

An aerial photograph of a two-lane road with a yellow center line, winding through a lush green forest. In the distance, a bridge spans a body of water. The sky is blue with light clouds. The text 'Ogemaw County Master Plan' is overlaid in a large, dark green font.

Ogemaw County Master Plan

Plan Adopted: November 10, 2016

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Vision

Vision

Ogemaw County is a place of exceptional natural and human resources. It has extensive forests, lakes, and rivers. It has great areas of farmland and open spaces. Because of its location and transportation assets, it offers extraordinary recreational and entrepreneurial opportunities. Above all, it is a pleasant place to live and work.

The Ogemaw County Planning Commission sets forth this Master Plan to help preserve, maintain, and enhance these conditions for its current and future citizens and visitors.

Planning Process

Process

Since the 2006 Ogemaw County Master Plan was adopted, the circumstances in Ogemaw County and all of Northern Michigan have changed significantly. Different from earlier decades of rapid population growth, the county and region saw a reversal in people immigrating to the county and because of the recession of 2008-9 economic conditions have been altered greatly. The Ogemaw County Planning Commission saw these conditions and determined that the existing Master Plan, which was created under those earlier conditions, needed to be reviewed and rewritten to represent the current situation in Ogemaw County.

The Planning Commission together with its consultants, reviewed the 2006 Master Plan, reviewed current demographics, and economic data. The members discussed existing land uses and potential development means to foster economic and community vitality. The Planning Commission reviewed various plans of the cities and townships within the county in order to consider their consistency with the county's goals.

The Commission then began this new Master Plan by setting forth a vision for the county. It assessed the conditions indicated above and put forth a set of goals and actions intended to enable the county to fulfil the vision. The Commission concluded the plan by determining appropriate land uses to meet the plans and goals and created a Future Land Use Map to present them.

Community Description

History

Ogemaw County is in the mid-section of the lower peninsula of Michigan. The County is bordered on the north by Oscoda County, on the west by Roscommon County, on the south by Gladwin and Arenac County, and on the east by Iosco County. The County covers an area of 367,749 acres or about 574 square miles. Using the 2010 US Census population figures, the population density of the county is roughly 38.5 people per square mile. The County consists of 14 townships, one village, and two cities. The county seat is located in the City of West Branch.

Ogemaw County was set off in 1840 as a county, but it did not become an organized county until 1875. It had 16 townships in 1889. Starting in the northeast corner going from east to west they were; Goodar, Rose, Damon, Foster, Hill, Cumming, Klacking, Beaver Lake, Logan, Churchill, West Branch, Ogemaw, Richland, Mills, Horton, and Edwards. Presently, the townships are: Goodar, Rose, Foster, Hill, Cummings, Klacking, Logan, Churchill, West Branch, Ogemaw, Richland, Mills, Horton, and Edwards.

According to Scientific Publication No. 1, Report of Earthworks of Ogemaw County, Michigan, (Cranbrook Institute of Science, Fred Dustin, 1930), researchers discovered that “mound dwellers” or “mound builders” lived in the Rifle River area 11,000 to 15,000 years ago. In 1931, anthropologists working in the Selkirk area uncovered three Indian mound formations. These and other mounds discovered in Ogemaw County confirm that ancient mound dwellers were inhabitants of the area long before Christopher Columbus arrived in the Americas.

The abundance of wild game and fertile soils for berries and planted crops drew Chippewa Native Americans to the West Branch area and the first Europeans in the area were traders, clergymen, and soldiers. For nearly 150 years, little contact between Native Americans and the new European settlers took place in this interior of northern Lower Michigan. Forts, outposts, and other settlements were established and remained near the shores of the Great Lakes.



Ogemaw County Historic Timetable

- 1790 – part of Knox County
- 1803 – part of Wayne County, Indiana Territory
- 1810 – part of Michigan Territory
- 1818 – part of Michimackinac Territory
- 1819 – part of Oakland County
- 1852 – part of Mackinac County
- 1856 – part of Cheboygan County
- 1860 – part of Midland County
- 1867 – part of Iosco County
- 1875 – Ogemaw County established
- 1885 – Village of West Branch established

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

The magnificent white pines that graced the land in West Branch stood untouched until

1871. But having felled the forests further south, lumbermen began their march north from the Bay City and Saginaw areas. Their progress was closely linked to the building of railroads. Railroads were a necessity since inland waterways were neither deep nor wide enough to provide dependable transportation. The railroad was built through West Branch between 1871 and 1872.

The end of the lumbering era was around 1910 when the catastrophic forest fires broke out during the dry summer. The fires were fed by dry-as-tinder brush and slashings left from the earlier lumbering activities. The fires were the end of the remaining old growth timber.

