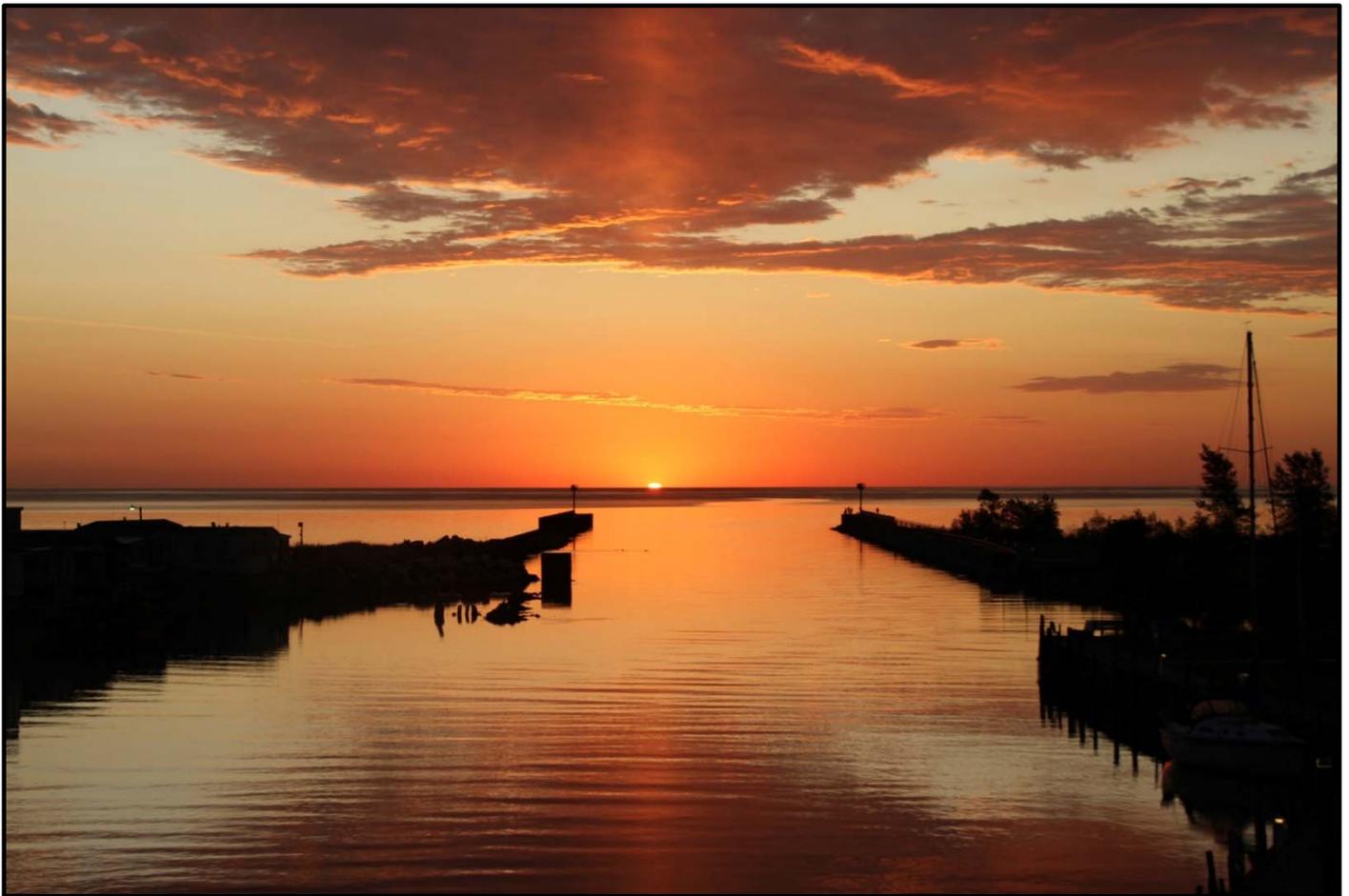


November 2015 DRAFT

# 2016 AuSable Charter Township

## Master Plan & Recreation Plan



*Photo courtesy of Gloria Beckstrom*

# AUSABLE CHARTER TOWNSHIP MASTER PLAN and RECREATION PLAN 2016 - 2026

## AuSable Township Planning Commission

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A public hearing for this Master Plan was held on \_\_\_\_\_, 201\_\_.  
The AuSable Charter Township Master Plan and Recreation Plan was adopted by resolution on \_\_\_\_\_, 201\_\_ by the AuSable Township Planning Commission by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008.

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\_\_\_\_\_, Chair  
AuSable Charter Township Planning Commission

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122362SG2015

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# Planning Process

## Introduction

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This document is the outcome of a year-long effort by the AuSable Township Planning Commission to draft a new Master Plan and to steer the course for the future. This document reflects the community's concern for the future development of AuSable Township and conveys a strong commitment to retain and strengthen the local quality of life. The preferred future, or vision, for AuSable Township is outlined within this Master Plan. Specifically, the vision is expressed in the way this Master Plan:

- Documents citizen input on community needs and services,
- Articulates goals and related actions to be accomplished by local leaders,
- Provides an overall view of future physical development of AuSable Township, and
- Presents a map that shows locations of how land is proposed to be used in the future.

The Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, as amended, is the legal basis for Townships in the State of Michigan to develop a Master Plan. The main purpose of a Master Plan is to guide and enable a community to establish a future direction for its development. The Planning Act specifically gives communities the authority to prepare and officially adopt a Master Plan, which serves as the primary policy guide for local officials when considering matters related to land development. As a policy guide, the Master Plan is specific to AuSable Township and considers market trends, community character, environmental conditions, the availability or capacity of public infrastructure and services, and the relationship to existing and planned land uses. As such, the Master Plan aims to:

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

Because of constant change in our social and economic structure and activities, this Master Plan must be maintained through periodic review so that it reflects contemporary trends while maintaining long-range goals. The MPEA requires the Master Plan be reviewed by the Township at least once every five years.

## Recreation Plan Incorporated into the Master Plan

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This document also serves as a Recreation Plan for AuSable Township. Broadly speaking, AuSable Township officials intend to use the recreation portions of this plan to guide their work on future recreational and parks projects within the area. It is also a strategic document that articulates specific goals to various agencies and organizations that fund local recreational and parks improvement projects. In accordance with the State of Michigan recommended five-year cycle for recreation planning, this updated plan covers the five-year period 2015-2019. The recreation portions of this plan

have been developed in accordance with the guidelines for Community Park, Recreation, Open Space, and Greenway Plans published by the Michigan Department of Natural Resources (DNR).

## Process and Statutory Requirements

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AuSable Township began the process to update its Master Plan in April of 2015. It contracted with Spicer Group of Saginaw to assist the Planning Commission in the preparation of this Master Plan. The Planning Commission met with the Spicer Group planning consultants 4 times between April 2015 and \_\_\_\_\_ of 201\_ to work on the plan. As required by the MPEA, AuSable Township followed the required procedures for notifying neighboring communities and registered entities so that each interested party was made aware of the planning effort and was provided an opportunity to comment on the Master Plan.

The planning process began with a review and analysis of existing conditions and land uses in AuSable Township. Then, community input was sought through an online community input survey. Feedback from the community along with the pertinent background data was used as the basis for the goals, action program, and future land use outlined within this Master Plan.

A draft of this document was prepared in October of 2015 and delivered to the Planning Commission and Township Board for review. On \_\_\_\_\_, 201\_, the Township Board approved the distribution of the proposed plan. The plan was then distributed to neighboring communities, registered entities, and to Iosco County for review. Next, the Township held a public hearing on \_\_\_\_\_, 2015 per requirements of the Michigan Planning Act and the Michigan Department of Natural Resources. This provided an additional opportunity for public information and input. After the public hearing, the Planning Commission adopted the Master Plan on \_\_\_\_\_ 2016. The adoption documents are contained in the appendix.

## Relationship of a Master Plan to a Zoning Ordinance

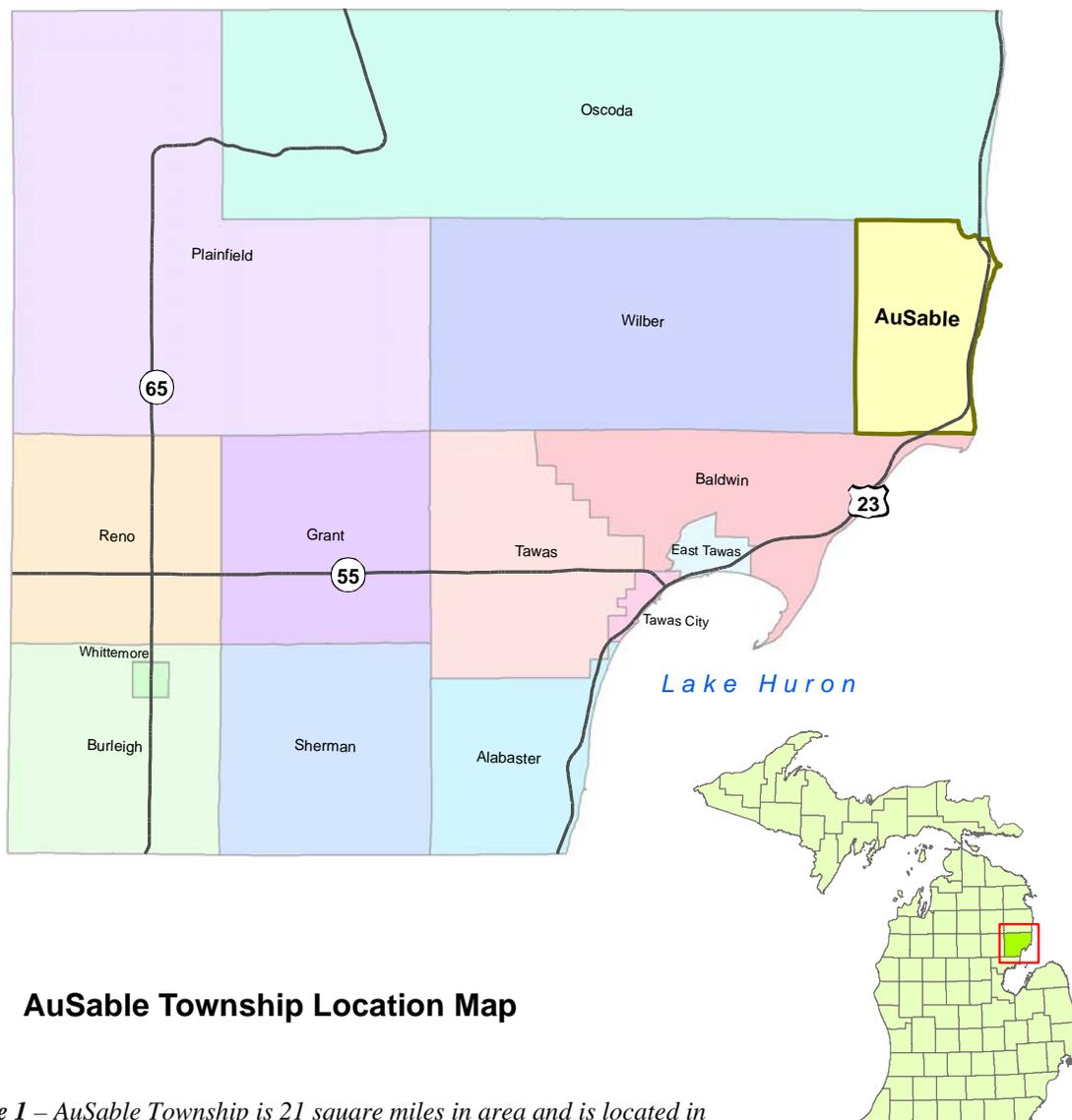
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A Master Plan is a set of policies, not a law. The Master Plan represents a community's future vision, while the zoning ordinance contains the rules that govern the path to that vision. The long-range goals of the Master Plan are the basis for a zoning ordinance and zoning decisions. Zoning is regulation of the use of land. A zoning ordinance controls how land is used today. It is the law. State law requires that a zoning ordinance be based on an adopted Master Plan. Zoning decisions that are consistent with the Master Plan are more likely presumed to be valid if ever challenged in the courts.

# About AuSable Township

## Location

AuSable Township is located on the shores of Lake Huron in Iosco County. Oscoda Township is located to the north, Wilber Township to the west and Baldwin Township to the south. The downtown AuSable village area is located approximately 15 miles northeast of East Tawas and 45 miles south of Alpena.



**AuSable Township Location Map**

*Figure 1 – AuSable Township is 21 square miles in area and is located in eastern Iosco County on the shores of Lake Huron.*

## History \*

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Chippewa Indians once occupied the land that makes up present day AuSable Township. Prior to European settlement, the Chippewa hunted and fished this area and used the river as a transportation corridor. Native Americans ceded the land to the U.S. Government as part of the 1819 Treaty of Saginaw, a treaty that included over 6 million acres.

One of the first European Settlers to stake a claim in the area was a French Canadian fur trader by the name of Louis Chevalier. Chevalier was granted more than 600 acres of land by the U.S. Government. In 1823, he established a trading post about a ½ mile upstream from the mouth of the AuSable, (named by the French meaning “River of Sand”). Soon a small community of fishermen, hunters and trappers lived near the mouth of the river.

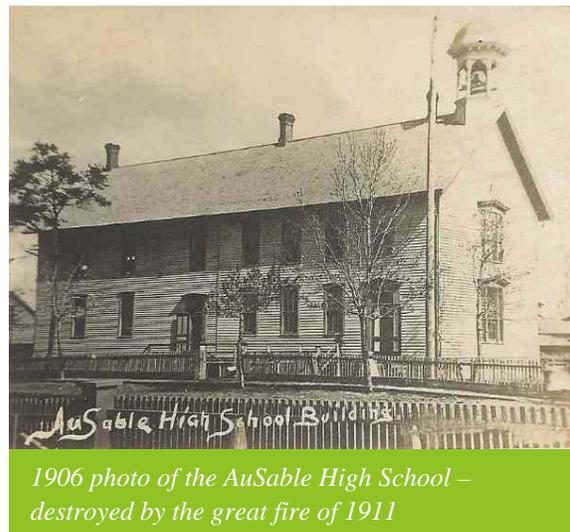
In 1857, the township of Sable was organized. However, the name was changed to AuSable in 1877. It was incorporated as a village in 1872.

In the late 1800’s and early 1900’s, the twin communities of Oscoda and AuSable grew by leaps and bounds during the logging era. The 1890 Census for AuSable City was 4,828 and AuSable Township was 170. (AuSable City was eventually dissolved into AuSable Township.) The river served as the avenue to transport logs from inland to the mouth where as many as eight lumber mills operated, some sawing day and night. From expansive docks on Lake Huron, great ships carried the timber to markets in Detroit and Chicago.

In 1867 the total annual output of the mills was 48,000,000 board feet of lumber. From 1867 to 1876 the AuSable River Boom Co., handled 594,700,341 board feet. The Oscoda Boom Co. handled the choking total of 3,307,419,514 board feet between 1877 and 1896. The annual cut after 1896 was approximately 50,000,000 feet.

Although the logging industry brought great prosperity, as evidenced by the stately homes built during this time, damaging consequences marked the end of this era, from decimated forests to devastating fires. By 1900, the combined population of AuSable City and AuSable Township had dropped to 1,868. On July 11, 1911, flames swept in from enveloping forests and ravaged AuSable and Oscoda. Six hundred dwellings were destroyed along with whole business blocks, mills, factories and docks. Five lives were lost and the entire population turned into refugees. Homes and some businesses were soon rebuilt, but the mills and the docks were gone forever.

In 1923 Major Carl Spatz came to Oscoda and proposed that the townspeople create a landing area for Army aircraft from Selfridge Army Air Field. This was the beginning of a defining industry to both



Oscoda and AuSable. In 1953 the air field was renamed Wurtsmith Air Force Base. At its peak, the base military population was approximately 3,135 personnel plus dependents. The base, however, was closed permanently by the Department of Defense in 1993. Since that time, both communities have made adjustments to its loss. More than 30 private businesses and public agencies have moved onto the former base and over 1,000 jobs have been created there.

\* Sources - 2003 AuSable Township Master Plan and historic Census Data

## Demographic Analysis

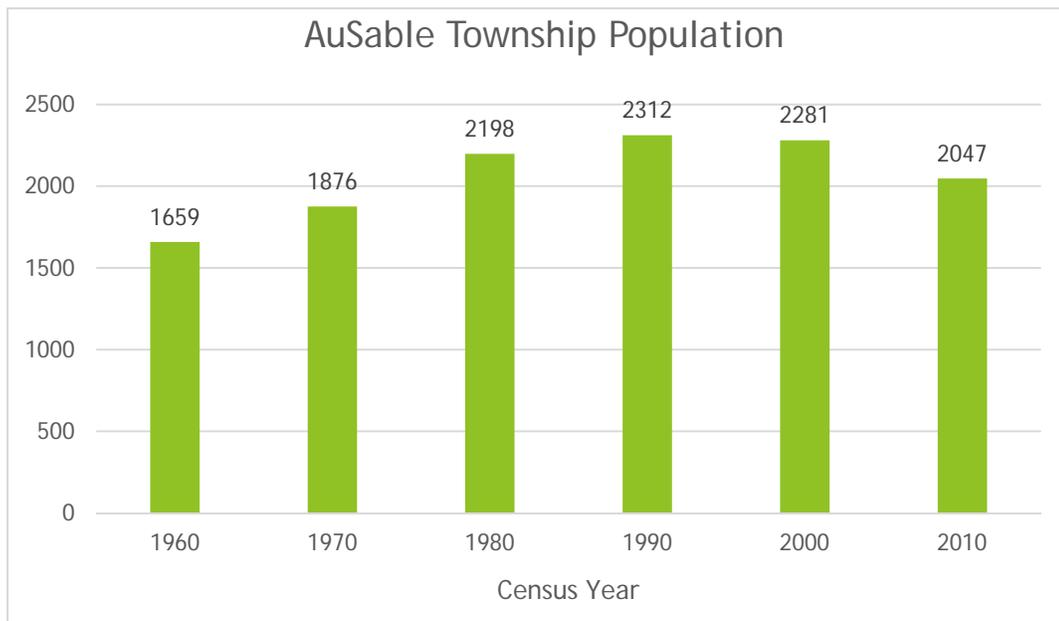
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This section includes an analysis of demographic data taken from the most recent U.S. Census as well as other sources. Census data provides a current profile of the township and its existing trends, both of which can affect future land use.

### Population

According to the 2010 U.S. Census, the population of AuSable Township is 2,047. This is a decrease of slightly more than 10% since 2000, when the population was 2,281. In the past 100 years, AuSable Township's population peaked in 1990 when it was 2,312. This growth and decline mirrors that of Iosco County and the State of Michigan. See Figure 2.

**An Aging Population** The median age of the population in AuSable Township in 2010 was 49.5 years. This is slightly younger than the Iosco County's median age of 51 but it is considerably older than the median age of Michigan which is 40.0 years. The median age of the United States is 37.2 years.



**Figure 2** – AuSable Township's population peaked in 1990.

The aging demographic is mostly a result of the large baby boom generation born between 1946 and 1964. For planning purposes, an aging population has unique needs in terms of housing, access to medical care, recreational facilities, etc.

## Housing and Households

According to the 2010 Census, there are 1,505 housing units in AuSable Township. This is nearly identical to 2000 when there were 1,498 units. Of the 1,505 units, 440 are for seasonal, recreational, or occasional use. This figure has also not changed since the 2000 census when there were 441 seasonal, recreational, or occasional use housing units. Approximately 100 housing units were considered unoccupied. Most of these are for rent or for sale.

# AuSable Township Housing Units



*Figure 3 – AuSable Township has a relatively high percentage of homes that are for seasonal use.*

The average household size in AuSable Township in 2010 is 2.16 persons. In 2000, it was 2.32. In 2000, there were 266 households with children under 18 years. In 2010, that had dropped to 214 households. These statistics directly relate to the higher median age.

The median housing value in AuSable Township is \$88,500. This is slightly less than the median in Iosco County which is \$90,300. It is considerably less than the median housing value in Michigan which is \$121,700. The median is that number which separates the higher half of the data from the lower half.

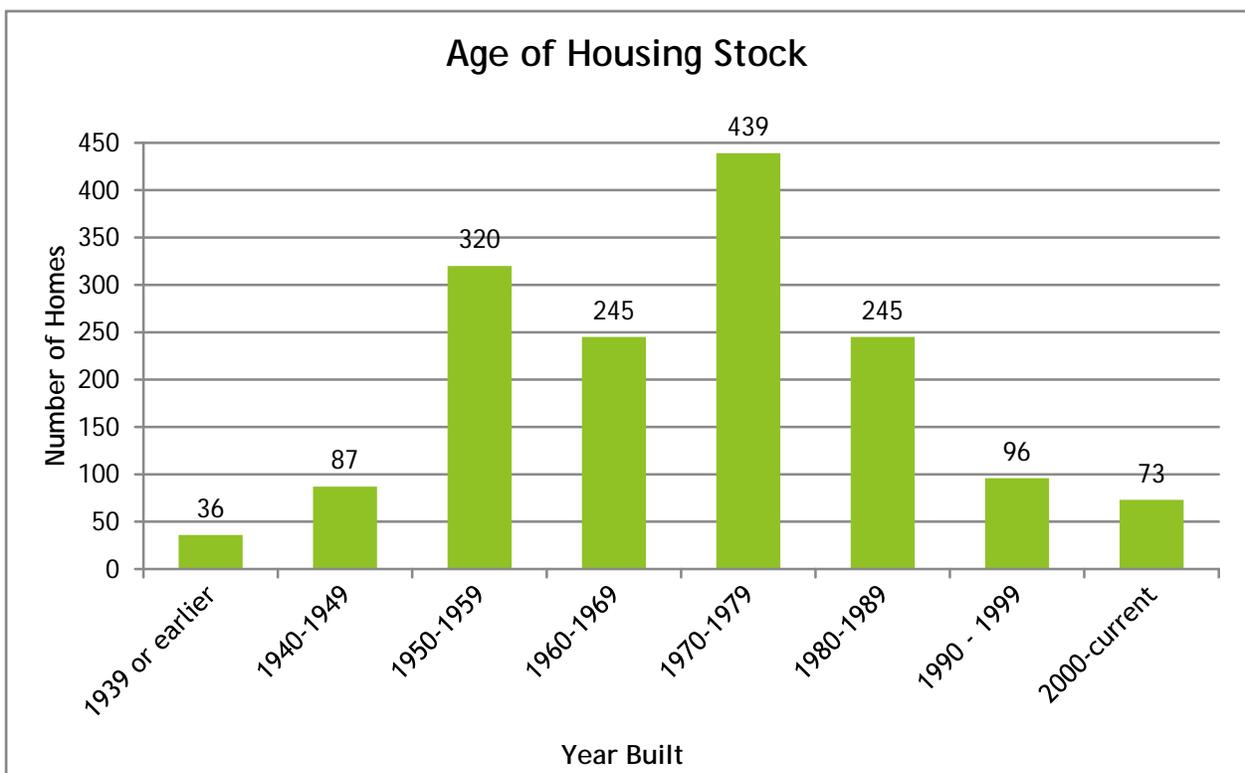
Thus, half the housing units in AuSable Township are worth more than \$88,500 and half are worth less than \$88,500.

