally, gravel pits with site reclamation plans would be allowed, provided the activity is compatible with surrounding neighborhood and show no significant impacts to natural resources.

Waterfront Overlay

Location and Size: Waterfront Overlay" designation is designed to preserve the scenic beauty, property value and environmental integrity of areas adjacent to lakes, ponds, rivers. Lands within this waterfront overlay area include properties bordering Lake Huron, Black Lake, Lake Sixteen, Clear Lake, Orchard Lake, Mud Lake, Black Mallard Lake, Black Mallard River, Grace Creek, Mulligan Creek, and other unnamed ponds and creeks depicted on the Future Land Use Map, **Figure 7.1**. The overlay covers a 100 feet wide band along lakes and either side of streams. Note: this does not mean a 100 feet structure setback from the shoreline. With such a specialized designation it will be possible to develop resource friendly standards specific to the unique environment found in waterfront areas.

Uses: Residential uses are considered compatible with the waterfront overlay zone. If designed to have no negative impact on water resources and the underlying zoning district allows such uses, recreational based businesses such as canoe liveries, campgrounds and rental cabins, and restaurants, small retail stores and office-service businesses would be considered compatible. Industrial and extractive should not be located within the overlay corridor areas.

Development Density: The development density would be consistent with the underlying zoning district. However, some older platted subdivisions in waterfront areas contain lots created prior to implementation of a Zoning Ordinance. Future development regulations should recognize these conditions and provide for the reasonable continuance of their use and character.

Other Development Considerations: Renovation and redevelopment of existing waterfront properties is expected to continue as seasonal residences are replaced by year round homes. A 50 to 75 feet waterfront setback and 35 feet greenbelts protection strips should be considered. Where infill development occurs in previously platted areas, waterfront setbacks can be consistent with adjacent existing structures, but should be no closer than 30 feet from the ordinary high water mark. Development standards such as waterfront setbacks, building elevation above ordinary high water mark, building heights, protection of views and native vegetation greenbelts should be considered. Keyhole development may increase the threat of shoreline erosion, surface pollution, increased noise and conflicts between lake users. Keyhole development or high-density second-tier development with shared private waterfront access should be regulated with some restriction within this land use category.

Special Issue Areas

Parks and Community Recreation

Public input sessions found residents are interested in maintaining and expanding recreational opportunities within the Township. The community recognizes the importance of outdoor recreation to the local economy. Public access to water and acquisition of state land bordering the Town Hall for a community park/nature area with trails are priorities. The community considers the Black Mountain Recreation Area as a key asset and supports the DNR's effort to maintain and make improvements to the facility. There is a DNR boat launch site on Black Lake at the southern Township border and the Hammond Bay Harbor of Refuge on Lake Huron. There are several public access sites along Black Lake and Lake Huron. Public access to lakes and rivers should be maintained and where necessary improved.

The community also supports the development of bike trails, especially along the US-23 Corridor that will link residences to parks, and commercial nodes. This plan recommends Bearinger Township approach the DNR to assess the feasibility to acquire lands around the Town Hall and determine needed steps to accomplish. Bearinger Townships wishes to provide additional recreation facilities either by the transfer of public lands around the Towns Hall or by grant supported fee simple purchase of new recreation sites, particularly along Lake Huron. To supplement local expenditures for maintenance and improvements, the plan encourages the Township pursuing grants from federal and state agencies. It is further recommend the Township develop a DNR approved recreations plan by either participating with the County or establishing their own plan.

Roads

Money for maintaining county roads comes from state and local sources. The Township pays part of the cost of upgrading roads. The Township intends to work cooperatively with the County Road Commission to implement a coordinated asset management program to maintain and improve the road network. However, there are no intentions on upgrading the entire gravel road network to a paved road network. To address safety, maintenance and possible conversion to public ownership, it is recommended the Townships adopts private road standards.

Open Space Development

Concentrations of subdivisions tend to destroy rural character by converting natural and agricultural open spaces to suburban characteristics of homes with manicured lawns. Through the use of clustering homes and limiting the size of improved lawns to smaller *development pads*, developers can preserve substantial areas of space in each subdivision. Where possible, these preserved open space areas should be made visible from adjacent roads and properties.

Methods communities have employed to help protect and preserve privately held forest and farm lands, while protecting a landowner's economic investment, include the Purchase of Development Rights (PDR), conservation open space development standards, clustering requirements for residential uses, and tax breaks or incentives for continuing forestry and farming use. The conservation open space residential and commercial development design standards are effective means to preserve scenic views, rural character, farmland, meadows, woodlands, steep slopes and wetlands. It is recommended that these alternatives be considered in Bearinger Township as a way to balance economic rights with wildlands preservation goals. Incorporating open space requirements into Planned Unit Development zoning is a means of achieving this goal.

Table 7.1: Future Land Use Categories		
Future Land Use Category (Development Density)	Compatible Uses	General Locations
Residential (various sizes, with minimum lot sizes of 15,000 sq. ft.)	Single-family homes	Along lakes and major roads
Rural Residential (one unit per 2 acres)	Single and two-family homes	Along US-23 and other major roads
Mixed Residential (30,000 sq.ft. to 2 acres)	Single-family, apartments, townhouses, condominiums	Along US-23 and Black Lake
Local Business (various sizes; width minimums on major roads)	Retail sales, personal services, office use	Commercial nodes along US-23 and Co. Rd. 489 and Black Mountain Hwy.
Light Industrial (various; 2-acre minimum lot recommended)	General commercial, warehousing, storage, and light manufacturing.	Along Town Hall Hwy.
Forest Recreation (2 to 5 acre parcels)	Recreation, rural residential, hunting, forestry, controlled extraction	Larger tract private lands primarily in the southern half of the township.
Resource Conservation (20 acre and larger parcels)	Forestry, recreation, hunting camps, large lot homes, and cabins	Wetlands, lowland forests, flood plains, upland forests on large tract public and private lands
Waterfront Overlay (various sizes)	Single Family, recreation based businesses, small stores, restaurants, office/service businesses	100 feet band along waterfronts and both banks of streams

Community Facilities

Surface and groundwater protection is a primary goal of Bearinger Township's long range planning effort. This plan recognizes compact development such as existing development along waterways and older small lot subdivision development may someday require public or common water and sewer facilities. While specific sites have not been identified, the Township wishes to

recognize potential future needs and the necessity to pursue grant funding to implement common or community water and sewer facilities.

Resource Protection and Management

The rural forested landscape is valued in the township. This plan supports the retention of managed public and private forestlands in the township. Timber management and regeneration of mature stands are key to reducing fuel build-up and threats to wildfires. A technique for maintaining a forested atmosphere is to hide development from adjacent roads and properties. Arranging lots and internal subdivision roads to use hills and ridges on the site is an effective way to hide homes, outbuildings, and lawns. Use of woodlands and existing native vegetation may also make very effective screens for all types of development.

Wetlands are an important resource in the Township. The protection and preservation of these plant communities is encouraged. Wetlands can be preserved through use of conservation cluster residential development, conservation easements or fee simple purchase by local and state government. A adequate natural vegetation buffer should be maintained around all wetlands. Foot trails used for recreation would be acceptable in this buffer area. Other types of development such as roads, parking lots, buildings, septic systems, stormwater detention facilities and lawns are not considered acceptable uses within the wetlands or associated buffer areas.

Hazard Mitigation

The Presque Isle County Hazard Mitigation Plan ranked the following nine hazards as priority concerns: severe winds, infrastructure failures, structural fires, winter weather hazards, transportation accidents, transportation of hazardous materials, lightening, tornados, and fixed site hazardous materials. Wildfires did not rank high on a countywide basis. However, in the southern half of the Township, wildfire prone forest types, such as jack pine-oak are present. These are a particular concern when residential development encroaches into wildfire prone areas. Where possible the community should work towards minimizing the threats of the identified hazards. This can be accomplished under supplemental development standards and site plan review in zoning and a landowner Fire-Wise education program.