Once the pine was harvested, the land was sold to farmers. The hardwood forests still existed and the land was a good buy because the value of the harvested hardwood timber then equaled the price of the farm. Farming started in Ogemaw County almost as soon as lumbering began. Although a large variety of crops have been grown over the last century, experience has shown that certain crops are the most stable and dependable. Hay has always been a reliable crop, and in the lumbering days, the farmers raised hay and potatoes to sell to lumber camps at \$20.00 a ton for the hay and \$1.00 per bushel for potatoes. Of course as the forests were cut, this market soon declined and farmers began to raise wheat, oats, barley, rye, peas, corn, and various kinds of fruit. Wheat has proved a good crop thanks to the rolling land and the snowy winters. Fruit has always grown well specially apples, plums, and pears. At one time, there were plans for a processing plant in the area and the farmers were encouraged to plant apple orchards. Remains of many of these orchards can still be seen. The processing plant never materialized. A little commercial crops were grown but they never became a major factor in agricultural production in the area. The most economically dependable and stable agricultural enterprise in the county has been livestock farming. Cattle, horses, and sheep have always been raised. Of these, only cattle raising has been a major industry. Despite agricultural maps of the United States

not including Ogemaw County as suitable for farming, it would be difficult to convince the inhabitants of this area that it is not suitable for our types of agriculture.

Most of the early development and commercial activities of the county serviced the lumbering industry. There were lumber mills in West Branch, Rose City, Prescott, and elsewhere. General stores, hotels, and taverns grew expanded with lumbering activities. As farming took over from lumbering, slaughter houses, elevators, pickling stations, and other businesses were established to process or market wool, meats, and livestock produced in the area. Other businesses to service local residents also grew or generated shoe repair shops, dairies, a garment factory, automobile garages, coroners, ice houses, and even the Graceland Ballroom in Lupton. Industrial activities also began as lumbering grew.

One of the first industries in Ogemaw County was the Marl Plant at Edwards Lake. The Hecla and Portland Cement Company first came to the area in the early 1900's, with the idea of using the marl beds of the lake area for processing into fertilizer. Employing nearly 100 workers, the marl plant consisted of eight dwellings, a series of service buildings, a boarding house, and a water tower. The marl plant was powered with coal hauled in by railroad from Loranger, south of West Branch, and in turn hauled processed fertilizer to Loranger. The marl was dug from the lake bottom, heated, dried and elevated into the large bin to ultimately be dropped into the railcars underneath. It was speculated that the plant was less than profitable due to the excess amount of coal required to dry the marl. It was in operation approximately 3 years, closing in 1903.

Oil was discovered in Ogemaw County in 1933, and by 1936 one-hundred and twenty-eight wells were producing 2,300 barrels a day from county oil fields. West Branch Refining Company built a refinery in West Branch in 1936, which operated until 1953, and then by various other refinery companies until the early 1980's.

As the economy of the country and Michigan grew and transportation to the Ogemaw County area was

Historical Sites within Ogemaw County

Cleveland Park Pavilion, located in Rose City, is a rustic wood structure dating from 1931. It continues to serve as an open air kitchen and dining hall. Its marker was erected June 18, 2001.

Rose City received commemorative designation in 2002 as the site of "The Big Fire" of April 3, 1910. It took less than an hour for the entire business district to burn.

The Rose Township Fractional District No. 5 School, commonly known as the Lupton Schoolhouse, was designated a historic site in 1995. It was built during the 1903-1904 school year by Alexander Hamilton Reid. The school served 85 students when it opened for the 1904-1905 school year and continued to serve the population of Lupton until 1964 when it was closed and students were transferred to a Rose City school. After 30 years of adaptive reuse, it has been returned to the Lupton Community for use as a school.

The Frank Sebastian Smith House, listed in 1989, is a rambling Queen Anne-style house significant as the residence of Frank S. Smith (1862-1941) a long-time West Branch business person. Frank Smith was a blacksmith and later established a farm implement and harness business before partnering with his son, George, in the sale of automobiles. He served two terms as an Ogemaw County supervisor.

improved, many manufacturing businesses were begun and flourished. In West Branch and Ogemaw County were included the Prestolite Wiring Manufacturer, Sempco Handling Equipment, West Branch Steel Company, West Branch Tube, Taylor Door Co., North Star Heat Treating, Karibou Kampers, Knight's Lumber Mills, Precision Tool Manufacturing, West Branch Forge, Pallet Manufacturing Wood Products, Carbide Tool Manufacturing, Valeron World Wide Producers, Elektra Stove Company, Gay Toy Manufacturing and West Branch Block Company. Other industries have grown, expanded, or moved to the area including Consumers Energy Regional Campus at I75 exit 215, Mulch Manufacturing, and Griffin Beverage.

Today's economy is now much more tourist oriented. As state and federal highways were built, and connected Ogemaw County to downstate Michigan and the rest of the country, in addition to opening the area to manufacturing businesses and others supporting those businesses indicated above, the county was opened up to tourists and people wishing to resettle to the beauty and bounties of the area. As soon as these visitors began coming to the area, housing, subdivisions and other developments were created around the county's lakes and along its rivers and within the growing cities and villages.



Location

Ogemaw County is located in north-central Lower Peninsula of Michigan. The County is bordered on the north by Oscoda County, on the west by Roscommon County, on the south by Gladwin and Arenac Counties, and on the east by Iosco County. The County covers an area of 367,749 acres or about 574 square miles. Using current 2010 US Census figures, the population density of the county is roughly 38.5 people per square mile. The County consists of fourteen townships, one village and two cities. The county seat is located in the City of West Branch.