	AuSable Township	Iosco County	Michigan
Average Household Size	2.16	2.17	2.49
Median Housing Value	\$88,500	\$90,300	\$121,700
% of Housing Units without a Mortgage	44.9%	45.6%	35.2%
% Owner Occupied Homes	81.0%	81.7%	71.2%

**Figure 4** – AuSable Township housing statistics as compare to Iosco County and Michigan.

### Age of Housing

The condition of housing in a community is, in part, related to its age. Traditionally, the need for major repairs or rehabilitation becomes evident when housing stocks reach an age of 40 or more years. More than half of the housing units in AuSable Township are more than 40 years old which means that the Township may need to strengthen its plan for monitoring housing for disrepair and blight. See Figure 5.



**Figure 5** – More than 40% of the homes in AuSable Township are more than 40 years old. Data: U.S. Census American Community Survey 5-Year Estimates

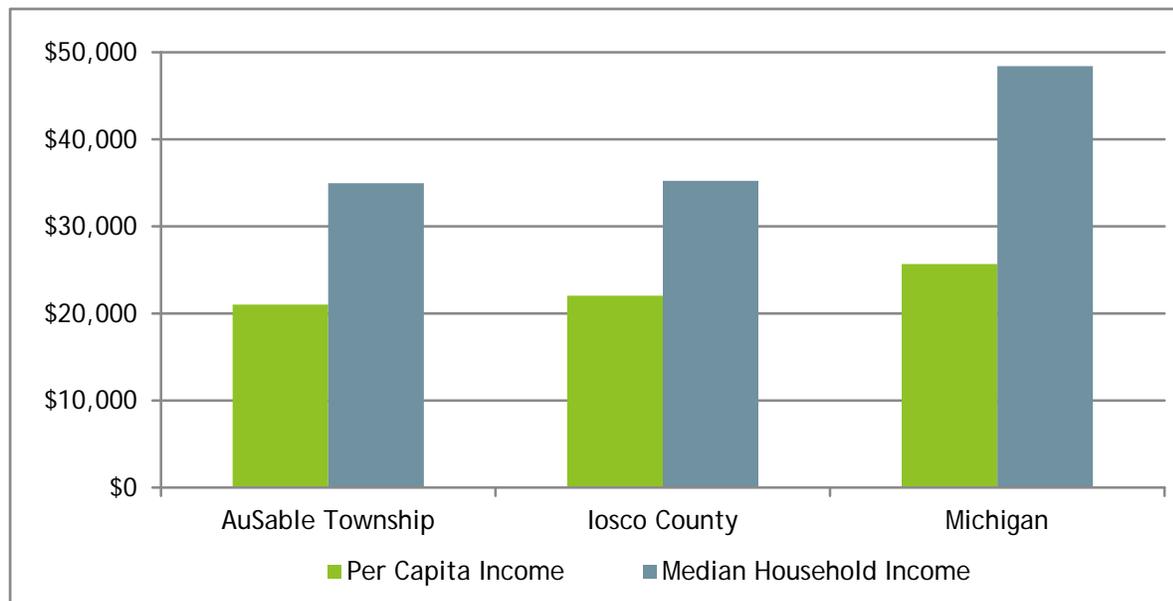
## Income and Employment

Median household income in AuSable Township is \$34,966 according to the 2013 American Community Survey. Median income is the amount which divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. This figure compares to \$35,236 for Iosco County and \$48,411 for Michigan.

Per capita income in AuSable Township is \$21,009. This compares to \$22,047 in Iosco County and \$25,681 in Michigan. Per capita income is income per person in a population. Per capita income is often used to measure the standard of living in a particular geography, this is shown in Figure 6.

The percentage of the population with Social Security income is higher in AuSable Township and Iosco County than that of Michigan. Fifty-two percent of the residents of AuSable Township have Social Security income. Fifty-one percent of the residents of Iosco County have Social Security income and 32% of Michigan residents have Social Security income.

Approximately 60% of the population age 16 and over in AuSable Township is in the labor force. This compares to 47% in Iosco County and 62% in Michigan.



**Figure 6** – Income data for AuSable Township, Iosco County, and Michigan. Source: U.S. Census 2013 American Community Survey

## Education

The percentage of the population of AuSable Township that is a high school graduate or higher is 87.5%, which is very similar to Iosco County at 87.4%. It is higher than that of Michigan at 88.9%. The percentage of the population in AuSable with a bachelor's degree or higher is 10.2%. This is less than Iosco County at 14.0% and less than the State of Michigan at 25.9%. See Figure 7.

	AuSable Township	Iosco County	Michigan
High School Graduate	87.5%	87.4%	88.9%
Bachelor's Degree or Higher	10.2%	14.0%	25.9%

**Figure 7** – Education statistics AuSable Township, Iosco County, and Michigan. Source: U.S. Census 2013 American Community Survey

## Natural Features and Environment

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### *The Lake, the River, and the Woods*

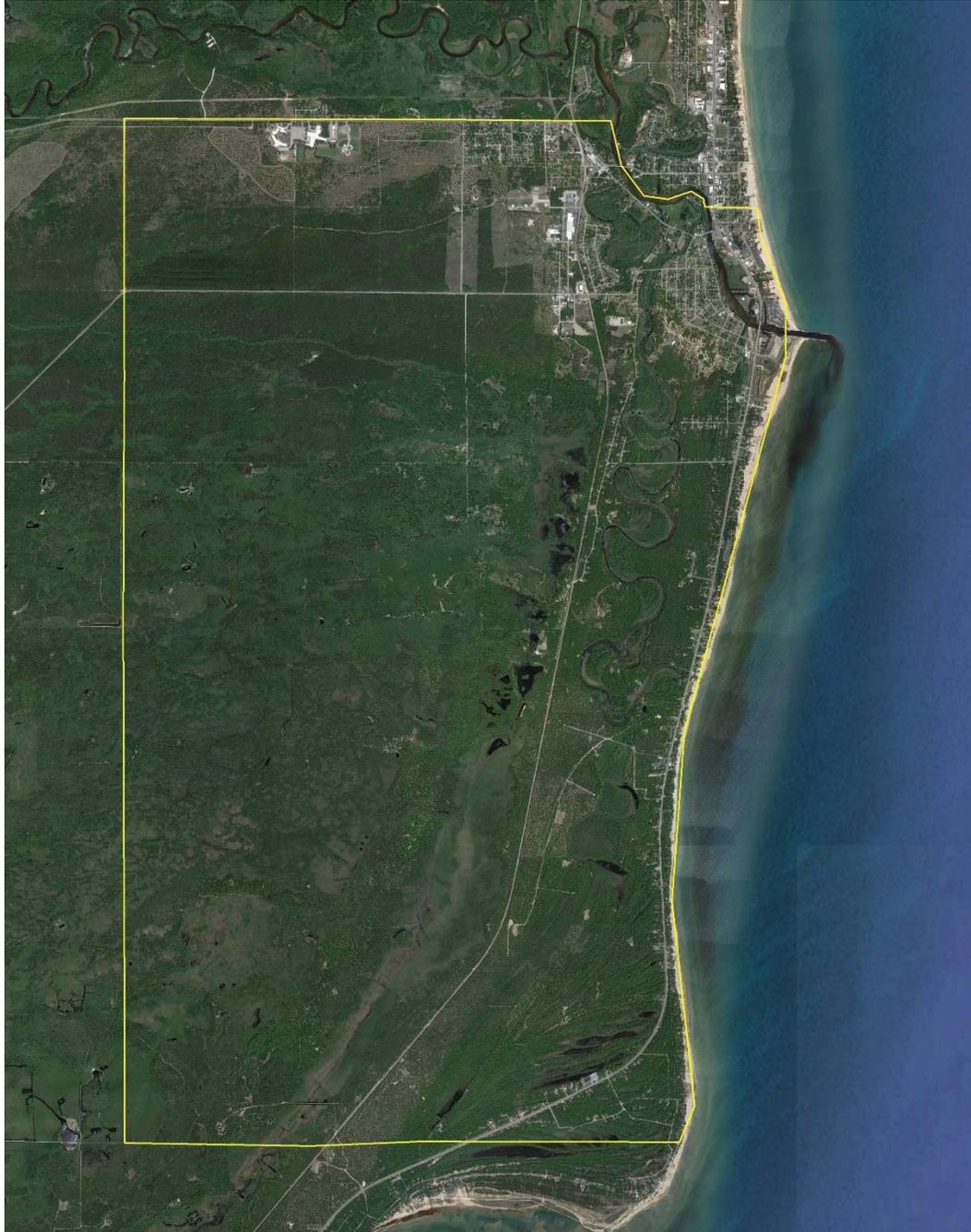
AuSable Township is defined and identified by three important natural features: the AuSable River, Lake Huron, and the Huron National Forest.

The Township contains the last 2 miles of the National Scenic AuSable River before it flows into Lake Huron. The AuSable River runs approximately 138 miles through the northern Lower Peninsula, through the towns of Grayling and Mio, and enters Lake Huron at AuSable Township. It is considered one of the best brown trout fisheries east of the Rockies and has been designated a blue ribbon trout stream by the Michigan Department of Natural Resources. AuSable Township is the site of the finish line of the annual AuSable River Canoe Marathon, which draws thousands of visitors to the region annually.

The township contains approximately 5.7 miles of prime Lake Huron shoreline. The sandy beaches are a prime attraction for summer cottage owners and vacationers. The lake also is a significant contributor to the local climate. It provides moderating effects to extreme cold in winter and heat in summer. It can provide lake effect snow, fog events, and increased wind.

The vast majority of the land in the township is woodlands. See Figure 8. All of AuSable Township lies within the Huron National Forest. Approximately 3,000 acres of land within the Township are owned by the National Forest Service.

Natural features such as these are important to the Township for several reasons: their scenic quality, their recreation potential, and the habitat they provide for fish and wildlife. Perhaps most importantly, however, are the functions provided by these natural features that are imperative to the health of the community: Wetlands, for example, serve to filter out pollutants from run-off and therefore promote better water quality, as well as, provide valuable habitat for wildlife and waterfowl.

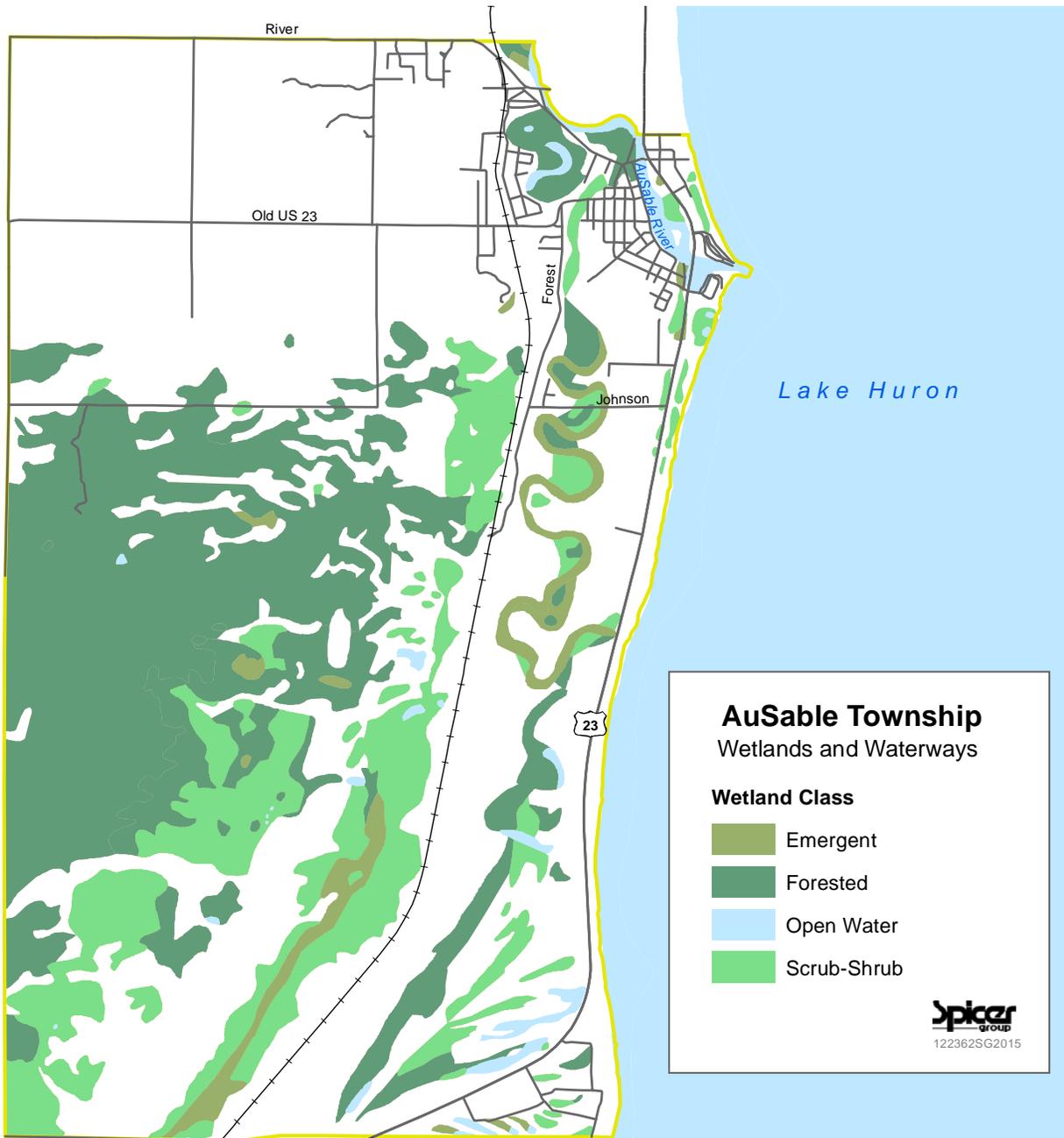


**Figure 8** – The aerial image shows the wooded nature of AuSable Township. Residential and commercial uses are concentrated in the northeast portion of the township. Source: Google Earth

### *Wetlands*

AuSable Township contains significant tracts of wetlands, particularly west of the railroad and south of Johnson Road. Wetlands serve an important purpose in an ecosystem by providing wildlife habitat, erosion control, floodwater storage, ground water recharger, and water purification. They are also

used for recreation purposes such as hiking, bird watching, photography, and hunting. Wetlands that are five acres in size or larger and wetlands that are contiguous to a water body are protected in Michigan by the Goemaere-Anderson Wetland Protection Act. Wetlands and waterways can be viewed in Figure 9.



**Figure 9** – AuSable Township contains significant tracts of wetlands. Source: National Wetlands Inventory Survey

## Public Infrastructure and Services

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### *General Township Services*

The AuSable Township Hall is located on Fifth Street. It is open five days a week from 9 a.m. to 5 p.m. The Township Hall is available for rental. Other public facilities in the community include the K-12 Oscoda School Complex located on River Road and the Oscoda-AuSable Senior Center which provides a community meeting place for senior citizens. The Senior Complex is jointly funded by Oscoda and AuSable Townships.

### *Police and Fire*

Police and fire services are contracted through Oscoda Township.

### *Water and Sewer*

Water service in AuSable Township is provided through the Huron Shore Regional Utility Authority (HSRUA), which is, an authority comprised of seven municipalities. These municipalities include AuSable Township, Oscoda Township, Greenbush Township, Baldwin Township, Alabaster Township, the Village of Tawas, and the Village of East Tawas. A regional water transmission main runs parallel to US-23. Township water mains tie into the regional transmission main and the Township assumes the construction and maintenance of these lines.

The HSRUA operates a water treatment facility in Baldwin Township, which has the capacity to produce 5 million gallons per day (mgd). Current demand is approximately one-half of this amount resulting in additional system capacity. There are no water allocations assigned to an authority municipality. Each community pays for water through a master meter system. Currently, AuSable Township accounts for 16-19% of the system consumption.

The Township owns the sanitary sewer system but the treatment of effluents is handled through the Oscoda Township wastewater treatment facility. There is no regional wastewater treatment authority and the Township contracts with Oscoda Township for their services. Based on utilization Oscoda Township is in the process of re-opening the lagoons on the former Oscoda Air Force Base.

A water and sewer service map is provided in the Appendix.

## *Transportation*

AuSable Township's road network is quite limited. Roads can be viewed on the wetland and waterways map shown in Figure 9. US-23 provides the main access into and through AuSable Township. Having a state highway run through the township has both positive and negative consequences. The benefit is that it connects AuSable regionally with cities such as Alpena upstate and Saginaw/Bay City downstate. On the one hand, this helps the tourist industry and provides transportation access for industry. The drawback, however, is that the wide and busy road is not conducive to a successful downtown business core. Street parking and walkability are limited. Traffic moves quickly through the village without stopping. This struggle is evident in the vacant commercial buildings along US-23 in the unincorporated village.

Aside from US-23, the balance of the Township's road network is limited to several section-line roads that provide access to the northern quarter of the Township. River Road is the main east-west carrier in the Township, carrying traffic to M-65 and Hale. The southwestern portion of the Township is not accessible by the public or accessible only by two-track roads associated with Huron National Forest lands.

Local road layout is often dictated by the presence of water courses or wetlands, making some roads difficult to traverse. Furthermore, because the layout of the town is not the traditional "grid", a few streets intersect at odd-angles creating acute intersections, which can become a safety issue.

The sidewalk network in AuSable Township is somewhat limited. Sidewalks exist in many residential neighborhoods but they are not in every neighborhood nor are they connected to one another. Regionally, the community is making plans and working to develop two regional non-motorized paths. The Sunrise Side is in place in some of AuSable's neighboring communities and its route follows US-23 along the shoreline. The Iosco Exploration Trail is in its earlier development and it would run east to west and connect Oscoda to Hale.

AuSable Township has a railroad line that runs north to south approximately  $\frac{3}{4}$  of a mile west of the shoreline. It is owned and operated by Lake State Railway Company.

## Parks and Recreation

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### Park Inventory

AuSable Township owns and operates six parks and recreation facilities. Three provide water views or access and the other three are located inland. Each is described below. A park location map is provided at the end of this section.

### \*Accessibility

Creating a park system that is safe, accessible and usable to all individuals, including those with disabilities, is essential. A grading system has been developed by the Michigan Department of Natural Resources (DNR) to easily identify those parks and facilities which are most and least handicap accessible and usable, based on the ADA guidelines. The accessibility grading system uses a five point

system ranging from one (none of the facilities/park areas meet accessibility guidelines), to five (the entire park was developed/renovated using the principals of universal design). See Figure 10.

An Americans with Disabilities Act (ADA) compliance assessment of AuSable Township parks was conducted during the summer of 2015. The assessment consisted of a visual inspection of each park in regards to access, circulation in relation to the park facilities. As noted in the inventory listing below, some of the parks do not meet all criteria for handicap accessibility. Ausable Township is dedicated to continuing its efforts towards improving accessibility at each of its parks when improvements are made. This includes accessible parking, paths, restrooms, activity areas, amenities and signage.

**Figure 10 – MDNR Accessibility Grading System for Parks and Recreational Facilities**

Accessibility Grade	Definition
1	None of the facilities/park areas meet accessibility guidelines.
2	Some of the facilities/park areas meet accessibility guidelines.
3	Most of the facilities/park areas meet accessibility guidelines.
4	The entire park meets accessibility guidelines.
5	The entire park was developed/renovated using the principles of universal design.

**1. Children’s Park**

- Size: 4 Acres
- Service Area: Entire Region
- General Purpose: Neighborhood Play Park
- Accessibility: 3
- Features: Basketball court, playground, pavilion, walking path



## 2. Harbor Street Boat Ramp

Size: 0.1 Acres

Service Area: Entire Region

General Purpose: Special Use Park

Accessibility: 2

Features: Boat launch on the AuSable River



## 3. Shoreline Park

Size: 6 Acres

Service Area: Entire Region

General Purpose: Community Park

Accessibility: 3

Features: Swimming beach, gazebo, picnic area



#### 4. McCuaig Park

Size: 49 Acres

Service Area: AuSable and Oscoda Townships

General Purpose: Community Park

Accessibility: 3

Features: 3 ball diamonds, 2 basketball courts



#### 5. Finish Line Park

Size: 0.5 Acres

Service Area: Entire Region

General Purpose: River Viewing Area

Accessibility: 3

Features: Open space viewing area of AuSable River

#### 6. Old AuSable River Walk & Ski Path

Size: 4 Acres

Service Area: Oscoda and AuSable Townships

General Purpose: Passive Local Park adjacent to Senior Center

Accessibility: 4

Features: 0.4 mile Walking Path

Other parks and recreation facilities in AuSable Township include the MDNR AuSable River Mouth Access Site. This facility is located directly north of the AuSable Shoreline Park. It features beach access and a large boat launch facility. The Oscoda Public School Complex includes outdoor ball fields, football field, track, and playground. Lastly, there are approximately 3,000 acres of federally owned Huron National Forest Lands within AuSable Township.

## Administrative Structure and Budgets

Parks and Recreation functions in AuSable Township are overseen by the Township Board. The Board has the authority to commit funds for parks and recreation, accept grants and purchase land on behalf of the community. They are advised by an informal Recreation Committee that consists of three township board members, the DPW superintendent, and three members of the community at-large.

Sources of funds for the parks and recreation functions in the township include the township general fund, grants, and donations.

The budget for Parks and Recreation in AuSable Township are shown below.