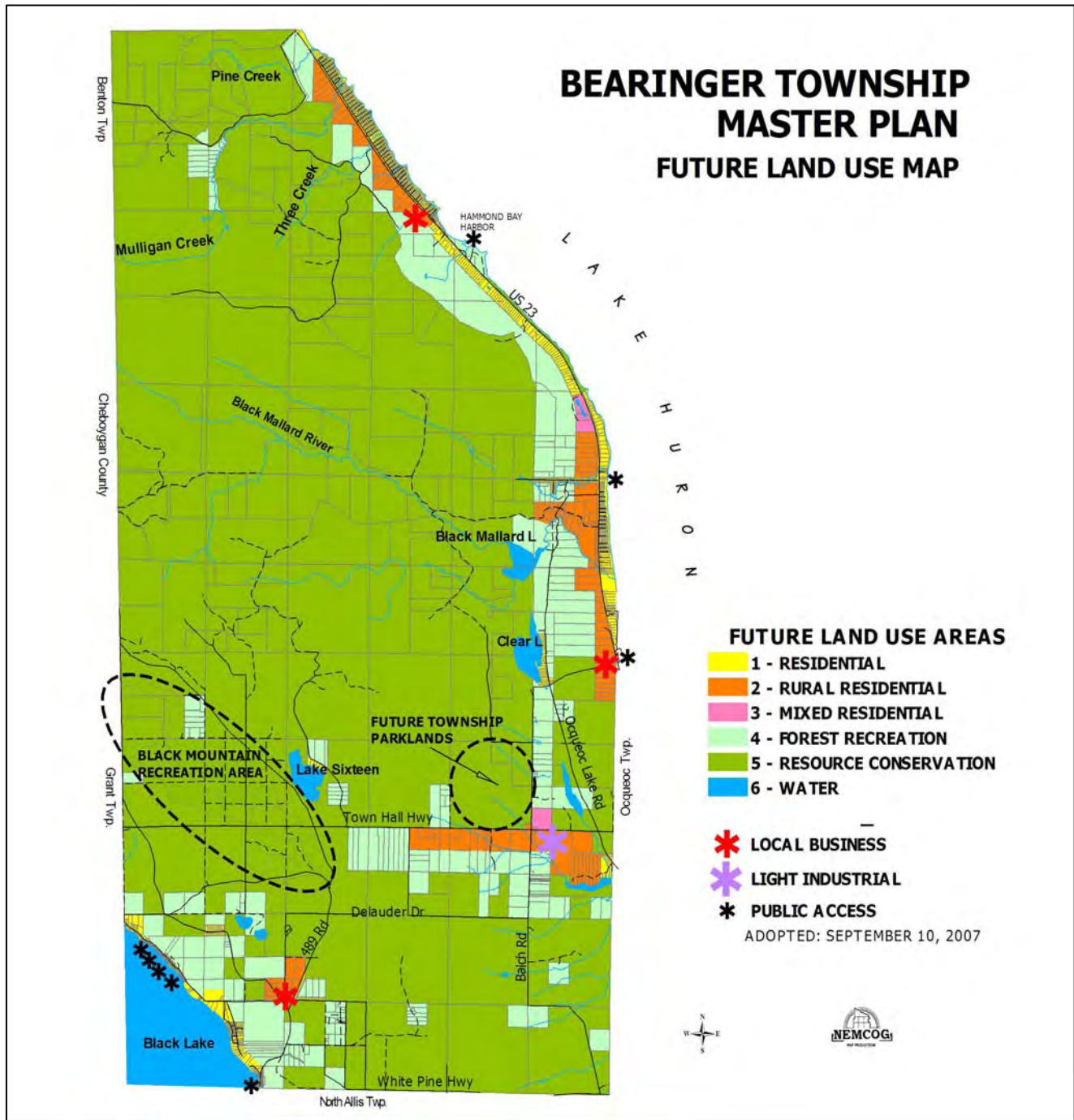


Figure 7.1

Chapter 8 – Implementation and Adoption

Plan Coordination and Review

As required by 2001 amendments to the Township Planning Act 168 of 1959, notification of intent to develop the Bearinger Township Master Plan was sent on April 20, 2006 to all communities and other 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 Bearinger Township Planning Commission, a draft was transmitted to the Township Board for approval to distribute the plan for review and comment. The draft plan was transmitted on May 2, 2007 to entities notified at the initiation of the plan update. After the required comment period, public hearing and plan adoption 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

Public hearings on the proposed Master Plan for Bearinger, as required by the Township Planning Act, Act 168 of 1959 as amended, was held on August 14, 2007. Section Nine of the Act requires that thirty days notice of public hearing be given in two publications at least two weeks apart and not less than seven days before the hearing. Notices of the public hearings were published in a local newspaper. Copies of the public hearing notices are reproduced at the end of this chapter.

The purpose of the public hearing was to present the proposed master plan and to accept comments from the public. The public hearing began with a brief explanation of the planning process and plan development by NEMCOG planning staff. During the hearing, maps of existing land use, resource maps and proposed future land use recommendations were presented.

Plan Adoption

The Bearinger Township Planning Commission formally adopted the master plan on August 14, 2007. The Bearinger Township Board passed a resolution of adoption of the master plan on September 10, 2007.

Plan Implementation

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

According to the Township Rural Zoning Act, comprehensive planning is the legal foundation of a zoning ordinance. Section Three of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare; to encourage the use

of lands in accordance with their character and adaptability, and to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber, and other natural resources, places to reside, recreation, industry, trade, service, and other uses of land; to insure that use of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning

The zoning ordinance is the primary tool for implementing the Bearinger Township Master Plan. This plan is the first step in the process of establishing a township zoning ordinance. Currently, Zoning is administered by Presque Isle County. Bearinger Township intends to develop and enact its own zoning ordinance. The township zoning ordinance should be consistent with the goals and the future land use plan.

Grants and Capital Improvement Plan

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

Recreation Plan

The Townships or County must have a current DNR approved Community Recreation Plan to be eligible for recreation grant funding. Background information presented in this Master Plan update would serve as part of a township recreation plan. Additional work would include developing information on existing recreational facilities within the Township and the region, recreation goals and an action program for existing and proposed facilities. The DNR approved Recreation Plan would cover 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.

Affidavit of Mailing

Notice of Intent to Prepare a Master Plan

I, Patricia Papendick, certify communities and agencies on the attached list were notified of Bearinger Township's intent to prepare a Master Plan. The notification was sent on 4/20/06 by first class mail and in accordance with P.A. 168 of 1959.

Patricia Papendick
Name

4/20/06
Date

Bearinger Twp Mailing List

TO	OF	Address	City	State	Zip
Planning Commission	Cheboygan County	PO Box 70	Cheboygan	MI	49721
Planning Commission	Presque Isle County	PO Box 110	Rogers City	MI	49779
Township Board	Benton Township	5012 Orchard Beach Rd.	Cheboygan	MI	49721
Township Board	Grant Township	5606 Cronan Rd.	Cheboygan	MI	49721
Township Board	Waverly Township	5771 S. Black River Rd.	Onaway	MI	49765
Township Board	North Allis Township	PO Box 306	Onaway	MI	49765
Township Board	Ocqueoc Township	1032 S. Ocqueoc Rd.	Millersburg	MI	49759

BEARINGER TOWNSHIP MASTER PLAN

April 20, 2006

Planning Commission
Presque Isle County
PO Box 110
Rogers City, MI 49779

Dear Madam/Sir:

The Bearinger Township Planning Commission is working on updating their Township Master Plan. With the character and landscape rapidly changing, it is more important than ever to have a current master plan. A Master Plan can prove to be a valuable planning tool in guiding and promoting responsible development while protecting and conserving natural resources.

As required by 2001 amendments to the Township Planning Act 168 of 1959, notification is being sent to all adjacent counties, townships, villages, area utilities, and other entities to request cooperation and comment.

Prior to, and after adoption of the master plan, draft and final copies of the plan will be sent all governmental units, as defined in the County Planning Act, for review and comment. Utilities and railroads must request copies and in accordance with the planning act, only utilities, agencies and railroads will be charged for photo copies and postage. On the form attached to this letter, please indicate if you wish to have copies of the master plan sent electronically or by first class mail. *In order to minimize the expense of preparing large numbers of the draft and final plan, we are hopeful that adjacent governmental units will request the plan in electronic format, either on CD or via email.*

Please sign, and return the attached form to the Bearinger Township Planning Commission, C/O NEMCOG, P.O. Box 457, Gaylord, MI 49734. A self-addressed envelope has been enclosed for your convenience.

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

Sincerely,



Richard Deuell, AICP

Bearinger Township

BEARINGER TOWNSHIP MASTER PLAN

Please complete and return in the supplied envelope:

Bearinger Township Planning Commission
C/O NEMCOG
P.O. Box 457
Gaylord, MI 49734

For governmental units only:

_____ Please send copies of the Bearinger Township Master Plan and all correspondence pertaining to the preparation of the master plan electronically via:

___ CD-ROM ___ e-mail (we have a high speed Internet connection)

If e-mail please provide-mail address: _____.

_____ Please send a **printed copy** of the Bearinger Township Master Plan and all correspondence pertaining to the preparation of the plan by first class mail.

For public utilities, railroads and governmental agencies:

_____ Please send a copy of the Bearinger Township Master Plan and correspondence pertaining to the preparation of the plan electronically via:

___ CD-ROM ___ e-mail (we have a high speed Internet connection)

If e-mail, please provide e-mail address: _____.

_____ Please send a **printed copy** of the Bearinger Township Master Plan; therefore, according to the law, we agree to pay for postage and copies of the Master Plan.

Signature _____
 Representative

Please provide the following contact information:

Name _____

Agency/Organization _____

Address _____

Phone _____ Fax _____

Email: _____

Bearinger Township

Affidavit of Mailing
Draft Township Master Plan

I Patricia Papendick certify communities and agencies on the attached list were sent a draft master plan of Bearinger Township for their review and comment.

The notification was sent on May 2, 2007, by first class mail and in accordance with P.A. 168 of 1959.

Patricia Papendick
Name

5/2/07
Date

Bearinger Twp Mailing List

TO	OF	Address	City	State	Zip
Planning Commission	Cheboygan County	PO Box 70	Cheboygan	MI	49721
Planning Commission	Presque Isle County	PO Box 110	Rogers City	MI	49779
Township Board	Benton Township	5012 Orchard Beach Rd.	Cheboygan	MI	49721
Township Board	Grant Township	5606 Cronan Rd.	Cheboygan	MI	49721
Township Board	Waverly Township	5771 S. Black River Rd.	Onaway	MI	49765
Township Board	North Allis Township	PO Box 306	Onaway	MI	49765
Township Board	Ocqueoc Township	1032 S. Ocqueoc Rd.	Millersburg	MI	49759



121 E. Mitchell, P.O. Box 457
Gaylord, Michigan 49734
989-732-3551
www.nemcog.org

TO: Communities
FROM: Richard Deuell, AICP
DATE: May 2, 2007
SUBJECT: Bearinger Township Draft Master Plan

Bearinger Township has completed a draft Township Master Plan. As required by 2001 amendments to the Township Planning Act 168 of 1959, a draft of the master plan has been transmitted for your community's review and comment.

According to the act, Townships, cities, villages, utilities, railroads and agencies have 63 days to comment on the draft master plan. Those comments must be received within 63 days of date on the transmittal of the draft master plan (May 2, 2006). Comments should be drafted to the Bearinger Township Planning Commission and sent to NEMCOG.

Comments should be transmitted to: Beverly Rossetto, Secretary, Bearinger Township Planning Commission, 16122 Guyana Lane 44, Ocqueoc, MI 49759.

For the communities that choose to receive the draft plan on a CD, the document is provided in Adobe Acrobat (PDF) format that can be viewed in Acrobat Reader. We have also provided the plan in MS Word. Please note, Bearinger Township appreciates those communities who chose to receive digital copies of the plan as this minimizes the expense of preparing large numbers of the draft and final plan. We are hopeful that additional adjacent governmental units will request the final plan in electronic format on CD. **If you would like to receive the final adopted plan in digital format instead of printed format, please notify the Bearinger Township Planning Commission at the above address or send an email to Richard Deuell, rldeuell@nemcog.org.**

Copies of the draft plan can be viewed and downloaded from NEMCOG's Web Site: www.nemcog.org. Look under the project button to view the draft master plan.