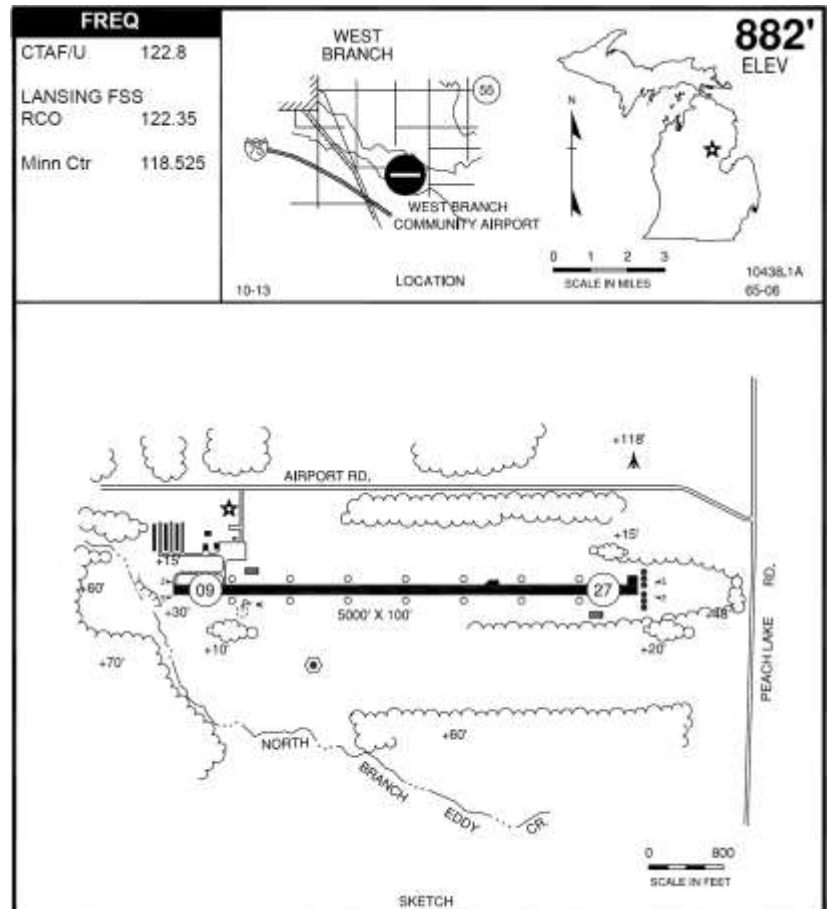
Transportation

There are three state highways and one expressway in Ogemaw County. M-33, M-30, and Interstate 75 are north/south trunk lines while M-55 is a major east/west trunk line. The county and local governments maintain the remaining road networks. General aviation and or freight air service is available at the West Branch Community Airport in southern West Branch Twp.

A community airport, three miles southeast of the City of West Branch, serves private airplanes. The airport has a lighted 5,000 foot asphalt runway and offers fuel, hangers, and tie downs. The airport has an attendant during normal business hours and by appointment during non-business hours. Recently a new airport terminal building was constructed to offer visitors additional airport services. Bus service by Ogemaw Public Transit Organization serves the area with a demand/response for the County. Currently the airport has 23 airplanes based on field. In 2003, the West Branch Community Airport had over 6,000 take-offs and landings.

The West Branch Community Airport had adopted the Joint West Branch Community Airport Zoning Ordinance in 1969 to provide additional safety and protection of the users of the airport and people who live and work in its vicinity. The ordinance is a joint ordinance that was adopted by Ogemaw, Gladwin and Arenac Counties. The ordinance impacts an area of 10 miles around the airport and establishes height restrictions within that area. The ordinance is administered by the Ogemaw County Zoning Administrator and requires all new structures, or alterations to existing structures in the area, to apply for an Airport Zoning Permit to determine if the improvements are allowable.

According to the Ogemaw County Road Commission 2002 Road Report there are 240.73 miles of county primary non-seasonal roads and 403.71 miles of county local non-seasonal roads (located in townships only). In addition the townships list a total of 6.65 miles of county primary seasonal roads and 182.25 miles of county local seasonal roads.



The MDOT Michigan 2012 Annual Average 24 Hour Traffic Volumes indicates that on M-33 in Rose City, there is an average of 5,794 vehicles/day. The City of West Branch has 15,231 vehicles averaged per day. Lastly, I-75 Exit 215 has approximately 10,752 vehicles/day and Exit 212 has an average of 12,654 vehicles/day.

