



MOFFATT TOWNSHIP

MASTER PLAN 2010

AND

REVISIONS 2024

Moffat Township, Arenac County, Michigan

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The Moffatt Township Planning Commission has reviewed its existing Master Plan and current data that could have an effect on future land use planning. The “Vision” and the background data in the 2010 plan remain germane and pertinent, but new demographic and economic data were reviewed and analyzed and the goals and actions for future land use were revised. These sections have been replaced in this revised plan.

2024 Revisions to Master Plan

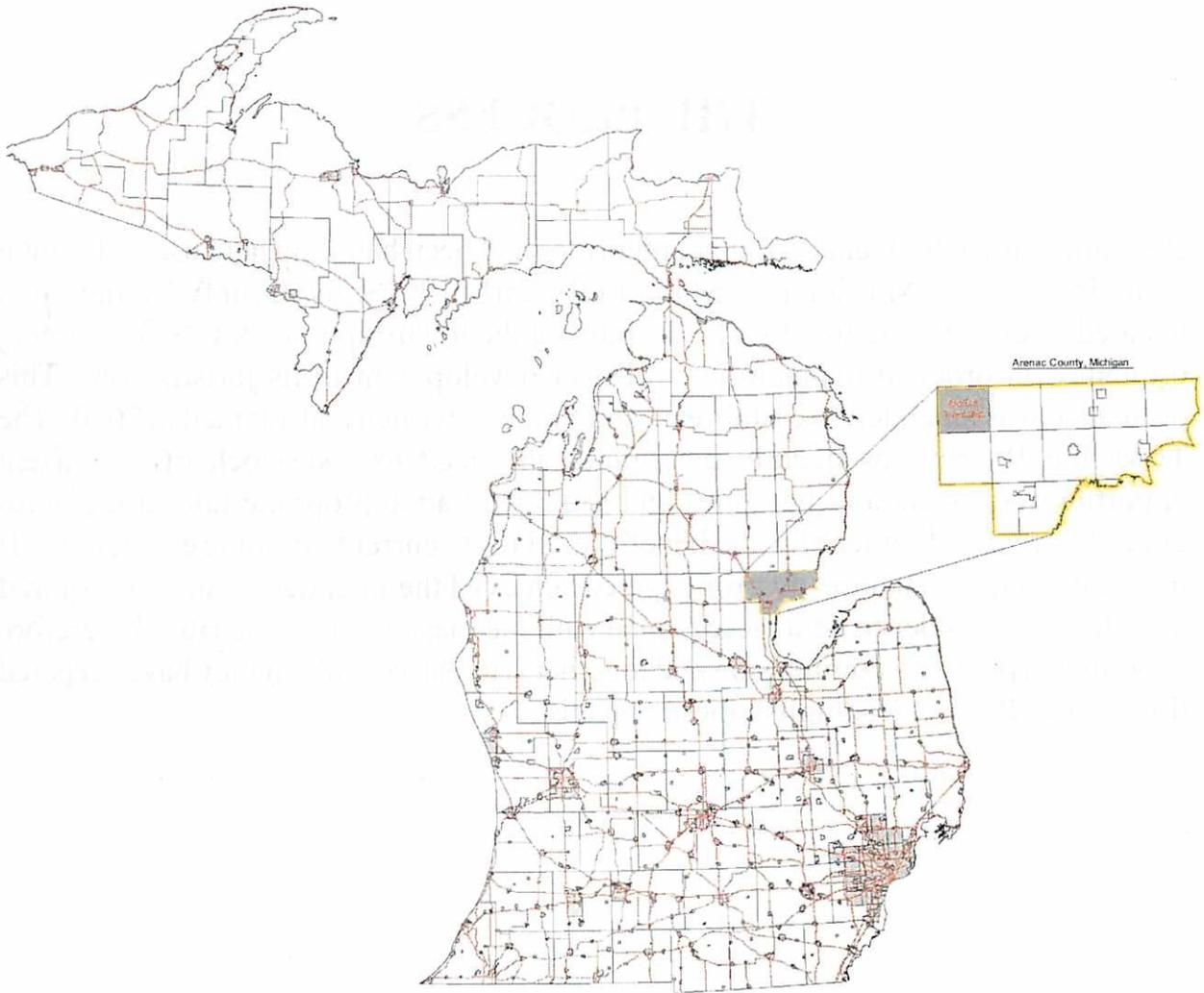
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VISION AND PURPOSE

The citizens of Moffatt Township see their township as a rural community, comprised of productive farms, the Rifle River, forest and family homesteads. It is located in a region of Michigan that is rich in natural and recreational resources. They see the township growing slowly in population and the village of Alger expanding and regaining some of its earlier vigor, as other working families who share their love for this rural life build homes and move here. It is the purpose of this plan to provide a foundation and guide such that, as development occurs, it will be of high quality, in the right places and will not destroy the very qualities that make Moffatt Township the pleasant community it is today.



Location Map

THE PROCESS

Beginning in 1959, Arenac County authorities had been handling land use and zoning administration for Moffatt Township. In the early 1990's, the County Commission decided to discontinue these services spurring the township to adopt its first zoning ordinance in order to maintain control over development in its jurisdiction. This ordinance was amended over the years and finally rewritten and adopted in 2000. The Township Board subsequently determined the need to take stock of its current opportunities, assets and liabilities and to prepare an appropriate land use plan to guide future development for the benefit of all of its current and future residents. If the regulations it had already promulgated achieved the intended results or required any changes in order to be in accordance with the master plan. The Board therefore appointed a planning commission and together with the consultant they have prepared this Master Plan to accomplish these objectives.

BACKGROUND

Section One

A. Regional History

The history of Moffatt Township is tied to the uses the land has granted. The bounty of wildlife in the region provided a living to Native Americans before the arrival of Europeans and was what attracted the French in the 17th century, then the British in the 18th century. The area was made part of the United States of America, the Northwest Territory, after the American Revolutionary War in 1787. The British retook control of the area and little settlement of Europeans took place until the 1800's.

The earliest Europeans were traders, clergymen and soldiers. After 150 years these Europeans, by benefit of guns, germs, whiskey and sheer numbers, came to dominate Mid-Michigan. The heavy influx of settlers began after the Erie Canal opened in 1825 making migration by the Great Lakes as easy, or easier than, the Ohio River route which had led to the settlement of the lower Midwest much sooner than Michigan. This new immigration from the northeast is evident by the numbers of New Englanders and New Yorkers who were the early settlers of the area.

Arenac County (originally a part of Saginaw, Midland and Bay Counties) was organized in 1883 during the timber boom which lasted through the last half of the 19th century. The Saginaw Bay watershed includes approximately 865 miles of rivers which were used to float white gold (white pine logs) to sawmills in Saginaw, there converted to lumber and shipped on to the burgeoning East and Midwest. From 1851 to 1897, the last big year, the Saginaw

River floated 25 billion board feet of lumber in pine logs, enough to build one million medium-sized homes or pave a road ninety feet wide all the way to the moon. Michigan's green rush was worth a billion dollars more than California's gold rush.

During this time the Rifle River Boom Company and many other timber cutting companies employed over 4,000 men and had as many as 130 miles of floating logs. In Arenac County logs were floated down the Rifle and Au Gres Rivers to the Saginaw Bay. Logs that floated down the Rifle River were collected at the mouth of the river and milled by the Rifle River Boom Company. Logs flowing down the Au Gres River were boomed together and floated to Bay City to be milled. Waste wood was used to vaporize water from brine wells into salt as Michigan supplied half the nation's salt during the lumbering era. As the timber was cut, agriculture and other enterprises began in earnest. It is claimed as much timberland was burned by settlers as was cleared by lumbermen. As forests were being cleared out, federal actions began to entice farmers and their families to the area.

The Graduation Act of 1854, the Homestead Act of 1862 and the new railroads, which usually received six miles either side of their tracks as an incentive to construct the railroad systems, conjoined to bring waves of would-be farmers into the region. Railroad promoters even maintained an agent in Germany to promote land sales. Unfarmable cut over lands went ultimately into tree farms, Christmas trees, hunting and fishing businesses, or back to the State for

non-payment of taxes. Dozens of once thriving timber towns became ghost towns throughout the region.

Before Alger became an unincorporated village, it was divided into three towns. The first town was called Culver and it was located where Ivan Morley's farm (the ABig Farm) lies today. The other town was called Wells and it was located east of the Alger Cemetery and the last town was called Alger and it was found where present day Alger is located. These little towns thrived during the lumber boom, but as the timber was depleted the towns were slowly abandoned until Alger was the only one left.

Alger was a thriving boomtown. The town was at the junction of two railroads. The Mackinaw City Railroad and the Detroit, Bay City & Alpena Railroad. The railroads had a roundhouse where repairs were made on engines and cars. In the 1880's Alger boasted a number of lumber mills, restaurants, 13 saloons and some unstated number of houses of ill repute. (It is said that the owners of these establishments in Alger used to control all the city elections.)

Alger was founded on January 17, 1884, by John Newberry, Albert Henery and Russell Alger, from whom the town derived its name and who later became a governor of Michigan. In the 1880's, John Dunn established the first farm in the area. This historical farm is currently called the Ivan Morley farm (the ABig Farm) and it still exists in present day Moffatt Township on M-76 south of Maple Ridge Road.

The new settlers burned existing woodlands, used giant tripods and pulleys with horse teams to pull the huge white pine stumps and sent hogs into the remaining woodlots to clear the rattlesnakes. With the steel plow (1830), the reaper (1834) and the tractor (1920), agriculture became the dominant land use in Arenac County, but just barely. Logging still continued and mining of salt and gypsum began in the 1940's.

Various agricultural crops have predominated over the years from wild cranberries harvested by the Chippewas to huckleberries through the mid-1800's, to chicory in the 1910's. Dry beans were introduced after the Civil War and sugar beets in the 1890's and corn, as its productivity increased, became a major crop in the 20th century.

Moffatt Township was organized in 1875 as Township 29 North, Range 3 East, including the village of Alger. John Lentz was the first permanent settler in the township and was joined by mainly French, Irish, Scotch and later Polish and German immigrants.

Recent Past & Present

After the lumber boom peaked in the 1880's, Alger and Moffatt's fortunes declined. Although the introduction of electricity in the early 1900's brought many new businesses to the area, farming was still important with a significant portion of the township land devoted to agriculture.

The lack of employment opportunities within Moffatt Township has forced many residents to commute or even relocate to areas that have a higher

employee demand. The increase in seasonal homes in the area has caused Moffatt Township to grow as a rural residential community despite its lack of employment opportunities. Its bounty of forests, creeks and farmlands provide current and prospective residents a pleasant rural life that they desire.

Over the past twenty years the residential population around Forest Lake has grown steadily. The growth has resulted from many retirees and working families who are willing to commute to Standish, the Tri-Cities and even the West Branch area. The slight increase in population has contributed to some loss of farming. Currently, Moffatt Township has a post office, motel, grocery store, fire station, propane depot, tavern, bait shop, resale shop, recycle center, three churches, three gas stations, a shop for children's room interior decorations and an excavating company.

The Moffatt Township Board consists of five members and the board meets the third Monday of each month at 7:00 p.m. Since 1970, Moffatt Township used Arenac County's Zoning Ordinance until it adopted its own zoning ordinance.

B. Geography

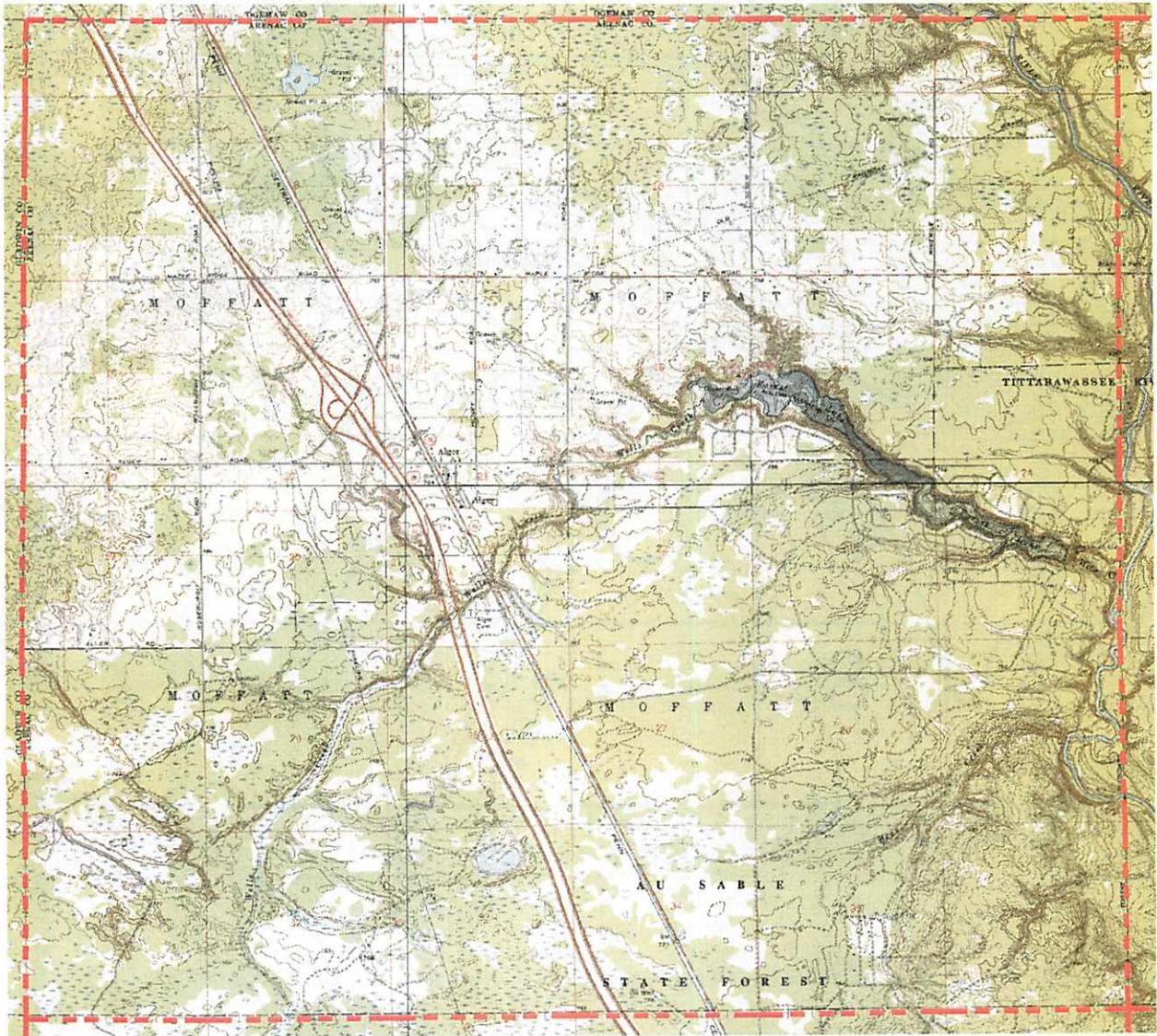
Moffatt Township is a general law township in Arenac County and is located in the northwest corner of the county. It is about 33.21 square miles in territory and has about 1,121 people or approximately 34 persons per square mile.