Thank you for your cooperation and we look forward to your participation in this important process. If you have any questions please contact: Tom Harkleroad, Bearinger Township Planning Commission Chair, 989-938-6210 or Richard Deuell, AICP, NEMCOG, 989-732-3551 ext. 14

**RESOLUTION HOLD PUBLIC COMMENT PERIOD AND PUBLIC HEARING
BY THE TOWNSHIP PLANNING COMMISSION
Bearinger Township Master Plan**

WHEREAS: Bearinger Township, Presque Isle County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Township Planning Commission is required by Section 8 of the Act to hold a public comment period, and then hold a public hearing, noticed in a local newspaper as required by the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The Bearinger Township Planning Commission on this 10th day of July, 2007 adopts this resolution to make the Master Plan available for public comment and set the public hearing for 7:00 p.m. on August 14, 2007, at the Bearinger Township Hall.

Motion: Ronald Snider

Second: Robert Sido

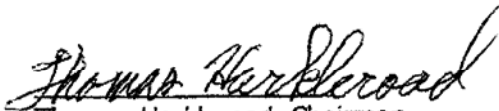
Ayes: Robert Sido – aye, Ronald Dulak – aye, Beverly Rossetto- aye,
Ronald Snider – aye and Thomas Harkleroad- aye.

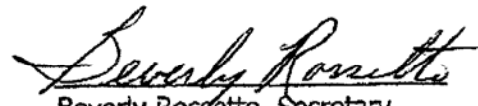
Nays: 0

Absent: 0

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the July 10, 2007 meeting of the Bearinger Township Planning Commission.

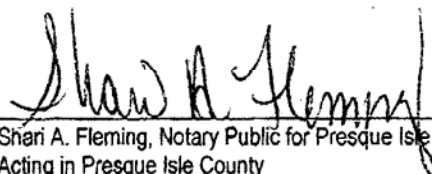

Thomas Harkleroad, Chairman
Bearinger Twp. Planning Commission



Beverly Rossetto, Secretary
Bearinger Twp. Planning Commission

AFFIDAVIT OF PUBLISHER

STATE OF MICHIGAN)
)ss.
COUNTY OF PRESQUE ISLE)

Richard W. Lamb, being duly sworn, testifies that he is publisher of the Presque Isle County Advance, a newspaper published at 104 S. Third Street, Rogers City, Michigan and circulated in the above county and that he is familiar with the facts and that the notice, a copy of which is attached, was published in said newspaper July 12, 2007, prior to the time fixed for the hearing thereof.


Shari A. Fleming, Notary Public for Presque Isle County,
Acting in Presque Isle County


Richard W. Lamb, Publisher

Subscribed and sworn to me this 20th day of August 2007.

SHARI A. FLEMING
Notary Public, Presque Isle Co., MI
My Comm. Expires Aug. 1, 2011

My commission expires: _____

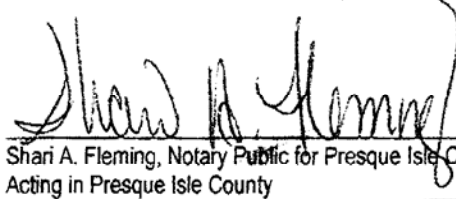
Public Notice

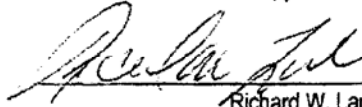
Bearinger Township Planning Commission has scheduled a Public Hearing on the draft Master Plan at 7:00 p.m. on August 14, 2007 at the Bearinger Township Hall located at 10734 Town Hall Hwy. All interested persons are invited to attend the hearing and comment on the draft Master Plan. For further information call, 989-938-6210 or 989-733-2565. A copy of the Master Plan can be reviewed at the Township Hall or on the web at [www.nemcog.org/Bearinger Township MP](http://www.nemcog.org/Bearinger_Township_MP)

AFFIDAVIT OF PUBLISHER

STATE OF MICHIGAN)
)ss.
COUNTY OF PRESQUE ISLE)

Richard W. Lamb, being duly sworn, testifies that he is publisher of the Presque Isle County Advance, a newspaper published at 104 S. Third Street, Rogers City, Michigan and circulated in the above county and that he is familiar with the facts and that the notice, a copy of which is attached, was published in said newspaper August 9, 2007, prior to the time fixed for the hearing thereof.


Shari A. Fleming, Notary Public for Presque Isle County,
Acting in Presque Isle County


Richard W. Lamb, Publisher

Subscribed and sworn to me this 20th day of August 2007.

SHARI A. FLEMING
Notary Public, Presque Isle Co., MI
My Comm. Expires Aug. 1, 2011

My commission expires:

Public Notice

Bearinger Township Planning Commission has scheduled a Public Hearing on the draft Master Plan at 7:00 p.m. on August 14, 2007 at the Bearinger Township Hall located at 10734 Town Hall Hwy. All interested persons are invited to attend the hearing and comment on the draft Master Plan. For further information call, 989-938-6210 or 989-733-2565. A copy of the Master Plan can be reviewed at the Township Hall or on the web at www.nemcog.org/Pages/Bearinger-Township_MP.htm

**RESOLUTION OF ADOPTION
BY THE TOWNSHIP PLANNING COMMISSION
Bearinger Township Master Plan**

WHEREAS: Bearinger Township, Presque Isle County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The plan was presented to the public at a hearing held on August 14, 2007 before the Planning Commission, with notice of the hearing being published in the Presque Isle County Advance Newspaper on July 12, 2007 and August 9, 2007, in accordance with Section 8 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 Bearinger Township Planning Commission as the Bearinger Township Master Plan on this 14th day of August, 2007.

Motion: Beverly Rossetto

Second: Ronald Snider

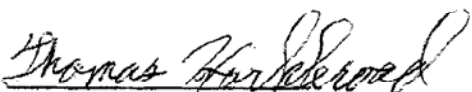
Ayes: Five (5) -- Ronald Dulak -- aye, Robert Sido -- aye, Ronald Snider -- aye,
Beverly Rossetto -- aye and Thomas Harkleroad -- aye.

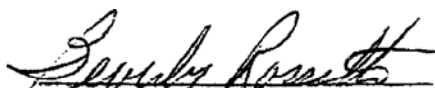
Nays: 0

Absent: 0

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the August 14, 2007 meeting of the Bearinger Township Planning Commission.


Thomas Harkleroad, Chairman
Bearinger Twp. Planning Commission


Beverly Rossetto, Secretary
Bearinger Twp. Planning Commission

August 17, 2007

Mr. Richard Mowers, Supervisor
Bearinger Township
10296 Ocqueoc Lake Rd.
Ocqueoc, MI 49759

RE: Bearinger Township Master Plan

Dear Sir and Board Members:

The Bearinger Township Planning Commission drafted a Master Plan and followed all requirements as defined in the State of Michigan Township Planning Act 168 of 1959 as amended.

In accordance with Section 6 of the Act, the Master plan was adopted as a basic plan as a guide for the development of unincorporated portions of Bearinger Township.


In accordance with Section 7b of the Act, the Master plan was distributed to communities and agencies for review and comment.

In accordance with Section 8 of the Act, a public comment period and public hearing was held August 14, 2007.

On the 14th day of August 2007 the Bearinger Township Planning Commission made a Resolution to adopt the contents of the draft plan, together with all maps attached as the Bearinger Township Master Plan.

The Bearinger Township Planning Commission now, respectfully requests the Township Board to approve and adopt this plan.

Sincerely,


Beverly Rossetto, Secretary
Bearinger Township Planning Commission

**TOWNSHIP BOARD RESOLUTION TO ASSERT THE RIGHT TO ADOPT
Bearinger Township Master Plan**

WHEREAS: Bearinger Township, Presque Isle County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township Board under Section 8 of the Act has the right to approve or reject the plan.

NOW THEREFORE BE IT RESOLVED THAT,

The Township Board of Trustees of Bearinger Township, by resolution has asserted the right to approve or reject the plan on this 2nd day of April, 2007.

Motion: Margaret Pilaszynski Second: Ron Snyder

Ayes: Ron Snyder Nancy Mowers
Sarah Sulex Margaret Pilaszynski
Richard Mowers

Nays: 0

Absent: 0

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the April 2nd, 2007 meeting of the Bearinger Township Board of Trustees.

Shirley J. Lee
Bearinger Township Clerk

**TOWNSHIP BOARD RESOLUTION OF ADOPTION
Bearinger Township Master Plan**

WHEREAS: Bearinger Township, Presque Isle County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The plan was presented to the public at a hearing held on August 14, 2007 before the Planning Commission, with notice of the hearing being published in the Presque Isle Advance Newspaper on July 12, 2007 and August 9, 2007, in accordance with Section 8 of the Act;

WHEREAS: The Township Planning Commission reviewed the proposed plan, considered public comment and adopted the Bearinger Township Master Plan by resolution on August 14, 2007 and;

WHEREAS: The Township Board of Trustees of Bearinger Township, by resolution has asserted the right to approve or reject the plan;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Bearinger Township Board of Trustees as the Bearinger Township Master Plan on this 10th day of September, 2007.

Motion: Ronald Snider Second: Margaret Pilaczynski

Ayes: 5

Nays: 0

Absent: 0

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the September 10, 2007 special meeting of the Bearinger Township Board of Trustees.

Irene Seelye
Bearinger Twp, Clerk

Bearinger Township Planning Commission

Minutes of the Bearinger Township Planning Commission meeting held April 24, 2007 at Bearinger Township Hall, 10734 Town Hall Highway, Ocquoc, Michigan.

Chairman Harkleroad called the meeting to order at 1:00 P.M.

Present for the meeting were Commissioners Tom Harkleroad, Ron Dulak, Ron Snider, Robert Sido and Beverly Rossetto.

Pledge of Allegiance - Chairman Harkleroad led the pledge of allegiance.

Agenda - Motion made by B. Rossetto, seconded by Ron Dulak to approve the agenda for this special meeting for the purpose of:

1. Authorizing Northeast Michigan Council of Governments to distribute copies of the Bearinger Township Master Plan.
2. Transmitting the draft Bearinger Township Master Plan to the Township Board and request their approval to distribute the plan.

Five aye votes. Motion carried.

Minutes - Secretary Rossetto read the minutes. Motion made by Ron Snider, seconded by Bob Sido to approve the minutes as read. Five aye votes. Motion carried. Discussion regarding the liability coverage for the commissioner was held. Tom Harkleroad said he had spoken with Supervisor Mowers regarding this matter, and that this problem will be addressed at the Township Board meeting scheduled for April 30, 2007.