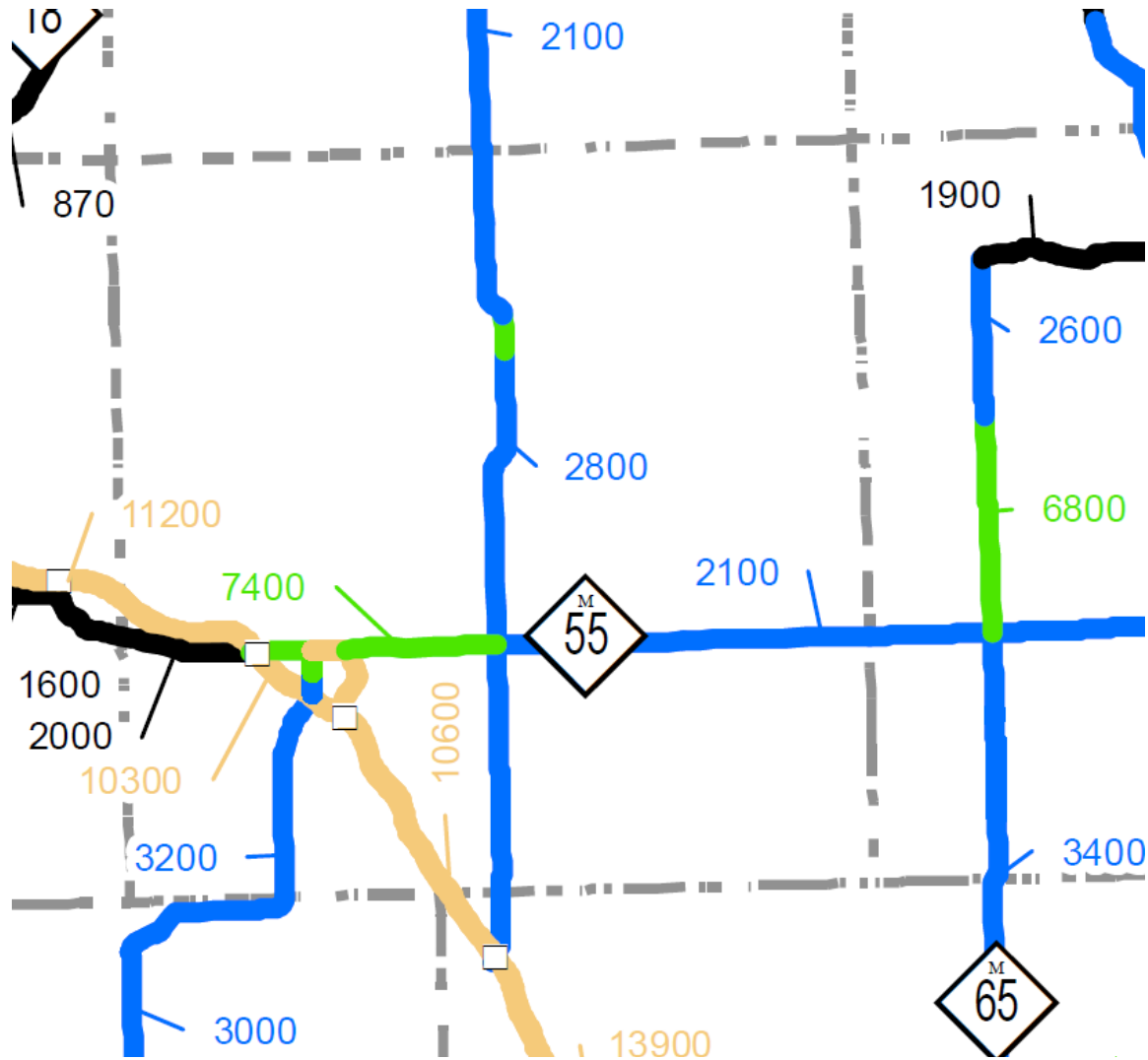


Figure 1 2013 MDOT Average Daily Traffic Map

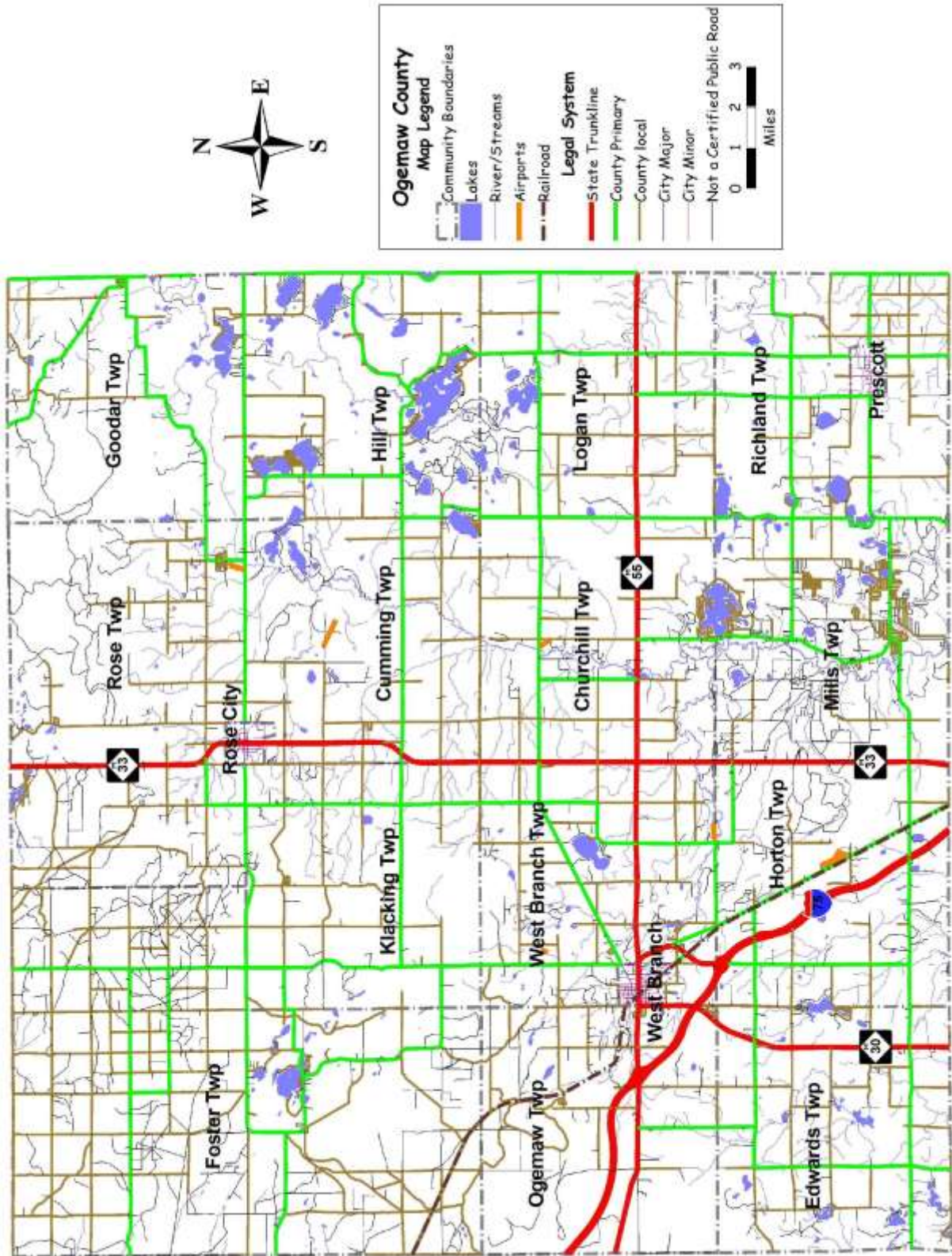


Figure 2 Ogemaw County Surface Transportation Map

Ogemaw County Road Commission
1250 S. M-33, P.O. Box 157
West Branch, MI 48661
989-345-0234

Ogemaw County Airport Board
1519 Airport Rd., P.O. Box 183
West Branch, MI 48661
989-345-1453

Ogemaw Public Transit
1383 Airport Rd.
West Branch, MI 48661
989-345-5790

Service Agencies

Utilities

Ogemaw County and its municipalities are serviced by Consumers Energy and MichCon.

Solid Waste

Michigan has active landfills throughout the State of Michigan according to the Department of Natural Resources. The nearest active landfills to Ogemaw County are located in Arenac and Clare Counties. Ogemaw County is serviced by Waste Management, Sunrise Disposal, Republic Disposal, and many other disposal companies located in nearby counties.

Community Services

Emergency Management

Elizabeth Carr - Director
806 W. Houghton Ave.
West Branch, MI 48661
989-345-5941

Central Dispatch

Ogemaw County has a central dispatch system, utilizing 911 for the public to report emergencies. Central Dispatch is staffed by eight full-time and two part-time dispatchers and one full-time director. They dispatch for seven fire departments, three EMS stations, four police agencies and local DNR officers. The 911 facility is located at 205 8th Street in the City of West Branch. Dispatching services utilize state of the art computer systems to receive emergency calls and to direct fire, police, and ambulance units to the emergency scene. An enhanced 911-(E911) system was established and became operational in 1996. The Advisory Board is made up of representatives from the State Police, Sheriff's Department, City of West Branch, Rose City Police Department, County Board of Commissioners, Ogemaw County Fire Chief's Association, Members at large, and Emergency Management.

Police

The Ogemaw County Sheriff's Office is located in West Branch. Road patrol consists of 11 full-time deputies, one lieutenant, one detective/lieutenancy, one undersheriff, and one sheriff. The sheriff oversees the animal control program which consists of one animal control officer. The City of West Branch City Police have two full-time and one part-time deputies, one Sargent, and one Police Chief.