Figure 11 AUSABLE TOWNSHIP PARKS & RECREATION BUDGETS		
	2015	2016
Operation & Maintenance	\$21,000	\$22,000
Capital Improvements	\$0	\$19,000
Programming	None	None

## Recreation Programs

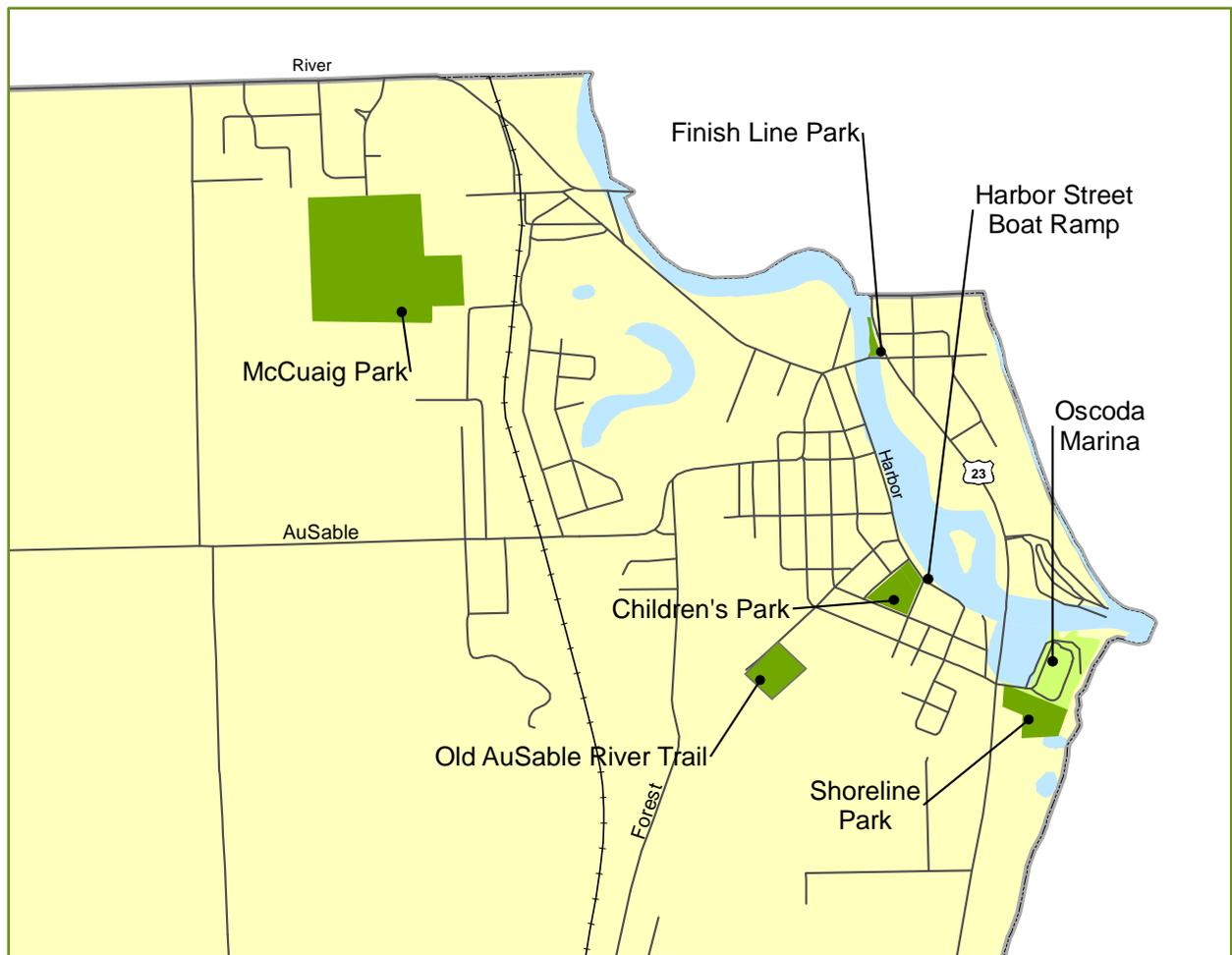
AuSable Township does not offer any recreation programs in and of itself. A local men's recreational softball league uses McCuaig Park for a softball league.

## Volunteers

Local volunteers assist with ball field maintenance during the softball league season.

## Relationship with school districts or other public agencies involved in recreation

AuSable Township is currently working with Iosco County, Oscoda Township, and the U.S. Forest Service on the development of the first phase of the Iosco Exploration Trail which will run from the AuSable River westward to the Oscoda Schools Complex. The Iosco Exploration Trail is planned to run from Oscoda to Hale and it is part of the statewide Iron-Belle Trail.



*Figure 12 – AuSable Township Park Location Map.*

# Existing Land Use

## Introduction

The existing land use in a community is one of the most important pieces of data to analyze during the Master Plan process. In many cases, the existing land uses have set a pattern that is unlikely to change. In other areas there may be vacant or underutilized land that can be evaluated for its development or conservation value.

An existing land use map is designed to provide a snapshot in time of how land in the Township is actually being used. Such a map is useful in developing a Master Plan since it provides a benchmark as to how property is being used, regardless of, or sometimes in contradiction to, zoning. It lets residents, township officials, and other stakeholders see patterns in growth and development.

The existing land use map was developed digitally with a parcel map used from the last 2004 Master Plan. Aerial imagery was used to update any changes. The map was verified with the Planning Commission at one of the Master Plan work sessions.

Figure 13 below contains a land use analysis chart for AuSable Township. An existing land use map is depicted in Figure 14 at the end of this chapter.

Figure 13 AUSABLE TOWNSHIP EXISTING LAND USE		
Land Classification	Acres	Percentage
Residential Multi-family	14.3	.11%
Transportation/Utility	65.9	.50%
Recreation	71.1	.54%
Industrial	75.5	.57%
Water	90.8	.69%
Public/Semi-Public	108.4	.82%
Vacant	141.8	1.08%
Commercial	163.4	1.24%
Residential Single Family	1,239.6	9.43%
Wooded	11,173.5	85.01%
<b>TOTAL</b>	<b>13,144.30</b>	<b>100%</b>

## Land Use Classification and Analysis

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The land uses in the AuSable Township are divided into 10 categories for the purposes of mapping. General definitions of the uses follow. The parcels in AuSable Township occupy an area of approximately 13,100 acres. Wooded land accounts for the largest category of land use in the Township, covering about 85% of the land in the community.

### Residential Multi-Family

Residential Multi-Family represents land used for apartments, duplexes, condominiums and other similar uses. It is the smallest land use category in AuSable Township accounting for just 14.3 acres. The residential Multi-family uses in AuSable Township are two condominium complexes and a few duplex homes.

### Transportation/Utility

Transportation/Utility represents the rail corridor and land owned by the Iosco County Road Commission. These uses account for .5% of the land in AuSable Township.

### Recreation

The Recreation category represents land for Township Parks and the State marina. These uses are approximately 70 acres.

### Industrial

Industrial land uses in AuSable Township are located west of the railroad track in the industrial park that is located north and south of AuSable Road. They account for slightly more than 75 acres of land.



### Water

Water accounts for approximately 90 acres of Township land. It represents the AuSable River and portions of the Dead AuSable River.

### Public/Semi-Public

Public and semi-public uses are for schools, churches, and municipal buildings. They account for .82% of the land in the Township.

## Vacant

Vacant land consists of the marshlands around the Dead AuSable River and empty residential and commercial lots that are not wooded. This land accounts for approximately 1% of the land in the Township.

## Commercial

Commercial land uses are scattered across the east side of the Township, mostly on or near US-23. They account for 163 acres or approximately 1.2% of the Township land.



## Residential Single-Family

Residential Single-Family is the second largest existing land use category in AuSable Township accounting for slightly more than 9% of the land. AuSable Township is unique in that there is virtually no residential land use in the western half of the Township.

## Wooded

Wooded land dominates the landscape in AuSable Township. It occupies nearly 11,200 acres of Township Land. Approximately 3,000 of those acres are owned by the U.S. Forest Service, primarily in sections 5, 6, 7, and 8.

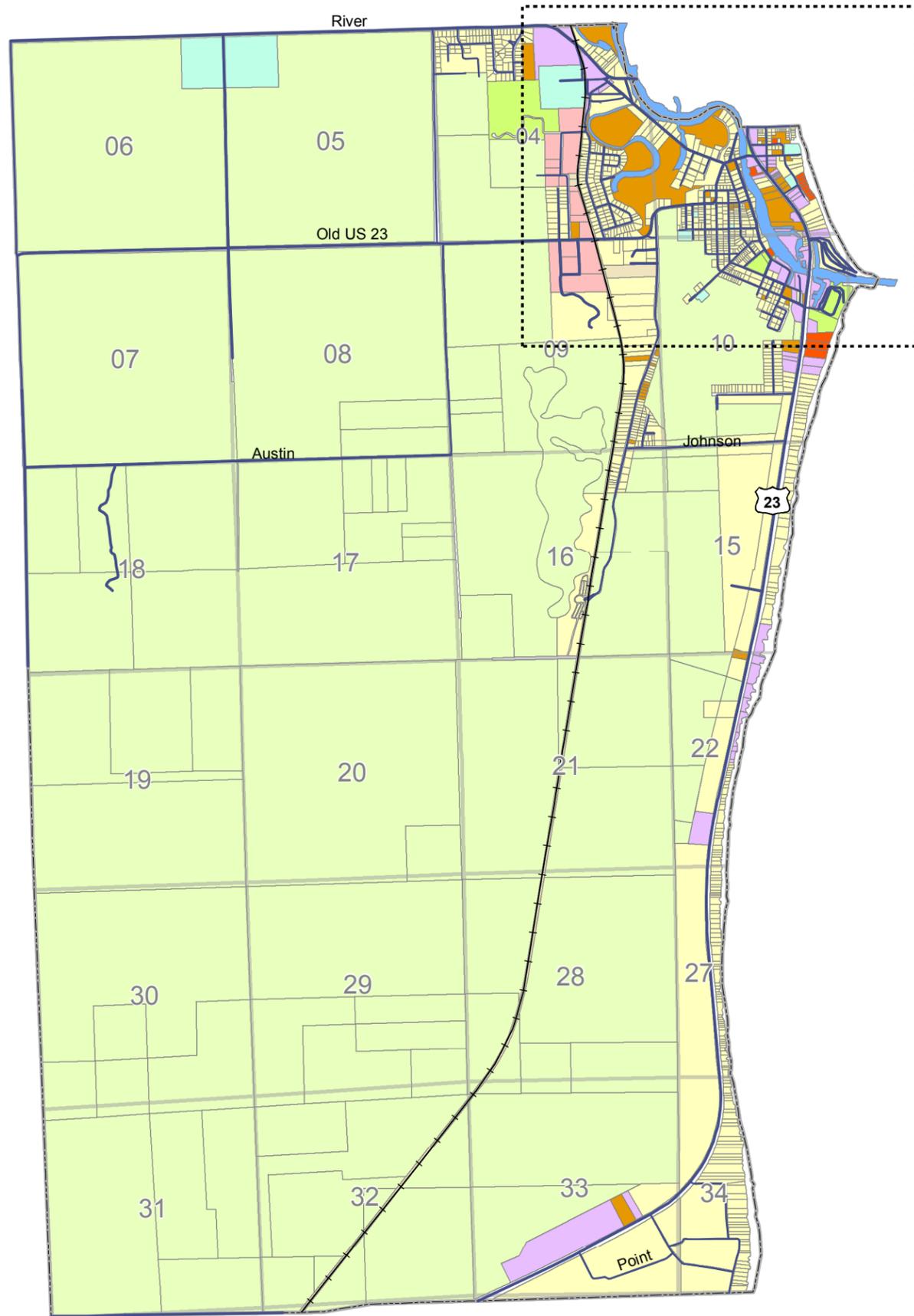
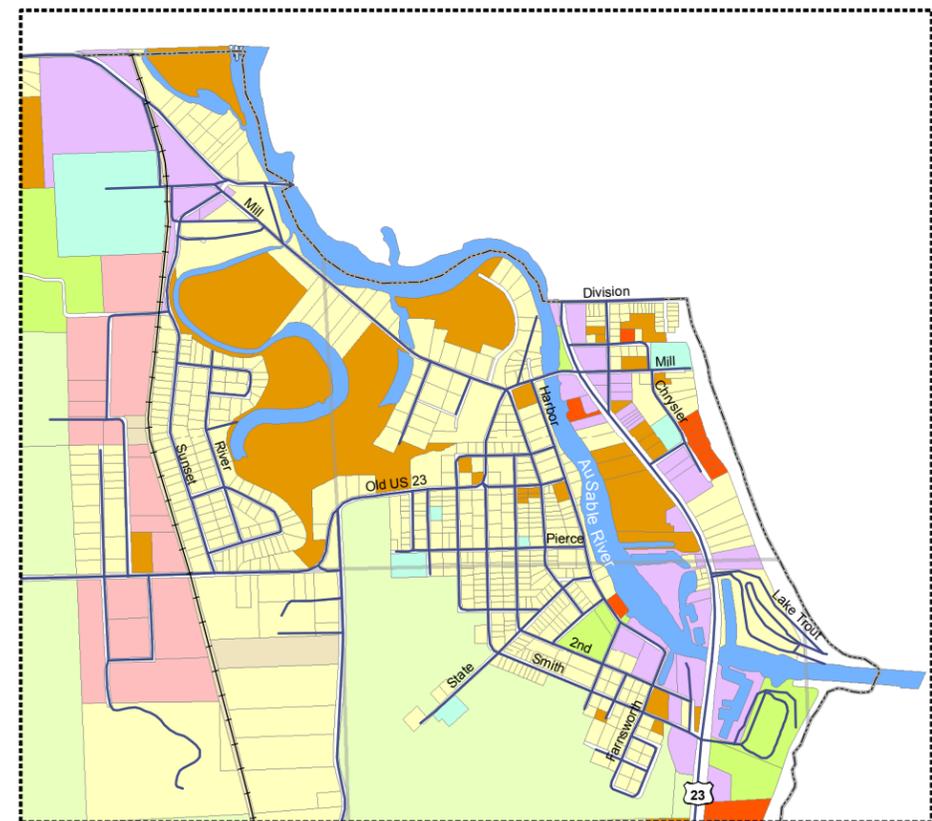


Figure 14  
**AuSable Township**  
 Existing Land Use  
 2015

- |  |   |
|--|---|
|  Commercial               |  Residential Single Family |
|  Industrial               |  Transportation/Utility    |
|  Public/Semi-Public       |  Vacant/Open Space         |
|  Recreation               |  Water                     |
|  Residential Multi-Family |  Wooded                    |



# Community Input

## Basis for Community Input

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To be effective, a Master Plan should incorporate the input and ideas of the local population. By basing the Master Plan on the goals and objectives of its residents, land use management decisions become politically feasible and represent the intents and vision of the community. In AuSable Township, citizens were offered an online community input survey early in the master planning process. When the draft was complete, they could also respond and offer input at the public hearing held on \_\_\_\_\_, 2015.

## Online Survey

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The online survey was made available from June 16 through July 28, 2015. The intent of the survey was to establish an easy means of communication where residents and stakeholders of AuSable Township could provide input about the existing community conditions and the need for future improvements. The public was notified of the survey with notification in the local newspaper and on the Township web site and Facebook page. All notifications included a QR code so the survey could be taken via mobile device. Paper copies and notifications were also provided at the Township Hall. Approximately 225 responses were received. Complete survey results are given in the Appendix. A summary of significant highlights is given in the paragraphs below.

## About the Respondents

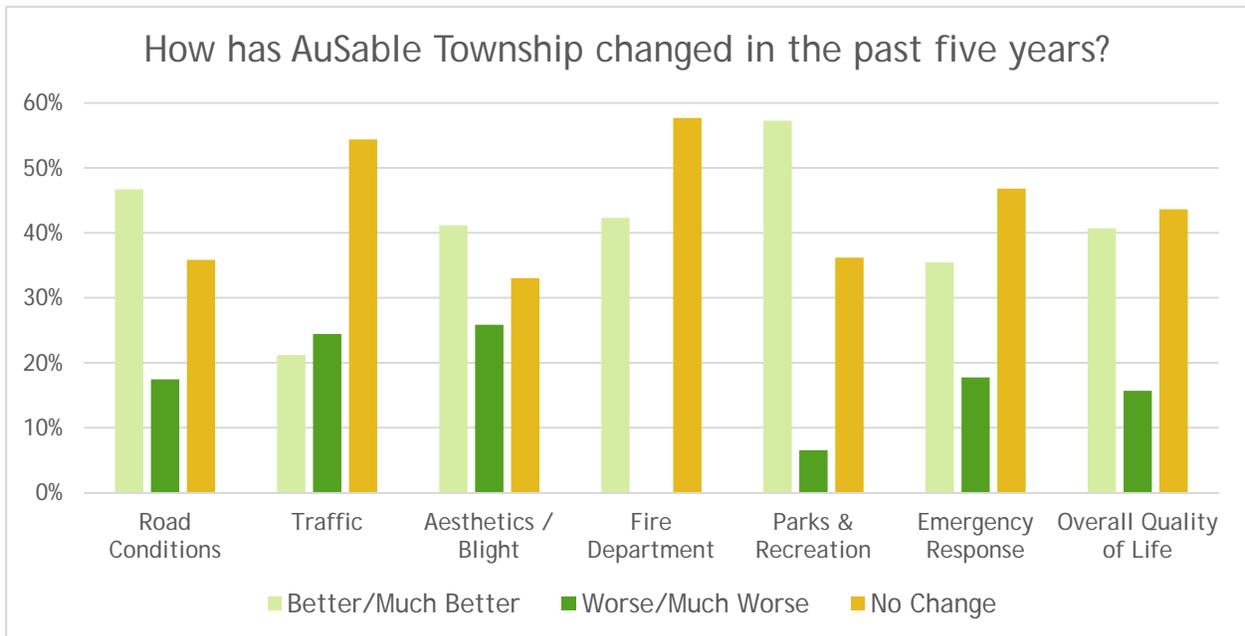
Approximately 50% of the respondents were from households of two persons. Another 35% were from households of three to five people. Approximately 47% were between the ages of 45 and 64. Another 25% were 65 and older. More than 58% of the respondents lived in AuSable Township. Another 22.7% of the respondents owned a second home in AuSable Township or owned property in the Township but did not live there. The remainder responded, "None of the above". In general, there were not significant differences between the responses of residents and non-residents. Where significant differences did occur, they are mentioned in the discussion below.

## Current Conditions versus 5 Years Ago

The first question on the survey asked respondents to evaluate seven factors related to services and quality of life in AuSable Township:

- Road Conditions
- Traffic
- Aesthetics/Blight
- Fire Department
- Parks & Recreation
- Emergency Response
- Overall Quality of Life

When examining the respondents that had an opinion (everyone who did not check “don’t know”), Parks and Recreation and Road Conditions were the two categories that received the highest combined percentage of Better and Much Better responses. Fifty-seven percent of the respondents thought that parks and recreation was better or much better and 47% of the respondents thought road conditions were better or much better. Aesthetics/Blight and Traffic had the largest combined percentages of Much Worse and Worse. Slightly more than 25% of the respondents thought aesthetics/blight were worse or much worse. Slightly less than 25% thought that traffic was worse or much worse. It is worth noting that none of the respondents thought that the fire department was worse or much worse than 5 years prior. See Figure 15.



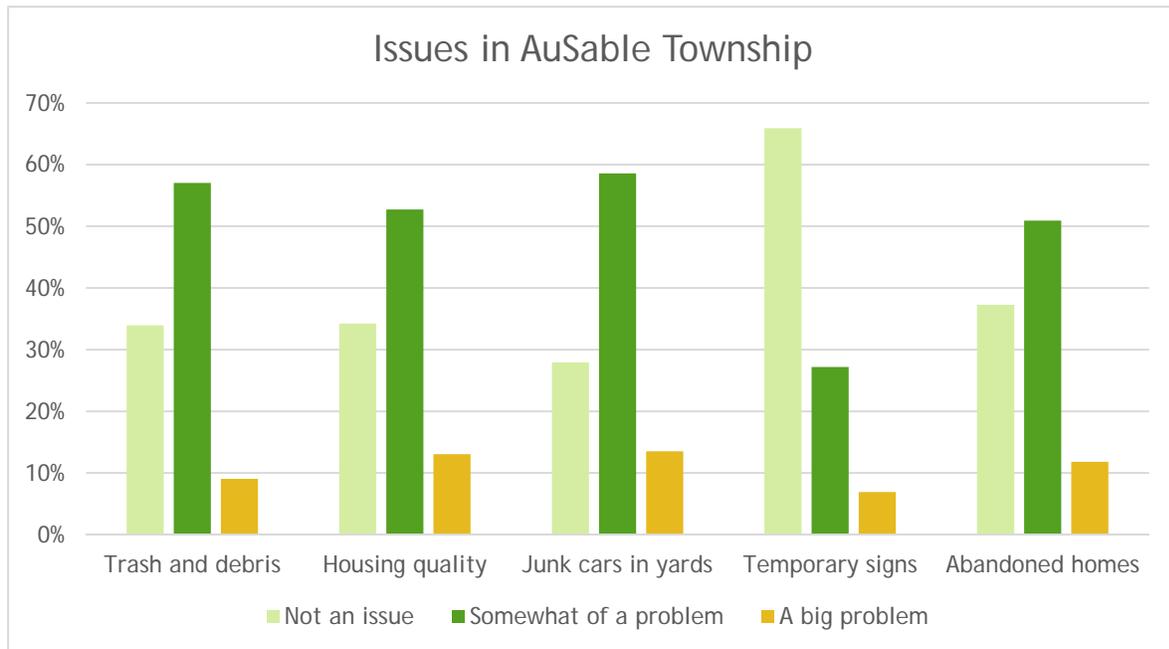
**Figure 15** – Survey respondents felt that Parks and Recreation are better than five years ago. A majority felt that traffic and fire department had not changed. Note: Percentages reflect all respondents that did not check “don’t know”.

### Extent of Negative Issues

Question 2 asked respondents to give their opinion about 5 issues that could have a negative impact on life in AuSable Township. Those issues are:

- Trash and debris
- Housing quality
- Junk cars in yards
- Temporary signs
- Abandoned homes

No more than 13.5% of the respondents felt that any of the issues were a big problem. Junk cars in yards and trash and debris were both considered to be somewhat of a problem by more than 55% of the respondents. Housing quality and abandoned homes were considered to be somewhat of a problem by about 50% of the respondents. These issues can help the Township set priorities in terms of code enforcement. They can also help demonstrate the need for programs that may be able to provide home improvement assistance. See Figure 16.



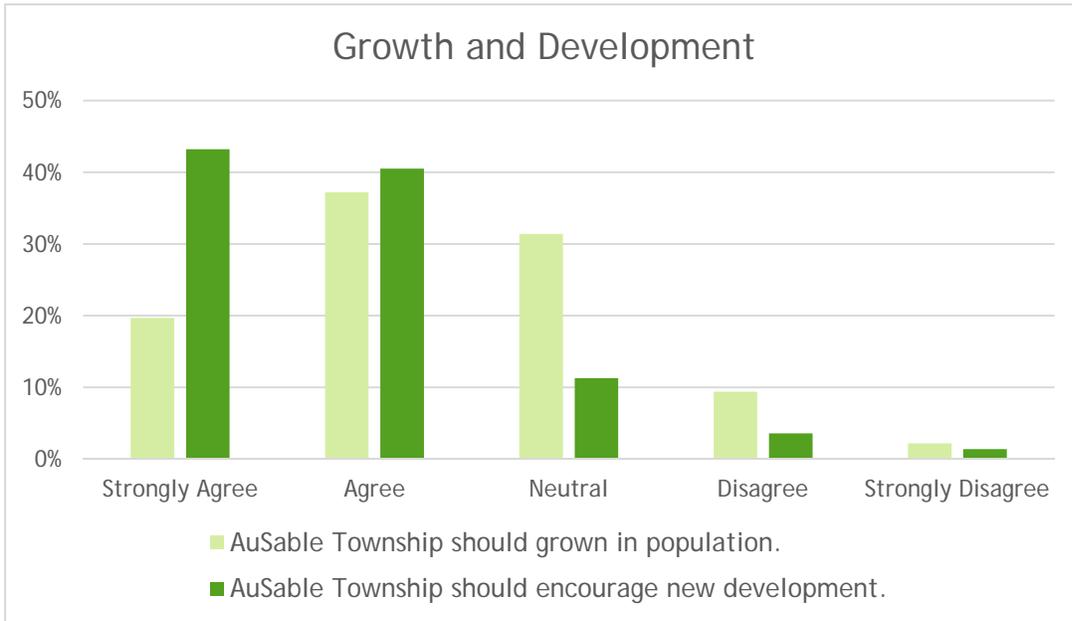
**Figure 16** – None of the potential issues were considered to be a big problem but most of them were considered by a majority of respondents to be somewhat of a problem.