Old Business - Secretary Rossetto read a motion that the Bearinger Township Commission authorizes Northeast Michigan Council of Government to transmit the master plan and other documents, as required by Michigan Public Act 168 of 1959, as amended, concerning the update of the Bearinger Township Master Plan. Motion seconded by Robert Sido. Roll call vote: R. Sido - aye, R. Dulak - aye, R. Snider - aye, B. Rossetto - aye and T. Harkleroad - aye. Motion carried. ✓

Secretary Rossetto read a motion that the Bearinger Township Planning Commission, in accordance with Section 7b of Public Act 168 of 1959, transmits the draft Bearinger Township Master Plan to the Township Board and requests their approval to distribute the plan for community and agency review and comment. Motion seconded by R. Dulak. Roll call vote: Robert Sido - aye, Ron Dulak - aye, Ron Snider - aye, B. Rossetto - aye, Tom Harkleroad - aye. Motion carried. ✓

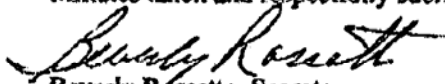
New Business - Chairman Harkleroad presented some interesting books for the Commissioners to share and exchange for educational and informational training.

Next Meeting – Motion made by B. Rossetto, seconded by R. Sido to cancel the scheduled May 8, 2007 meeting and schedule the next regular meeting for July 10, 2007, at 1:00 p.m., for the purpose of electing officers for the next year (2007-2008) and making a resolution to hold a public hearing in August 2007. Five aye votes. Motion carried.

Being no further business, motion was made by B. Rossetto, seconded by R. Sido that this meeting be adjourned. Five aye votes. Motion carried.

Meeting adjourned at 3:20 P.M.

Minutes taken and respectfully submitted by,


Beverly Rossetto, Secretary

**SPECIAL MEETING OF THE BOARD OF BEARINGER TOWNSHIP
APRIL 30, 2007**

**PURPOSE: TO PASS A RESOLUTION APPROVING THE DRAFT BEARINGER TOWNSHIP
MASTER PLAN FOR DISTRIBUTION TO COMMUNITIES AND OTHER ENTITIES FOR REVIEW
AND COMMENT**

Supervisor Mowers call the meeting to order at 7pm. Via roll call, all board members were present. Others in attendance were Beverly Rossetto, Ron Dulak, Bob Marshall and Tom Harkleroad.

N. Mowers pointed out several corrections to the draft plan as follows:

1. On the opening page, Kathleen S. Wilson changed to Ronald J. Snider
2. On page 3-3, Grace Township Cemetery changed to Bearinger Township Cemetery and Highway 646 changed to Town Hall Highway.
3. On page 4-16 under Water Resources in the first paragraph, five named lakes changed to six named lakes noting the addition of Black Lake, changing Sixteen Lake to Lake Sixteen.
4. On page 5-2, changes to Table 5.1: eliminate Land Use Category "Agricultural" and put that 14 acres under Residential, increasing that Number of Acres from 1,331 to 1,345; "Transportation" added to Extractive/Utilities; "Harbor" added to Institutional/Recreation.
5. On page 7-6 there is a "typo" on the eighth line up from the bottom. The word "no" should read "not".

With no further corrections at this time, M. Pilaczynski, seconded by N. Mowers, moved to pass a resolution to approve the draft Bearinger Township Master Plan for distribution to communities and other entities for review and comment. Roll call vote:

AYES: 5
NAYS: 0

Resolution 07-03 passed.

Additional issues discussed:

- Moved by N. Mowers, seconded by R. Snider, to approve sending Ron Dulak to the Site Plan Review Seminar being held in Rogers City on May 29, 2007. Cost is \$55. All ayes, MC.

T. Harkleroad questioned the \$75 per Planning Commission meeting given to R. Snider. No one else on the Planning Commission takes a stipend. Supervisor Mowers had talked with Ron about this prior to the meeting and Ron has agreed to receive \$20 per Planning Commission meeting in the future.

The Board agreed to get Beverly Rossetto an Elan credit card with a \$300 cap on it so she can buy office supplies and stamps for her job as secretary of the Planning Commission. She will provide receipts to the Clerk.

Beverly Rossetto asked about getting a copy machine that would stay at the Township Hall. Supervisor Mowers will look into buying one.

The grant for the Zoning phase of our Master Plan has been submitted. Ron Dulak would like to see the contract, which we enter into with Rick Duvell when the grant goes through, prior to starting the zoning meetings.

With no further business to conduct:

- Moved by N. Mowers, seconded by R. Snider, to adjourn the meeting. All ayes, MC.

The Special Meeting adjourned at 8:02 pm

Respectfully Submitted,

Irene F. Seelye, Clerk

Bearinger Township Planning Commission

Minutes of the Bearinger Township Planning Commission meeting held July 10, 2007 at Bearinger Township Hall, 10734 Town Hall Highway, Ocqueoc, Michigan.

Chairman Harkleroad called the meeting to order at 1:00 pm.

Present for the meeting were Commissioners Tom Harkleroad, Ron Dulak, Ron Snider, Robert Sido and Beverly Rossetto. Also present was, Irene Seelye, Bearinger Township Clerk.

Pledge of Allegiance – Chairman Harkleroad led the pledge of allegiance.

Tom Harkleroad requested that before we continue with the meeting, the election of 2007/2008 officers be held. All of the Commissioners agreed and Chairman Harkleroad turned the meeting over to Irene Seelye to supervise the election.

After a brief discussion regarding the method to conduct the election, it was agreed that each office would be voted on individually with roll call verbal votes:

Irene Seelye asked for nominations for the office of Chairman. R. Snider nominated Tom Harkleroad, the nomination seconded by R. Dulak. Being no further nomination, the nominations were closed. **Vote:** R. Snider – aye, B. Rossetto – aye, T. Harkleroad – aye, R. Dulak – aye and R. Sido – aye. Five aye / no nay votes. T. Harkleroad elected Chairman for the 2007/2008 term.

Irene Seelye asked for nominations for the office of Vice-Chairman. T. Harkleroad nominated Ron Dulak, nomination seconded by B. Rossetto. Being no further nomination, the nominations were closed. **Vote:** R. Sido - aye, R. Dulak – aye, T. Harkleroad – aye, B. Rossetto – aye and R. Snider – aye. Five aye / no nay votes. R. Dulak elected Vice-Chairman for the 2007/2008 term.

Irene Seelye asked for nominations for the office of Secretary. R. Dulak nominated B. Rossetto, nomination seconded by R. Snider. Being no further nomination, the nominations were closed. **Vote:** R. Snider- aye, B. Rossetto – aye, T. Harkleroad – aye, R. Dulak – aye and R. Sido – aye. Five aye / no nay votes. B. Rossetto elected Secretary for the 2007/2008 term.

Irene Seelye stated that the election of officers was closed and turned the meeting over to Chairman Harkleroad. All the commissioners thanked Mrs. Seelye for supervising the election.

Agenda – R. Snider motioned that the agenda be approved with item seven (election of officers) moved to precede item four (approval of agenda). Motion seconded by R. Sido. Motion carried.

Minutes – April 24, 2007 meeting - Chairman Harkleroad asked if everyone had reviewed the minutes and requested a motion to approve the minutes. Motion made by B. Rossetto and seconded by R. Dulak to approve the minutes as written. Motion carried.

Old Business – Resolution to Adopt - Public Comment Period and Public Hearing

Motion made by R. Snider, seconded by R. Sido to adopt a resolution to hold a Public Comment Period and Public Hearing of the draft Master Plan for Bearinger Township:

WHEREAS: Bearinger Township, Presque Isle County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Township Planning Commission is required by Section 8 of the Act to hold a public comment period, and then hold a public hearing, noticed in a local newspaper as required by the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The Bearinger Township Planning Commission on this 10th day of July 2007 adopts this resolution to make the Master plan available for public comment and set the public hearing for 7:00 p.m. on August 14, 2007, at the Bearinger Township Hall.

Roll call vote: Robert Sido – aye, Ronald Dulak – aye, Beverly Rossetto – aye, Ronald Snider – aye and Thomas Harkleroad – aye.

Ayes: Five / Nays: 0. Resolution adopted.

Certification – Thomas Harkleroad, Chairman and Beverly Rossetto, Secretary certified that the above is a true and correct copy of the resolution adopted at the July 10, 2007 meeting of the Bearinger Township Planning Commission.

The question arose concerning liability insurance coverage for the commissioners when we begin the zoning and ordinances for Bearinger Township. It was stated that this matter was brought up at the Trustees special meeting held April 30, 2007. Robert Sido requested that we have on file a written statement from the Township Insurance Company confirming that each Commissioner is covered. R. Sido stated, that if this coverage is not provided, he would not continue as a Commissioner for Bearinger Township. Secretary Rossetto will write a letter to the Trustees requesting written proof of liability insurance coverage for the Planning Commissioners.

B. Rossetto explained that she had received a charge card from the township (with a \$300.00 cap) to purchase office supplies.

Tom Harkleroad reported that the books for the new Presque Isle County Zoning/ Ordinances have been printed. He explained that the cost is approximately \$30.00 per book; and recommended that each Commissioner have a copy. Motion made by Secretary Rossetto and seconded by R. Snider that the Chairman compare the price of having the Zoning and Ordinance book copied to the cost of purchasing five books from the County. Motion carried.

Corresponds received from the Michigan Townships Association was reviewed. MTA has scheduled Summer Evening Zoning Workshops. The Commissioners agreed that these workshops are premature for us at this time. It was suggested that Secretary Rossetto contact Rick Deuell, NEMCOG, for advice on any books, videos or training sessions that would be helpful for preparing us for our next step, Zoning and Ordinances.

Planning Commission Report – Ron Dulak gave an excellent report on the Site Plan training meeting he attended in Rogers City, MI. He stated that this was a very interesting and informative session. Following are a few of the topics covered:

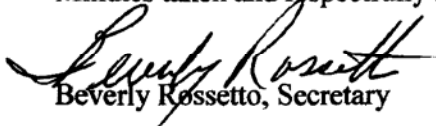
1. Site Planning is for major projects that are not plated. The Site Plan includes additional information, such as, roads, landscaping, traffic flow, parking, etc.
2. It is not whether you like a Site Plan, if it meets everything in the Township Zoning and Ordinances, it must be approved. Ron explained that a check list should be used when approving a Site Plan.
3. Preparation of a Site Plan manual or site design guidebook can be very helpful to developers and will often result in better site designs the first time they are submitted.

R. Dulak gave a copy of the Site Plan workbook to T. Harkleroad. Tom will copy the workbook for the other three commissioners.