Moffatt Township's climate results from its location near the Saginaw Bay and Lake Huron. Being close to the moderating influences of the Saginaw Bay and Lake Huron, temperatures vary more and precipitation and snowfall are very dependent upon the wind direction. The average growing season for the area is approximately 127 days. The average annual rainfall is approximately 29.04 inches. The mean daily maximum and minimum temperatures in January are 30°F and 14°F and in July 83°F and 57°F. Snowfall is usually less than 43 inches per year.

Physiographically Moffatt Township is considered part of the Saginaw Lake - Border Plain and is underlain by Michigan, Saginaw and Coldwater bedrock. Topographically the area is flat, but some areas have steep slopes. These sloped areas can be found along the Rifle River and Wells Creek. Moffatt Township elevations vary between 600 to 850 feet above sea level.

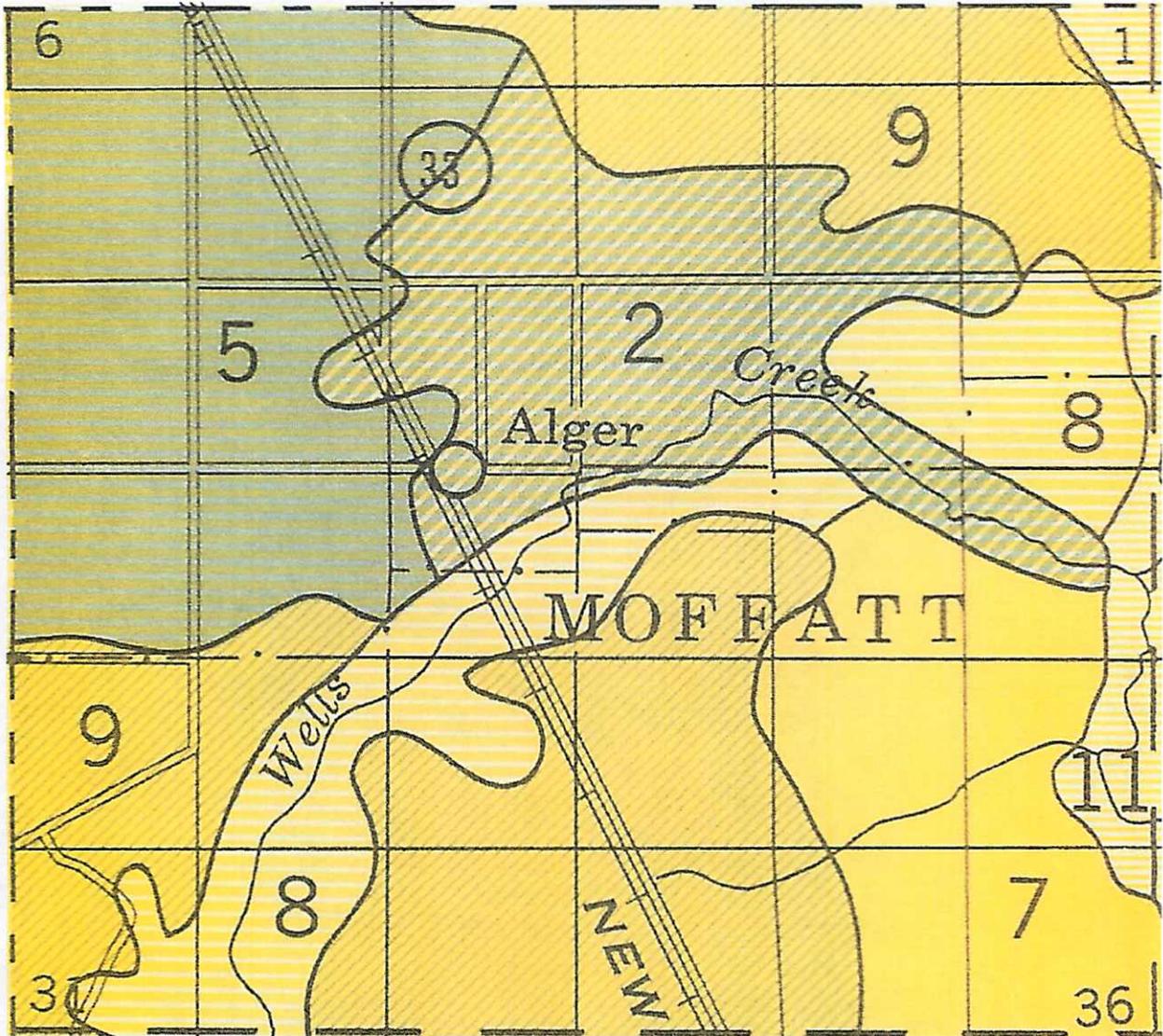
Most of Moffatt Township is either forested or farmed with the majority of the residences found in subdivisions along Forest Lake and its tributaries and the Rifle River in the northeast area of the township. The unincorporated village of Alger near the interstate contains the town and fire hall plus a number of residences and small businesses.

Alger is about 15 miles north of Standish, the county seat of Arenac County. The township is about 30 miles from the Bay City Area and another ten from Saginaw. West Branch is approximately 12 miles north on I-75.



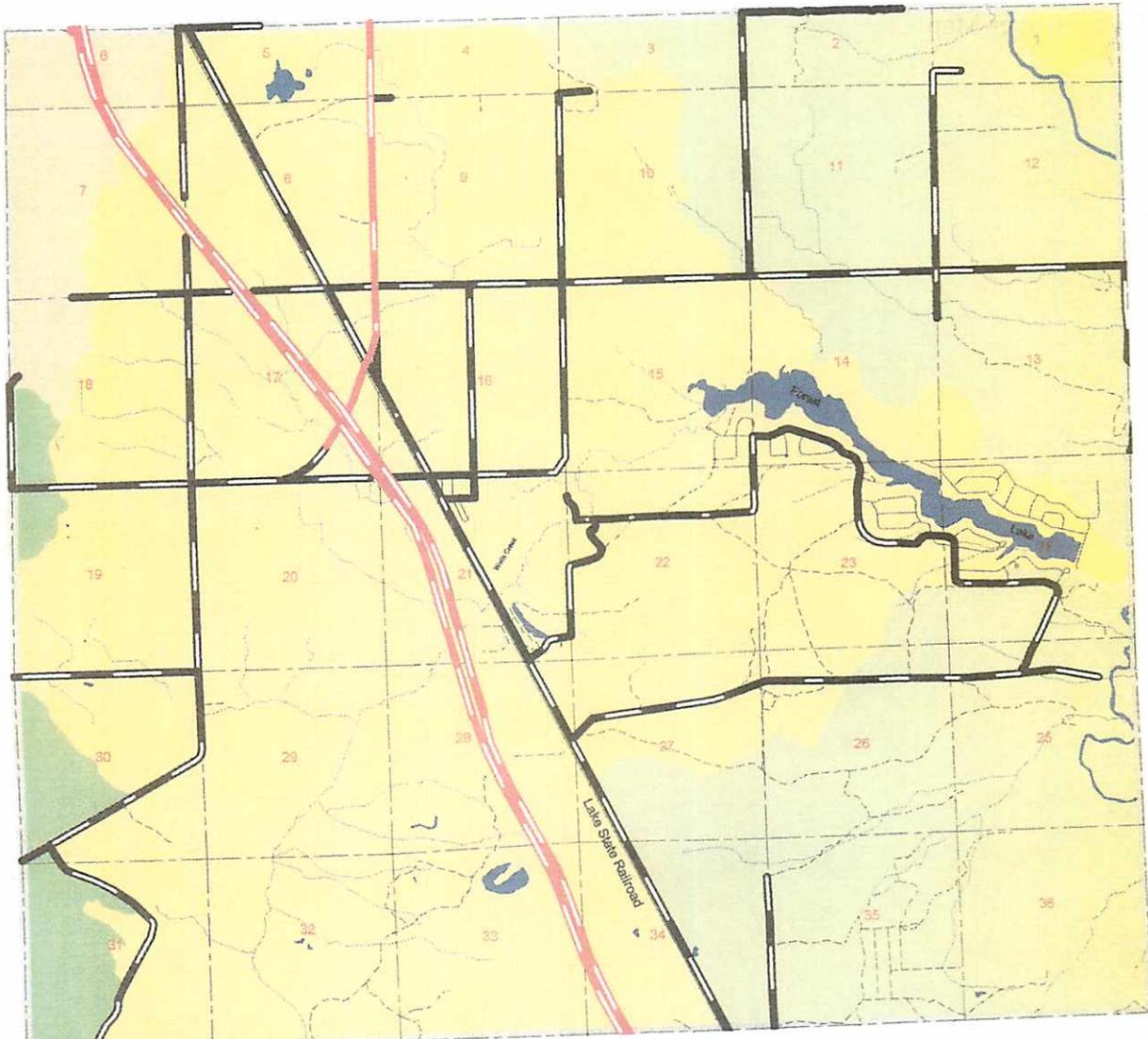
Topographic Map of Moffatt Township

Moffatt Township Master Plan 1-5



- 2
 Kawkawlin-Twining-Sims association: Mainly level to gently sloping, somewhat poorly drained to very poorly drained soils from clay loam and sandy clay loam glacial material
- 5
 Iosco-Kawkawlin-Sims association: Mainly nearly level to undulating, somewhat poorly drained and poorly drained soils formed in clay loam or in sand underlain by clay loam
- 7
 Grayling association: Nearly level to undulating, well drained to moderately well drained sands
- 8
 Rubicon association: Level to rolling, well drained to moderately well drained sands
- 9
 Roscommon-Au Gres association: Mainly level to gently undulating, somewhat poorly drained to very poorly drained, deep sands
- 11
 Rubicon-Gladwin-Nester association: Level to steep, well-drained to somewhat poorly drained soils from varied materials