The Rose City Police Department is located at 310 N. Williams Street, Rose City, MI 48654 and has one full-time chief.

Michigan State Police Post #36 is located in the City of West Branch. The post serves four counties; Ogemaw, Arenac, Gladwin, and Iosco. Road patrol consists of four uniformed officers, two detectives, 21 troupers, and one lieutenant all working full-time.

The balance of Ogemaw County relies upon either the Ogemaw County Sheriff's Office or the Michigan State Police for police protection. All local police departments utilize the Ogemaw County Correctional Facility for the housing of arrested persons.

The Ogemaw County Correctional Facility is also located in the City of West Branch. The facility has a rated capacity of 124 beds consisting of eight single person maximum security

cells, 14 two-person medium security cells, and 88 minimum security beds in open dormitory style pods. The correctional facility consists of 15 full-time correction officers, three corporals, and one lieutenant.

Ogemaw County Sheriff's Department
806 W. Wright Street
West Branch, MI 48661
989-345-0728

Michigan State Police Post #36, District 3
496 E. Houghton Ave.
West Branch, MI 48661
989-345-0956

Ogemaw County Correctional Facility
912 W. Houghton Ave.
West Branch, MI 48661
989-345-5908

Rose City Police
310 N. William Street
Rose City, MI 48654
989-685-3051

West Branch City Police
130 Page Street
West Branch, MI 48661
989-345-2627

Fire

The population and government units of Ogemaw County depend upon seven separate volunteer fire departments, interconnected by a Mutual Aid Agreement that includes membership from neighboring counties as well. Each local fire department is staffed by volunteers. Each fire department has a fire chief and at least one assistant fire chief. Each fire department is governed by their local township government body, with the exception of West Branch Fire Dept., who has a five township and one city authority board, and Lupton Fire Department, who is an incorporated fire agency.