Next meeting – The Commissions will meet at 6:00 p.m., August 14, 2007 prior to the Public Comment Period and Public Hearing of the draft Master Plan at 7:00 p.m.

Being no further business, motion was made by R. Dulak, seconded by B. Rossetto that the meeting be adjourned. Motion carried. Meeting adjourned at 2:30 p.m.

Minutes taken and respectfully submitted by,


Beverly Rossetto, Secretary

Bearinger Township Planning Commission
August 14, 2007 Meeting
Public Hearing for draft Master Plan

Minutes of the Bearinger Township Planning Commission meeting and the Public Hearing of the draft Master Plan held, August 14, 2007, at the Bearinger Township Hall, 10734 Town Hall Highway, Ocqueoc, Michigan.

Chairman Harkleroad called the meeting to order at 6:05 p.m. and led the pledge of allegiance.

Present for the meeting were Commissioners, Thomas Harkleroad, Ronald Dulak, Robert Sido, Ronald Snider and Beverly Rossetto, Township Supervisor Dick Mowers, Rick Deuell (NEMCOG) and property owner Casimir Bilinski.

Mr. Bilinski requested to see a copy of the Master Plan for review; Ron Dulak offered his copy for review.

Agenda – Beverly Rossetto motioned that the agenda be approved as presented, Motion seconded by Ron Dulak. Motion carried.

Minutes – July 10, 2007 meeting – Motion made by R. Snider, seconded by R. Sido to approve the minutes as written. Motion carried.

Public Comment - Chairman Harkleroad asked if there were any public comments. No comments at this time.

Old Business – Liability Insurance – Secretary Rossetto informed the Commissioners that their agenda packet contained a copy of the letter sent to the Township Supervisor regarding Liability Insurance for the Planning Commission. Also, included in the agenda is the section of the Insurance Policy defining, Public Officials Wrongful Act Liability Coverage. Supervisor Mowers stated that Mr. Lappan (Township Insurance Agent) would be glad to attend a meeting to explain why it would be more beneficial for the Commissioners to attend classes and become educated and aware of methods to avoid making mistakes when Zoning and Ordinances are adopted for the Township. Chairman Harkleroad will check with Allis Township in regards to what type of insurance program they have.

Preparation of a Land Use Master Plan was reviewed; this report describes the Township Background, the Planning Process, various components of the Township Master Plan, Proposed Timeline and Project Cost.

Secretary Rossetto asked if the Township or NEMCOG has received any information regarding the financial grant for completing Zoning and Ordinances. No correspondence has been received as yet, Supervisor Mowers and Rick Deuell are sure we will receive notification soon.

The Commissioners asked Rick Deuell if there are any videos available to assist in preparing for the Zoning and Ordinance for Bearinger Township. Rick replied that he knew of no videos, but he would look into written materials that would be helpful.

Rick will attend the Bearinger Township Planning Commission meeting, scheduled for September 11, 2007, to speak on the Green Infrastructure Plan for Presque Isle County and Bearinger Township.

The Commissioners reviewed the meetings scheduled through December 2007. Meetings will be held, September 11th, October 9th, November 13th and December 11, 2007.

Chairman Harkleroad recessed the meeting for ten minutes at 6:50 pm.

At 7:00 pm the meeting reconvened, Chairman Harkleroad opened the Public Hearing for the draft Master Plan and turned the meeting over to Rick Deuell.

In addition to the meeting attendees, present for the Public Hearing were property owners, Byron DeLong, Barbara Harkleroad, Max Zimmer, Robert Eisele and Howard Beckman.

Rick Deuell described the formation of the Master Plan and how the expense had been covered by a State Grant and Township funding. The Master Plan looks ahead twenty years into the future and will be reviewed every five years. Rick spoke briefly about how the Public input sessions and Public Forum were conducted and the number of interested property owners that attended. Many of the subjects that were discussed were the population growth with permanent and seasonal residences, Natural Resources, mostly state land (95% of Bearinger Township is not developed), Goals & Objective, Future Land Use, Residential, Mixed Residential, Forest and Recreation, Light Industrial and Commercial (local businesses).

Chairman Harkleroad asked if anyone had comments about the Master Plan:

Bud DeLong thanked the Commissioners for the work and effort that's been done to protect the community.

It was asked, if after we get Zoning and Ordinances, would older non-conforming lots and homes be grandfathered in. Yes, if the non-conforming areas wanted to add additions or buildings, it would be solved by the Zoning Board of Appeals. We should have zoning and ordinances completed for the Township by late fall of 2008. This Master Plan will be a guide line for zoning.

Mr. Bilinski appreciates the work done by the Commissioners and thinks the Master Plan is a very good and aggressive plan for the Township.

Chairman Harkleroad explained that when the draft Master Plan was completed, the state required us to notify all surrounding communities and agencies. After a waiting period for their comments, a public notice was published in the Presque Isle Advance Newspaper, before this Public Hearing could be held.

Barbara Harkleroad thanked the Commissioners and explained the difficulties she has dealing with Presque Isle County to act on issues of concern in the Township.

Mr. Bilinski asked if in ten or fifteen years the Township would have someone going out to recruit business and industry for the area. Secretary Rossetto said that the Master Plan would be reviewed every five years and that if we did not designate industrial and business area at this time, anyone in the future could seek litigation to designate any area they wanted to for this purpose.

Max Zimmer asked if there has been any more talk about the construction of Interstate 65. Rick Deuell replied that this issue has sort of faded away.

Mr. Beckman stated his only concern was how the Master Plan and Zoning and Ordinances are going to be paid for. He is satisfied with Rick Deuell's explanation of the State Grants and Township funding.

Being no further comments, Chairman Harkleroad closed the Public Comment Period and the Public Hearing at 7:50 pm.

Resolution of Adoption of Bearinger Township Master Plan by the Township Planning Commission – Motion make by Beverly Rossetto, seconded by Ronald Snider to adopt the Bearinger Township Master Plan.

WHEREAS: Bearinger Township, Presque Isle County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The plan was presented to the public at a hearing held on August 14, 2007 before the Planning Commission, with notice of the hearing being published in the Presque Isle County Advance Newspaper on July 12, 2007 and August 9, 2007, in accordance with Section 8 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 Bearinger Township Planning Commission as the Bearinger Township Master Plan on this 14th day of August, 2007.

Roll call vote: Ronald Dulak – aye, Robert Sido – aye, Ronald Snider – aye, Beverly Rossetto – aye and Thomas Harkleroad – aye.

Ayes: Five / Nays: 0. Motion carried to adopt Bearinger Township Master Plan.

Certification – Thomas Harkleroad, Chairman and Beverly Rossetto, Secretary certified that the above is a true and correct copy of the resolution that adopted the Bearinger Township Master Plan at the Bearinger Township Planning Commission meeting held, August 14, 2007.

Motion made by Beverly Rossetto, seconded by Ronald Dulak that The Bearinger Township Planning Commission, in accordance with Section 8 of Public Act 168 of 1959, transmit the adopted Bearinger Township Master Plan to the Township Board for their consideration.

Roll call vote: Ronald Snider – aye, Beverly Rossetto – aye, Robert Sido – aye, Ronald Dulak – aye and Thomas Harkleroad – aye.

Ayes: Five / Nays: 0. Motion carried.

Chairman Harkleroad thanked Rick Deuell for all his help, assistance and guidance in preparing the Master Plan.

Next meeting – September 11, 2007 at 1:00 pm.

Being no further business, motion made by R. Dulak, seconded by B. Rossetto that this meeting be adjourned. Motion carried.

Meeting adjourned at 7:58 pm.

Minutes taken and respectfully submitted by,


Beverly Rossetto, Secretary

SPECIAL MEETING OF BOARD OF BEARINGER TOWNSHIP
PRESQUE ISLE COUNTY, MICHIGAN
SEPTEMBER 10, 2007

PURPOSE: TO PASS A RESOLUTION TO ADOPT THE BEARINGER TOWNSHIP MASTER PLAN.

Supervisor Mowers called the Special Meeting to order at 7:00 PM.

All Board members were present.

Others in attendance were Tom Harkleroad, Tom Tinkham, Karen Silver, John Rossetto, Beverly Rossetto and Chester Pilaczynski.

All said the Pledge of Allegiance.

Supervisor Mowers asked if there were any questions on the Master Plan. I. Seelye asked a question regarding the land use along the west shoreline of Clear Lake. The color clarity on the map, on Page 7-10 of the Draft 5/07, looked confusing to her. She was told it is residential up to Mowers property, and then becomes Forest Recreation.

The Board thanked the Planning Commission for doing a great job on this Master Plan.

With no further discussion, Ron Snider moved to pass a resolution to adopt the Bearinger Township Master Plan. Margaret Pilaczynski seconded the motion and a roll call vote was taken.

Ronald Snider, aye
Irene Seelye, aye
Richard Mowers, aye
Nancy Mowers, aye
Margaret Pilaczynski, aye

Resolution 2007-04 passed unanimously.

The Clerk will send a copy of the signed resolution to Rick Deuell. Mr. Deuell will be at the Bearinger Township Planning Commission meeting at 1 PM, tomorrow, September 11th, to talk about the Green Infrastructure for Presque Isle County.

Motion to adjourn the Special Meeting was made by Ronald Snider, seconded by Nancy Mowers. All ayes, M/C. The meeting adjourned at 7:08 PM

Respectfully Submitted,


Irene F. Seelye, Clerk

Affidavit of Mailing

Notice of Intent to Prepare a Master Plan

I, Patricia Papendick, certify communities and agencies on the attached list were notified of Bearinger Township's intent to prepare a Master Plan. The notification was sent on 4/20/06 by first class mail and in accordance with P.A. 168 of 1959.

Patricia Papendick
Name

4/20/06
Date

Bearinger Twp Mailing List

TO	OF	Address	City	State	Zip
Planning Commission	Cheboygan County	PO Box 70	Cheboygan	MI	49721
Planning Commission	Presque Isle County	PO Box 110	Rogers City	MI	49779
Township Board	Benton Township	5012 Orchard Beach Rd.	Cheboygan	MI	49721
Township Board	Grant Township	5606 Cronan Rd.	Cheboygan	MI	49721
Township Board	Waverly Township	5771 S. Black River Rd.	Onaway	MI	49765
Township Board	North Allis Township	PO Box 306	Onaway	MI	49765
Township Board	Ocqueoc Township	1032 S. Ocqueoc Rd.	Millersburg	MI	49759

BEARINGER TOWNSHIP MASTER PLAN

April 20, 2006

Planning Commission
Presque Isle County
PO Box 110
Rogers City, MI 49779

Dear Madam/Sir:

The Bearinger Township Planning Commission is working on updating their Township Master Plan. With the character and landscape rapidly changing, it is more important than ever to have a current master plan. A Master Plan can prove to be a valuable planning tool in guiding and promoting responsible development while protecting and conserving natural resources.