General Soils Map of Moffatt Township



Source: Michigan Dept. of Environmental Quality
Michigan Wetland Inventory

MOFFATT TOWNSHIP, ARENAC COUNTY, MICHIGAN

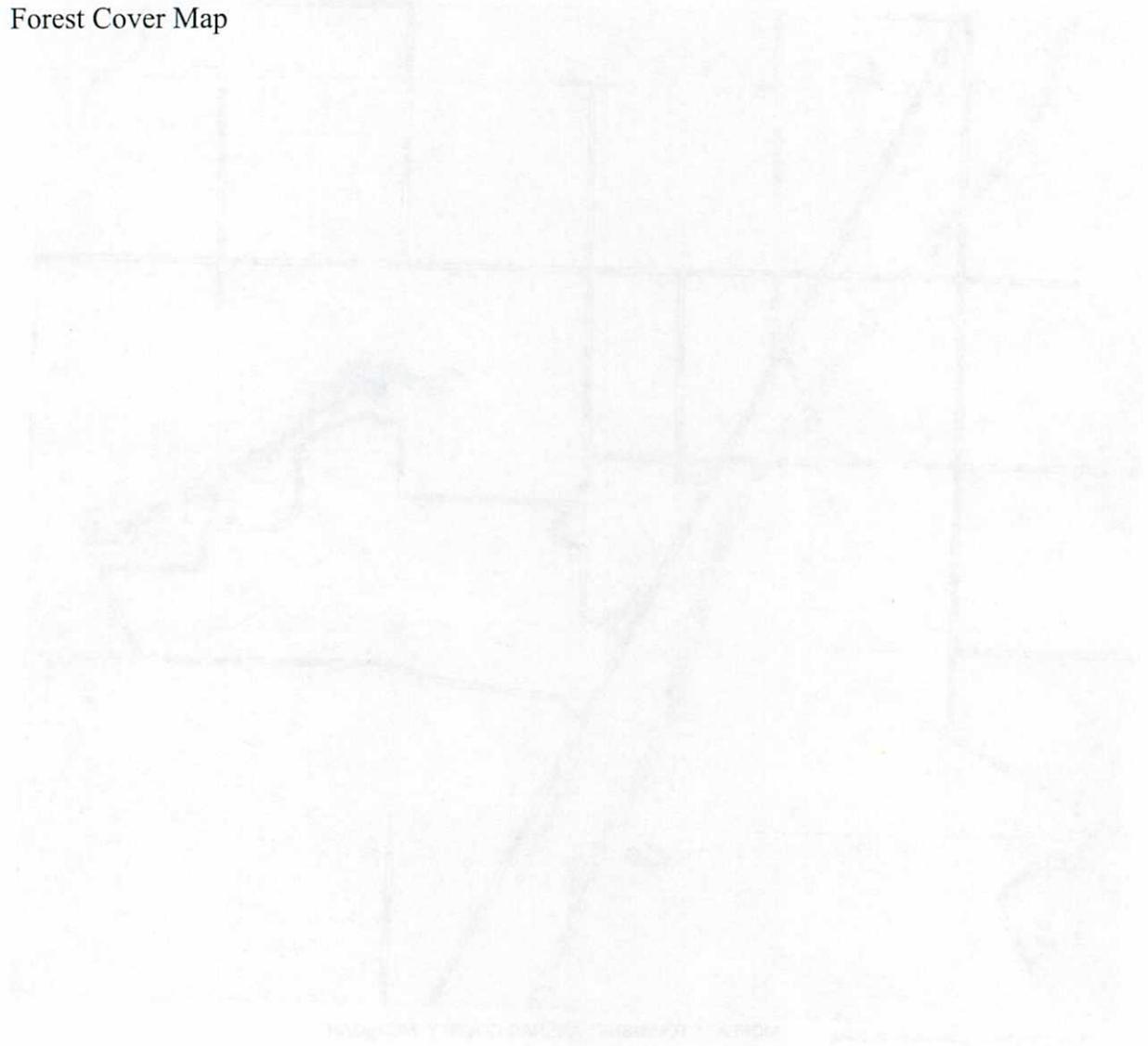


WATERSHED LEGEND

- MAMSFIELD CREEK
- MOLASSES RIVER
- WELLS CREEK
- RIFLE RIVER

Watershed Map of Moffatt Township

Forest Cover Map



Wendell Township
Moffatt Township
Moffatt Township
Moffatt Township
Moffatt Township

Soil Types

The general soil types occurring in Moffatt Township are Roscommon-Au Gres, Iosco-Kawkawlin-Sims, Rubicon, Grayling, Kawkawlin-Twining-Sims and Rubicon-Gladwin-Nester. Arenac County was originally part of a large lakebed. Small areas within the county consist of ground moraines and water laid moraines. These moraines consist of soil textures ranging from clay to clay loam, loam and sand. The soil types usually determine the uses made of the land and in Moffatt Township this holds true. The best soils are located in the middle of the township roughly along the Alger and Maple Ridge Roads areas. This portion of the township is where most of the farms are located. The poorest soils for agricultural use are in the south of the township where state forests predominate. Wetness and the high water tables present challenges to human uses throughout the township.

The Roscommon-Au Gres soils in the southwest, southeast and middle north areas of the township are very poorly drained for the most part and support mainly forests and idle grasslands. These soils primarily consist of deep sands. The wetness of these soils restricts most development.

The Iosco-Kawkawlin-Sims soils are more conducive to farming, but these soils are poorly drained and are clay loams or sand over clay loam subsoil. Wetness is a limitation. Woodlands tend to be more productive in these soils; residential and other engineered uses are severely limited. These soils

are found in the northwest area of Moffatt Township.

The best soils in the township, Kawkawlin-Twining-Sims, are found in the middle of Moffatt Township and extend eastward towards Clayton Township. A small band of this soil extends along Forest Lake. These soils have a clay loam texture which are generally related to exceptional crop yields. Where drainage is provided, residential and other intensive uses are possible but, again, are limited by the high water table and wetness.

A band of Rubicon soils can be found along Wells Creek and in the east of the township between Forest Lake associations just described and south of Maple Ridge Road. The soil texture primarily consists of well-drained sands. Also, the use of these soils can be limited if soils are not properly drained, but tillage crops and second growth forest do well in Rubicon soils.

Grayling soils are found south of the Forest Lake area southward to the township border. These are sandy, well-drained soils. Scrub oaks and jack pines are common vegetative cover in this area.

Rubicon-Gladwin-Nester soils are found along the Rifle River on level to steep slopes. This particular soil has a sand and clay loam texture. Drainage varies upon each location. However, the well-drained areas are suitable for vegetative cover as well as residential and recreational uses. If the soils are not drained properly, the potential land uses are limited.

Hydrology

Moffatt Township lies within the Au Gres River and the Rifle River watersheds which are part of the Saginaw-Bay watershed. Surface waters from these areas flow into the Saginaw Bay. Drainage ditches flow from the northwest to southeast through the township to the Rifle and Au Gres Rivers and provides drainage in the township.

Wetlands are present on only about 4.7% of the township lands. These occur mainly in the state forest areas in the south of the township with a few areas associated with the Rifle River, Wells Creek and Forest Lake.

Ground water is generally available throughout the township with drilled well depths ranging from 25 feet to 455 feet deep. Water flows also are generally good at 5-35 g.p.m. (from 4" wells). Overall the water quality of Moffatt Township is very good. Only naturally occurring minerals are found in the water supply, which is a good indicator of fresh water.

Flora and Fauna

Moffatt Township lies in the Temperate Deciduous Forest Biome of the Eastern United States. This biome encompasses many different natural communities. Communities are naturally occurring assemblages of plants and animals on the landscape that co-exist under the influence of soils, climate, hydrology, disturbance regime, intra-species association and other factors. Most of Moffatt Township has been altered from its natural conditions by logging, farming, streets and roads, utilities,

drains and more recently by expanding residential dwellings and other human uses.

Woodlots still are present on the farm landscape. There are many lowland areas which consist primarily of forest areas. The trees present in these locations are maple/beech or oak/hickory or pine forests depending upon soils and hydrologic conditions. A few of the wooded areas in Moffatt Township though are low lying, wet areas that have soft maple, golden birch, elm and ash deciduous trees and/or cedar or tamarack conifers depending upon the acidity of the soils and water of an area.

There are very few nonfarmed, prairie areas in the township as there were few before extensive agriculture began and these areas have generally been under cultivation since then. There are a few areas that were formerly cultivated that have now been abandoned that support grasses and other meadow plants. The state forests that cover much of the south of Moffatt Township are lowland hardwood forests with a few ridges of central hardwoods and a few areas of aspen/white birch and pine forests. There are also coniferous wetland forests and open wetland areas associated mainly with the creeks and streams.

The kinds, abundance and diversity of wildlife are dependant upon the kinds, abundance and diversity (in some cases the absence of humans) of the vegetative habitats available to them within an area. As stated, most of the naturally occurring vegetative habitats have been eliminated or diminished so

only animals that can cohabit with humans still exist. Common mammals of this kind are raccoons, opossums, fox, squirrel and deer. Migratory birds still find farm ponds, woodlots and the state forests available. Bald eagles and turkeys are also now prevalent throughout the township.

Wetland habitats support ducks, geese, herons, muskrat, mink and beaver. Open areas including farm

fields attract grouse, pheasant, quail, meadowlarks, hawks, cottontail rabbits and foxes. Flocks of turkeys and herds of white tail deer roam throughout the township's forests and open areas. Recently, the range and abundance of coyotes has been expanding and they are now common in Moffatt Township. Bald eagles can be found in the township nesting along the rivers through the entire summer.

Threatened and Endangered Species of Arenac County			
SCIENTIFIC NAME	COMMON NAME	TYPE	STATUS
Cirsium pitcheri	Pitcher's thistle	Vascular Plant	T
Burteo lineatus	Red-shouldered hawk	Bird	T
Dentaria maxima	Large toothwort	Vascular Plant	T
Great Lakes marsh		Community	
Clemmys insculpta	Wood turtle	Reptile	SC
Nicrophorus americanus	American burying beetle	Invertebrate	E
Merolonche dolli	Doll's merolonche	Invertebrate	SC
Nycticorax nycticorax	Black-crowned night-heron	Bird	SC
Percina copelandi	Channel darter	Fish	E
Sistrurus catenatus catenatus	Eastern massasauga	Reptile	SC
Great blue heron rookery	Great blue heron rookery	Community	
Haliaeetus leucocephalus	Bald eagle	Bird	T
Sterna caspia	Caspian tern	Bird	T
Sterna forsteri	Forster's tern	Bird	SC
Wooded dune, sale complex		Community	
State Status: E = Endangered, T = Threatened, SC = Special Concern			

C. Existing Land Use Cover and Uses

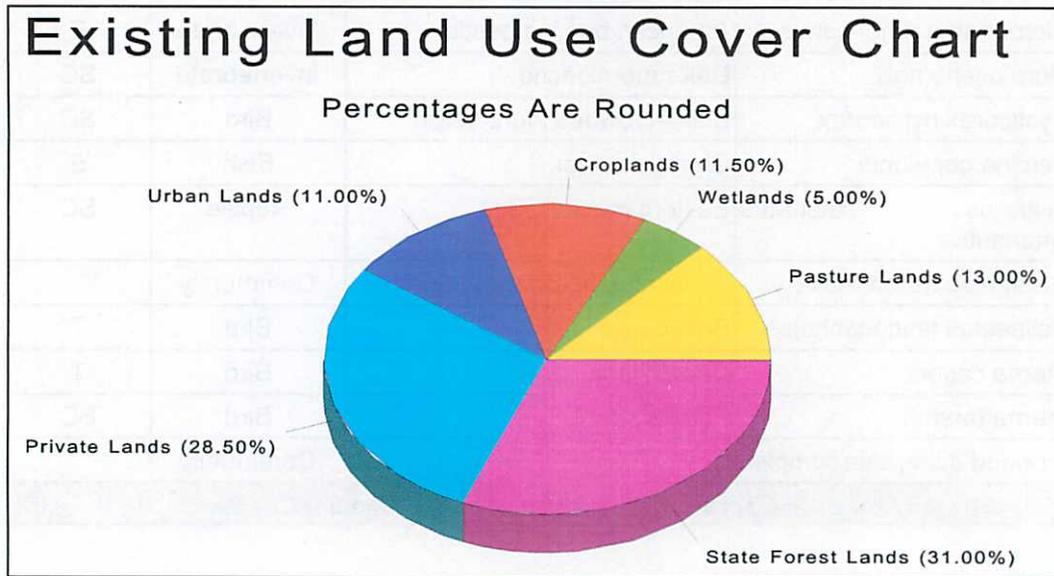
Moffatt Township has a total of 21,257 acres of land. The predominant land cover in Moffatt Township is forestland with 59.50% of the land being forested. The main area of state forests can be found from the middle of the township extending south into Adams Township. This forest area is known as the Au Sable State Forest. Additional forestland can also be found in the northeast and northwest sections of the township.

The next largest category of land cover in Moffatt Township is pasture lands, with cropland and urban areas close behind. Pasture land accounts

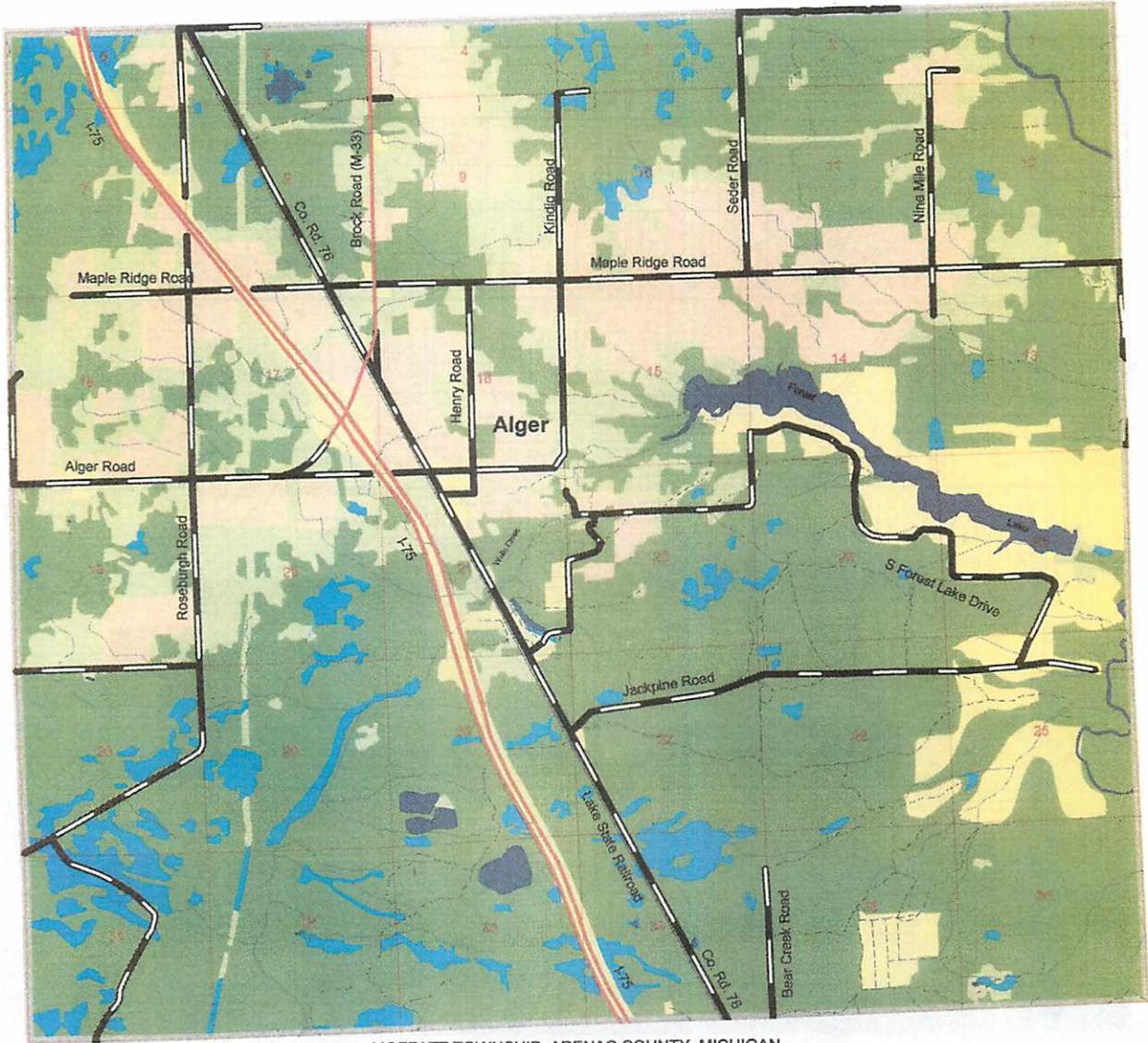
for 13.00% of the township's total land; whereas wetlands cover 5.00% of the total acreage of the township. Croplands are 11.50%. Urban areas total 11.00% are located near the I-75 connector and the Alger area and the Forest Lake area.