Ogemaw Fire Dept.
Foster Twp. and Clear Lake Fire Dept.
Goodar Twp. Volunteer Fire Dept.
Rose City Fire Dept.
Lupton Fire Dept.
Mills Twp. Fire Dept.
Richland-Logan Fire Dept.

Ambulance

2872 Hansen Road
West Branch, MI 48661
989-345-4503

EMS Stations

5230 Rifle River Trail
Alger, MI 48610

647 N. M-33
West Branch, MI 48661

2872 Hansen Road
West Branch, MI 48661

Health Care

District Health Department No. 2
630 Progress Road
West Branch, MI 48661
989-345-5020

Department of Health and Human Services

444 E. Houghton Avenue
West Branch, MI 48661
989-345-5135

West Branch Regional Medical Center

2463 S. M-30

West Branch, MI 48661

989-345-3660

Drain Commission

Michael DeMatio

4954 Stillwagon Rd.

West Branch, MI 48661

989-345-7498

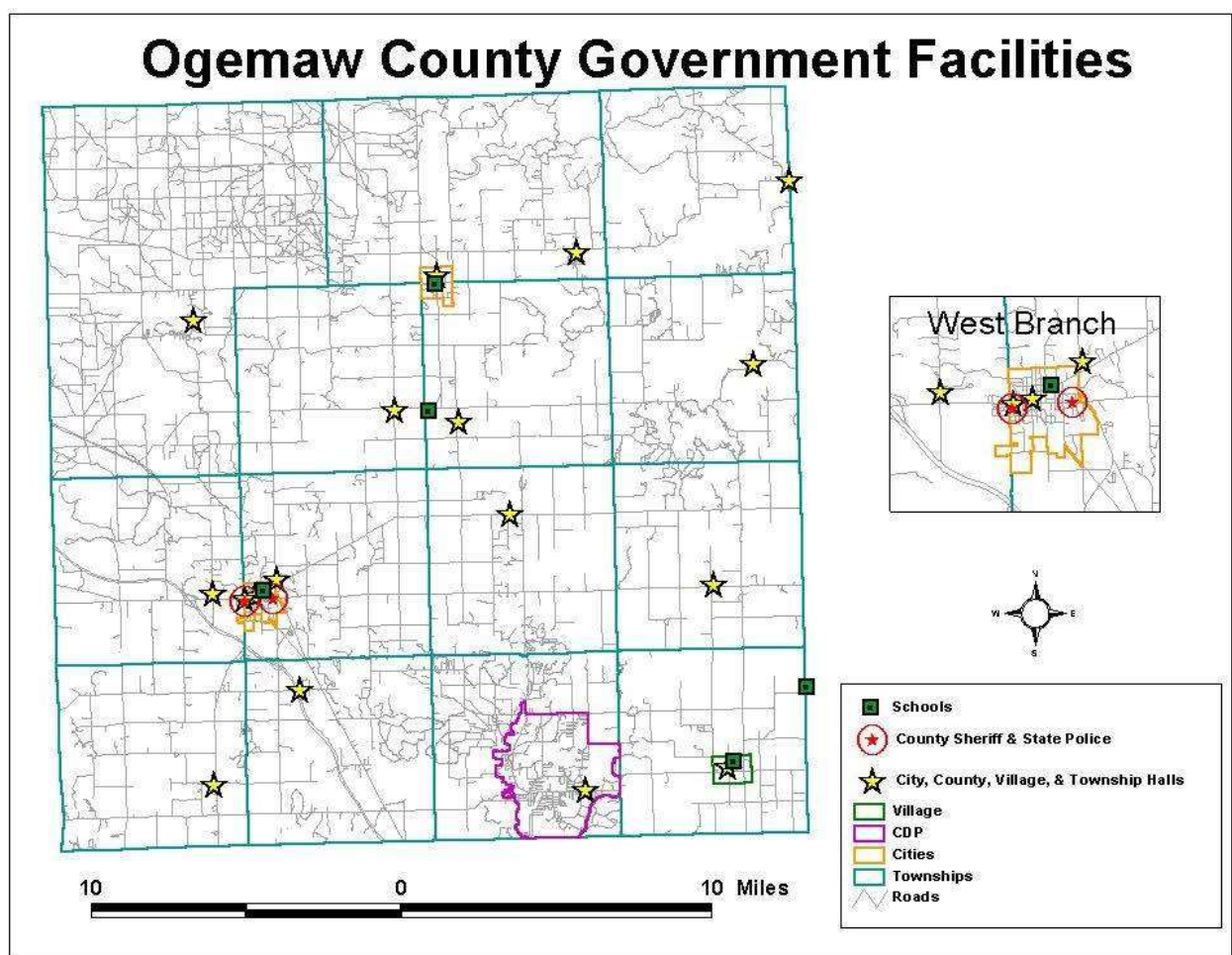


Figure 3 Ogemaw County Governmental Facilities Map

Schools

Kirtland Community College

10775 N. St. Helen Rd.
Roscommon, MI 48653
989-275-5121

Kirtland Community College Satellite Office

2479 South M-76
West Branch, MI 48661
989-275-5000

West Branch / Rose City Schools

Administrative Office – 989-343-2000
Ogemaw Heights High School – 989-343-2020
Rose City Elementary School – 989-685-2484
Rose City Middle School – 989-685-2583
Surline Elementary School, grades K-4 – 989-343-2190
Surline Middle School, grades 5-8 – 989-343-2140