As required by 2001 amendments to the Township Planning Act 168 of 1959, notification is being sent to all adjacent counties, townships, villages, area utilities, and other entities to request cooperation and comment.

Prior to, and after adoption of the master plan, draft and final copies of the plan will be sent all governmental units, as defined in the County Planning Act, for review and comment. Utilities and railroads must request copies and in accordance with the planning act, only utilities, agencies and railroads will be charged for photo copies and postage. On the form attached to this letter, please indicate if you wish to have copies of the master plan sent electronically or by first class mail. *In order to minimize the expense of preparing large numbers of the draft and final plan, we are hopeful that adjacent governmental units will request the plan in electronic format, either on CD or via email.*

Please sign, and return the attached form to the Bearinger Township Planning Commission, C/O NEMCOG, P.O. Box 457, Gaylord, MI 49734. A self-addressed envelope has been enclosed for your convenience.

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

Sincerely,



Richard Deuell, AICP

Bearinger Township

BEARINGER TOWNSHIP MASTER PLAN

Please complete and return in the supplied envelope:

Bearinger Township Planning Commission
C/O NEMCOG
P.O. Box 457
Gaylord, MI 49734

For governmental units only:

_____ Please send copies of the Bearinger Township Master Plan and all correspondence pertaining to the preparation of the master plan electronically via:

___ CD-ROM ___ e-mail (we have a high speed Internet connection)

If e-mail please provide e-mail address: _____.

_____ Please send a **printed copy** of the Bearinger Township Master Plan and all correspondence pertaining to the preparation of the plan by first class mail.

For public utilities, railroads and governmental agencies:

_____ Please send a copy of the Bearinger Township Master Plan and correspondence pertaining to the preparation of the plan electronically via:

___ CD-ROM ___ e-mail (we have a high speed Internet connection)

If e-mail, please provide e-mail address: _____.

_____ Please send a **printed copy** of the Bearinger Township Master Plan; therefore, according to the law, we agree to pay for postage and copies of the Master Plan.

Signature _____
 Representative

Please provide the following contact information:

Name _____

Agency/Organization _____

Address _____

Phone _____ Fax _____

Email: _____

Bearinger Township

Affidavit of Mailing
Draft Township Master Plan

I Patricia Papendick certify communities and agencies on the attached list were sent a draft master plan of Bearinger Township for their review and comment.

The notification was sent on May 2, 2007, by first class mail and in accordance with P.A. 168 of 1959.

Patricia Papendick
Name

5/2/07
Date

Bearinger Twp Mailing List

TO	OF	Address	City	State	Zip
Planning Commission	Cheboygan County	PO Box 70	Cheboygan	MI	49721
Planning Commission	Presque Isle County	PO Box 110	Rogers City	MI	49779
Township Board	Benton Township	5012 Orchard Beach Rd.	Cheboygan	MI	49721
Township Board	Grant Township	5606 Cronan Rd.	Cheboygan	MI	49721
Township Board	Waverly Township	5771 S. Black River Rd.	Onaway	MI	49765
Township Board	North Allis Township	PO Box 306	Onaway	MI	49765
Township Board	Ocqueoc Township	1032 S. Ocqueoc Rd.	Millersburg	MI	49759



121 E. Mitchell, P.O. Box 457
Gaylord, Michigan 49734
989-732-3551
www.nemcog.org

TO: Communities
FROM: Richard Deuell, AICP
DATE: May 2, 2007
SUBJECT: Bearinger Township Draft Master Plan

Bearinger Township has completed a draft Township Master Plan. As required by 2001 amendments to the Township Planning Act 168 of 1959, a draft of the master plan has been transmitted for your community's review and comment.

According to the act, Townships, cities, villages, utilities, railroads and agencies have 63 days to comment on the draft master plan. Those comments must be received within 63 days of date on the transmittal of the draft master plan (May 2, 2006). Comments should be drafted to the Bearinger Township Planning Commission and sent to NEMCOG.

Comments should be transmitted to: Beverly Rossetto, Secretary, Bearinger Township Planning Commission, 16122 Guyana Lane 44, Ocqueoc, MI 49759.

For the communities that choose to receive the draft plan on a CD, the document is provided in Adobe Acrobat (PDF) format that can be viewed in Acrobat Reader. We have also provided the plan in MS Word. Please note, Bearinger Township appreciates those communities who chose to receive digital copies of the plan as this minimizes the expense of preparing large numbers of the draft and final plan. We are hopeful that additional adjacent governmental units will request the final plan in electronic format on CD. **If you would like to receive the final adopted plan in digital format instead of printed format, please notify the Bearinger Township Planning Commission at the above address or send an email to Richard Deuell, rdeuell@nemcog.org.**

Copies of the draft plan can be viewed and downloaded from NEMCOG's Web Site: www.nemcog.org. Look under the project button to view the draft master plan.

Thank you for your cooperation and we look forward to your participation in this important process. If you have any questions please contact: Tom Harkleroad, Bearinger Township Planning Commission Chair, 989-938-6210 or Richard Deuell, AICP, NEMCOG, 989-732-3551 ext. 14

**RESOLUTION HOLD PUBLIC COMMENT PERIOD AND PUBLIC HEARING
BY THE TOWNSHIP PLANNING COMMISSION
Bearinger Township Master Plan**

WHEREAS: Bearinger Township, Presque Isle County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Township Planning Commission is required by Section 8 of the Act to hold a public comment period, and then hold a public hearing, noticed in a local newspaper as required by the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The Bearinger Township Planning Commission on this 10th day of July, 2007 adopts this resolution to make the Master Plan available for public comment and set the public hearing for 7:00 p.m. on August 14, 2007, at the Bearinger Township Hall.

Motion: Ronald Snider

Second: Robert Sido

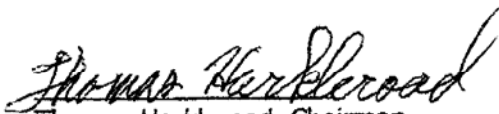
Ayes: Robert Sido – aye, Ronald Dulak – aye, Beverly Rossetto- aye,
Ronald Snider – aye and Thomas Harkleroad- aye.

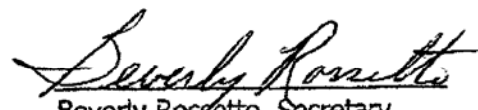
Nays: 0

Absent: 0

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the July 10, 2007 meeting of the Bearinger Township Planning Commission.

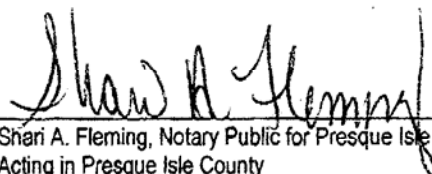

Thomas Harkleroad, Chairman
Bearinger Twp. Planning Commission



Beverly Rossetto, Secretary
Bearinger Twp. Planning Commission

AFFIDAVIT OF PUBLISHER

STATE OF MICHIGAN)
)ss.
COUNTY OF PRESQUE ISLE)

Richard W. Lamb, being duly sworn, testifies that he is publisher of the Presque Isle County Advance, a newspaper published at 104 S. Third Street, Rogers City, Michigan and circulated in the above county and that he is familiar with the facts and that the notice, a copy of which is attached, was published in said newspaper July 12, 2007, prior to the time fixed for the hearing thereof.


Shari A. Fleming, Notary Public for Presque Isle County,
Acting in Presque Isle County


Richard W. Lamb, Publisher

Subscribed and sworn to me this 20th day of August 2007.

SHARI A. FLEMING
Notary Public, Presque Isle Co., MI
My Comm. Expires Aug. 1, 2011

My commission expires: _____

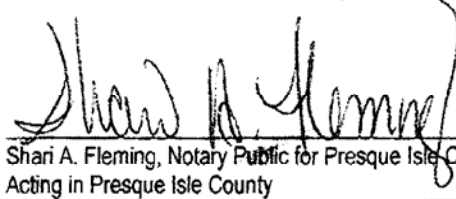
Public Notice

Bearinger Township Planning Commission has scheduled a Public Hearing on the draft Master Plan at 7:00 p.m. on August 14, 2007 at the Bearinger Township Hall located at 10734 Town Hall Hwy. All interested persons are invited to attend the hearing and comment on the draft Master Plan. For further information call, 989-938-6210 or 989-733-2565. A copy of the Master Plan can be reviewed at the Township Hall or on the web at [www.nemcog.org/Bearinger Township MP](http://www.nemcog.org/Bearinger_Township_MP)

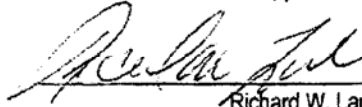
AFFIDAVIT OF PUBLISHER

STATE OF MICHIGAN)
)ss.
COUNTY OF PRESQUE ISLE)

Richard W. Lamb, being duly sworn, testifies that he is publisher of the Presque Isle County Advance, a newspaper published at 104 S. Third Street, Rogers City, Michigan and circulated in the above county and that he is familiar with the facts and that the notice, a copy of which is attached, was published in said newspaper August 9, 2007, prior to the time fixed for the hearing thereof.



Shari A. Fleming, Notary Public for Presque Isle County,
Acting in Presque Isle County



Richard W. Lamb, Publisher

Subscribed and sworn to me this 20th day of August 2007.

SHARI A. FLEMING
Notary Public, Presque Isle Co., MI
My Comm. Expires Aug. 1, 2011

My commission expires:

Public Notice

Bearinger Township Planning Commission has scheduled a Public Hearing on the draft Master Plan at 7:00 p.m. on August 14, 2007 at the Bearinger Township Hall located at 10734 Town Hall Hwy. All interested persons are invited to attend the hearing and comment on the draft Master Plan. For further information call, 989-938-6210 or 989-733-2565. A copy of the Master Plan can be reviewed at the Township Hall or on the web at www.nemcog.org/Pages/Bearinger-Township_MP.htm

August 17, 2007

Mr. Richard Mowers, Supervisor
Bearinger Township
10296 Ocqueoc Lake Rd.
Ocqueoc, MI 49759

RE: Bearinger Township Master Plan

Dear Sir and Board Members:

The Bearinger Township Planning Commission drafted a Master Plan and followed all requirements as defined in the State of Michigan Township Planning Act 168 of 1959 as amended.