Small groups of residences exist throughout the township but most are concentrated in the middle of the township around Forest Lake. Much of the current residential growth is occurring in this area and east near the Rifle River.

The plat maps (1981 & 2000) which follow illustrate the trends of ownership patterns in the township and corroborate the above data.



Reference MIRIS Data



Source: Michigan Dept. of Natural Resources
Michigan Resource Inventory System

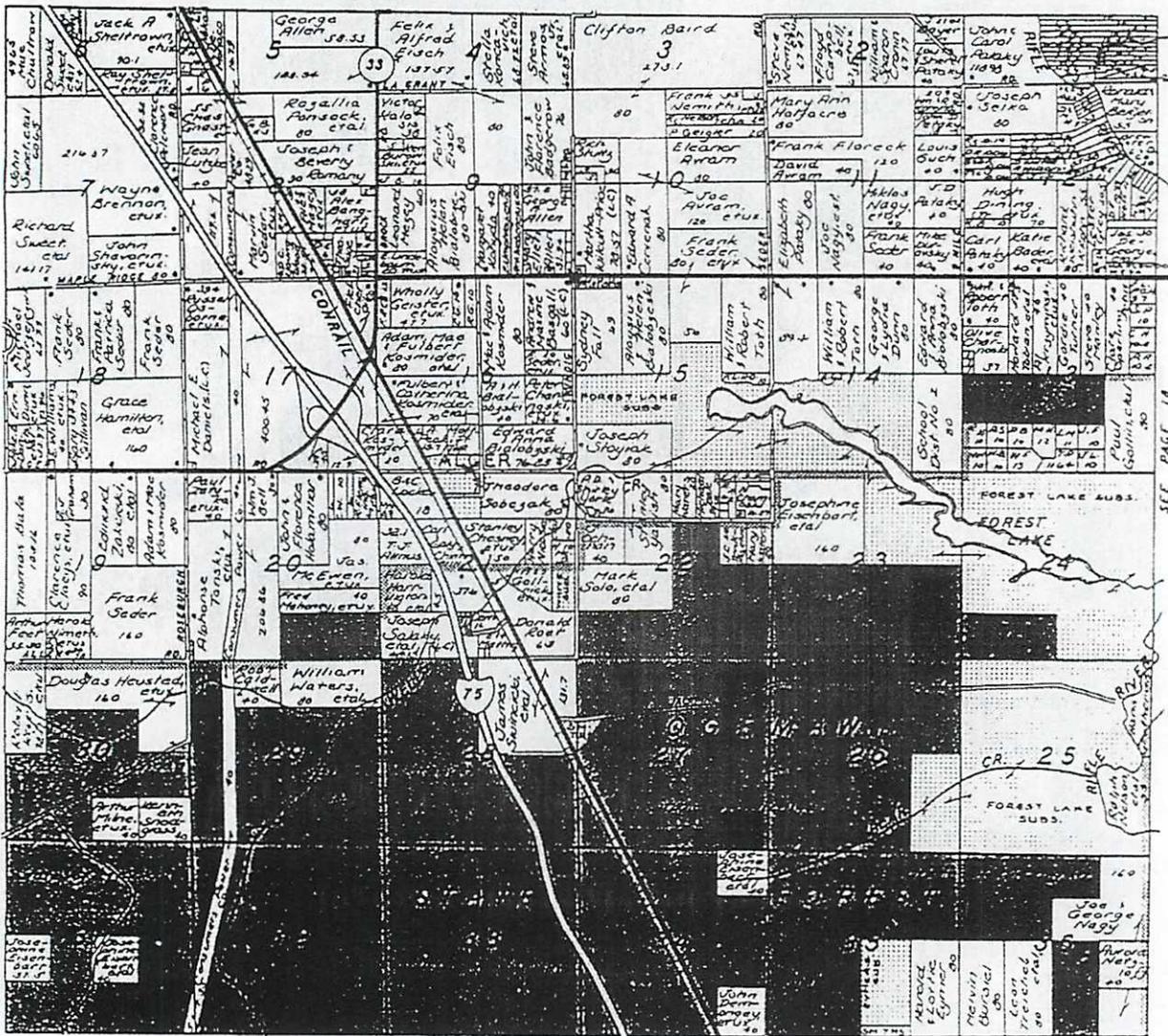
MOFFATT TOWNSHIP, ARENAC COUNTY, MICHIGAN



LAND COVER / LAND USE

- Agricultural Land
- Forest Land
- Pasture / Open
- Urban and Built Up
- Water
- Wetlands

Existing Landuse Map of Moffatt Township



1981 Plat Map of Moffatt Township

D. Transportation, Public Facilities and Services

Moffatt Township is situated along a major trunk line (M-33) and an interstate highway (I-75). It is not generally a destination for tourists or other travelers, but it does have a number of seasonal homeowners. Moffatt Township lies within an easy drive of several developing communities such as West Branch, Standish, Au Gres and Pinconning. The interstate also makes driving to Saginaw, Midland, Bay City and even Flint within the modern commuter's range (see location map, pg III).

These highways also provide Moffatt Township residents with access to the recreational and vacation opportunities throughout northern Michigan and elsewhere in the United States and Canada. The state and federal road systems provide access for farmers and other producers to market their products efficiently throughout the region.

Moffatt Township Roads	
Primary Paved	12.02 miles
Local Paved	27.48 miles
Local Gravel	22.21 miles
Total	61.71 miles
Source: Arenac County Road Commission	

Roughly half of the local roads in Moffatt Township are black topped. Roads are maintained primarily by the Arenac County Road Commission with funds provided by state gasoline taxes and property tax millage. The township may request improvements to local

roads and provide fifty percent of the costs to do the work. Many residents in Moffatt Township are concerned with the current condition of the township's roads.

Rail transportation for freight in Arenac County is provided through the Lake State Rail Road. The Arenac Dial-a-Ride offers intra-county bus service. Whereas, the Bay Metro Transit provides inter-county bus service for the county residents. Greyhound supplies long-distance bus service from Bay City. The Midland-Bay City-Saginaw International Airport (MBS) is 30-40 minutes away from Moffatt Township. The MBS International Airport is the closest airport that is suited to handle large jets. Two airports are located in Arenac County, but they are only capable of handling small aircraft.

Moffatt Township provides several services to the citizens in their community. The services are funded through local taxes. The Moffatt Township Volunteer Fire Department is located in the village of Alger and is operated by volunteer firefighters. In addition to the Fire Department, medical services are also provided through local funding. Mobile Medical Response (MMR) is responsible for medical emergencies within Moffatt Township. Several hospitals are within 30 minutes of Moffatt Township. Standish Community Hospital, located in the City of Standish and the West Branch Regional Medical Center, located in West Branch, both offer full medical services.

Moffatt Township also funds the local constable to maintain order at township meetings and to check local liquor

licenses. Besides the constable, police protection is provided by the Arenac County Sheriff Department and the Michigan State Police. Tom Dubiel is the Building Inspector and Zoning Official for the township.

Moffatt Township is also responsible for maintaining and operating the Moffatt Township Cemetery. Library services are offered to the township through the Iosco-Arenac District Bookmobile. Curbside garbage collection is available to Moffatt Township residents through private companies.

Recreation

Outdoor recreation may be had in the state forests throughout the area. The Rifle River and the AuSable State Forest are the main recreation areas in the township which provide hunting, fishing, swimming, boating and many other forms of recreation for local citizens and tourists. Moffatt Township also owns and operates the Dwight Shaft Memorial Park. The park includes baseball fields, a playground, pavilion, basketball court and concessions stand.

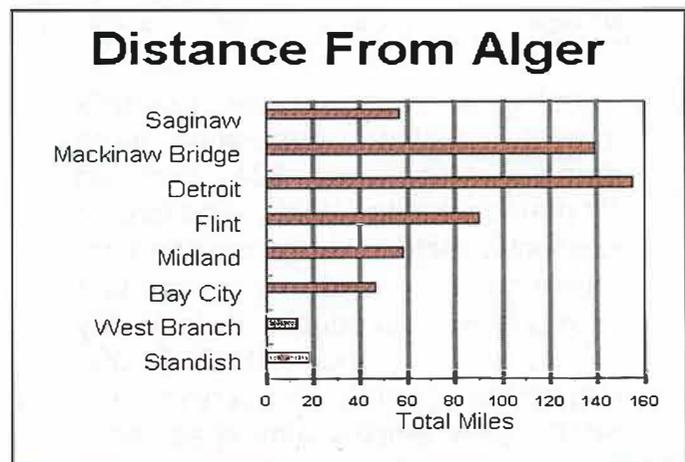
Education

Primary and secondary education is provided by the Bay-Arenac Intermediate School District (ISD) and the Iosco Regional Education Service Agency. Children in Moffatt Township go to Standish-Sterling Community Schools. Higher education is available to the township through Kirtland Community College in Roscommon, Delta College in Bay City, Saginaw Valley State University in Saginaw and Mid-Michigan Community College in

Harrison. Alternative education is also provided through the Bay City ISD Skills Center and through the Standish Alternative Education Program.

E. Economic Profile of Arenac County

Arenac County is predominately a rural, farming and forested area. It is about 30 - 40 minutes north of the industrial tri-city region of Midland, Bay City and Saginaw. It borders on Lake Huron and the Saginaw Bay and is considered part of the northern recreational area of Michigan. The economic base of the county includes recreation, agriculture, manufacturing and government employment.



The population of the county is 15,070, increasing roughly 9% per decade since 1970. The county has a work force of about 5300 persons of which over 36% work outside the county (most likely in the tri-city area, a 25 - 30 minute commute). Unemployment in the county is relatively high when compared to both state and national rates but, when compared to the surrounding counties, Moffatt Township

is relatively normal. (See Annual Employment Rate)

Seventy-five percent of Arenac's residents over 25 have high school diplomas with only a little more than seven percent with Bachelor's degrees. Per capita personal income in Arenac County is \$18,452 versus \$28,104 per person for the State of Michigan (1999).

Annual Unemployment Rate			
	1990	1995	2000
Moffatt Township	9.10%	9.60%	7.00%
Arenac County	9.30%	9.70%	7.00%
Ogemaw County	10.10%	10.40%	6.20%
Gladwin County	10.00%	9.10%	6.60%
Michigan	7.60%	3.80%	3.40%

Farming is among Arenac County's largest industries, generating more than \$29 million versus \$24 - 25 million for manufacturing (1998). The largest economic sectors though are services, government and government enterprises, producing annually \$43,392,000 and \$26,858,000 respectively (1998). The services and retail trades employ almost as many people as all the other sectors combined. Many of the jobs in the county are minimum wage with those in the manufacturing sector offering the best wages. The four largest employers in the county are the Standish Area Schools, the Standish Community Hospital and First American Healthcare, Inc. and the Standish Correctional Facility.

There are four major banks in the county with combined assets of over \$128 million. There is only one certified industrial park, the Standish

Industrial Park, located west of downtown Standish on M-61.

The county has three public school districts and three colleges within close proximity: Saginaw Valley State University in Saginaw County; Delta Community College in Bay County; and Kirtland Community College in Roscommon County. There is one hospital in Arenac County. The Standish Community Hospital serves the residents of Arenac County and has a total capacity of 69 beds.

Major transportation routes cross Arenac County: Interstate I-75 transects the western portion with US-23 splitting off south of Standish and running north along the Lake Huron coast of Michigan. M-65 tees off of US-23 just east of Omer and provides another northerly route. Michigan trunk lines M-61 and M-33 provide east - west routes through the county. There are three truck companies that deal in the county. Bus passenger service is provided by Greyhound in Bay City. The Lake State Railroad hauls freight in the county. The nearest port is Alabaster, just north of the county line. Air travel and freight can go through the Standish Industrial Airport or the MBS International Airport. The largest airlines serving these airports are Northwest, Simmons and United Airlines.