## Growth and Development

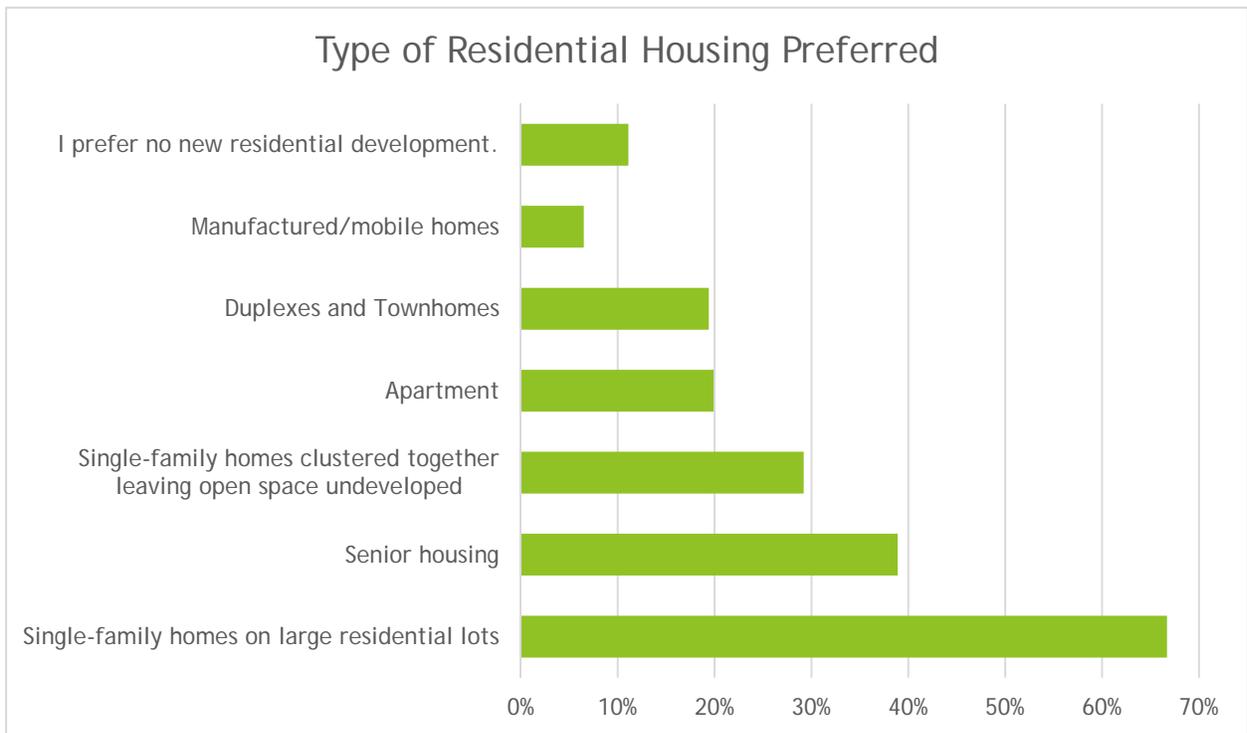
Questions 3 and 4 asked respondents about general growth and development in AuSable Township. Nearly 84% of agreed or strongly agreed with the statement that AuSable Township should encourage new development. Nearly 57% agreed or strongly agreed that the Township should grow in population. See Figure 17.

## Residential Development

Question 5 asked respondents to choose from six types of residential development that they prefer occur in AuSable Township or they could indicate that they prefer no new residential development. Single-family homes on large residential lots was selected by 67% of the respondents. The second most popular response was senior housing, selected by 39% of the respondents. Eleven percent of the respondents did not want any new residential development. See Figure 18.



**Figure 17** – Respondents generally agree with the notion that AuSable Township should grow in population and encourage new development.



**Figure 19** – Single-family homes and senior housing are preferred by the survey respondents.

## Lake Huron Shoreline and other Natural Resources

Questions 6 and 7 asked about development and preservation along the Lake Huron shoreline and other natural area. Responses show that the respondents value the scenic areas of the Township and they want to preserve those features. See Figure 19 below.

In terms of development, more than 70% of respondents agreed or strongly agreed with that statement, “Continue to allow a mix of single-family homes and small commercial cabins and motels along the shoreline”. Respondents were also in agreement regarding preserving views of the shoreline. Nearly 80% agreed or strongly agreed with the statement, “Development along Lake Huron needs to preserve views of the shoreline.” Respondents which nearly evenly divided with their opinions regarding using shoreline for larger hotels or condominiums. Forty-two percent strongly agreed or agreed with the statement “It is acceptable to use some of the shoreline for larger hotels or condominiums” and 41% disagreed or strongly disagreed with that statement.

LAKE HURON SHORELINE AND OTHER NATURAL RESOURCES			
Question	Strongly Agree or Agree	Neutral	Strongly Disagree or Disagree
<b>LAKE HURON SHORELINE</b>			
Continue to allow a mix of single-family homes and small commercial cabins and motels.	73.1%	17.5%	9.5%
It is acceptable to use some of the shoreline for larger hotels or condominiums.	42.3%	15.7%	41.0%
Development along Lake Huron needs to preserve views of the shoreline.	79.2%	15.7%	4.5%
<b>OTHER NATURAL FEATURE QUESTIONS</b>			
It is important to preserve the natural woodlands in AuSable Township.	84.3%	12.9%	2.8%
It is important to protect the scenic integrity of the natural environment and viewsheds in AuSable Township, particularly those near Lake Huron and the AuSable River.	87.1%	10.1%	2.8%

*Figure 19 – Responses regarding development along the Lake Huron Shoreline and the importance of preserving natural resources in AuSable Township.*

Eighty-four percent of the respondents agreed or strongly agreed with the statement, “It is important to preserve the natural woodlands in AuSable Township”. More than 87% agreed or strongly agreed with the statement that “It is important to protect the scenic integrity of the natural environment and viewsheds in AuSable Township, particularly those near Lake Huron and the AuSable River.

## Commercial and Industrial Land Use

More than three-fourths of the survey respondents felt there was not enough commercial businesses in AuSable Township. Over 80% felt that commercial growth in the next 10 years should be encouraged.

Opinions regarding industrial land use in AuSable were a bit more mixed. Fifty-eight percent of the respondents felt that industrial land use should be encouraged. Twenty-nine percent felt that it should be limited. The remainder felt that industrial land use should be neither limited nor encouraged.

Commercial and Industrial Land Use			
	Limited	Encouraged	Neither limited nor encouraged
Commercial growth should be:	11.1%	80.2%	8.8%
Industrial land use should be:	29.2%	58.3%	12.5%

*Figure 20 – Respondents would like to see more commercial growth and industrial land use in AuSable Township.*

## Parks and Recreation

Questions 11 through 15 asked for public input about parks and recreation in AuSable Township. Question 11 asked which AuSable Township Parks the respondents had visited in the past few years. Shoreline Park and Finish Line Park were the most popular. Eighty-six percent of the respondents had visited Shoreline Park and 72% had visited Finish Line Park.

Question 12 asked respondents to select from 11 different reasons that they may visit local parks. The most popular reasons were to enjoy nature (selected by 69%), beach access and swimming (61%), river access (57%), and community events (53%).

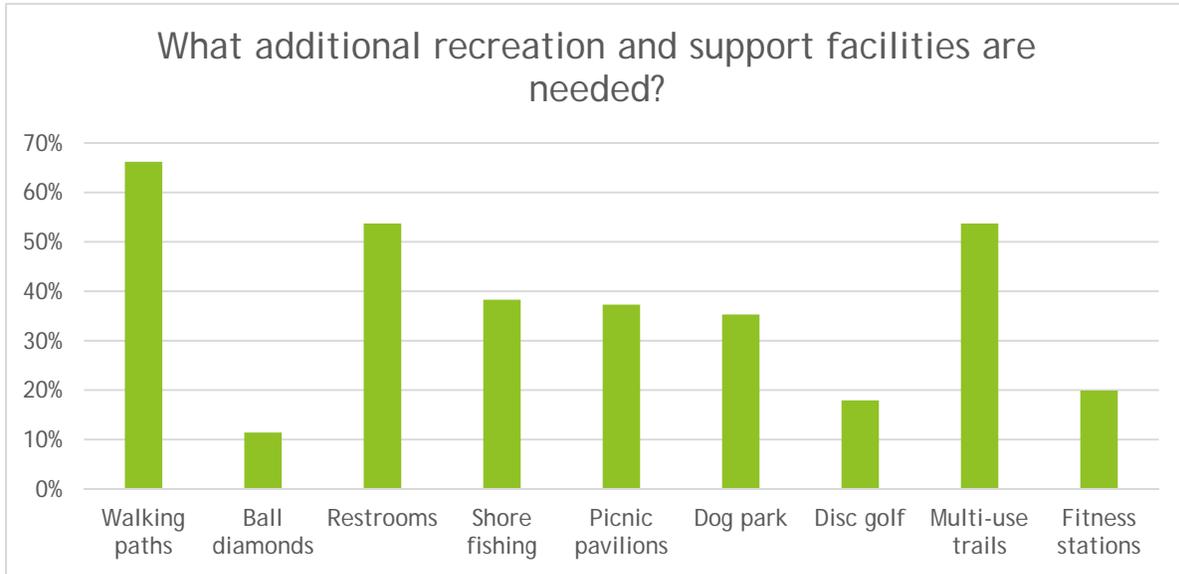
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*“I would love a place to sled with dogs in winter.”*

*Answer to What kind of recreation facilities are needed in AuSable Township?*

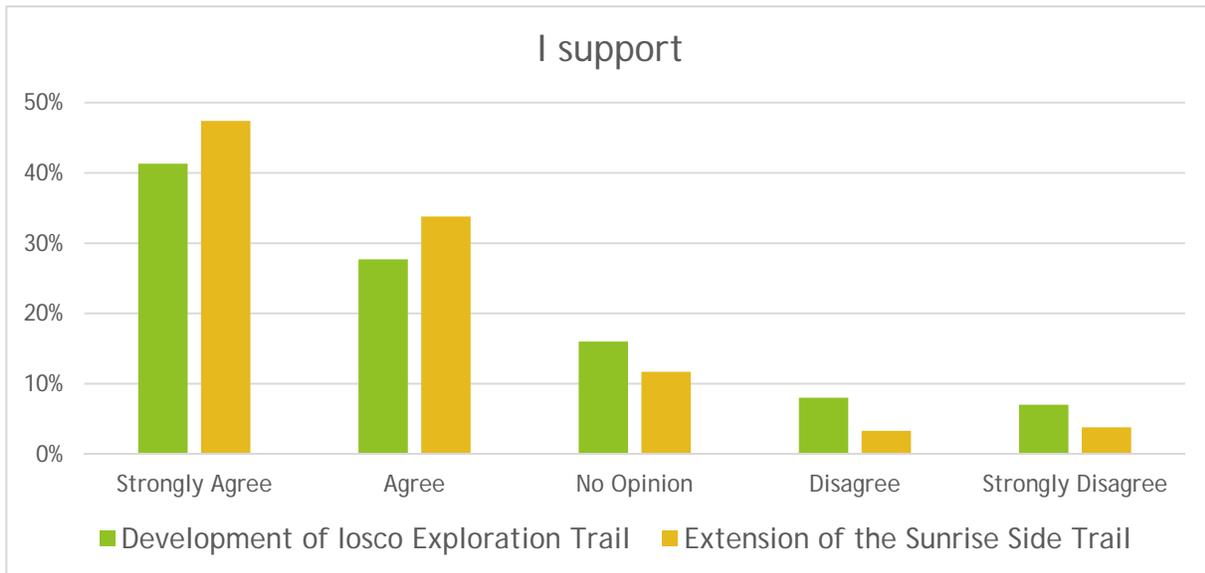
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Question 13 asked respondents to select from a list of nine different features or support facilities that could be added to recreation facilities in AuSable Township. Walking paths, restrooms, and multi-use trails were selected most frequently. Respondents could also fill in their own answer. A bike path was mentioned 27 times in those responses. See Figure 21.



**Figure 21** – In terms of parks and recreation facilities, respondents would like to see more walking paths, multi-use trails, and restrooms.

Questions 14 and 15 asked about two potential trail projects in the Township. The first is the Iosco Exploration Trail which would connect Oscoda to Hale and the second is the Sunrise Side Trail that would connect Alabaster Township to Oscoda. There was solid support for both projects with 69% supporting the Iosco Exploration Trail project and 81% supporting the Sunrise Side Trail project. See Figure 22.



**Figure 22** – Respondents are supportive of two different trail developments in AuSable Township.

## Open Ended Questions

The end of the survey offered two open ended questions for respondents. The first asked what they liked best about AuSable Township and the second asked one thing they would do to improve AuSable Township. One hundred thirty-eight people provided a response to what they liked best about AuSable Township. Common responses include:

- Natural Resources
- Lake Huron/AuSable/Water Access/Beach
- Peaceful
- Natural Beauty
- Quiet
- Friendly
- Community
- Small Town

One hundred forty-four people wrote in a response to what they would do to improve AuSable Township. The responses to this question were more varied than those of answering what they liked. Some common answers included:

- Develop a river walk
- New township hall
- More businesses
- Get rid of vacant buildings
- Reduce blight
- Bike paths

# Community Goals and Objectives

## A Vision for AuSable Township

---

Determining the direction and desires for a community for the next ten to twenty years can be a challenge. Being able to articulate what needs to be improved, what should be preserved, and what should be substantially changed is successful only when based on sound public participation and detailed analyses. In AuSable Township, this goal-setting process was accomplished by a thorough review of goals as established in the 2004 plan, the existing characteristics in the Township and the results of the input survey. Based upon this information, a number of goals were established.

These goals are a major component of this Master Plan, which is intended to be the primary policy document for Township officials when considering matters related to land use, development proposals, and other community improvements. AuSable Township's goals are listed below and they relate directly to the issues identified as priorities by the residents, the Planning Commission, and the Board of Trustees.

## General Township Goals

*Goal 1: Encourage a more cohesive, vital business district.*

### Objectives:

- Continue to standardize public infrastructure elements such as street signage, entry signs, informational and directional signage to foster a sense of identity for the business district.
- Improve the visual appeal of the district by encouraging compatible façade, storefront, and sign improvements.
- Enhance pedestrian and bicycle connections from business district to nearby neighborhoods.
- Reinforce the role of the business district to serve both the resident and tourist populations.
- Zoning and design guidelines that encourage compact and mixed-use developments that are focused on the river.
- Code enforcement of dumpsters, parking lots, and signs to enhance curb appeal of existing businesses.
- Investigate streetscaping opportunities.
- Develop a sub-area plan to study land use in the downtown AuSable area that capitalizes on the AuSable River and the Lake Huron shoreline.

*Goal 2: Promote a strong economy in AuSable Township.*

### Objectives:

- Continue to collaborate with other municipalities, Iosco County, and other Lake Huron coastal communities to develop a Regional Economic Development Consortium.

- Focus job procurement efforts on year-round assembly, fabrication, and light manufacturing industries.
- Focus on tourism (especially winter-related tourism) in order to balance the trend of higher unemployment during the winter months.
- Concentrate development in Northeast Quadrant of Township.



*Goal 3: Encourage quality and variety in housing and neighborhoods.*

**Objectives:**

- Encourage a range of housing types throughout the Township in order to provide residents with the opportunity to progress through various lifecycle stages while remaining in the Township.
- Allow for new housing products, for example, townhomes, “granny flats” and mixed-use developments.
- Many opportunities exist for in-fill development where empty lots exist in established neighborhoods. The Township should promote in-fill of single-family residential in order to keep development concentrated and avoid sprawling into the township’s outlying open spaces.
- Code enforcement to remove residential “blight.”
- Encourage land uses that are compatible with residential development and discourage those that are not.

*Goal 4: Protect the scenic integrity of the natural environment and the accompanying viewsheds, particularly those near Lake Huron, the AuSable River and the Huron National Forest.*

**Objectives:**

- Protect natural habitats to sustain a diverse wildlife population.
- Protect and improve the water quality of the AuSable River.
- Protect the water quality of the Lake Huron shoreline.

- Protect the peaceful, safe, and environmentally sustainable use of private and public waterfront property.

*Goal 5: Preserve the quiet, small-town, and recreational character of the Township.*

*Goal 6: Continue to explore ways to share governmental and community services with Oscoda Township, the County, and other surrounding communities.*

## Recreational Goals

To meet the requirements of the Department of Natural Resources *Guidelines for the Development of Community Park, Recreation, Open Space, and Greenway Plans* AuSable Township has developed the following recreational goals:

*Goal 1: Develop multi-use paths for recreation and transportation use in AuSable Township.*

Paths were mentioned the most often in the survey as a recreation feature that is needed in AuSable Township.

*Goal 2: Improve and enhance access to the AuSable River and Lake Huron in AuSable Township.*

The AuSable River and Lake Huron are what define AuSable Township. In terms of recreation, residents and visitors are anxious to get to the water in a variety of locations.

*Goal 3: Provide parks and recreation facilities for visitors of all ages and abilities.*

As the population of AuSable Township continues to age, accessibility will become more important for those who wish to visit the community parks. Future improvements should be planned so as to include people of all abilities and ages.

*Goal 4: Improve AuSable Township recreation facilities to provide the community and visitors with parks that are functional for a variety of uses.*

As a small community, there are not a lot of cultural and private recreation facilities in the AuSable Township area. The parks are a primary source of entertainment, recreation, and fitness for many people. As such, they should provide a variety of facilities. Further, efforts should be placed to keep the parks well maintained so as to maximize life expectancy of the amenities and support facilities.

*Goal 5: Promote existing recreation opportunities in AuSable Township.*

Visitors to the area are an economic boost to the community. They need to be made aware of the recreation amenities that are available in the Township. Some survey respondents were not aware of all of the parks in the Township. The Township should boost its information on its website about the

Township parks and it should work with other groups and agencies that promote tourism in the area to include the Township park information in all of their communication pieces.



*Goal 6: Public lands will be retained for future generations and managed on a sustainable basis.*

The AuSable Township parks are a visible and important asset for the community. The Township values their existence and wishes to retain that land in perpetuity.

*Goal 7: Acquire additional recreational land to enhance recreational opportunities for residents and visitors to the Township.*

Where specific opportunities arise that will help meet the recreational needs of the community, the Township may consider purchasing additional park property.

## Parks and Recreation Action Plan

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With goals and objectives in place, AuSable Township has developed a five-year action plan that will enable it to move toward accomplishing the goals and objectives. The action program details the direction the Township wishes to take over the next five years in order to maintain and improve the quality and diversity of its park and recreation opportunities.

Potential projects are shown on the following chart. Each of the action items on the project list relates to one or more of the number goals from the previous section and they are prioritized from one to five with one indicating the highest priority. The potential capital improvements that are described have been established to provide a framework for decision makers, and to enable the community to apply for grant funding for the proposed projects.

The projects on the list are not fixed elements nor are they exhaustive. The project lists reflect the results of the input received from the public, township officials and staff, as well as known maintenance needs. The projects are part of the overall capital improvements plan for the Township. Future circumstances, especially availability of funding, may influence the order in which the projects are completed.

<p style="text-align: center;"><b>Figure 23</b>  <b>AuSable Township</b>  <b>Parks &amp; Recreation Action Plan</b>  <b>2016 - 2020</b></p>		
<b>Improvement</b>	<b>Relates to Goal</b>	<b>Priority</b>
Shoreline Park Pavilion roof replacement	4	5
Finish Line Park paddle installation	4, 5	1
Children’s Park fitness course	3, 4, 5	2
McQuaig Park disc golf	3, 4	2
McQuaig Park building roof	4	1
McQuaig Park small tot playground	3, 4	3
Handicap fishing site	2, 3, 4	1
Partner with Iosco County to Develop the Iosco Exploration Trail	1, 3, 4	2

# Future Land Use

## Future Land Use Overview and Zoning Plan

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This section will be considered by many as the heart of the Master Plan. It encompasses, in graphic and text form, the recommendations of each of the preceding chapters in the Plan. From a practical point of view, the Future Land Use Plan is fundamentally a guide to the future physical development of the community. It translates values into a scheme that describes how and where to build, rebuild or preserve the Township.

As the community moves forward this map may and probably will be modified as circumstances dictate. The map is not to be construed as a rigid image of AuSable Township in the future.

The Future Land Use Map does not share the same legal status as the Zoning Map. It should be considered a guide, expressing the Township's vision for the future, and should be used to influence future land use decisions, not regulate the activities in specific zones. While the future land use map attempts to translate future land use categories to specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. For example, the future land use map may indicate a residential area, and yet it may not be zoned for residential until a property owner requests that zoning change and the Township adopts the rezoning request.



On the future land use map, it should be noted future land use categories are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification that will be needed to actually move toward the implementation of this plan. For example, while the existing land use map described woodland areas, these uses are not described on the future land use map. These existing land uses are combined into various other future land use categories because the future land use categories reflect how these wooded and agricultural land uses should be used in the future, and hence should be zoned.

Ultimately, the recommendations shown on the future land use map are intended to help AuSable Township officials, property owners, and residents make zoning and development decisions that are in the best interest of the AuSable Township community. The future land use map seeks to guide development of residential and commercial districts, as well as the allocation of lands for future parks and conservation areas, into appropriate locations while maintaining the overall character and appearance of AuSable Township.

Because AuSable Township is a relatively stable community, Township officials do not see a great deal of change happening in terms of land use in the next 10 to 20 years. Descriptions of the future land use categories and the corresponding zoning districts begin below. The Future Land Use Map is shown on page 36 of this section.

## Residential Land Use

Residential land uses occupy the largest land use category in the new Master Plan. By encouraging variety and proximity, AuSable Township can maintain affordability in its housing market and can move toward a greater sense of community. The following housing categories are included in the Future Land Use Plan and described below: Residential Natural Resource, Residential Resource Sensitive, Medium Density Residential, High Density Residential, Residential Resort, Residential Multi-Family, and Mobile Home Park.