In accordance with Section 6 of the Act, the Master plan was adopted as a basic plan as a guide for the development of unincorporated portions of Bearinger Township.


In accordance with Section 7b of the Act, the Master plan was distributed to communities and agencies for review and comment.

In accordance with Section 8 of the Act, a public comment period and public hearing was held August 14, 2007.

On the 14th day of August 2007 the Bearinger Township Planning Commission made a Resolution to adopt the contents of the draft plan, together with all maps attached as the Bearinger Township Master Plan.

The Bearinger Township Planning Commission now, respectfully requests the Township Board to approve and adopt this plan.

Sincerely,


Beverly Rossetto, Secretary
Bearinger Township Planning Commission

**TOWNSHIP BOARD RESOLUTION TO ASSERT THE RIGHT TO ADOPT
Bearinger Township Master Plan**

WHEREAS: Bearinger Township, Presque Isle County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township Board under Section 8 of the Act has the right to approve or reject the plan.

NOW THEREFORE BE IT RESOLVED THAT,

The Township Board of Trustees of Bearinger Township, by resolution has asserted the right to approve or reject the plan on this 2nd day of April, 2007.

Motion: Margaret Pilaszynski Second: Ron Snyder

Ayes: Ron Snyder Nancy Mowers
Sarah Sulex Margaret Pilaszynski
Richard Mowers

Nays: 0

Absent: 0

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the April 2nd, 2007 meeting of the Bearinger Township Board of Trustees.

Shirley J. Lee
Bearinger Township Clerk

**TOWNSHIP BOARD RESOLUTION OF ADOPTION
Bearinger Township Master Plan**

WHEREAS: Bearinger Township, Presque Isle County, Michigan established a Township Planning Commission under State of Michigan Public Act 168 of 1959, as amended;

WHEREAS: The Township Planning Commission is required by Section 6 of the Act to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township;

WHEREAS: The Township retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The plan was presented to the public at a hearing held on August 14, 2007 before the Planning Commission, with notice of the hearing being published in the Presque Isle Advance Newspaper on July 12, 2007 and August 9, 2007, in accordance with Section 8 of the Act;

WHEREAS: The Township Planning Commission reviewed the proposed plan, considered public comment and adopted the Bearinger Township Master Plan by resolution on August 14, 2007 and;

WHEREAS: The Township Board of Trustees of Bearinger Township, by resolution has asserted the right to approve or reject the plan;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Bearinger Township Board of Trustees as the Bearinger Township Master Plan on this 10th day of September, 2007.

Motion: Ronald Snider Second: Margaret Pilaczynski

Ayes: 5

Nays: 0

Absent: 0

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the September 10, 2007 special meeting of the Bearinger Township Board of Trustees.

Irene Seelye
Bearinger Twp, Clerk

Appendix A - Bearinger Township Public Forum Summaries

September 28, 2006
 Bearinger Township Hall

Bearinger Township Assets to Protect	
Natural Resources Wildness, trees, wildflowers Feeling of wilderness Unpolluted shoreline and waterways Sand beach Hammond Bay, eagles/wildlife Diversity of plants and animals/threatened and endangered species Clean Air Black Lake * Appreciates Nature wetlands/shoreline meadows Plant diversity along roads Wild berries Hunting & fishing Groundwater River & streams & creeks & lakes	Community Services/Infrastructure Continue underground utilities Good roads Black Mountain Rec. area Hammond Bay Refuge Harbor Emergency services PICCA & Straits Regional Transit
	Planning/Zoning/Regulations Fragile environment quality - need stewardship Responsible elected officials Zoning
Community Character Sunrise State treasure mix of public and private Strong Community Support Friendly Peace & Quite Everyone knows each other People who live here Concerned citizens Unpolluted sky/no lights	Development Not industrialized Low traffic volumes Farms (outside twp) Small population Lack of development Lack of blight (billboards & signs) Natural lawns High quality of life

<p>Bearinger Township Issues to Address</p>	
<p>Natural Resources Development on Black Mallard – concerns about water quality and quantity Lawns to roadside Fragile aquifers – need to protect Sanitary issues associated with high density development Soil erosion from ORV Sanitary technology for water quality</p>	<p>Community Services/Infrastructure Gravel roads need to be maintained Limited public transportation Need to have underground utilities township wide Aging population – strain on services Lack of broad band internet Lack of natural gas Ditch maintenance impacts plants Training & equipment must be supported Taxes too high Low revenue/tax base Keep emergency response in pace with development Law Enforcement/code enforcement</p>
<p>Planning/Zoning/Regulations Occupancy permits are a protection from sub standard facilities Need to set guidelines to manage growth Grandfather issue – non conforming lots issues Enforcement of existing codes Unkempt/abandoned structures in residential blighted homes Update planning and zoning Lack of Enforcement of planning and zoning County’s highway commercial/industrial ordinance Noise from pleasure vehicles</p>	<p>Development Lack of managed commercial development Lack of jobs Not willing to encourage development Too many houses for sale/not selling Existing Small Lots Camping & travel trailers on lots/extended use</p>

<p>Bearinger Township Vision 2026</p>	
<p>Natural Resources Still have state lands Still have eagles and other T & E species Still large natural areas High quality water Abundant forests even within developed areas Planted ground cover</p>	<p>Community Services/Infrastructure Civic Center/Education facility/welcome center Parks Improved – enlightened services for elderly – assisted care, senior residence New roads have adequate row to handle emergency vehicles Township owned parks, trails, nature areas around township Less state land/higher tax base Full time fire department/EMS Improved water quality monitoring Infrastructure in place for industrial development</p>
<p>Development No fast food restaurants Larger lots/open space (2 acres) 2-story single family Common areas in subdivisions Clean/Environmental friendly industry Minimal commercial on US-23 Diversity of residential New subs and commercial & industrial – have commons areas, curing roads, large trees, open space, common sanitary systems Elder hostels High tech industry No bottled water facilities Low tech agriculture organic/greenhouses More Tourism/RV parks Wind turbine/solar Improved economy will provide for growth Golf course Manufacturing/environmental friendly</p>	<p>Planning/Zoning/Regulations Commercial/industrial in confined centralized location Blight enforcement Residential and commercial with open space Local Planning & Zoning Permeable parking lots No substandard mobile homes Environmental assessments for industry (independent assessment)</p>
	<p>Community Character Still ample areas for outdoor sports – hunting, snowmobiling, fishing US-23 can still see Lake Huron Grandchildren living and working here Low traffic volumes</p>

Appendix B - Bearinger Township Focus Group Summaries

September 30, 2006
Bearinger Township Hall

Black Lake Focus Group

Question 1: Why do you choose to live/own property in Bearinger Township?

- Nature, low population, dark at night, quiet, clean air, clean water, lakes
- Family vacationed
- No chain stores just local business
- Affordability of property
- Public Lands
- Unspoiled landscape
- Outdoor recreation
- Used to visit the area and liked everything about it

Question 2: The rich and abundant natural resource base has been identified a key element to the quality of life in Bearinger Township. What do you see as the role of the Township in protecting the valued resources in the community?

- Force the State to maintain public lands and ownership
- Communication method to constituents
- Enforce ordinances
- No wind turbine generators
- Some wind turbine generators
- Keyhole ordinance
- Limit commercial development
- Light/noise/water regulations
- Land regulation to maintain north woods character
- Good plan with involvement with people
- Enforce regulations
- Protect against night sky light pollution
- Noise
- Regulate signage such as business signs and billboards

Question 3: What type of development/redevelopment would you like to have happen in Bearinger Township over the next 20 years?

- Cemetery
- Maintain Black Mountain Recreation Area
- Kid friendly parks in the community
- Keep public access
- Direct mobile homes to appropriate places – minimize the number in the community
- Need for commercial and industrial development today

- Managed commercial and industrial
- Meet all housing needs – including multi family residential

Question 4: What is the one message I should take to the planning commission?

- Maintain Sprit of Northwoods
- Protect water & forest resources
- Maintain area “as is” the best you can
- Buy open space where appropriate
- Be reasonable with P & Z – use common sense

Huron Beach Focus Group

Question 1: Why do you choose to live/own property in Bearinger Township?

- On the Lake (multi comments)
- Beauty of area
- Natural Resources – trees
- Sandy Beach
- Hammond Bay
- Clean Natural Environment
- Pristine quality of Hammond Bay
- Diversity of Wildlife
- Restful/able to enjoy life
- Family loves the place
- East shore can watch the sunrise
- Diversity of Vegetation
- Safe places to walk
- Woods/water/wildlife
- Opportunity be part of a growing community
- Friendly and kind people
- Can watch the moon rise
- No night lights
- Skyscape
- Abundance of T & E – State & Fed.
- Rural quality
- No Condos
- Wetland (coastal)

Question 2: The rich and abundant natural resource base has been identified a key element to the quality of life in Bearinger Township. What do you see as the role of the Township in protecting the valued resources in the community?

- Managing/planning for locations of residential and commercial development
- Plan for safety – police, fire and EMS
- Protect environmental integrity while allowing for dev. – have environmental regulations
- Staff available to help residents
- Make sure Fed/State/Local regulations are enforced
- Master Plan – make sure the intent of Master Plan is being followed
- Transparency – all township actions are out in the open
- Proper management and enforcement of development
- Mission & vision that incorporate the will of the community
- No partiality
- Shared approach to resource base
- Protection of roadsides
- Planning and zoning should be practical and workable – sustainable development
- Township Board – keep the master plan updated
- Understand interest of all landowners
- No spot zoning

- Consistent rules & regulations
- Public lands
- Encourage investigation of sensitive areas

Question 3: What type of development/redevelopment would you like to have happen in Bearinger Township over the next 20 years?

- More residential development
- Bike Paths
- Nature Trails
- Make places for all land uses
- Structural predetermined place for business
- Architectural standards
- Perilous surfaces
- Low Density residential
- Allow for development but maintain the current community character
- Cooperation with adjacent communities
- US-23 Nature area – roadsides
- Managed residential, commercial & industrial growth
- Health & Human Services
- Fiber Optic/cell phone coverage

Question 3: What is the one message I should take to the planning commission?