The Au Sable State Forest covers much of the western side of the county. The Rifle, Pine and Au Gres Rivers flow through Arenac County to Lake Huron and the Saginaw Bay. There are approximately 156 miles of streams and 47.3 miles of Lake Huron shoreline in the county with 22 public access sites. There is resort and vacation

development along the rivers and the Lake Huron shoreline and the county sports two golf courses. Seasonal population figures indicate the extent

and importance of this sector in the county economy.

Property Values			
	1999	2000	% Change
Moffatt Township			
Real	31,362,150	35,484,850	13%
Personal	2,149,816	1,841,068	-14%
Arenac County			
Real	393,272,200	428,378,499	9%
Personal	26,730,220	24,915,198	-7%
Iosco County			
Real	826,499,764	918,682,148	11%
Personal	63,228,093	66,458,734	5%
Ogemaw County			
Real	579,330,939	640,778,532	11%
Personal	46,421,982	41,087,993	-12%
Gladwin County			
Real	627,007,355	692,910,311	11%
Personal	30,616,692	32,628,585	7%
Source: Arenac County Equalization Department			

F. Demographic Trends

The Moffatt Township population from 1990 to 2000 has increased from 780 to 1,121 a 44% increase. This is the

equivalent of 34 persons per square mile. Over this ten year period, the county population has increased 16%, the state only 7%, while the United States population has increased 13%.

Population			
	1990	2000	% Change
Moffatt Township	780	1,121	44%
Clayton Township	908	1,108	22%
Adams Township	417	550	32%
Arenac County	14,931	17,269	16%
Gladwin County	21,896	26,023	19%
Ogemaw County	18,681	21,645	16%
Michigan	9,295,297	9,938,444	7%

Moffatt Township residents, similar to most of the region, are almost all white (97.0%) and are almost equally divided between the sexes, (556 male, 565 female). Residents are homeowners (91.3%) who live within family households (67.6%) where the average

household size is 2.27 persons. Only 58.3% of all households now are customary married-couple families, non-family households equal over 32.4% and less than 20% of the households have children under 18 years of age. The median age in the

township is 44.5 years, with 13.5% of the population aged between 65-74 years of age.

The number of community members aged 65-74 years along with the township's median age, low number of households with children under 18 years old and the average household size are indicators that the population is quite elderly. The number of people aged 65-74 in the township rose from 97 in 1990 to 151 in 2000 representing an increase of 56%. This coupled with the increase in seasonal housing also supports the fact that the township's population is increasingly consisting of elderly retirees. The age group of 45-64 has increased in population by 70%, a possible indicator that people are preparing for retirement by living in the

township and commuting for the rest of their years to retirement or have retired early from jobs located in the urban areas of the state.

Another indication of the changing profile of the township is the increase in the number of seasonal housing (vacation, second home, etc.). From 1990 to 2000 total housing in Moffatt Township increased by 28% and seasonal housing increased by 22%. This secondary, occasional use housing still represents 41.1% of township housing which is slightly lower than in 1990 which is a possible indicator that homes that were once seasonal are being converted to permanent homes as people retire to the area.

Seasonal Housing			
	1990	2000	% Change
Moffatt Township	289	354	22%
Adams Township	17	22	29%
Clayton Township	5	38	660%
Arenac County	2,413	2,274	6%
Ogemaw County	5,678	5,829	3%
Iosco County	6,643	6,752	2%

PLAN OF ACTION

Section Two

A. 2010 Analysis & Determination

While many of the conditions and circumstances of Moffatt Township remain the same, much has changed. The economic recession affecting the entire world is affecting Moffatt Township as well. No longer is wealth increasing and in fact much of the retirement savings upon which many in the community depend, has decreased and in some cases dramatically. Many have moved out of the township and seasonal homes are being sold or just abandoned. Those remaining are less likely to be commuters as the price of fuels has increased significantly since 2002 when the Master Plan was written.

The number of building permits is an indicator of this change in activity of the township. In 2005 the township issued 54 zoning /building permits, nine new homes were built; three pole buildings constructed; ten new manufactured homes installed, plus additions garages and other structures (see permit schedule below). But in 2009 no new homes were built; only two pole buildings were constructed, two manufactured homes installed, ten additions and sun rooms and one garage for a total of sixteen permits. In 2008 there were also no permits for new homes.

Building / Zoning Permits	
2009	
Breezeway	1
Pole Building	2
Addition	8
Sun Room	2
Mobile Home	2
Garage	1
Total 2009 Permits	16

2008	
Attached Garage	3
Water Damage Repairs	1
Addition	9
Garage	5
Pole Building	1
Sun Room	1
Total 2008 Permits	20
2007	
Home	5
Garage	13
Handicapped Ramp	1
Pole Building	1
Roof over Deck	1
Addition	2
Mobile Home	1
Total 2007 Permits	24
2006	
Home	8
Pole Building	6
Garage	7
Storage Shed	2
Cabin	1
Mobile Home	1
Roof over Deck	5
Pre-manufactured Home	3
Carport	1
Addition	3
Total 2006 Permits	37
2005	
Home	9
Pre-manufactured Home	10
Addition	7
Garage	18
Sign	3
Roof over Deck	3
Pole Building	3
Sun Room	1
Total 2005 Permits	54

2004	
Pre-manufactured Home	3
Addition	3
Covered Deck	3
Home	16
Sign	1
Pole Building	3
Garage	18
Tower	2
Sun Room	1
Storage Shed	1
Total 2004 Permits	51

The population, according to the State Demographer has remained steady since 2000 with only a minor decline. The migration that caused Moffatt Township along with much of central and northern Michigan to grow in population and economic activity has turned around and may continue to decline for some time. And a key local business reports its revenues off by 25-50% from revenues earlier in the decade.

But some positive things have occurred and may continue. A new hair salon has opened, and an antique car garage is scheduled to open their doors. The existing motel continues with steady and almost full occupancy. One beneficial consequence of the dismal economic situation and high fuel prices is that many vacationers and sportsmen that used to travel further north in Michigan or to the Upper Peninsula now may limit their travel to the Township and other nearby places.

One of the issues needing to be addressed which was set out in the 2002 plan was whether the Township (and County) would be able to keep up with their roadway needs. In 2008

a one-mil tax was approved for road maintenance and improvements and the resurfacing of Newberry and Kindig Road has recently been completed. The County Road Commission is looking forward to meeting with the township to proceed with the continuation of this project and others in the future.

The Planning Commission has also completed the rewriting of the Moffatt Township Zoning Ordinance and the planning commission has established that there are a significant number of junkyards, both within the boundaries of Moffatt Township and within the surrounding area, such that there is no demonstrated need to permit additional junkyards in the township. The following is a list of current junkyards in the area:

- Rifkin Scrap Iron & Metal – 2707 M-76, West Branch
- Wolverton – 2295 Roseburgh Road, Alger
- D&N Towing and Auto Parts - 4929 M-76, West Branch
- Benchly – 6140 W. Sterling Road, Sterling
- JR Auto Inc. – 3395 M-33, Rose City
- Wangler & Sons Trucking – 156 E. M-55, West Branch & 2421 W. Flowage Lake Road, West Branch
- Melrose Auto Repair and Parts – 2593 Middleton Road, Prescott
- Spencer Auto Parts – 2998 M-65, Whittemore

Other policies and actions in the 2002 plan are still valid and to be pursued. In particular the Township may apply for two-percent monies from the

Saginaw Chippewa Indian Tribe to help with the needs that will also benefit the Tribe. And the bequest to the Township of recreational funds makes the preparation of a Community Recreation Plan an action

that should be taken in order to leverage those dollars. Since the Township has never had aid through state recreation programs, it should be in a very good position to have successful grant applications.

REGIONAL MAJOR EMPLOYERS			
COMPANY NAME	LOCATION	EMPLOYEES	PRODUCT DESCRIPTION
Standish Community Hospital	Standish	270	Personal Care Center
Standish Community Hospital	Standish	240	Nursing/Personal Care General Hospital Skilled Nursing Care Facility
St Marys Medical Center of	Standish	228	General Hospital
Sterling Standish Community	Standish	200	Elementary/Secondary School
Forward Lodging Inc	Standish	150	Hotel/Eating Place
Globe Fire Sprinkler Corp	Standish	105	Manufactures fire control sprinkling systems; manufactures valves & pipe fittings; manufactures industrial valves
Forward Corp	Standish	100	Ret Groceries Gasoline Service Station Wholesale Petroleum Products Eating Place
International Union Uaw Local	Pinconning	100	Civic/Social Association
Medilodge Group Inc	Sterling	100	Skilled Nursing Home

Source: Harris Publishing Company, 2008 InfoSource

2008 Annual Unemployment Rate	
Arenac County	10.8
Gladwin County	11.1
Ogemaw County	9.6
Michigan	8.4

Property Values		
	2009	% Change from 2000
Moffatt Township		
Real	48,738,434	37.4%
Personal	1,967,832	6.9%
Arenac County		
Real	528,489,087	23.4%
Personal	29,958,866	20.2%
Iosco County		
Real	1,116,152,320	21.5%
Personal	61,956,650	-6.8%
Ogemaw County		
Real	794,225,279	24.0%
Personal	53,487,796	17.4%
Gladwin County		
Real	941,828,001	35.9%
Personal	33,785,977	3.6%

B. Analysis

Synopsis of Township Conditions and Issues

Moffatt Township:

Is a sparsely populated rural community

Is mainly forested with about 1/4 of the land as pasture or cropland

Has excellent access to major Michigan and U.S. highways

Is a friendly community with a very low crime rate

Provides many outdoor recreational opportunities

But, the township also:

Is quite far from large employers and urban areas

Has a limited tax base to fund additional services

Has few activities and services available within the township and one must drive to get to most activities

Has some serious road deficiencies

Has storm water quality problems after heavy rainfall

Issues

- Where may home building be encouraged and to what extent and density?
- How much, what kind and how should commercial enterprises be encouraged in Moffatt Township?
- Is industrial activity desired and appropriate?
- Are there uses that should be restricted to preserve rural qualities of the township billboards and other signage, towers? How will natural resources (woods, wetlands, creeks) be protected or even improved?
- Will the township and county be able to keep up with increased roadway needs as population increases?
- What areas are unsuited to development because of ground water and sewage problems?
- Are there services other than those being currently provided by the township that may be needed (e.g. recreation)? How will the township afford these needs?

Analysis of Issues and Trends

The driving forces that are shaping our society at large are affecting Moffatt Township as well. Smaller families and households, increased wealth, a willingness (or even desire)

to commute to jobs, schools and recreation make Moffatt Township a highly desirable and possible place for new homesteads. New communication technologies as well as well-maintained highways and nearby air transport make home and small entrepreneurial activities very feasible in the township. There are at the same time the environmental constraints of high-water tables and poor drainage that, sometimes, without public sanitary sewers and adequate storm sewers, make establishing new home sites difficult, but overall residential development is fairly unconstrained.

Located nearly sixty miles from the tri-city area of Michigan the residents of Moffatt Township are at the extreme of commuting distances for employment. There are commercial services and employment opportunities within Arenac County and more in the nearby communities of West Branch and Gladwin; but, by and large, Moffatt Township's assets are its remoteness and rural character. The population of the area has been increasing over the decades and there are no signs of this changing. The migration of people from urbanized areas of southern Michigan continues unabated and will continue for at least another decade.

Being a rural, agricultural community and having a fairly small population, Moffatt Township has few resources with which to support increased service demands. The township is not within reach of any existing public sanitary sewer system nor public water so there is little possibility that large commercial or industrial businesses would locate in the

township. Small-scale businesses catering to the increasing population and travelers on I-75 may prosper. Presently, the township is working with a limited tax base to supply high quality fire suppression and emergency services, road improvements and good quality township administrative services without raising taxes, which the township is not for the most part allowed to do, nor would most of its residents support.

Given these conditions, Moffatt Township must proceed judiciously, permitting limited and controlled expansion of residential and other activities but with a keen eye to maintenance of the community, its environment and the township coffers. The township must not allow excessive development to create problems beyond its capacity to solve. This plan, therefore, sets out policies and actions consistent with the vision which began this plan ensuring that future development in the township will not destroy the very qualities that make Moffatt Township the pleasant community it is today.

C. Determinations

It is clear from the preceding analysis that Moffatt Township should take steps to guide residential growth and to encourage other new land uses (such as recreational uses) in a limited and careful manner.

Single-family homes should be limited in agricultural areas to preserve the working farms of the area. Commercial activities will be encouraged in the village of Alger and at the I-75 interchange area. While

farm and forestry related enterprises may be carried on in their respective districts, State of Michigan forests lands will continue to provide recreation and natural resources for the communities. But because facilities for organized and team sports in Moffatt Township are very limited and most are located at the nearest in Standish, Au Gres or West Branch, the Planning Commission believes that the recreational needs of the township residents should be examined and actions taken if indicated and funds are available.

D. Goals

In order to carry out this plan of managed growth, the following goals, policies, strategies and actions are put forth:

- ▶ To maintain the rural character and nature of the township.
- ▶ To maintain and improve existing primary and local roads and provide for adequate storm drainage.
- ▶ To provide new areas for working families to establish homesteads and to ensure that dwellings are properly constructed and maintained.
- ▶ To foster the rejuvenation of Alger and develop the area surrounding the I-75 interchange for jobs and increased tax revenues.
- ▶ To protect the stream corridors, forests and all the natural resources of Moffatt Township.