### *Residential Natural Resource*

This largest future land use category covers the majority of the woodlands in the Township and it encompasses most of the land west of the railroad tracks. Its primary use is seen for forestry, hunting and recreation. Much of the land within this district is comprised of public holdings that are part of the Huron National Forest. Other lands within this district are characterized by extensive wetlands, woodlands, and flood prone areas. Together, these resources and the other non-urbanized areas of the District are critical in providing for wildlife habitats, water and air purification, flood control, recreation opportunities, and economically viable timber production opportunities. It is the intent of this category to limit land uses which will undermine the intent, quantity, quality and value of the resources contained within. There are very few roads in this area which is a natural limiting factor in residential development. Any housing developed here is will be on very large lots. This category corresponds to the Residential Natural Resource District of the Zoning Ordinance.

### *Residential Resource Sensitive*

This land use category is for thoughtfully planned and environmentally sound residential development within the area known locally as the Dead AuSable River corridor. Much of the land within this district consists of lowland and upland wetland ecosystems, and wildlife habitat. Residential development within this district is intended to provide property owners with the ability to concentrate residential development in buildable areas while preserving the critical wetland and wildlife habitat. Residential lot sizes are still relatively large but they are smaller than those in the Natural Resource future land use area. There are provisions for smaller lot sizes in a development if a specified portion of the development remains permanently undeveloped. This category corresponds to the Residential Resource Sensitive Zoning Category.

### *Medium Density Residential*

The Medium Density Residential future land use category provides opportunities for single-family residential neighborhoods at densities greater than those permitted in the Residential Resource Sensitive category but not as great as in the High Density Residential category. This area is characterized by both existing residential neighborhoods and vacant land available to accommodate additional residential development of similar general character while preserving the residential character of the nearby existing stable residential areas. This future land use category corresponds to the Residential Medium Density zoning district.

### *High Density Residential*

It is the intent of the High Density Residential future land use category to provide opportunities for primarily single-family residential development on small lots. This district includes existing neighborhood areas associated with the unincorporated AuSable village area in addition to limited areas of nearby vacant land suitable for accommodating additional similar village residential development provided adequate public facilities are provided. This area is intended to accommodate new residential development while similarly preserving the residential character of the existing stable neighborhoods. This future land use category corresponds to the Residential High Density zoning district.



*Photo courtesy of Gloria Beckstrom*

### *Residential Resort*

The Residential Resort future land use category occurs south of the downtown AuSable area along the Lake Huron Shoreline and the area abutting the west side of US-23. It also includes a small area near the shore in the northeast portion of the Township. It primarily provides opportunities for single family residential development near lakeshore areas of the Township where residential development can be adequately accommodated, while also providing opportunities for certain land uses which cater to the needs of tourists and seasonal visitors to the Township. This area is characterized by existing single-family residential lakeshore development and tourist oriented residential land uses such as motels.

Development in this area needs to be adequately sited and designed to avoid negatively impacting adjacent land uses. All development needs to respect the fragility of the Township's lakeshore environments and the resulting development constraints these conditions present. This category corresponds to the Residential/Resort zoning district.

### *Residential Multi-Family*

Residential Multi-Family is shown in a small area east of Chrysler Street in the northeast portion of the Township. It is intended for duplex and multiple family dwellings in areas where adequate public services and facilities are available to meet the demands of such high density uses and where such uses will not undermine the stability and character of nearby residential areas. This category corresponds to the Residential-Multiple Family zoning district.

### *Mobile Home Park*

This category is intended for mobile home and manufactured housing that is developed in a group setting. It is intended to meet the varied housing needs of Township residents. This future land use is in a small area on First Street between Chevalier and Pierce in the AuSable village area. This category corresponds to the Mobile Home Park zoning district.

## Commercial Land Use

### *Downtown Business*

Downtown business corresponds to the Central Business District Zoning category. It occurs in two small areas in the Township. The first is approximately one square block bordered by Division, Lake, Huron, and Lake Huron. The second area is east of River Road between Railroad and Adams. This land use is for a more pedestrian-oriented commercial area than provided for in other commercial districts, where there are no front yard setbacks and continuous retail frontage.



### *General Business*

General Business land uses are intended to accommodate retail and service needs of local, regional, and tourist populations and which typically are comparatively large in building area and are oriented toward vehicular traffic and on-site parking. The areas designated for general business in the future

land use map are scattered on the outskirts of the AuSable village area, in the downtown AuSable area, and on the south end of the Township. There are two areas that are currently zoned industrial that are proposed to be commercial in the future. Those include an area along River Road in the northeast section of the Township and an area south of AuSable Road and west of the railroad tracks. Neither of these has realized full potential with industrial uses. The Township wishes to expand commercial and business uses and these areas have available utilities for that type of expansion. This future land use category corresponds to the General Business zoning category.

## Mixed Land Use

### *Waterfront Mixed Use*

The Waterfront Business area is intended to accommodate commercial and residential land uses, which uniquely benefit from being situated along Lake Huron or the AuSable River due to the principal character or purpose of such uses, including short-term tourist lodging, marinas and other land uses, which encourage a healthy tourist economy, and create an all-season pedestrian-oriented commercial district along the AuSable River. The goal is to provide flexibility in uses that will help to develop a unique walkable area in which to live and shop. It corresponds to the Waterfront Mixed Use zoning district.

## Industrial Land Use

### *Industrial*

Industrial future land use in AuSable Township is planned in the future for areas west of the railroad tracks and north of AuSable Road. Some of this area is developed and some of it is vacant which would allow for expansion of industrial land uses if desired. This category corresponds to the Industrial zoning district.

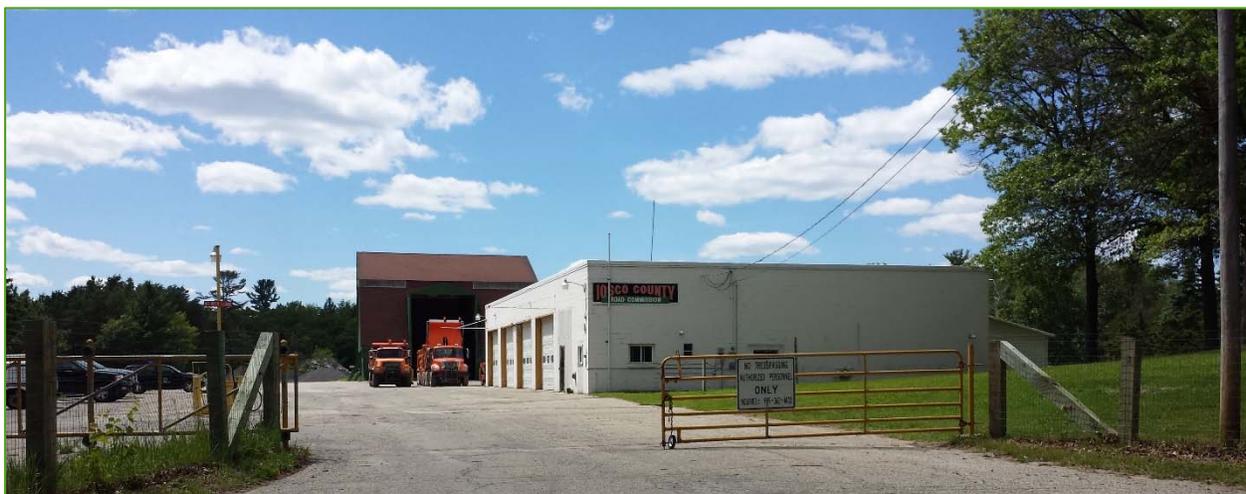
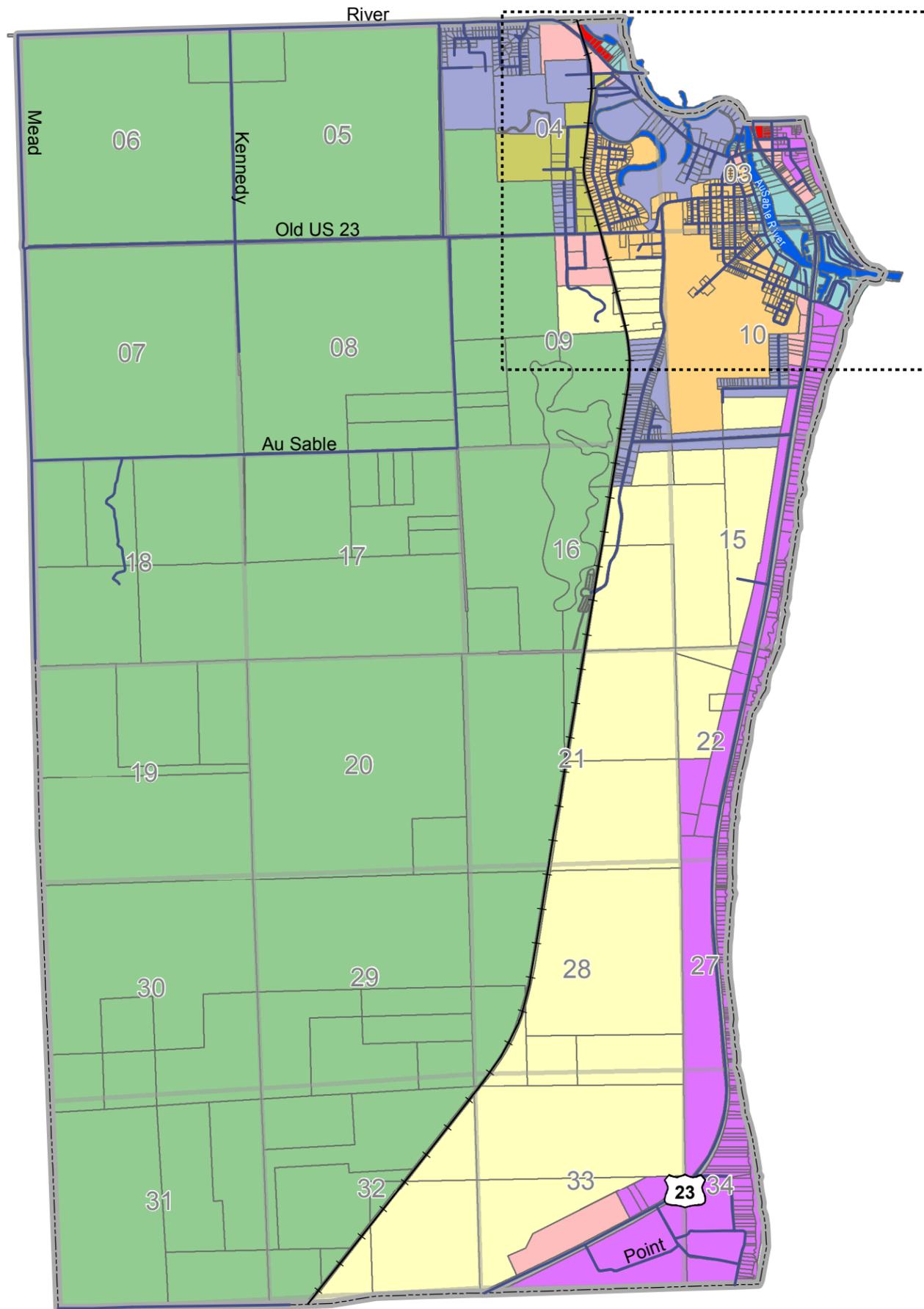
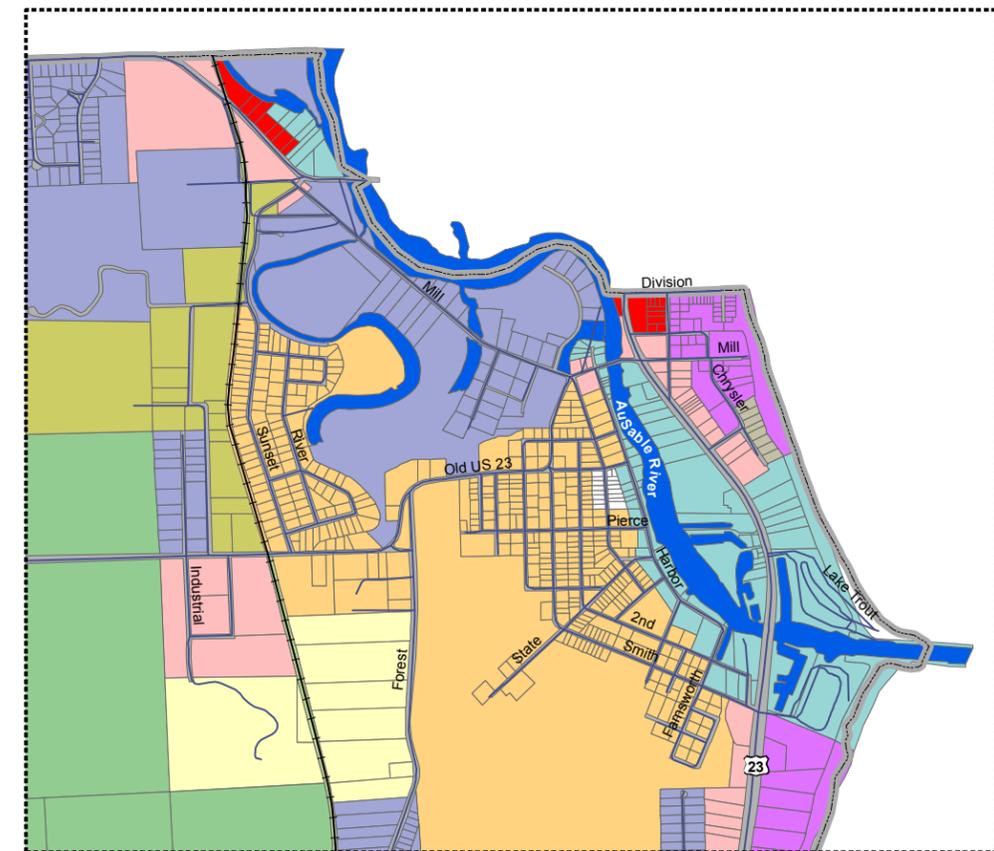


Figure 24  
**AuSable Township**  
 Future Land Use  
 2016 - 2026



- |   |                                |   |                            |
|---|--------------------------------|---|----------------------------|
|  | Residential Natural Resource   |  | Mobile Home Park           |
|  | Residential Resource Sensitive |  | Downtown Business District |
|  | Medium Density Residential     |  | General Business           |
|  | High Density Residential       |  | Industrial                 |
|  | Residential Multi-Family       |  | Waterfront Mixed Use       |
|  | Residential/Resort             |   |                            |



# Implementation & Summary

## Implementing and Using the Plan

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

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

### Zoning Changes and Ordinance Updates

With a new Master Plan in place, the Township has an opportunity to review and update its current zoning ordinance to reflect the goals adopted in this plan. Changes may be minor but provide a substantial benefit. Another step may be to review the cases that have come before the Planning Commission and Zoning Board of Appeals to determine if there are trends that may need to be addressed in the zoning ordinance itself.

### Grant Opportunities to Support Proposed Capital Improvements

This Master Plan can also be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. At the Federal level, there is the Housing and Community Facilities Programs, the Public Works and Economic Development Program, and the Water and Wastewater Disposal and Grant Program, to name a few. At the State level, a potential funding source may be the Michigan Department of Natural Resources, which offers grants from the Land and Water Conservation Fund and the Michigan Natural Resources Trust Fund. The Michigan Department of Transportation also administers Federal funds appropriated under the Moving Ahead for Progress in the 21st Century Act (Public Law 112-141, MAP-21). Additionally, local funding programs, as initiated by AuSable Township, such as a special assessment, can also be used for infrastructure projects.

### Regional Cooperation

Development, growth, and changes across Iosco County will affect its quality of life and growth within the Township itself. Communities near AuSable have experienced a variety of changes - some

experiencing growth and others experiencing a loss of population and declining housing value. AuSable Township is rightly concerned with the effect that these changes can have on the Township. The Township has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Iosco County.



Cooperative relationships between and among AuSable Township and neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered, as well as provide an opportunity for communities to pool resources and skills to tackle similar challenges. At the least, AuSable Township should actively participate with the review and opportunity for comment on neighboring communities' Master Plans. Further, the Township should invite comments and suggestions from neighboring communities on major developments within AuSable Township.

The Michigan Planning Enabling Act requires that the Township review its plan every five years and update it if necessary.

### Local Planning Capacity

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

### Additional Implementation Tasks

Many of the steps necessary to ensure the successful implementation of this Master Plan might not be obvious or are not part of an established Township fund. The implementation efforts that have been described in this section focus on the residents, landowners, and other stakeholders in AuSable Township. To date, AuSable Township has taken steps to keep residents and others involved and informed regarding Township issues.

The successful implementation of this plan depends greatly on Township officials using the plan and residents being aware of the plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the plan, when appropriate, during site plan reviews and variance decisions. Further, the Township should keep a copy of the Future Land Use Map on display and provide a copy of the plan for review at the Township Hall at all times.



## Conclusion

AuSable Township has spent nearly a year discussing and examining issues regarding its future. It received valuable input from Township residents from the community input survey. As a result, the Planning Commission has compiled a complete, carefully prepared Master Plan document that represents the data, efforts, and collective thoughts of AuSable Township residents and officials.

This Master Plan is only the beginning of an action program for the next 10 to 20 years. Because the future welfare of the Township depends upon rational, coordinated action, the Planning Commission stands ready to meet any person or group interested in the future development of the area. The Planning Commission will be available to help and guide those who need advice or wish to be part of the Master Plan implementation process.

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

**Appendix A**  
Municipal Water & Sewer

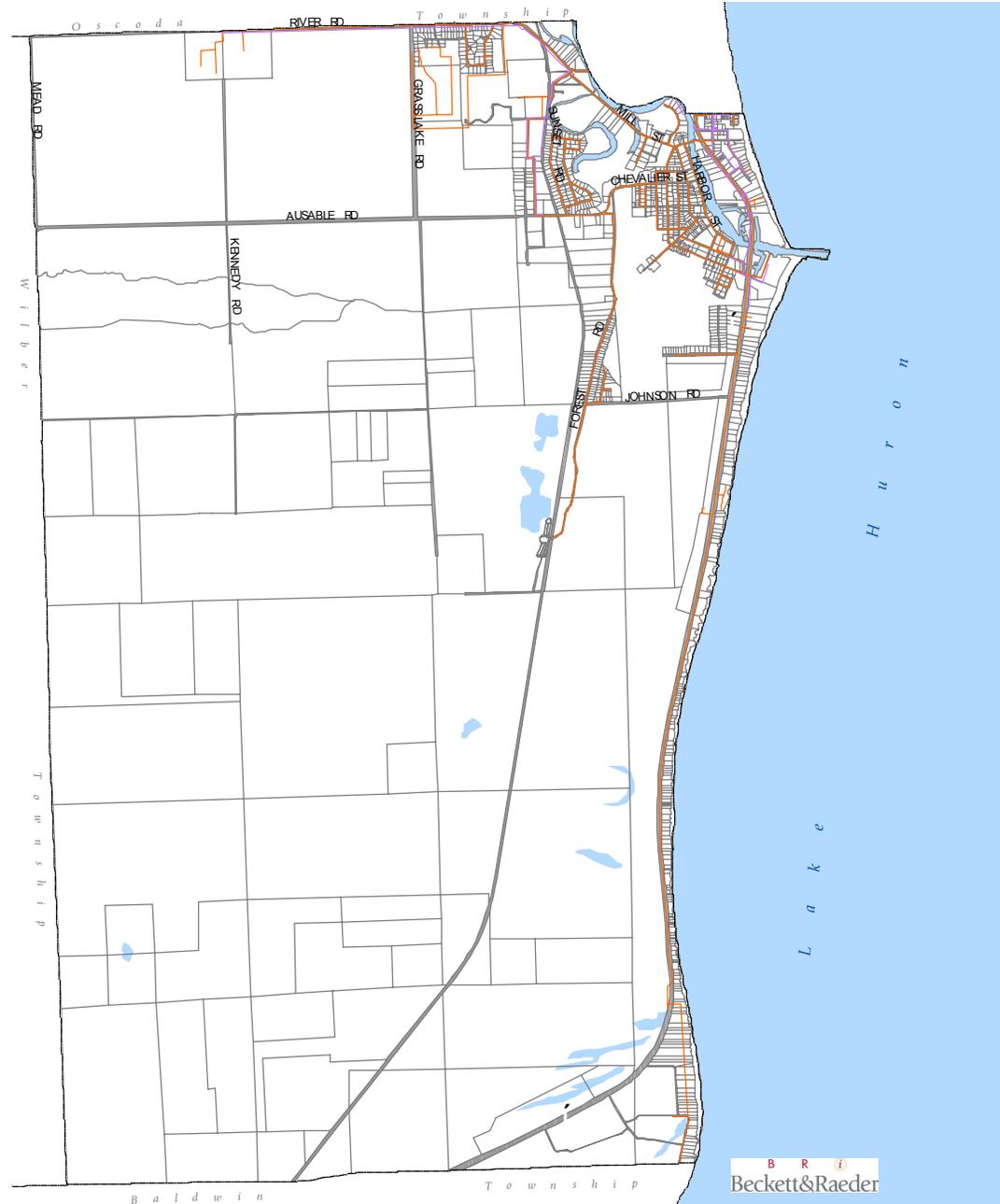


0.25 0 0.25 0.5 0.75 Miles

Note: Property borders shown were derived from 1992 aerial photographs and do not accurately represent legally defined parcel boundaries. They are included as an aid for visual reference only.