- Well defined list of community priorities
- Should protect health and safety
- No spot zoning
- Enforcement of zoning
- Preserve what God gave us – respect and enjoy the area
- Need to designate places for stores & restaurants
- Be accessible to the public
- Environmentally responsible development
- Make provisions for enforcement of regulations
- Practicability, fairness, open mindedness
- Maintain wild treasures, protect health of Lake Huron
- Require public involvement
- Execute mission of Master Plan with eye on future of Bearinger Twp.
- Preserve our laid back lifestyle

Forest Interior Focus Group

Question 1: Why do you choose to live/own property in Bearinger Township?

- Family close by – found right piece of land
- Low population for people
- Privacy
- Price of land
- Spouse
- Strong past experiences in the area
- Parents bought property
- Undeveloped, large tracts, getaway
- Easy to establish/move business

Question 2: The rich and abundant natural resource base has been identified a key element to the quality of life in Bearinger Township. What do you see as the role of the Township in protecting the valued resources in the community?

- Reasonable zoning – directing development density
- Better to P & Z at local level – close by
- Help establish private road maintenance agreements
- Maintain access for emergency vehicles
- Large lot zoning in the forest interior areas

Question 3: What type of development/redevelopment would you like to have happen in Bearinger Township over the next 20 years?

- More residential
- Commercial/industrial?? Lack of year round population
- Identify areas for future commercial & industrial
- Township park with trails
- Access to water for non-waterfront residents of the community

Question 4: What is the one message I should take to the planning commission?

- Reasonable zoning
- Reasonable enforcement
- Private road maintenance agreements
- Enforcement of zoning
- Protect against junk & junk trailers
- Remember why people bought here

Resource Friendly Community

There were discussions about being resource friendly community. All focus groups were asked if the following items should be addressed in their master plan. All three groups concurred the items should considered in their plan.

- Greenbelts
- Keyhole development
- Shoreline protection
- Non point source pollution
- Soil erosion & sedimentation control
- Wildlife habitat
- Wetlands
- Forest Resources
- Water Resources
- Roadsides

Bearinger Township

Public Forum

"Our Road Map to the Future"

**Meeting Location and Time:
Bearinger Township Hall
17034 Town Hall Highway, Ocqueoc, MI
September 28, 2006 at 7:00 P.M.**

Bearinger Township is in the process of developing its first community master plan. The Bearinger Township Planning Commission and Township Board is seeking input from residents, businesses and community leaders to help guide development of the master plan. Come to a meeting and share your thoughts: what makes your community a great place to live, what are some problems that should be addressed, and what you like the community to be 20 years from today.

For additional information contact:

Richard Mowers, Bearinger Township: 989-734-4935
Tom Harkleroad, Planning Commission 989-938-6210
Richard Deuell, NEMCOG: 989-732-3551 ext. 14

Bearinger Township Master Plan

"Black Lake Focus Group Session"

You are invited to attend a special public input session related to the development of Bearinger Township's first Master Plan

The Bearinger Township Planning Commission would like to extend this personal invitation to attend and participate in a community planning focus group session. Your commitment will entail attending this one session and being an active participant by sharing your ideas with the planning commission's representative.

As you may be aware, the Bearinger Township Planning Commission is developing the Township's first Master Plan. To date background studies have been completed that profile the community (Where are we now?) and analyze the trends (Where are we going?) The next critical step is to create a vision of where the community wants to be in the future. To accomplish this important step, the Planning Commission, with the assistance of the Northeast Michigan Council of Governments, is holding a series of meetings to gather input from the community. Information from these public input sessions will be used to develop goals and objectives and the future land use components of the Master Plan.

As a follow-up to a large community-wide public forum, to be held the middle of September, a series of three small **focus sessions** will be held in the community. Focus group sessions will target the following sectors within the community: Huron Beach residents, Black Lake residents, and Forest Interior landowners. The sessions will be by invitation only. The goal is to have between six to twelve people in each session. Each group will be asked 3 to 4 questions in turn, with everyone present given a chance to answer each one. A short summary of each person's answer will be written on a flip chart. The answers to a key question will be prioritized by each group.

Please consider accepting this invitation and attending the session. ***If you are interested, you must complete the form on the next page and return it by September 18, 2006.*** You can also RSVP by calling Rick Deuell, NEMCOG, 989-732-3551 ext. 14. Note: Depending upon the responses for the three focus group sessions, we may have to shift times or combine groups; therefore an accurate account of those attending is important. So, if you intend on attending the meeting, please RSVP.

To view Bearinger Township's Master Plan, log onto to NEMCOG's web page at www.nemcog.org/ For further information on the master plan and the community input sessions, please contact: Rick Deuell, NEMCOG, 989-732-3551 ext. 14.

“Our Road Map to the Future”

Focus Group Session for Black Lake Area

Date: Saturday, September 30, 2006

Time: 10:00 a.m.

Location: Bearinger Township Hall, 17034 Town Hall Highway, Ocqueoc

Please complete and return the RSVP by September 18, 2006.

Please either fax, send or email this information:

Richard Deuell, AICP
Community and Natural Resource Programs
NEMCOG
P. O. Box 457
Gaylord, Michigan 49735

Phone Number: (989) 732-3551 Ext. 14

FAX Number: (989) 732-5578

Email address: rldeuell@nemcog.org

___ Yes, I am interested in participating in the Black Lake Focus Group Session.

___ I am NOT interested in participating in the Focus Group Session. However, I would suggest you invite _____ to the focus group.

Name _____

Representing _____

Address _____

Phone _____ Fax _____

Email: _____

Bearinger Township Master Plan

"Huron Beach Focus Group Session"

You are invited to attend a special public input session related to the development of Bearinger Township's first Master Plan

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As you may be aware, the Bearinger Township Planning Commission is developing the Township's first Master Plan. To date background studies have been completed that profile the community (Where are we now?) and analyze the trends (Where are we going?) The next critical step is to create a vision of where the community wants to be in the future. To accomplish this important step, the Planning Commission, with the assistance of the Northeast Michigan Council of Governments, is holding a series of meetings to gather input from the community. Information from these public input sessions will be used to develop goals and objectives and the future land use components of the Master Plan.

As a follow-up to a large community-wide public forum, to be held the middle of September, a series of three small **focus sessions** will be held in the community. Focus group sessions will target the following sectors within the community: Huron Beach residents, Black Lake residents, and Forest Interior landowners. The sessions will be by invitation only. The goal is to have between six to twelve people in each session. Each group will be asked 3 to 4 questions in turn, with everyone present given a chance to answer each one. A short summary of each person's answer will be written on a flip chart. The answers to a key question will be prioritized by each group.

Please consider accepting this invitation and attending the session. ***If you are interested, you must complete the form on the next page and return it by September 18, 2006.*** You can also RSVP by calling Rick Deuell, NEMCOG, 989-732-3551 ext. 14. Note: Depending upon the responses for the three focus group sessions, we may have to shift times or combine groups; therefore an accurate account of those attending is important. So, if you intend on attending the meeting, please RSVP.

To view Bearinger Township's Master Plan, log onto to NEMCOG's web page at www.nemcog.org/ For further information on the master plan and the community input sessions, please contact: Rick Deuell, NEMCOG, 989-732-3551 ext. 14.

“Our Road Map to the Future”

Focus Group Session for Huron Beach Area

Date: Saturday, September 30, 2006

Time: 1:00 p.m.

Location: Bearinger Township Hall, 17034 Town Hall Highway, Ocqueoc

Please complete and return the RSVP by September 18, 2006.

Please either fax, send or email this information:

Richard Deuell, AICP
Community and Natural Resource Programs
NEMCOG
P. O. Box 457
Gaylord, Michigan 49735

Phone Number: (989) 732-3551 Ext. 14

FAX Number: (989) 732-5578

Email address: rldeuell@nemcog.org

___ Yes, I am interested in participating in the Huron Beach Focus Group Session.

___ I am NOT interested in participating in the Focus Group Session. However, I would suggest you invite _____ to the focus group.

Name _____

Representing _____

Address _____

Phone _____ Fax _____

Email: _____

Bearinger Township Master Plan

"The Forest Interior Focus Group Session"

You are invited to attend a special public input session related to the development of Bearinger Township's first Master Plan

The Bearinger Township Planning Commission would like to extend this personal invitation to attend and participate in a community planning focus group session. Your commitment will entail attending this one session and being an active participant by sharing your ideas with the planning commission's representative.

As you may be aware, the Bearinger Township Planning Commission is developing the Township's first Master Plan. To date background studies have been completed that profile the community (Where are we now?) and analyze the trends (Where are we going?) The next critical step is to create a vision of where the community wants to be in the future. To accomplish this important step, the Planning Commission, with the assistance of the Northeast Michigan Council of Governments, is holding a series of meetings to gather input from the community. Information from these public input sessions will be used to develop goals and objectives and the future land use components of the Master Plan.

As a follow-up to a large community-wide public forum, to be held the middle of September, a series of three small **focus sessions** will be held in the community. Focus group sessions will target the following sectors within the community: Huron Beach residents, Black Lake residents, and Forest Interior landowners. The sessions will be by invitation only. The goal is to have between six to twelve people in each session. Each group will be asked 3 to 4 questions in turn, with everyone present given a chance to answer each one. A short summary of each person's answer will be written on a flip chart. The answers to a key question will be prioritized by each group.

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“Our Road Map to the Future”

Focus Group Session for Forest Interior Landowners

Date: Saturday, September 30, 2006

Time: 4:00 p.m.

Location: Bearinger Township Hall, 17034 Town Hall Highway, Ocqueoc

Please complete and return the RSVP by September 18, 2006.

Please either fax, send or email this information:

Richard Deuell, AICP
Community and Natural Resource Programs
NEMCOG
P. O. Box 457
Gaylord, Michigan 49735

Phone Number: (989) 732-3551 Ext. 14

FAX Number: (989) 732-5578

Email address: rldeuell@nemcog.org

___ Yes, I am interested in participating in the Forest Interior Focus Group Session.

___ I am NOT interested in participating in the Focus Group Session. However, I would suggest you invite _____ to the focus group.

Name _____

Representing _____

Address _____

Phone _____ Fax _____

Email: _____