► To provide high quality, necessary services for township residents.

E. Policies, Strategies and Actions

1. Review the township zoning ordinance to ensure that it is fostering and permitting the type of development desired:

- a) Determine proper zones with the desired allowed conditional uses;
- b) Provide adequate land division controls;
- c) Ensure there are standards and regulations for protection of the township's natural resources.

2. Take measures to ensure that the zoning ordinance will be enforced properly.

3. Promote and participate in Arenac County Road and Drain Commission activities that will address inadequacies in the township and other townships within the county.

4. Participate in various county meetings and activities to ensure Arenac Township receives adequate and appropriate services.

5. Study the needs of the Alger and I-75 interchange area and prepare a development plan. Investigate possible funding for necessary improvements.

6. Examine possible capital expenditures including roads, buildings and recreation facilities. Prepare a recreation plan if

application for Michigan Department of Natural Resources (MDNR) funds is indicated.

F. Future Land Use

The land use districts set out in this master plan closely follow existing land covers and uses. The predominant land cover and the largest district is the *Forested District*.

This area includes state forest as well as private forested areas in all areas of the township. In this district forestry and recreational activities as well as single-family home lots of 10 acres or larger will be allowed.

The *Agricultural/Rural Residential District* covers much of the central area of the township and encompasses most of the active farms. In this district existing agriculture will be protected and other agricultural activities will be encouraged. Single-family homes will be directed primarily to non-productive farmland at relatively low densities (5 acres or larger) unless part of a planned development approved by the Planning Commission.

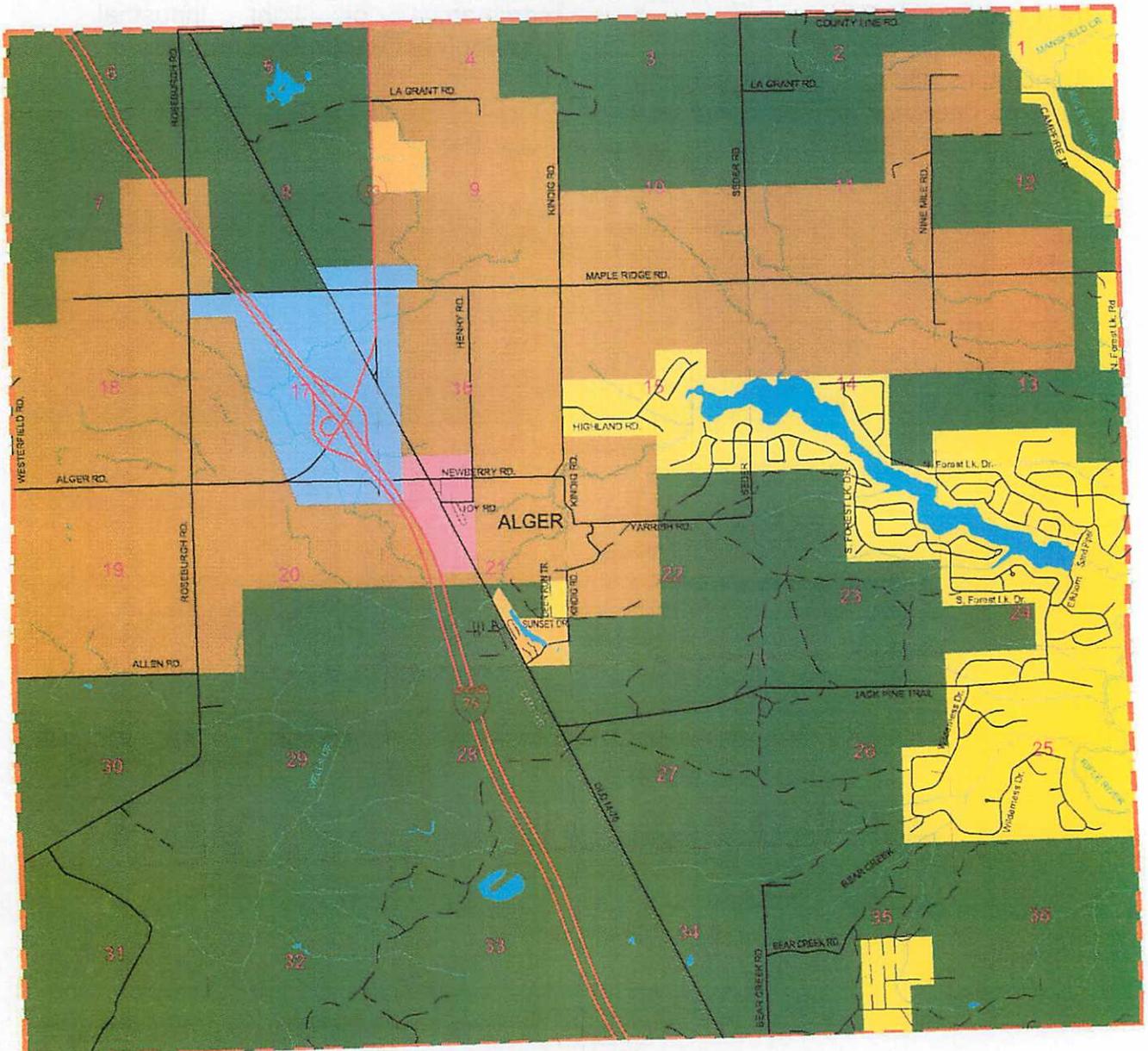
The *Residential District* includes most of the existing and proposed high density residential areas of the township including the Forest Lake development, the Eymmer Development in Section 35 and the development in the southeast corner of the district located off of LaGrant Road. These areas will allow higher density housing on smaller lots in keeping with existing development patterns.

The Alger area has been designated *Village Mixed Use* in order that it may

redevelop with standards appropriate for a small rural village.

Adjacent to this area, but surrounding the I-75 interchange is the *Highway*

Commercial District where larger scale commercial or light industrial development will be encouraged.

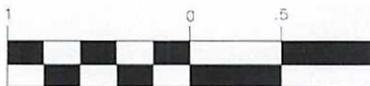
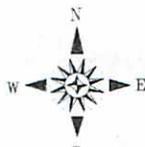


Source: Michigan Dept. of Natural Resources
Michigan Resource Inventory System

MOFFATT TOWNSHIP, ARENAC COUNTY, MICHIGAN

Legend

- | | | | |
|---|----------------------------------|---|--------------|
|  | Highway Commercial |  | Highways |
|  | Agricultural / Rural Residential |  | County Roads |
|  | Residential |  | Streets |
|  | Village Mixed Use |  | Two-Track |
|  | Forested | | |
|  | General Commercial | | |



1 inch = 1 mile±



Future Land Use Map

2024 Revisions to Master Plan

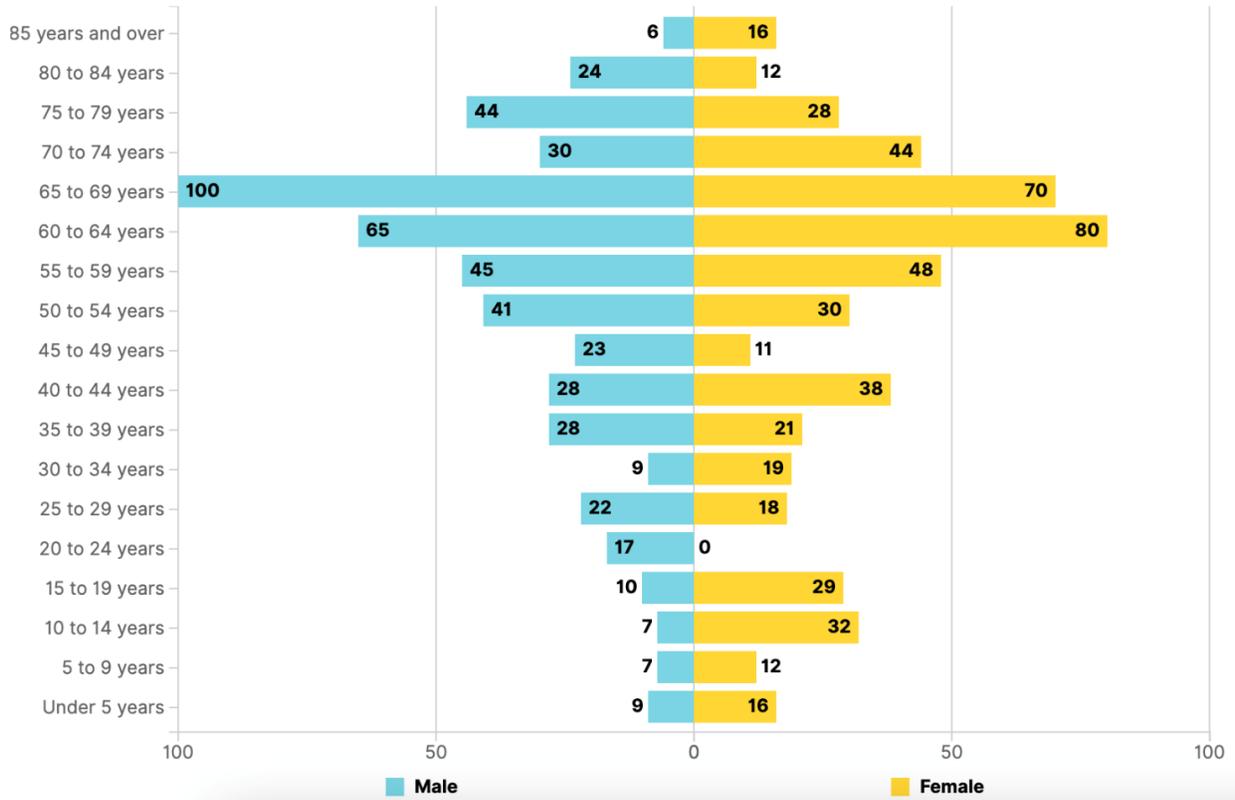
E. Demographic Trends

According to the 2020 American Community Survey the Moffatt Township population was virtually unchanged over the last twenty years. From 2010 to 2020 the population decreased from 1,221 to 1,166. Over this 10-year period the Arenac County’s population decreased 9% while the state population increased approximately 1.2% in the past ten years.

<i>POPULATION TRENDS</i>			
	2010	2020	% Change
Moffatt Township	1,221	1,166	-4.5%
City of Omer	336	274	-18.5%
Arenac Township	857	870	+1.5%
Arenac County	16,487	15,002	-9.0%
Gladwin County	26,076	25,386	-2.6%
Ogemaw County	21,862	20,770	-5.0%
Michigan	9,952,687	10,077,331	+1.2%
Source: 2010 American Community Survey 2020 American Community Survey			

Moffatt Township residents, similar to most of the region, are almost all white (97.0%) mainly of English, Irish, and German ancestry; they are almost equally divided between the sexes; and 97% of residents speak English at home. Residents are homeowners (91.3%) who live within family households (46%) where the average household size is 1.92 persons. Approximately 48.7% of occupied housing units are comprised of married-couple families, non-family households equal 43.8% and approximately 18% of the households have children under 18 years of age.

Population Age Groups Moffatt township, Arenac County, Michigan



The median age in the township is 60 years, with 23.5% of the population aged between 65-74 years of age, a significant increase from 2000. The number of community members aged 65-74 years along with the township's median age, low number of households with children under 18 years of age and the average household size are indicators that the population is relatively old and is aging. It is evident that the township's population is increasingly consisting of elderly retirees. The age group of 45-64 has increased in population by 9.6% a possible indicator that people are preparing for retirement by living in the township or have retired and relocated from jobs located in the urban areas of the state. In the last ten years, more than 7% of Moffatt Township's residents moved from another county in Michigan with almost none from anywhere else.

Another indication of the changing profile of the township is the increase in the number of seasonal housing (vacation, second home, etc.). From 2000 to 2020 total housing in Moffatt Township increased by 2.8% and seasonal housing increased by 7.1%. This secondary, occasional-use housing still represents 43.3 % of township housing which is slightly higher than in 2000. Seasonal housing has increased in neighboring townships, the county and the region.

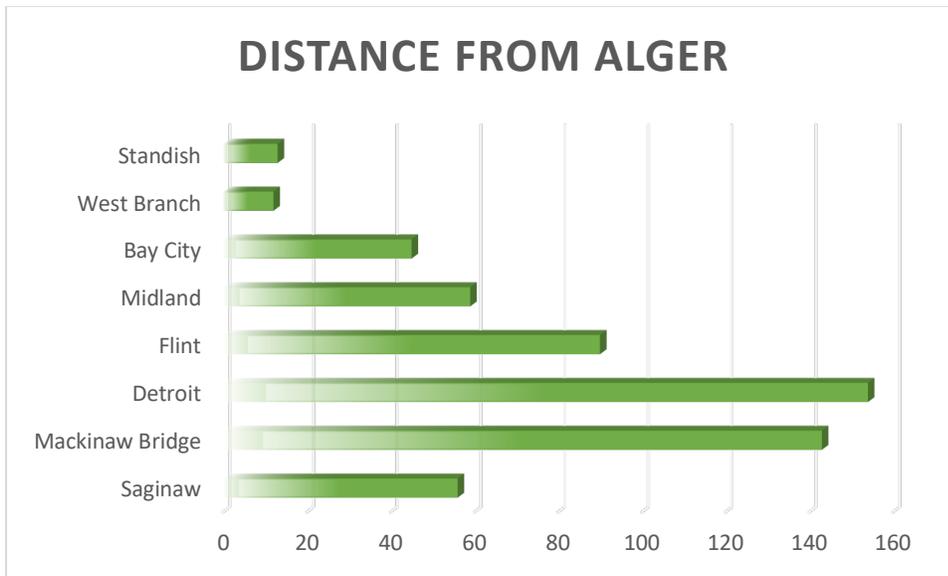
<i>SEASONAL HOUSING</i>			
	2000	2020	% Change
Moffatt Township	354	379	+7.1%
Clayton Township	38	99	+106.1%
Arenac County	2,274	2,692	+18.4%
Ogemaw County	5,829	6,155	+5.6%
Iosco County	6,752	7,824	+15.9%

Zoning permits over the last four years show a fairly consistent amount of building activity. There were very few new houses constructed during this period. Permits were primarily for additions, decks, garages, and storage and pole barns.