# AUSABLE TOWNSHIP MASTER PLAN Water & Sewer Lines

Data Source: AuSable Township



**Appendix B**  
Community Input Documentation

# All Responses

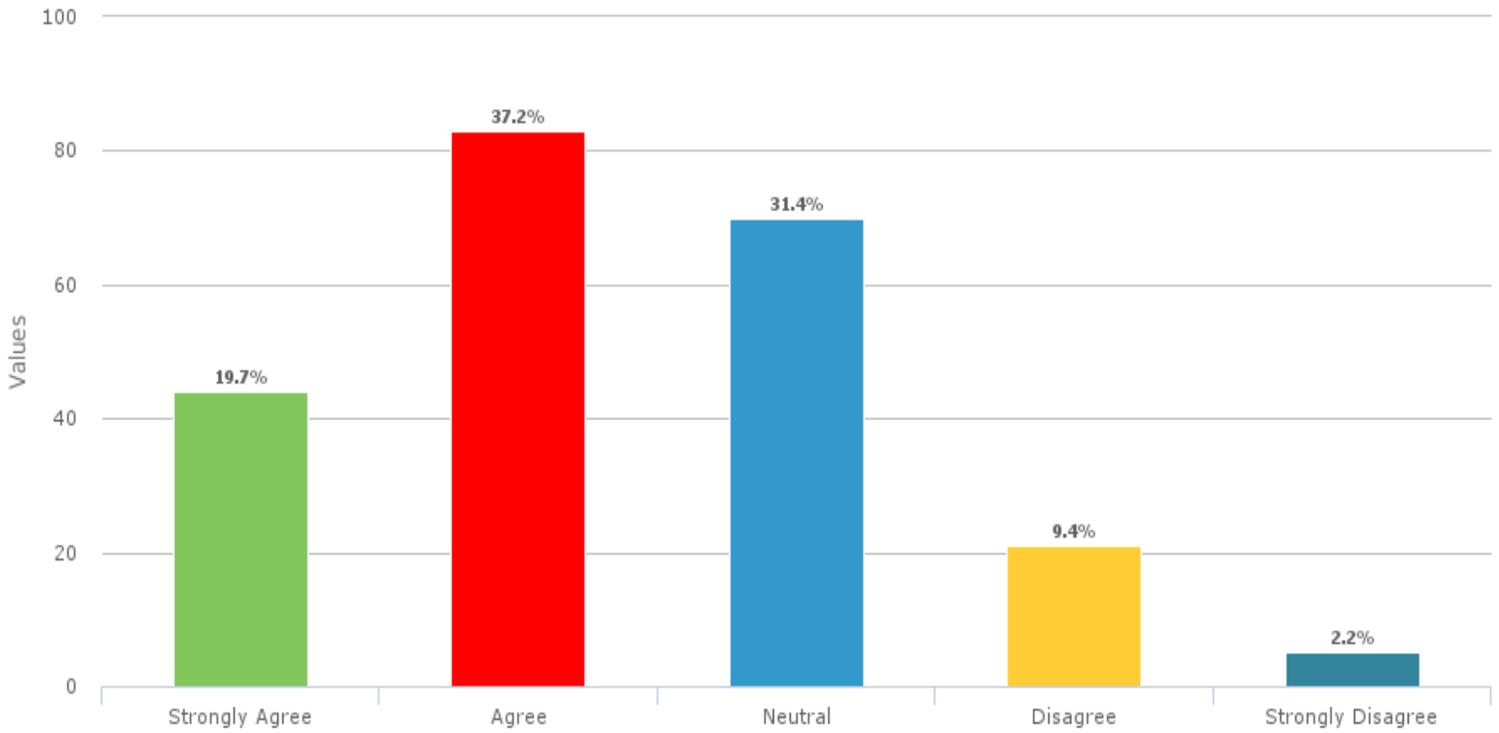
## 1. In the following categories, how do you feel AuSable Township has changed in the past 5 years?

	Much Worse	Worse	No Change	Better	Much Better	Don't Know	Total Responses
Road Conditions	3 (1.4%)	34 (15.3%)	76 (34.2%)	71 (32.0%)	28 (12.6%)	10 (4.5%)	222
Traffic	6 (2.7%)	47 (21.0%)	118 (52.7%)	39 (17.4%)	7 (3.1%)	7 (3.1%)	224
Aesthetics / Blight	15 (6.7%)	39 (17.5%)	69 (30.9%)	73 (32.7%)	13 (5.8%)	14 (6.3%)	223
Fire Department	0 (0.0%)	0 (0.0%)	90 (40.2%)	38 (17.0%)	28 (12.5%)	68 (30.4%)	224
Parks & Recreation	2 (0.9%)	11 (5.0%)	72 (32.9%)	87 (39.7%)	27 (12.3%)	20 (9.1%)	219
Emergency Response	4 (1.8%)	21 (9.5%)	66 (29.9%)	39 (17.6%)	11 (5.0%)	80 (36.2%)	221
Overall Quality of Life	5 (2.2%)	27 (12.1%)	89 (39.7%)	71 (31.7%)	12 (5.4%)	20 (8.9%)	224

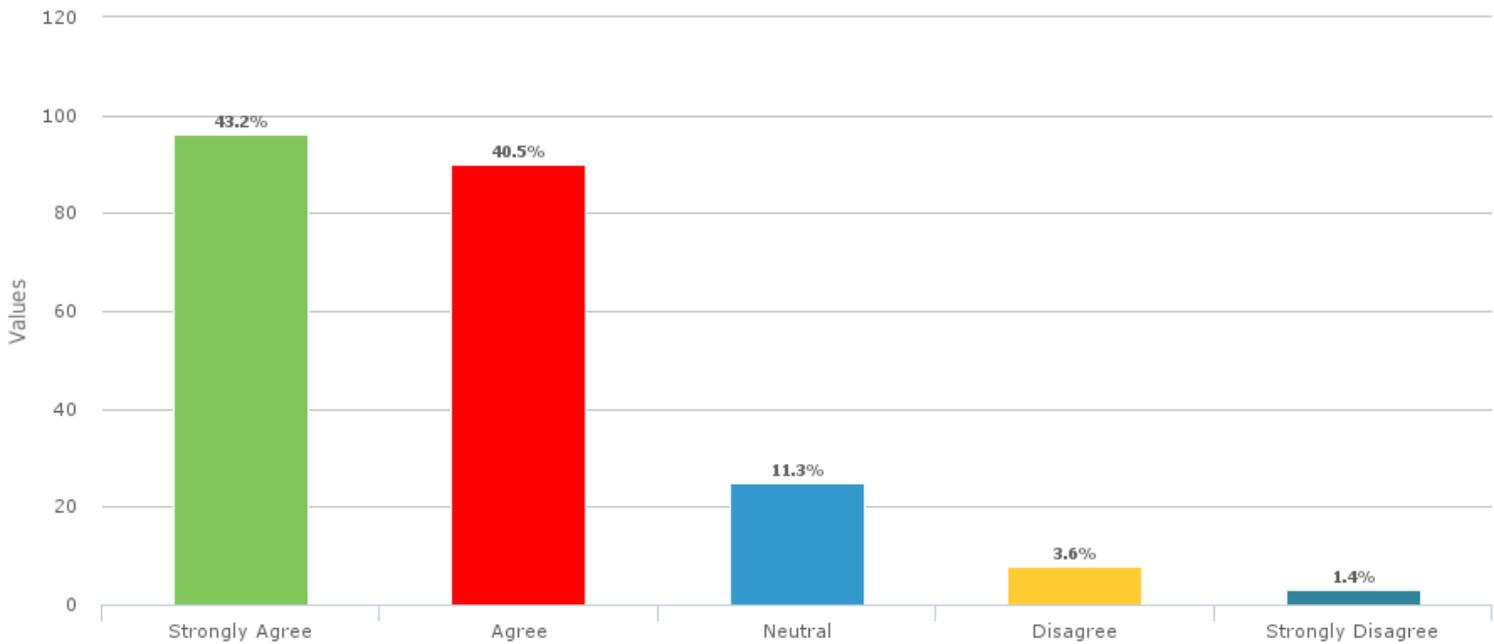
## 2. What is your opinion regarding the extent of these issues in AuSable Township?

	Not an issue	Somewhat of a problem	A big problem	Total Responses
Trash and debris	75 (33.9%)	126 (57.0%)	20 (9.0%)	221
Housing quality	76 (34.2%)	117 (52.7%)	29 (13.1%)	222
Junk cars in yards	62 (27.9%)	130 (58.6%)	30 (13.5%)	222
Temporary signs	143 (65.9%)	59 (27.2%)	15 (6.9%)	217
Abandoned homes	82 (37.3%)	112 (50.9%)	26 (11.8%)	220

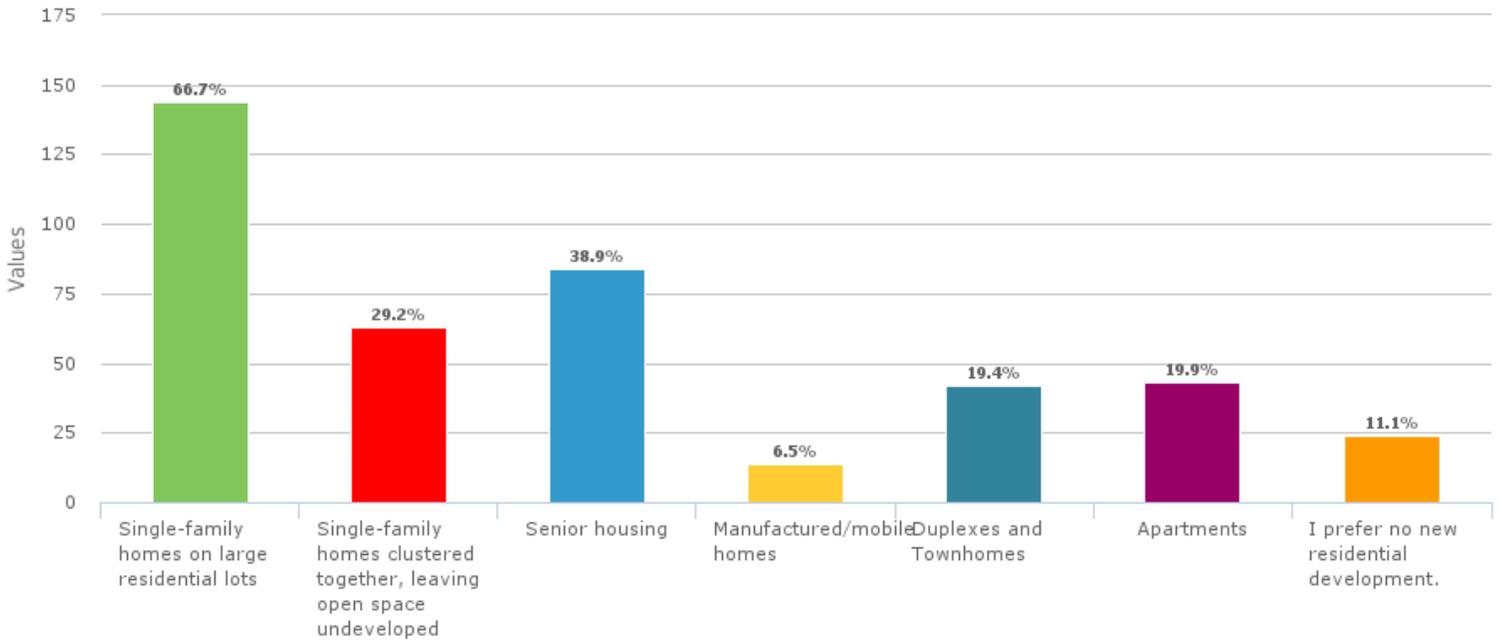
### 3. AuSable Township should grow in population.



### 4. AuSable Township should encourage new development.



**5. I prefer that new residential development in AuSable Township include the following (please check all that apply):**



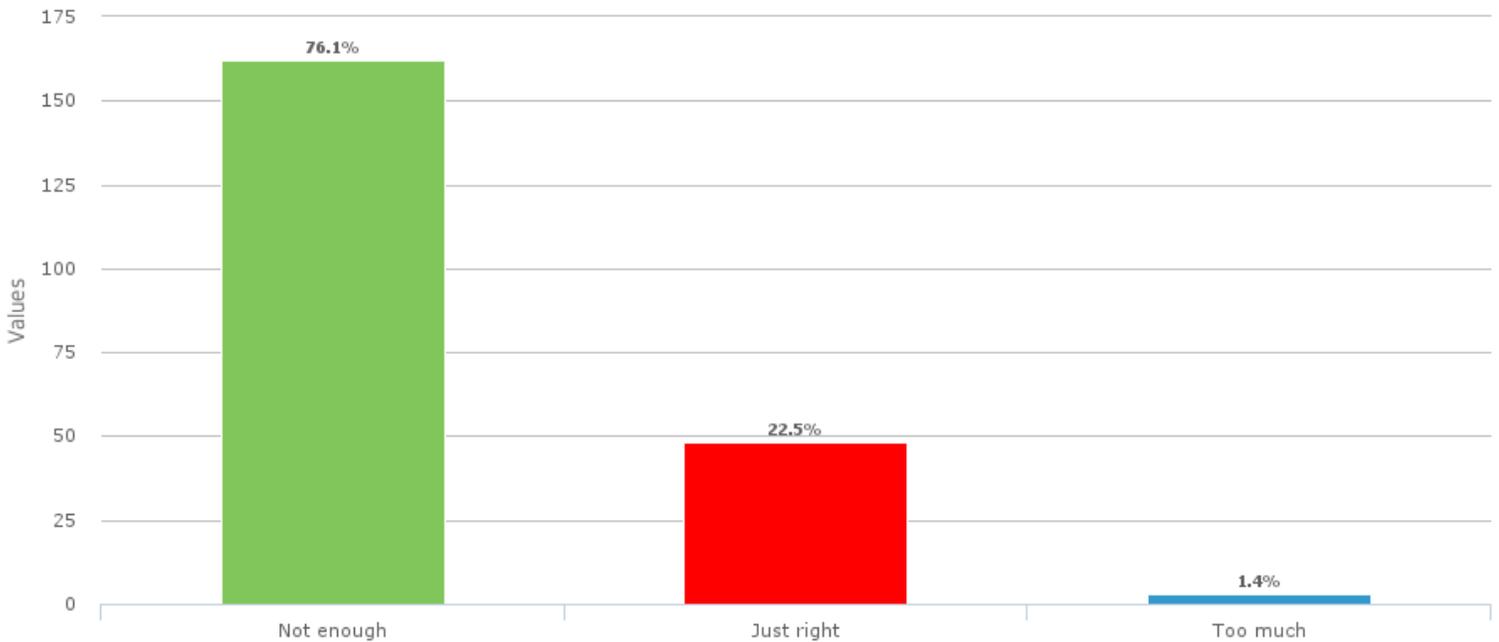
**6. Currently, the Lake Huron shoreline in AuSable Township contains a mix of commercial cabins and motels and single-family residences. Please indicate your opinion about the following statements regarding shoreline land use.**

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total Responses
Continue to allow a mix of single-family homes and small commercial cabins and motels.	59 (27.8%)	96 (45.3%)	37 (17.5%)	15 (7.1%)	5 (2.4%)	212
It is acceptable to use some of the shoreline for larger hotels or condominiums.	29 (13.8%)	62 (29.5%)	33 (15.7%)	55 (26.2%)	31 (14.8%)	210
Development along Lake Huron needs to preserve views of the shoreline.	111 (51.4%)	61 (28.2%)	34 (15.7%)	7 (3.2%)	3 (1.4%)	216

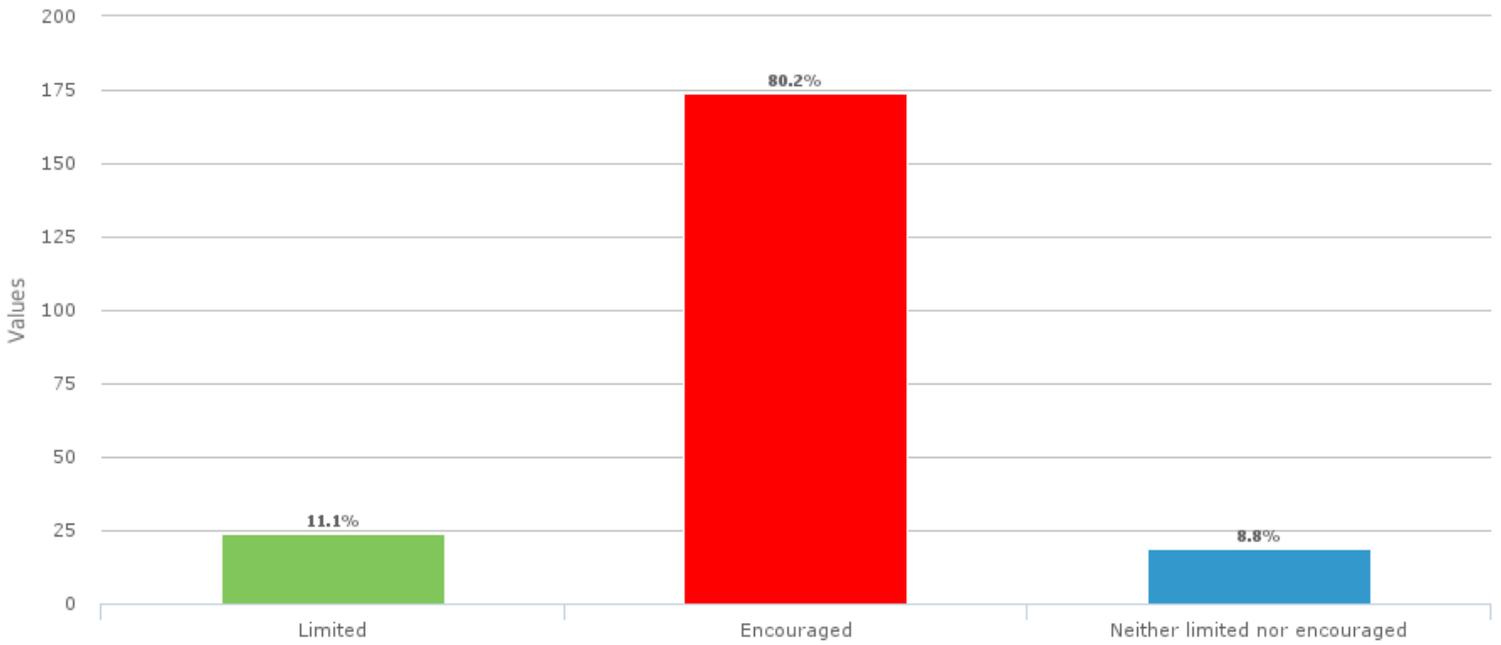
**7. Please rate your feelings regarding the following statements.**

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total Responses
It is important to preserve the natural woodlands in AuSable Township.	107 (49.3%)	76 (35.0%)	28 (12.9%)	3 (1.4%)	3 (1.4%)	217
It is important to protect the scenic integrity of the natural environment and viewsheds in AuSable Township, particularly those near Lake Huron and the AuSable River.	114 (52.5%)	75 (34.6%)	22 (10.1%)	5 (2.3%)	1 (0.5%)	217

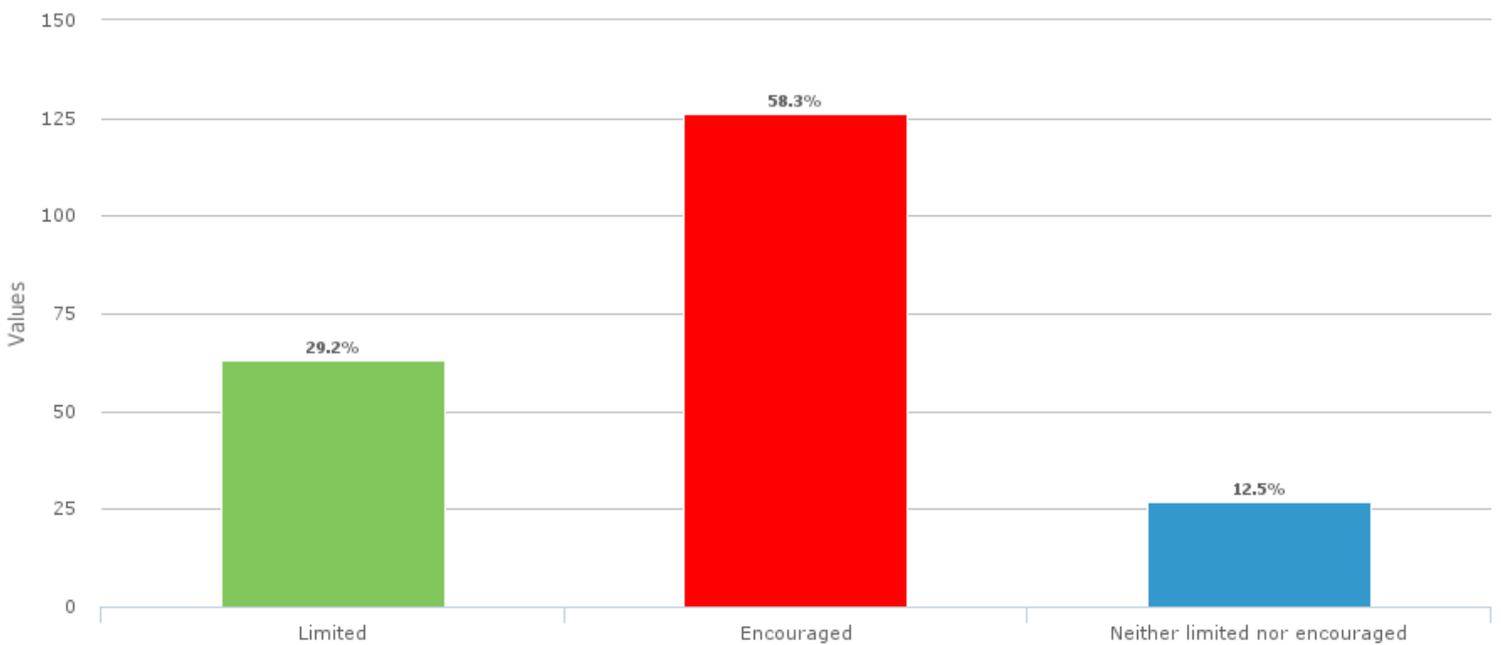
**8. Which describes how you view the amount of commercial businesses (retail and services) in AuSable Township?**



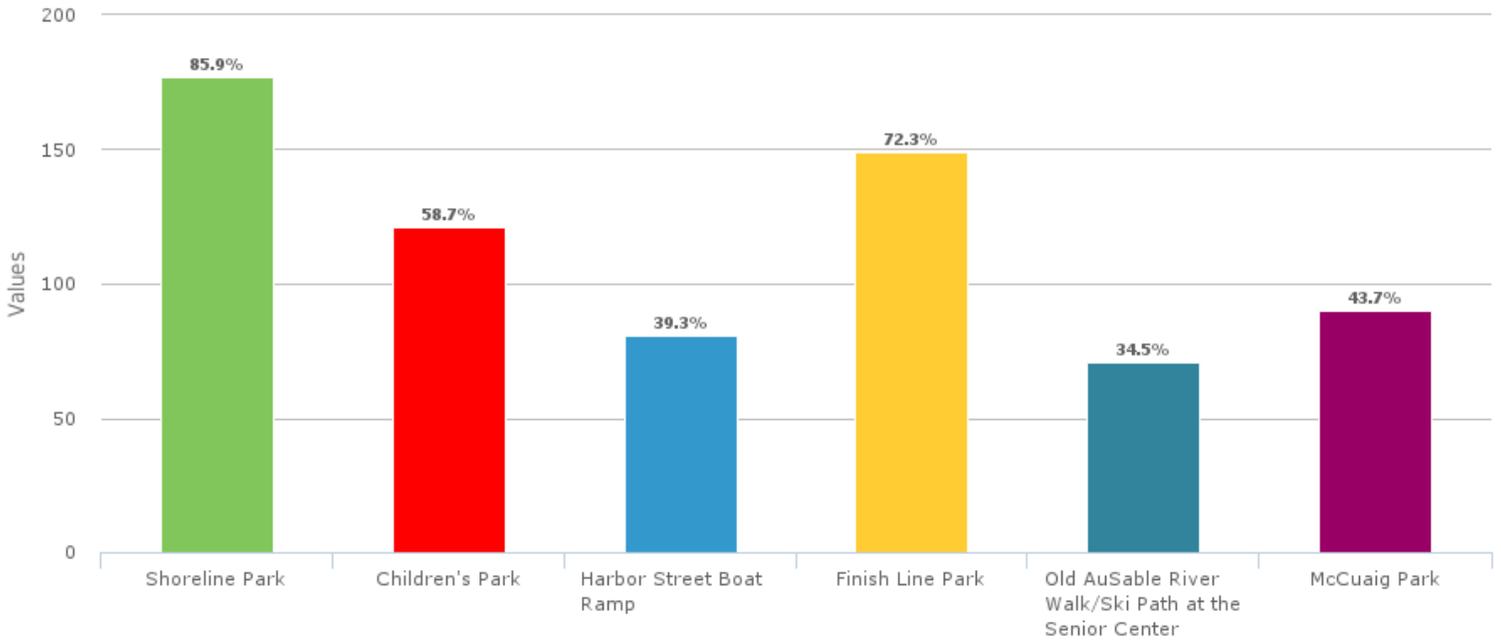
**9. In the next 10 years, commercial growth in AuSable Township should be:**