<i>TOWNSHIP ZONING PERMITS</i>		
	Moffatt Township	Clayton Township
2022	26 Permits	45 Permits
2021	42 Permits	44 Permits
2020	55 Permits	44 Permits
2019	29 Permits	43 Permits

F. Economic Profile of Arenac County

Arenac County is predominately a rural, farming and forested area. It is about 30 to 40 minutes north of the Michigan industrial tri-city region of Midland, Bay City and Saginaw. It borders on Lake Huron and the Saginaw Bay and is considered part of the northern recreational area of Michigan.

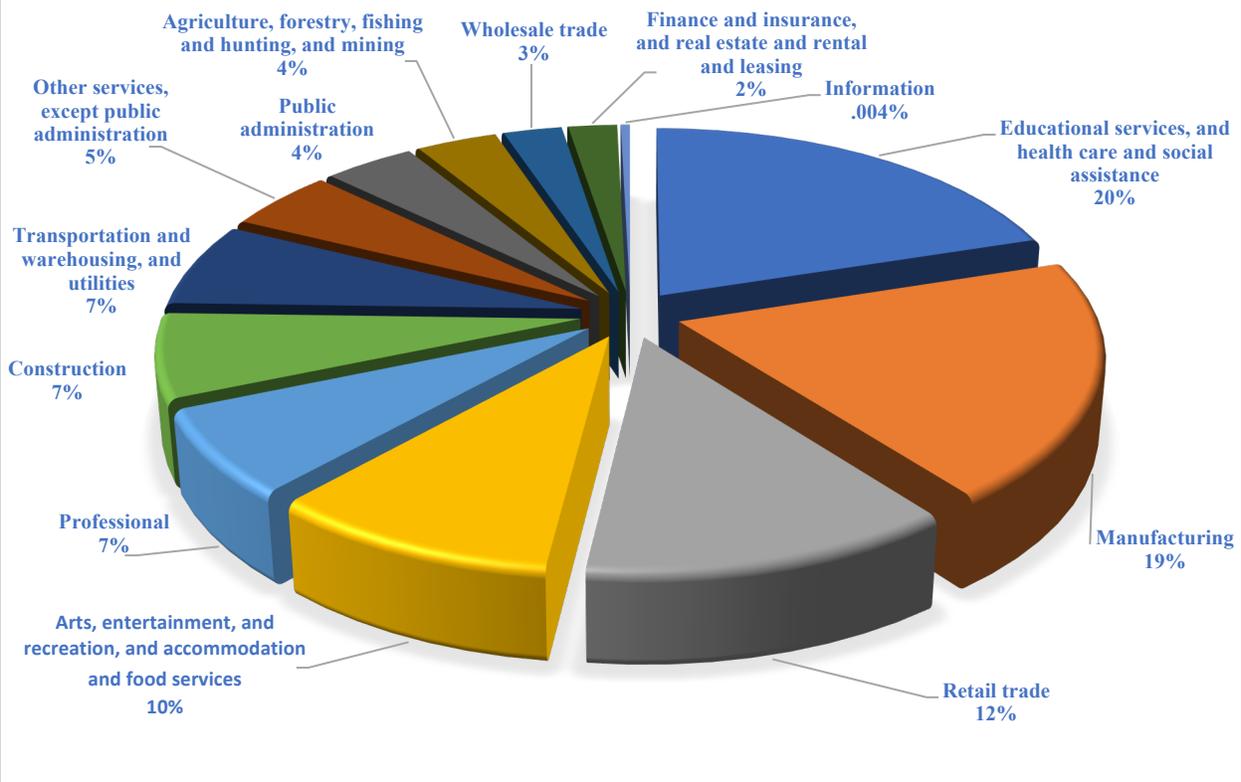


Source: Google Maps

According to the 2020 Census, the population of Arenac County is 15,002, a decrease of approximately 6% since 2010. Approximately 84% of the county population is of working age, 16 years or older. The current work force includes 6,446 people, of which 5,945 are employed, giving Arenac County a 7.7% unemployment rate. Of those that commute to work, 84% drive alone, and the average commute time is 28 minutes. Only 346 employees in the county work from home.

Approximately 89% of Arenac's residents over age 25 have high school diplomas compared to 75% in 2010 and now around 15% have bachelor's degrees versus the 2010 estimate of just over seven percent. The median income in Arenac County is \$28,881 (2020).

ARENAC COUNTY PREDOMINANT INDUSTRIES BY THE PERCENTAGE OF WORKERS



Source: 2020 US Census

The economic base of the county includes recreation, agriculture, manufacturing and government employment. The largest economic sectors in the county are transportation and utilities; producing annually \$42,250,000 and \$78,553,000 respectively (2019). Manufacturing, and health care are the two largest employers in the county, employing approximately nineteen percent and twenty percent of the workforce respectively. The largest employers in the county are the Standish–Sterling Community Schools, the Ascension Standish Community Hospital, and First American Healthcare, Inc.

Farming is among Arenac County’s most important economic sectors. It accounts for 48% of the County’s land use. According to the 2011 Arenac County Master Plan, 70,165 acres are in prime farmland, 8,710 total acres are in additional farmland of local importance, and 1,468 total acres are in unique farmland, other than prime. Agriculture generates approximately \$35,000,000 annually versus \$32,000,000 for manufacturing (2019).

There are four banks and three credit unions in the county with combined assets of over \$128 million. There is only one certified industrial park, the Standish Industrial Park, located west of downtown Standish.

The county has three colleges within close proximity: Saginaw Valley State University in Saginaw County; Delta Community College in Bay County; and Lake Superior State University in Roscommon County. There is one hospital in Arenac County, the Ascension Standish Community Hospital, which serves the residents of Arenac County and has a total capacity of 69 beds.

Major transportation routes cross Arenac County. Interstate I-75 transects the western portion of the county. US-23 splits off I-75 south of Standish and runs north along the Lake Huron coast. M-65 tees off US-23 just east of Omer and provides another northerly route. Michigan trunk line M-61 runs east and west and ends in Standish and M-33 joins I-75 in Alger in the northwest corner of the county and runs north to Mio and beyond.

There are three trucking companies that operate in the county. Bus passenger service is provided by Indian Trails from Bay City to St. Ignace.

The Arenac County Public Transit Authority is a non-profit organization that provides a demand response service for any Arenac County resident. The Lake State Railway hauls freight in the county. The nearest port is Alabaster, just north of the county line on Lake Huron. Air travel and freight can go through the MBS International Airport. (The Standish Industrial Airport has closed.) The largest airlines serving MBS are Northwest, Simmons and United Airlines.

<i>Arenac County</i>
<i>SIGNIFICANT EMPLOYERS</i>
ACE Hardware
Ascension Standish Hospital
Arenac Casting Inc
Bay Arenac CISD
Bopp-Busch Manufacturing Company
Forward Corporation
Magline, Inc
Maple Ridge Hardwoods
Saganing Eagles Landing Casino
Standish-Sterling Community Schools
Vantage Plastics

Source: DatabaseUSA

<i>ARENAC COUNTY OCCUPATIONAL DATA (2020)</i>					
Occupation	Empl.	Mean Annual Wages	Unempl.	Unempl. Rate	Projected Annual % of Growth
Sales & Related	532	\$35,800	58	9.5%	-1.9%
Production	569	\$38,800	58	8.5%	-1.6%
Office & Administrative Support	425	\$37,900	36	6.5%	-1.7%
Management	365	\$79,400	12	3.7%	-0.9%
Food Preparation & Service	361	\$26,600	71	13.0%	0.6%
Transportation	348	\$37,400	55	9.6%	-0.9%
Healthcare Practitioners & Technical	231	\$91,800	6	2.2%	-0.6%
Construction & Extraction	197	\$46,400	33	10.3%	-0.9%
Business & Financial	191	\$65,800	8	4.7%	-0.4%
Installation, Maintenance & Repair	173	\$44,900	15	5.0%	-0.8%
Healthcare Support	161	\$30,700	17	7.1%	0.0%
Educational Instruction	153	\$47,600	8	5.8%	-0.5%
Architecture & Engineering	138	\$68,200	4	4.0%	-0.6%
Building & Grounds	109	\$31,500	18	9.4%	-0.8%
Art, Design, Entertainment, Sports & Media	72	\$45,100	9	15.4%	1.1%
Farming, Fishing & Forestry	66	\$29,500	9	10.5%	-1.2%
Personal Care & Service	64	\$31,600	13	13.2%	0.3%
Protective Service	63	\$47,700	4	4.9%	-0.8%
Computer & Mathematical	59	\$79,500	2	3.2%	-0.6%
Community & Social Service	57	\$46,400	2	4.0%	0.3%
Life, Physical & Social Science	16	\$69,100	1	4.7%	-0.6%
Legal	14	\$77,800	0	0.0%	-0.8%
Total – All Occupations	4,262	\$47,000	438	8.1%	-0.9%

The Au Sable State Forest covers much of the western side of the county. The Rifle, Pine and Au Gres Rivers flow through Arenac County to Lake Huron and the Saginaw Bay. There are approximately 156 miles of streams and 47 miles of Lake Huron shoreline in the county with 22 public access sites. There is resort and vacation development along the rivers and the Lake Huron shoreline and the county sports two golf courses. Seasonal population figures indicate the extent and importance of this sector in the county economy.

Real estate sales and values in the region have remained steady historically but dipped in the late 2010's. In 2020, there was a boom in real estate prices where some home and property prices increased by 50% or more from 2018-2019 prices. Due to the current volatile economy, high inflation, and the actions of the Federal Reserve, the current real estate market is unpredictable.

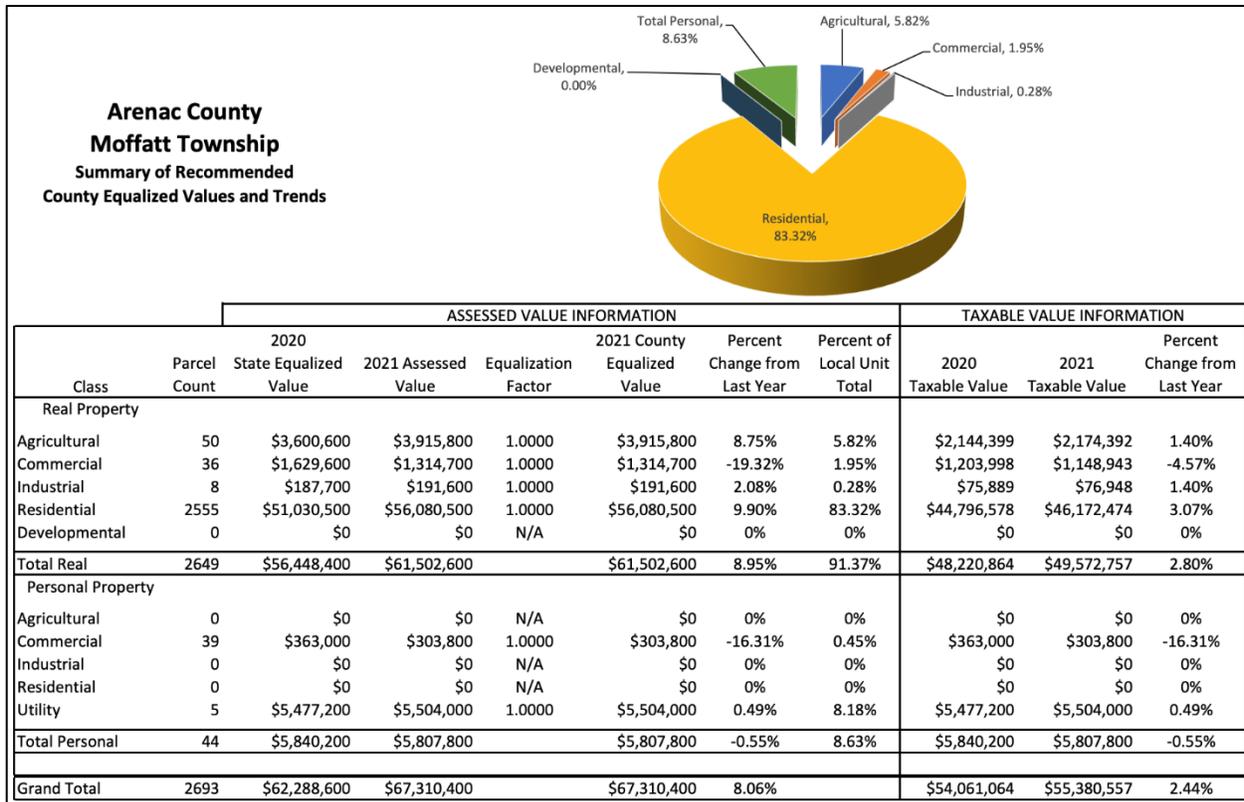
Approximately 90% of Moffatt Township residents own their homes versus the county's 85% and the largest percentage of homes range in value from \$50,000 to \$99,000.

PROPERTY VALUES			
	2000	2020	% Change
Moffatt Township			
Real	\$35,484,850	\$61,502,600	+73.3%
Personal	\$1,841,068	\$5,807,800	+215.5%
Arenac County			
Real	\$428,378,499	\$735,922,806	+71.8%
Personal	\$24,915,198	\$50,860,200	+104.1%

Sources: Arenac County Equalization Department, Ogemaw County Equalization Department

As a comparison, Ogemaw County's SEV values are:

Real \$1,132,330,690
 Personal \$ 73,007,538
 Total \$1,205,335,228 (as of 3/2023).



Source: Arenac County 2021 Equalization Report

Moffatt Township Zoning Ordinance Updates 2019-2023

The following is a synopsis of amendments to the Zoning Ordinance introduced, deleted and/or altered to address concerns within our community including any technological advances while maintaining the intent and spirit of the Master Plan.

- Changes made regarding accessory buildings on lots one acre or less.
- Rear setbacks for residential districts changed from 25 feet to 10 feet.
- A blight ordinance was added to provide for the control of the storage, accumulation, and disposition of junk, trash, and rubbish, the maintenance of blighted structures and other blighted factors or causes, to provide penalties for the violation thereof. The additional rules regarding grass and noxious weeds is currently being discussed for future inclusion.
- Regulations regarding election signs were excluded from the ordinance due to recent Supreme Court rulings.
- Fencing height maximums were extended to 6 feet all around.
- A solar ordinance was added regarding abandonment, building integrated photovoltaics, commercial, ground mounted, private, roof or building mounted energy systems.

2024 Analysis & Determinations

Analysis

Moffatt Township remains a desirable northern Michigan recreational community. Thirty-one percent of the township is Michigan State Forest lands and about 30% more is forested private lands. Rivers and creeks abound in the township and the Saginaw Bay and Lake Huron are only about 25 miles to the east of the township.

The Township is connected to the rest of Michigan by excellent and well-maintained highways that provide access for residents to services and shopping that are not available in the township and for visitors and vacationers to travel to the area.

The sparse township population has plateaued and is aging significantly (residents and probably in-migration of retirees). Commercial activity has continued to diminish, while residential activity is still positive and property values continue to increase. Eighty percent of land use in the township is residential.

Since the writing of the 2010 Master Plan, Alger has lost most of its businesses and other establishments (see p. 1-4 of the 2010 plan). The village now has only the post office, a mobile home supply business, a machine shop, a bait shop and has only two churches versus three in 2010.

Both the City of West Branch to the north and the City of Standish to the south have active small industrial enterprises advertising for employees. But the only county economic sectors predicting growth in the future are various services and healthcare.

The local roads are in good condition due in part to the township one-mil tax and participation by the Arenac County Road Commission. In 2020 the Forest Lake Dam spillway overflowed and washed out the spillway below a culvert. Plans have been prepared but repairs have not been done. Wet soils and high water tables predominate in the southern area of the township (State lands) but can be found throughout the township. These areas are difficult to use for development.

Residents in Moffatt Township are connected to the world by various internet services, and they can obtain the same plenitude of information and entertainment that only residents of urban areas had easy access to in the past.

Despite Moffatt Township's remoteness, it is still affected by national and world events. The state of the world now seems much less stable and predictable than earlier stages of the Moffatt Township Master Plan. Uncontrolled immigration, significant inflation, shifting power centers and international conflicts, declining educational standards, corruption of the country's medical sector, overreach by governments and institutions (U.N. / W.H.O, the World Economic Forum, and the major on-line providers), and the resurgence of Marxism, especially in academia, are affecting communities throughout the world.

Thankfully, Moffatt Township has not been overtly or overly affected by these things. Township officials must remain aware, though, of these factors and exercise its own powers to provide its services in the best manners possible and not to allow these elements to gain any purchase in the township.

The strengths of Moffatt Township include its location and its stable, upstanding population. The township is in a beautiful, forested area with rivers and small lakes and ponds. It is in a county with 27 miles of Saginaw Bay coastline. It is within commuting distance of active industrial and commercial enterprises. The township residents are friendly and there is almost no crime.

The challenge of Moffatt Township is to protect and maintain these assets and to remain open to residential development similar to existing development. The township should plan to budget for needed infrastructure (mainly roadways and storm water controls). It should take advantage of its location on I-75, opening up additional land for commercial and industrial development.

Goals

In order to carry out this plan of managed growth, the following goals, policies, strategies and actions are put forth:

- ▶ To maintain the rural character and nature of the township.
- ▶ To maintain and improve existing primary and local roads and provide for adequate storm drainage.
- ▶ To provide areas for working families to establish homesteads and to ensure that dwellings are properly constructed and maintained.
- ▶ To foster the rejuvenation of Alger and development of the area surrounding the I-75 interchange for jobs and increased tax revenues.

- ▶ To protect the stream corridors, forests and all the natural resources of Moffatt Township.
- ▶ To provide high quality, necessary services for township residents.

Policies, Strategies and Actions

1. Review the township zoning ordinance to ensure that it is fostering and permitting the type of development desired:
 - a) Determine proper zones with the desired allowed conditional uses;
 - b) Provide adequate land division controls;
 - c) Ensure there are standards and regulations for protection of the township's natural resources.
2. Take measures to ensure that the zoning ordinance will be enforced properly.
3. Promote and participate in Arenac County Road and Drain Commission activities that will address inadequacies in the township and other townships within the county.
4. Participate in various county meetings and activities to ensure Moffatt Township receives adequate and appropriate services.
5. Study the needs of the Alger and I-75 interchange area and prepare a development plan. Investigate possible funding for necessary improvements.
6. Examine and plan for possible capital expenditures including roads, buildings and recreation facilities. Prepare a recreation plan if application for Michigan Department of Natural Resources (MDNR) funds is indicated.

Future Land Use

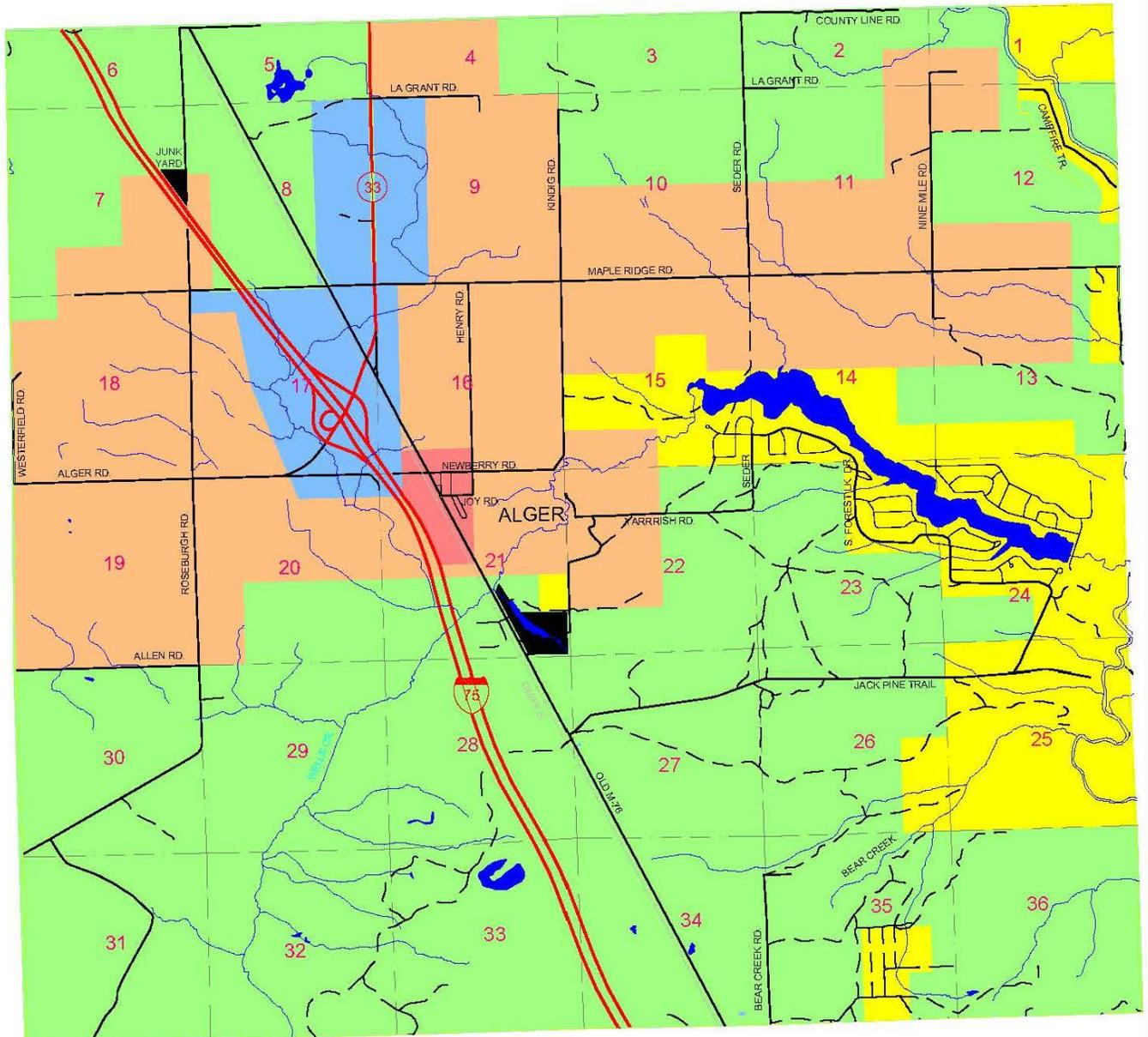
The land use districts set out in this master plan closely follow existing land covers and uses. The predominant land cover and the largest district is the *Forested District*. This area includes state forest as well as private forested areas in all areas of the township. In this district forestry and recreational activities as well as single-family home lots of 10 acres or larger will be allowed.

The *Agricultural/Rural Residential District* covers much of the central area of the township and encompasses most of the active farms. In this district existing agriculture will be protected and other agricultural activities will be encouraged. Single-family homes will be directed primarily to non-productive farmland at relatively low densities (5 acres or larger) unless part of a planned development approved by the Planning Commission.

The *Residential District* includes most of the existing and proposed high density residential areas of the township including the Forest Lake development, the Eymer Development in Section 35 and the development in the southeast corner of the district located off of LaGrant Road. These areas will allow higher density housing on smaller lots (1 acre or larger) in keeping with existing development patterns.

The Alger area has been designated *Village Mixed Use* in order that it may redevelop with standards appropriate for a small rural village.

Adjacent to this area and surrounding the I-75 interchange and north on M-33 is the *Highway Commercial District* where larger scale commercial or light industrial development will be encouraged.

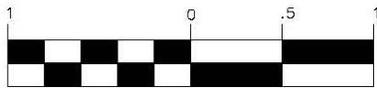
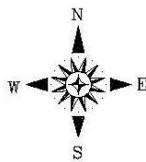


Source: Michigan Dept. of Natural Resources
Michigan Resource Inventory System

MOFFATT TOWNSHIP, ARENAC COUNTY, MICHIGAN

Future Land Use Legend

- | | | | |
|---|---|---|--------------|
|  | Highway Commercial District |  | Highways |
|  | Agricultural/Rural Residential District |  | County Roads |
|  | Residential District |  | Streets |
|  | Village Mixed Use District |  | Two-Track |
|  | Forested District | | |
|  | Commercial District | | |



1 inch = 1 mile±



Future Land Use Map

Resolution for the Adoption of a Master Plan for Moffatt Township

Arenac County, Michigan

WHEREAS, the Township of Moffatt, Arenac County, Michigan, has developed a Master Plan under the authority of the Michigan Planning Enabling Act. PA33 of 2008, as amended; and,

WHEREAS, the Master Plan includes maps, descriptions, and the analysis and conclusions of the Board; and,

WHEREAS, the proposed Master Plan was sent to surrounding communities and agencies and the public was given opportunities for comment and input through public meetings and hearings; and,

WHEREAS, the Moffatt Township Board and Planning Commission, envisions the Master Plan to be used as a guide for the future development of the Township of Moffatt.

NOW, THEREFOR BE IT RESOLVED, the Moffatt Township Planning Commission formally adopts the 2024 Moffatt Township Master Plan for Land Use.

The foregoing resolution offered by _____.

Supported by _____.

Upon a roll call vote, the following voted "Aye":

The following voted "Nay": None

The following abstained:

The Chairman declared the resolution adopted.

Planning Commission Secretary,

Date

Moffatt Township Planning Commission
Alger, MI 48610

The Moffatt Township Board approved the 2024 Master Plan Revisions at its regular meeting on the _____ 2024.

Stephanie Kernstock, Clerk Moffatt Township

Date

Moffatt Township Planning Commission
Alger, MI 48610

The Moffatt Township Planning Commission approved the 2024 Master Plan Revisions at its regular meeting on the 9th of May 2024.

Marion J Chard, Secretary Moffatt Township Planning Commission

Date