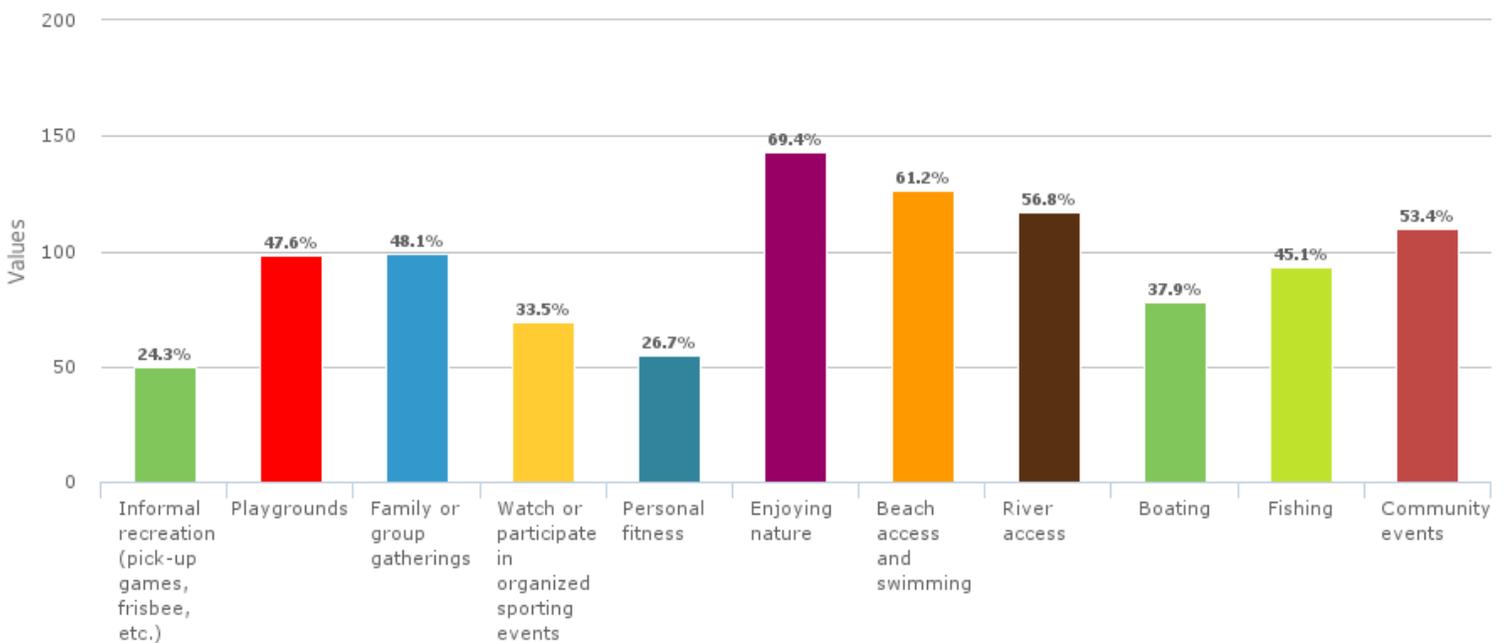
**10. In the next ten years, industrial land use in AuSable Township should be:**



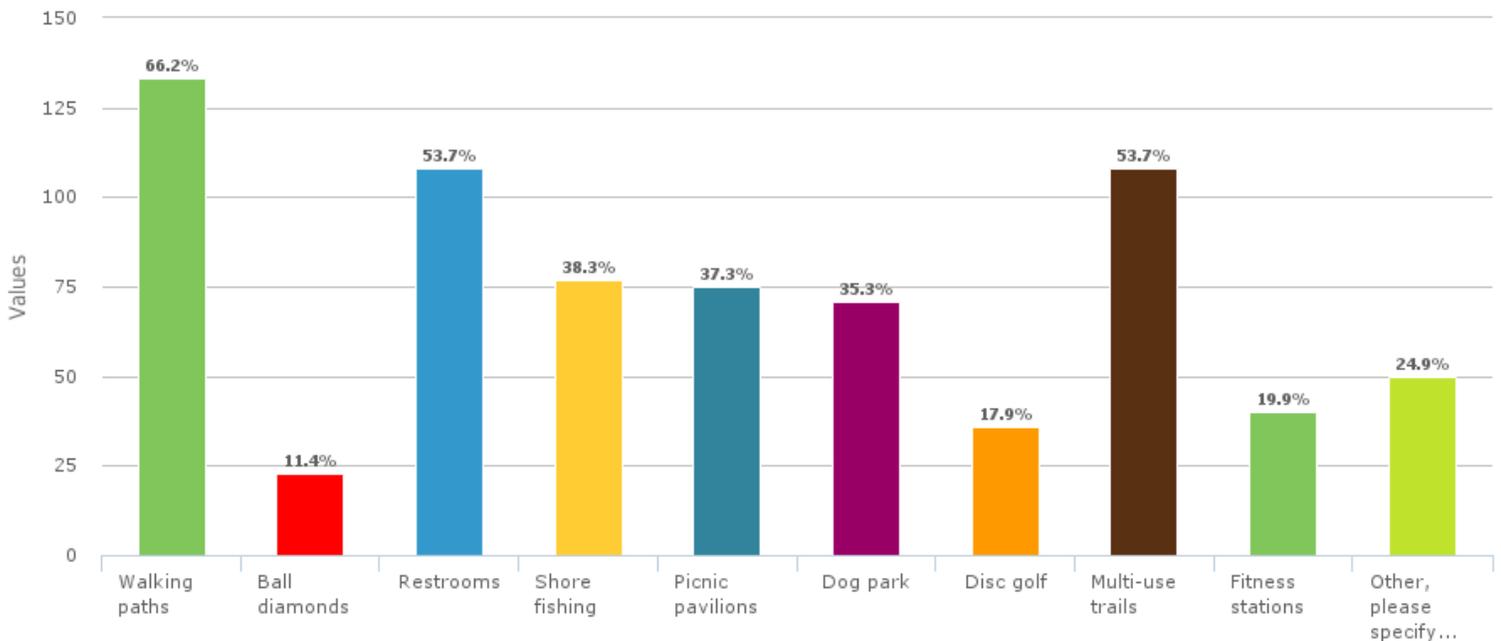
**11. Which of the AuSable Township Parks have you visited in the past few years? Please check all that apply.**



**12. Why do you visit public parks or recreational facilities in the area? Please check all that apply.**



**13. What kind of additional recreation and support facilities are needed in AuSable Township? Please check all that apply.**

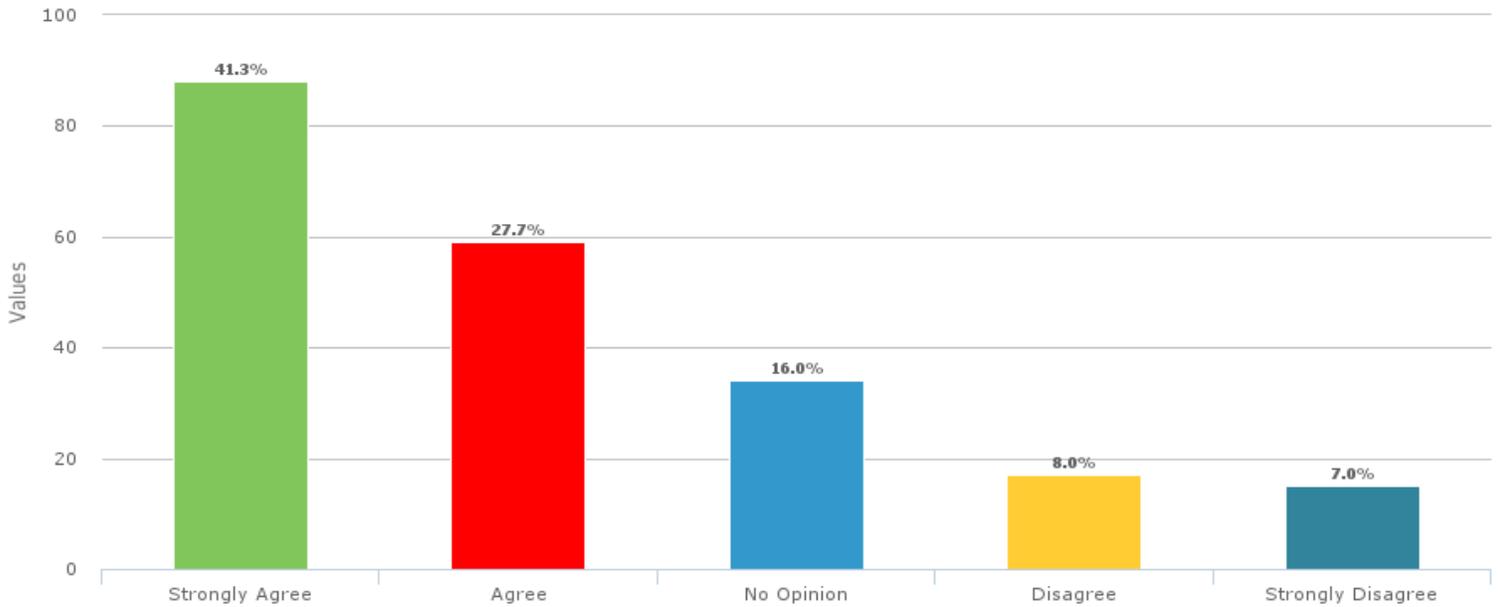


**Others:**

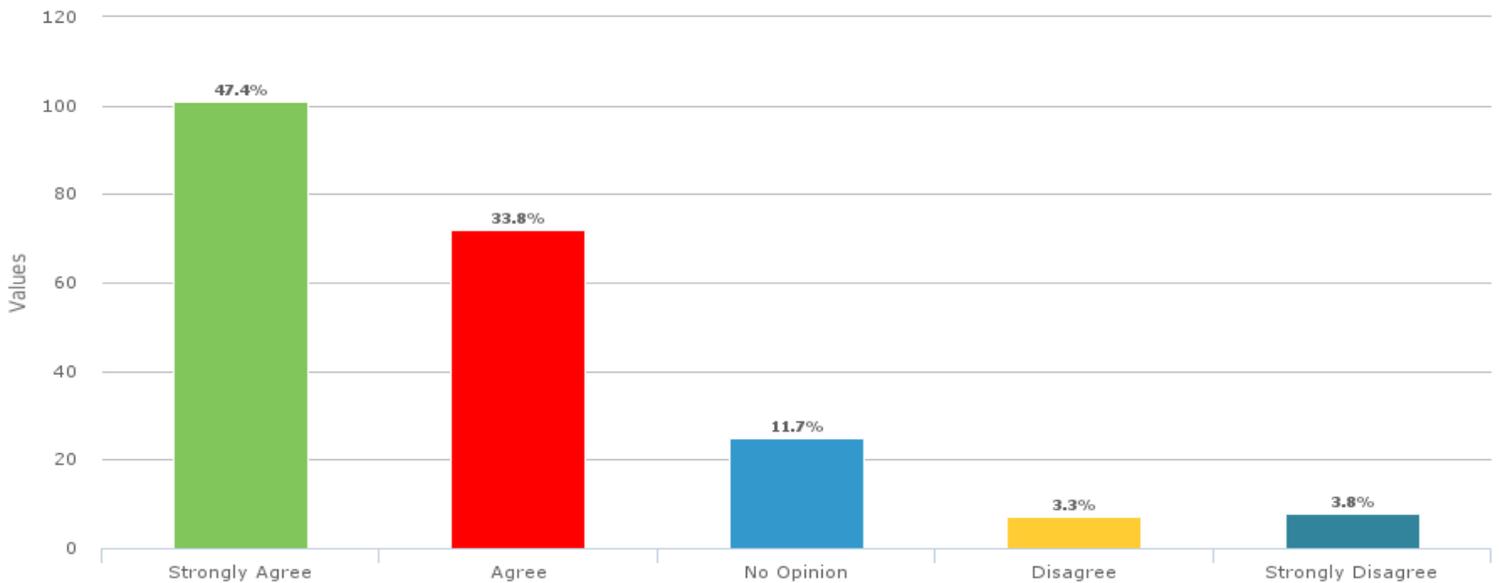
Answer	Frequency
Bike path	27
Ice Rink	3
Water Park	3
Handicap accessible sites	2
Fishing Pier	1
plenty of recreation... how about more business so people have money to recreate?	1
Fix the basketball court	1
River walk	1
Running path	1
Farmers market pavilion with wind break or sides	1
some sort of water access or small water facility in the shoreline and childrens parks. Just a simple way to cool down especially when having a gathering there. It could even be something that was accessible by reserving the pavillions. Along with the bathroom keys, you get a "sprinkler" key too (or something like that). i would be willing to pay a few bucks to reserve if it had some sort of water access. Beautiful and fun parks, just missing water. And would rather be in the AuSable area than waste energy at the Oscoda beach.	1
need to leave more snow on shoulders for winter snowmobiling routes, specifically Mill St.	1
I would love a place to sled with dogs in winter.	1
pool	1
developing the finish line park buy the building near it for information and canoe race items	1
Swimming	1

More boat launches	1
Facility for children for Rainey/cold days that includes Legos, computers,	1
Indoor Kids Gym	1

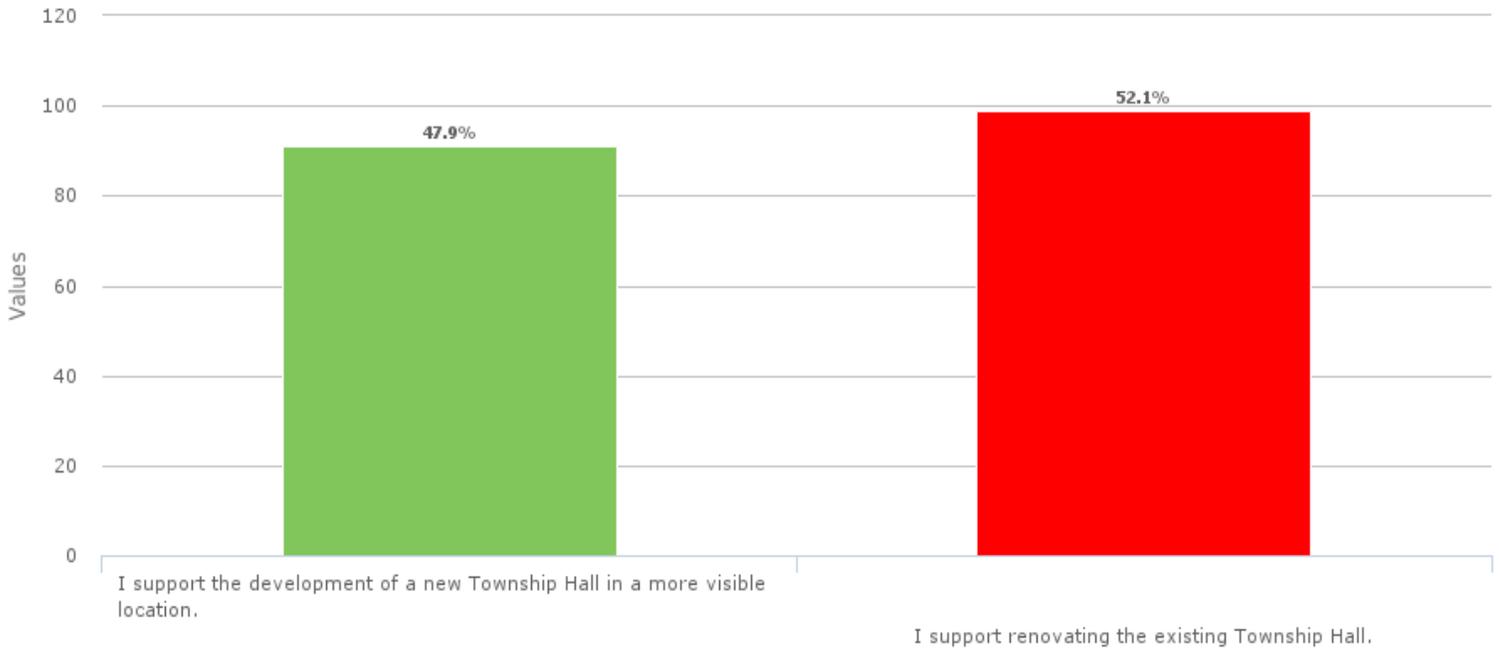
**14. I support the development of the Iosco Exploration Trail which will extend from River Bank Park in Oscoda and generally follow the River Road Scenic Byway and M-65 to Hale.**



**15. I support the extension of the Sunrise Side trail along US-23 that would connect Alabaster Township to Oscoda.**



**16. Portions of the existing Township Hall are 100 years old. The facility has many needs in terms of upgrades and maintenance. Please indicate which statement best describes how you feel about the AuSable Township Hall.**



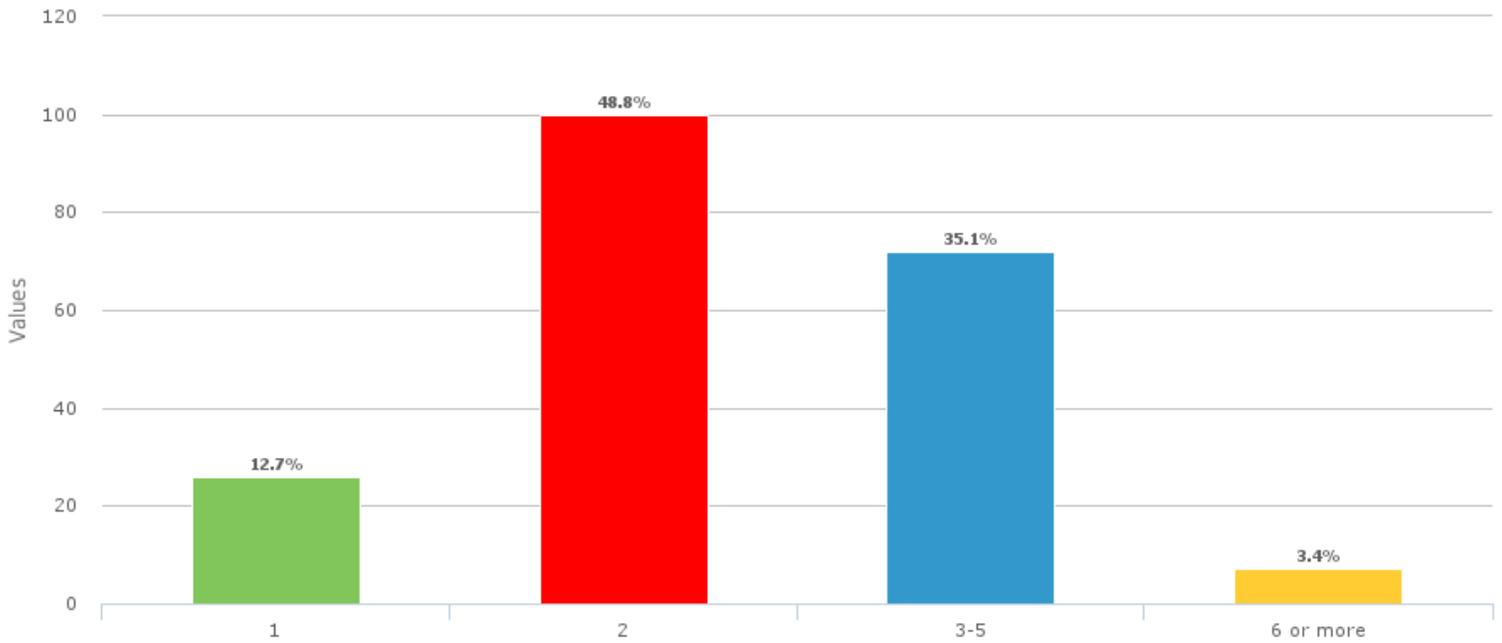
**17. What do you like best about AuSable Township?**

The 138 response(s) to this question can be found in the appendix.

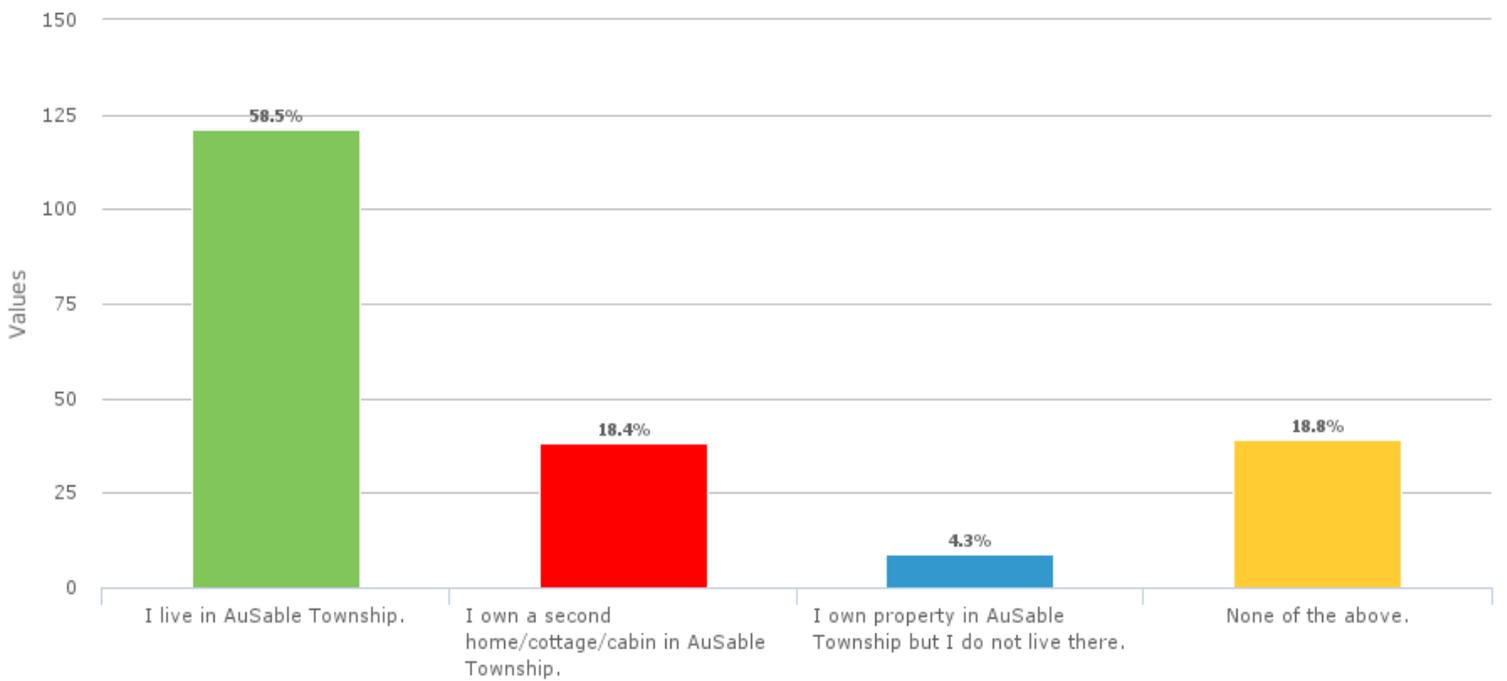
**18. What is one thing you would do to improve AuSable Township?**

The 144 response(s) to this question can be found in the appendix.

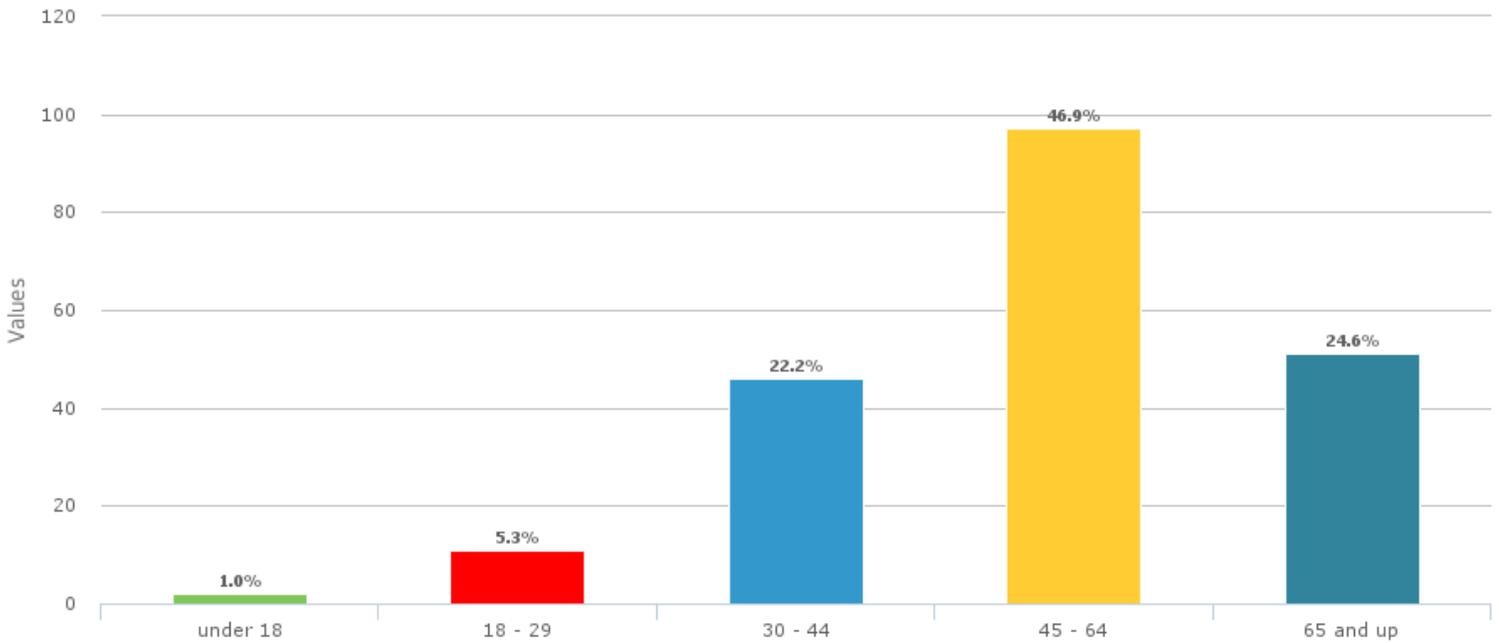
### 19. How many people live in your household?



### 20. What is your relationship to AuSable Township?



## 21. What is your age?



## Appendix

### 17. What do you like best about AuSable Township?

#	Response
1.	Quite!
2.	It's people! It is important to optimize community life in our township!
3.	The Ausable river is the only reason Ausable Township exist, I like the river.
4.	Undisturbed nature, water access
5.	The natural beauty.
6.	everything
7.	The feeling of being in a community.
8.	It's a small quiet community, close to the river and natural resources.
9.	Shoreline Park, love the improvements.
10.	good roads, parks, Lake Huron
11.	That it continues to improve.
12.	Peaceful; lack of congestion; quiet; clean air; clean water; and lots of access to lakes, rivers, and forests.
13.	Cal's in charge!
14.	Quiet, Nice Community
15.	The River

16.	The Parks - (Children's and Shoreline)
17.	quiet, nice views, shoreline
18.	Township elected and employees are helpful, concerned and polite. The zoning and junk laws are being enforced better. Co-operation between Au Sable and Oscoda townships has improved over the years and appears to work quite smoothly.
19.	natural beauty
20.	The people at the township hall are friendly and the DPW department does an excellent job of taking like the kids park etc care of things,
21.	Limited amount of blight. Parks are well maintained and user friendly.
22.	Fireworks, Christmas Parade, and Community Events
23.	It is known as a quiet close knit community
24.	Get thing done right away without any fight!
25.	River Mouth
26.	Simple, quiet
27.	They do a great job maintaining the parks
28.	Nothing poor management
29.	Low Cost of Living
30.	Tranquility
31.	History
32.	They don't turn the Township roads to gravel like Oscoda
33.	People, River Access, Lake Huron Access
34.	It's not Oscoda Township
35.	AuSable Market
36.	Residential & Commercial Friendly. Open to new ideas.
37.	the area
38.	I like the friendly people, how AuSable has parks and facilities for the public and I also like that there is so much more that can and is trying to be done to have our township grow!!!
39.	It's beautiful
40.	The Shoreline Park behind the Chamber Building and the Farmers Market.
41.	beautiful views, Lake, river
42.	Lack of serious crime. Generally speaking plenty of good people.
43.	It's central location right in AuSable :)
44.	It's up here
45.	Lake Huron
46.	The history is interesting.
47.	The lakeshore. Well maintained parks. Friendliness. Riverbank areas always look clean and taken care of.
48.	The river, lake, wooded areas

49.	Small area where everyone knows each other.
50.	Nice people. Close families. Access to river and lake.
51.	It's peaceful I've lived here my whole life
52.	close neighbors
53.	Peacefulness
54.	The nature and the simplicity of the township. It signifies pure Michigan.
55.	The parks
56.	We are not in Oscoda and are a little away from "downtown". I feel more centrally located between town, my job and nature.
57.	Its friendly people and its proximity to such vast natural resources!
58.	Quiet and well managed town
59.	Small town feel, lack of traffic and other noises evenings & nights, ease of finding adequate parking, spontaneous conversations with passers-by, minimal vandalism & theft
60.	Question 16: More visible location definitely. Renovating - A Big Waste of Money. Familiarity
61.	The view of the water, access to the river, farmers market
62.	Easy access to fishing, boating, swimming, etc.
63.	Peaceful, except on weekends
64.	Tranquility
65.	People, serenity, Lake Huron beauty and up north feeling
66.	nature, lakes and rivers
67.	Au Sable River--Lake Huron shoreline living
68.	The rural feel
69.	Lake Huron and the Au Sable River
70.	Relaxed pace / low traffic volume
71.	Natural Beauty
72.	Question 16: Whatever works best Question 17: It's a pleasant to live
73.	Not overly developed.
74.	Great Lakes are fabulous!!! Answer to #16) Businesses first, which provides jobs, which increases the tax base ....then....build a new Township Hall. With this order, the stressors for cost are shared more broadly.
75.	The natural beauty and access to natural elements, parks...ease of use, preservation of natural resources.
76.	Down home town feel
77.	beauty of the shoreline and water. That up north feeling. I still like the mom and pop cottages.
78.	Lake Huron
79.	River
80.	living with the woods all around me, peace and quiet would be great

81.	Its not Oscoda! Its a smaller township that is often confused with Oscoda but I like to think its the more rustic area of Oscoda, less congestion and better scenery.
82.	The public beach and all the water access
83.	Au Sable river and beaches.
84.	The Beach (Huron) and river
85.	the people
86.	The unity, "old time" community feel, and quiet scenic views. A great place to live and relax.
87.	ORV friendly
88.	Fairly crime free and quiet
89.	Friendly
90.	Peace and quiet and for the most part houses aren't sitting on top of each other. I like my space.
91.	Nice and peaceful place to live with friendly people.
92.	It seems like a family oriented area.
93.	The scenery.
94.	More laid back than Oscoda
95.	The amount of places we have to fish.
96.	It still has that small town feel & definitely all of the scenic views.
97.	Nature
98.	Easy location
99.	I don't like it at all . Wish I never move to Oscoda .
100.	It is beautiful and peaceful.
101.	I really like the walk path at the senior center. I like how it's secluded and nobody can see you out there jogging
102.	Its neatly kept up and we have the Senior Center and the trails to walk over there
103.	Everything
104.	Homey feel but have to go to Oscoda for most needs
105.	Boat ramp
106.	The water
107.	Small town charm
108.	It's well maintained, blight ordinance is mostly enforced. The township personnel are mostly friendly and accommodating.
109.	The relax atmosphere
110.	small, quiet
111.	River
112.	Quaint and quiet. Rural and lack of urbanization. Clean air and water. Little or no traffic.
113.	Taxes - keep spending at minimum - we don't need a new hall! A new hall does not/will not attract new business.
114.	Natural beauty, lakeshore, river.

115.	We have fantastic beaches and parks.
116.	The history of the community and its residents
117.	The assessor
118.	quiet community, low crime, plenty of natural resources
119.	Lake / Beach
120.	The lake.
121.	The River and Lake. The traffic is not so heavy as it is at our main residence. Much quieter.
122.	The View
123.	Lake Huron / my condo
124.	The beautiful shoreline and beach; the peace and quiet
125.	natural environment, water access, small town feel
126.	Residents working together to maintain tourists returning to AuSable twp
127.	bike and walk, less traffic, wild life areas
128.	Scenery and small town friendliness
129.	Waterfront - Lake Huron, Willingness to improve the township. "did" love the fireworks at Chamber of Commerce Park.
130.	Quest. 16 Move to an existing, more visible vacant bldg. and upgrade. Great Lake Access
131.	Lake Huron and AuSable River
132.	Beaches
133.	Shore Line
134.	We bought a cottage on US-23 five years ago. We love our view of Lake Huron and the beach.
135.	Question 16: marked both, I support a unified township: Oscoda-AuSable Hall Question 17: Location & the Community togetherness
136.	Water Activities, Safe town.
137.	Lake Huron and the AuSable River. Our property is on Lake Huron on a beautiful sandy beach. That is why we are here!
138.	a safe community

### 18. What is one thing you would do to improve AuSable Township? |

#	Response
1.	Every opportunity for residents to access (and honor and maintain) the natural resources of this lovely area should be optimized. Also the visual and natural beauty should be improved with use of streetscape elements.
2.	bring in more businesses
3.	I would make it user friendly, quit standing in the way of developers that want to add revenue to the tax base.
4.	Keep it clean and updated
5.	boardwalk along the river

6.	Introduce more community oriented activities, such as community gardens, festival, local amphitheater.
7.	encourage commercial develop
8.	A new Dpw building in a different location.
9.	Resolve the problem with the abandon commercial buildings and improve the curb appeal of the other commercial buildings.
10.	ZONING INFORCEMENT!
11.	more jobs
12.	develop river walk - bike path
13.	Redo Zoning Ordinances
14.	Less Ordinances
15.	It is time for AuSable and Oscoda to combine into one township to reduce costs
16.	Trash pick/efficient recycling, regulated by the township. There are THREE different trash trucks thru my neighborhood every week = no wonder the old water lines freeze!!
17.	more street lighting, streets to dark
18.	build a new township hall and not waste effort and money on a worn out hall. I know this takes money but this is a much more permanent solution than remodeling an old building for a few more years use. Also some efficiencies of energy use could be realized.
19.	Encourage better use of mouth of the river shoreline use. It should have had novelty shops, restaurants, etc that would have brought tourism. This is one of the most beautiful natural sites and it's use is a waste.
20.	More retail shopping and places to eat. Should have more ways seniors can get assistance with yard work, painting, etc. Possible program with schools
21.	maintain / expand nature & outdoor recreation
22.	Turn street lights back on!!
23.	New Township Hall
24.	Better Marina's
25.	Get Progressive
26.	I would get a new Planning Board. Our Township needs any business willing to open. And not have them shut down or put through so much to open or to stay open
27.	Clean House replace all but DPW - Keep Assist Clerk
28.	Review and change ordinance
29.	Get involved on topics of interest or concern to me
30.	Improve Fishing Opportunities
31.	Allow more businesses to build community
32.	LED lighting
33.	Participate in a state wide bike path
34.	city sewer would be nice. But business is the main deal. Stop picking on locals because a damn snow machine is in the front yard and focus on getting more and better jobs so that everyone has a couple! develop the river's edge in town and have a nice river walk. Start acting like a city instead of a po dunk rural village.
35.	I would try to get more of a downtown district....with no empty buildings and more industrial and to be able to have families live here and be able to work and support themselves and not have to move somewhere else!!

36.	They need to be more supportive of business and look to find ways to encourage the growth of business. New and innovative technology are changing our ways of life...that means growth and change in laws and ordinances to support that should be constantly looked at as well! Just because an ordinance was good 10 or 15 years ago, does not mean it should remain forever!
37.	Do Not Allow Condominiums and Added Motels/Resorts on the Huron Shoreline
38.	keep residences and businesses looking nice
39.	More jobs and better police coverage
40.	Use same building codes as Oscoda Township
41.	Eliminate blight
42.	Bike trail on River Road
43.	A bike and walking trail from AuSable to Tawas.
44.	An up north themed shopping area that is welcoming year round. Working with Oscoda to make the themed look together as you are trying to do now. What has been done in the past isn't inviting. Gary Oil bldg is a fine example of a nice look. I is appealing to visitors. This was a lumbering area, build on it more. Many tourists make future residents,
45.	Promote more small business owners where people can walk and shop in one area without driving. A setup like Tawas. To bring in more visitors
46.	Make the rules apply to everyone not just when someone complains.
47.	Farmers market needs to be on Saturday.
48.	Fix the basketball court the uneven slabs of concrete are very unsafe for people trying to play basketball. Another issues is the amount of break ins we have in our township we need to uliminate the rats!
49.	Clean up housing that is unsightly and encourage bigger houses
50.	More activitys
51.	Isn't that your job
52.	Bike path along US 23
53.	Make it look less trashy. It looks like a ghetto.
54.	Find a way to segregate the industrial row from the residential area. Sunset Street seems to be a drag strip for way too many personal vehicles as it is, but once frost laws are lifted there are a lot more speeders in huge trucks and semis that have no business flying down a residential street. There is no way that the 25 mph is their speed. Our community has children and industrial or commercial vehicles have no respect for the danger they create. I understand we chose our home knowing there was an industrial sector right there, but because there are roads that run parallel to our neighborhood, we never imagined we would have so much high speed traffic coming from that sector. (Would have been nice to know that a crematorium was built in our neighborhood, if that's true. Oooooo creepy, and we thought a cemetery was creepy enough ;-))
55.	Involve more people in community events.
56.	Speed limit signs on 2nd St.
57.	Better maintain overgrown & unsightly roadsides, even if not a township road, thereby helping to keep down weeds before they are able to scatter seeds. Any chance of mosquito abatement?
58.	Build New Township Hall more practical. Need's change to attract younger people
59.	Bring in new and different businesses
60.	Inexpensive housing=undesirable neighbors
61.	get rid of the smoke shop sign on the sidewalk
62.	Bring more business and housing opportunities
63.	Get canoe traffic & trucks off Mill St.
64.	Encourage new Businesses. Better Police Protection - more visible

65.	Better use of Shoreline Park, More Activities on site to bring people there to enjoy
66.	None
67.	One thing I would love to see improved upon is the blight in the township. There are a couple metal collectors on Chester Rd that run their junk business at their home and make the entire area look terrible. I have called the township and talked to the man in charge of citing these people and was told he had too many tall grass complaints to take care of to take care of these people. He said one the person doing this is Stanley hall and has cited him before but he continues to do this. No decent person is going to want to buy a home in this area. Hire people to clean up the area and maybe the houses for sale will not sit for sale for years.
68.	Change the mentality in regard to your goals. You lost the Holiday Inn years ago and you see what that has done for Tawas. You lost the opportunity for condos at the NE Mich Marine site. Now you have side-by-side party stores, a near out-of-business NE Mich Maine, a vacated marina turned into a house, a vacated yacht club, a vacated dollar store, the vacant Charbeneau's Restaurant and several other vacated storefronts. Condo people along the shoreline at the bridge-view would be a much better welcome to town (such as the condos on the Tawas River) than what visitors have to look at presently. If a person crosses that bridge for the first time as a Michigan traveler or vacationer, I can just imagine what their first impression might be. I'm located one mile south of the bridge and I've seen many changes for the worse over 35 years at that Au Sable River.
69.	Improve the existing parks before you create new ones
70.	Get rid of the blight
71.	Nature
72.	work to improve / reduce blight
73.	Employment Opportunities
74.	Renovate existing buildings / structures to make more appealing.
75.	See my answer to #17 thanks! The only thing I would add is to not tax new business, to increase business appeal, and with more employed, the tax base would still improve.
76.	Need more draw for tourism to sustain the community and bring some monies into the area.
77.	Marina gas station in ausable river
78.	Little more shopping in the downtown area. Women's clothing store. Stores that people like to browse in that have up north things, Ausable things. I miss Elf. Beach store, art, coffee/wfi, and fishing events.
79.	more restaurants
80.	More river access and improve shore line park
81.	taxes are unreasonably high with respect to the services provided.
82.	Make the trashy people clean up their houses and yards, and stop getting a half dozen animals they do not take care of
83.	Add Water features to parks and reduce the amount of industrial traffic that speeds down Sunset. Dangerous road.
84.	More beach volleyball nets at the beach
85.	Get Au Sable and Oscoda Twps to work together more. There is no real difference or separation between the townships but we have two separate administrative entities and governments. Just ties up money both Twps. could use for bettering the area.
86.	Clear the high grass that exists along some roadways. Particularly Point Rd., where the high grass contributes to insects.
87.	more retail (restaurants)
88.	The township itself: nothing, I love life here. I wish there were trash pick-up as in Tawas.
89.	Need to enforce blight, way too much trash, cars, boats (remember....!) it costs nothing for a property owner to keep it clean.

90.	Keep beaches and beach views clear. Enforce blight rules more.
91.	More fishing for handicap people
92.	Replace the Mill Street bridge. It is used for everything and needs to have a pedestrian walkway built on it. The current bridge has just been downgraded and it is falling apart.
93.	I had absolutely NO idea that there was a park or nature zone near the senior center!!! I would like a lot of information about that. The information about that would also help people realize where the senior center is. That would benefit both resources.
94.	Get rid of the blight.
95.	Encourage family outings to showcase it
96.	combine services with Oscoda Twp.
97.	More things for teenagers to do besides being destructive, and drugs.
98.	more options for dining out less burger and pizza joints better sit down options
99.	Encourage economic growth allowing for more jobs to be available for local residents.
100.	Have more activities for kids of all ages
101.	Do something to bring bussiness to town so as to bring people here there is nothing for people to do like tawas
102.	nothing
103.	Move out of the drug infested town
104.	Fix some of the streets.
105.	Make things better for the locals. Get some shopping with decent prices. Seems like everything is focused on the tourists. We live here. Focus on what would make life easier for us.
106.	Attracting more business along 23 between township lines
107.	Nothing
108.	Clean up or tare-down unoccupied dwellings. Some of the buildings and homes are shoddy looking. We look like a poor area.
109.	Tear Charboneau down
110.	More businesses
111.	encourage new business! I'm a new business owner that lives in Ausable twp., and I chose Newman St in East Tawas because of the already thriving businesses & foot traffic.
112.	I think they need to reconsider not buying the former furniture store on US23. I can't see jamming everything onto the property near the C of C building and the other site is far more visible for tourists coming into the area.
113.	more stuff for kids
114.	Needs more enforcement of zoning and township ordinances
115.	Do something with all the empty buildings on 23 - west side of 23 by the bridge looks terrible, don't we have ordinances to keep this from looking so "junkie" - Seems like all the new businesses opening in AuSable are nothing but "copy cats" of other successful businesses. Can't you regulate that?
116.	Extend the Sunrise Side Trail.
117.	I would love to see new businesses come into the vacant buildings we have.
118.	Sidewalks in the residential areas. Repaired, replaced and added.
119.	People shouldn't be complaining about taxpayers using their private property to ride dirtbikes.
120.	Try to get more businesses on US 23

121.	Sponsored events to promote the area. more development to promote tourism. It's sad to see the decline in an area so beautiful. Empty store front, no reason to shop in Oscoda. (Festivals, air shows, Red Bull races, art fairs) What is Tawas doing differently. Seems to be more developed and energized)
122.	Safe extensive Bicycle paths. Check out Rogers city and Tawas etc.
123.	As a business leaves, they should be required to remove their signs. So many old trashy looking signs that are from days past, really make the area look bad. Places for sale that no one cuts grass or trims weeds look awful. Owner should be responsible for clean up until sold.
124.	The fireworks for the 4th of July need to return to Shoreline Park.
125.	Move the fireworks back to Shoreline Park
126.	Keep area as natural as possible
127.	Get rid of the Shanty Town at the mouth of the river. Develop a river walk on the south side of the river with retail stores.
128.	Would love to see a dog park facility! In a condo, I cannot let my dog run off leash anywhere
129.	more downtown business
130.	encourage all types of business
131.	more walking and biking paths and sidewalks
132.	Bike path from Tawas to Oscoda
133.	Bike path from Tawas to Oscoda, Open vacant businesses or tear down, bring fireworks back to Chamber of Commerce Beach.
134.	Brink fireworks back to Chamber of Commerce Park
135.	Fireworks for July 4th need to return to AuSable
136.	Move fireworks back to original location
137.	Restaurants and apparel shops
138.	Don't spend our money to build a new township hall, you already tax none homestead dwellings enough.
139.	Bring n more businesses to support tourism.
140.	Support the Community, "Be Happy"!
141.	Disc Golf Course
142.	A safe bicycle trail.
143.	move the township hall to us23 where the old big boys was
144.	promote tourism

**Appendix C**  
Adoption Documentation