Whittemore / Prescott Schools

Administrative Office – 989-756-2500
Adult Alternative Ed – 989-756-4219
Early Childhood Ed Center – 989-756-4175
Prescott Elementary 1-3 – 989-873-3488
Whittemore Elementary 4-6 – 989-756-2881
Whittemore Head Start – 989-756-4351
Whittemore/Prescott Jr. High and High School – 989-756-2501

St. Joseph School

935 W. Houghton Ave.
West Branch, MI 48661
989-345-0220

Charlton Heston Academy

135 N. St. Helen Rd.
St. Helen, MI 48656
989-632-3390

Hale Area Schools

311 N. Washington
Hale, MI 48739
989-728-3551

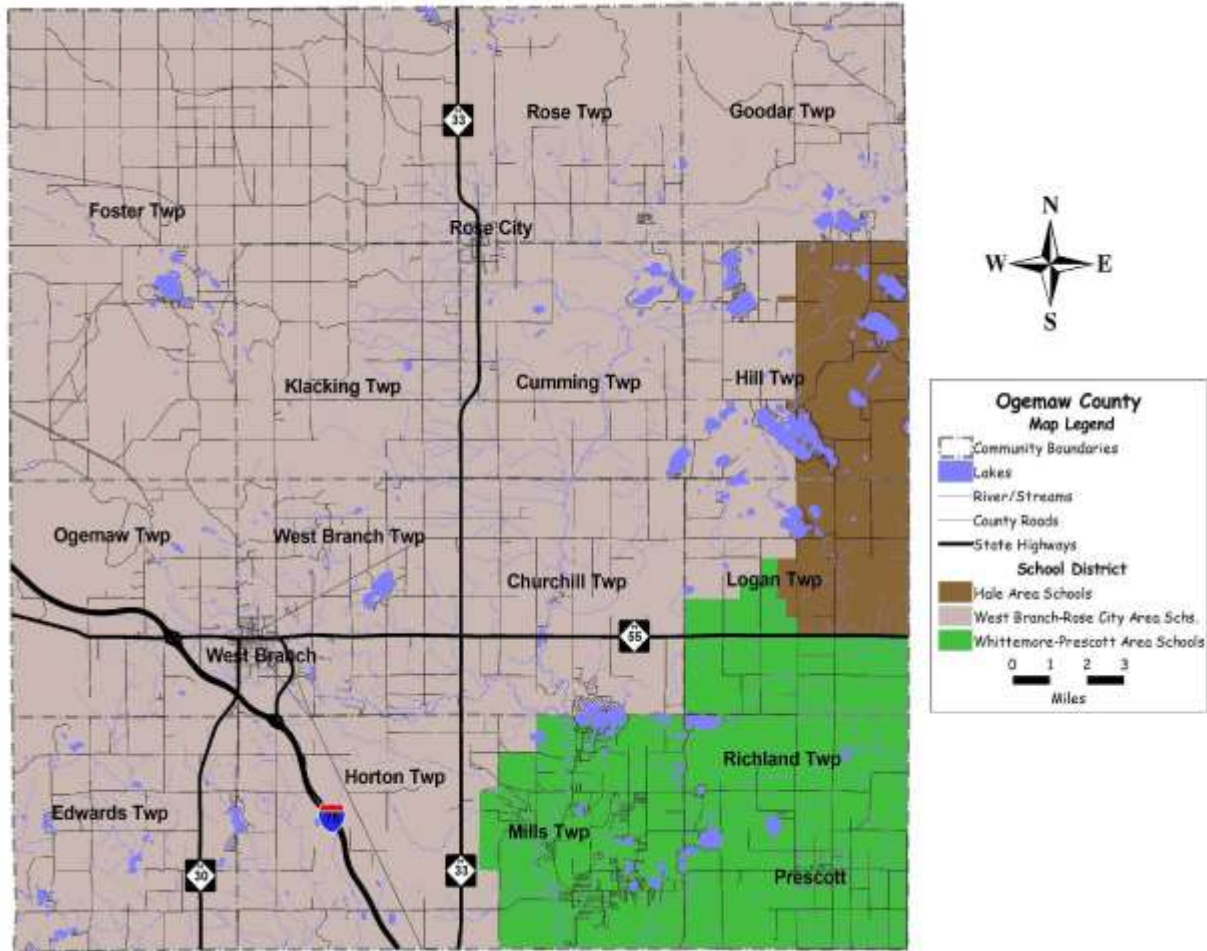


Figure 4 Ogemaw County School Districts Map

Climate and Weather

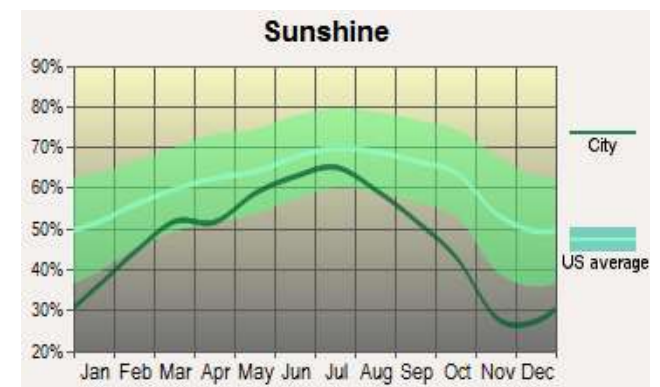
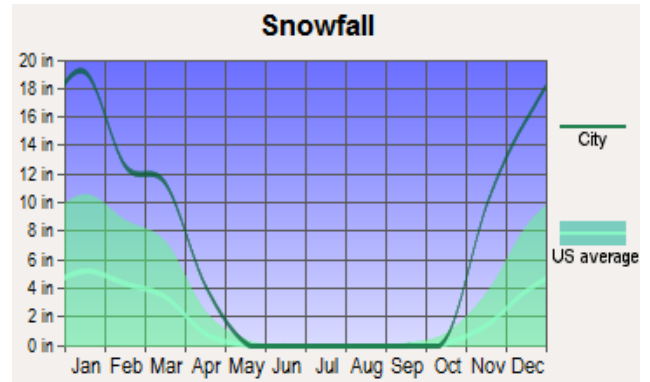
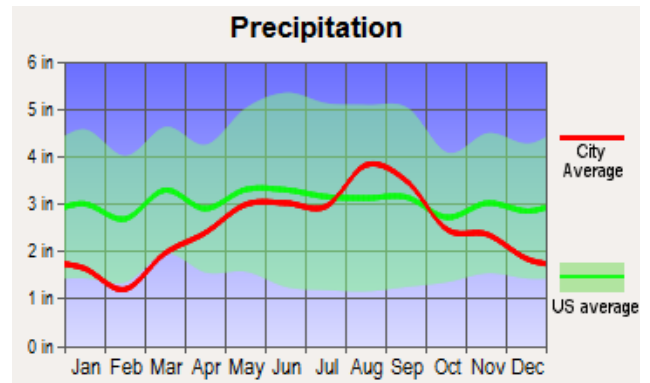
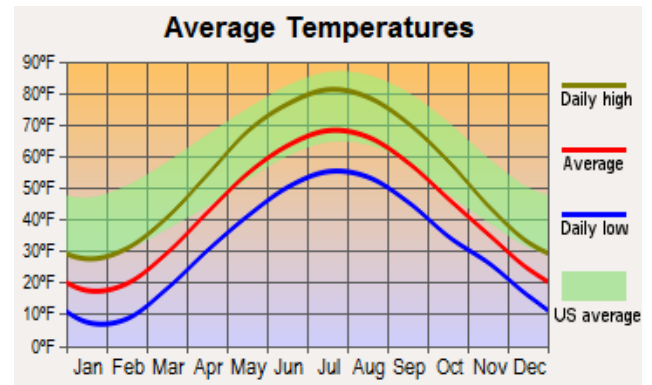
CLIMATE		
MONTH	AVG. MIN TEMP	AVG. MAX TEMP.
January	9°F./-13°C.	26°F./-3°C.
July	55°F./13°C.	81°F./27°C
PRECIPITATION	RAINFALL	SNOWFALL
Average Annual	29in./74cm.	57in./145cm.
GROWING SEASON	DAYS ABOVE 90F/32C	DAYS BELOW 0F/-18C
126	6	21
Source: NOAA Climate Summary, 1995		

The temperature in West Branch ranges from a daily maximum of 28°F in January to 81.5°F in July. The lowest daily minimum temperature of the year is usually recorded in January and is 8°F. The average annual temperature for the area is 55.6°F.

Total annual rainfall is just over 30 inches. August tends to have the highest amount of rainfall with an average of almost 4 inches. However, May, June, July and September have mean rainfall amounts of approximately 3 inches or more each month.

The variation in climate and four distinct seasons makes West Branch and the region desirable for water, biking and other summer sports as well as snowmobiling, cross country skiing, and snowshoeing in the winter. These activities draw tourists and visitors to the area, accounting for much of the seasonal fluctuations in population in the County and the increase in the number of workers associated with the Accommodations and Service industries.

Normally, January has the most amount of snowfall with an average of 13.2 inches. The next highest snowfall month is December with 11 inches. Both January and February have the highest amount of snow cover with average depths of 7 and 8 inches, respectively. Total annual snowfall is almost 50 inches.



Topography

Ogemaw County's topography has a total relief of about 755 feet with the lower points being at the southeast corner with an elevation of 721 ft. Elevations increase moving in towards the northwestern area of the county with an area of steeper slopes and an elevation of 1476 feet. Generally speaking, the terrain in the county varies from flat areas to gently rolling or hilly areas. The most significant relief and topographic features can be seen in the northwest area of the county towards the center of the county.

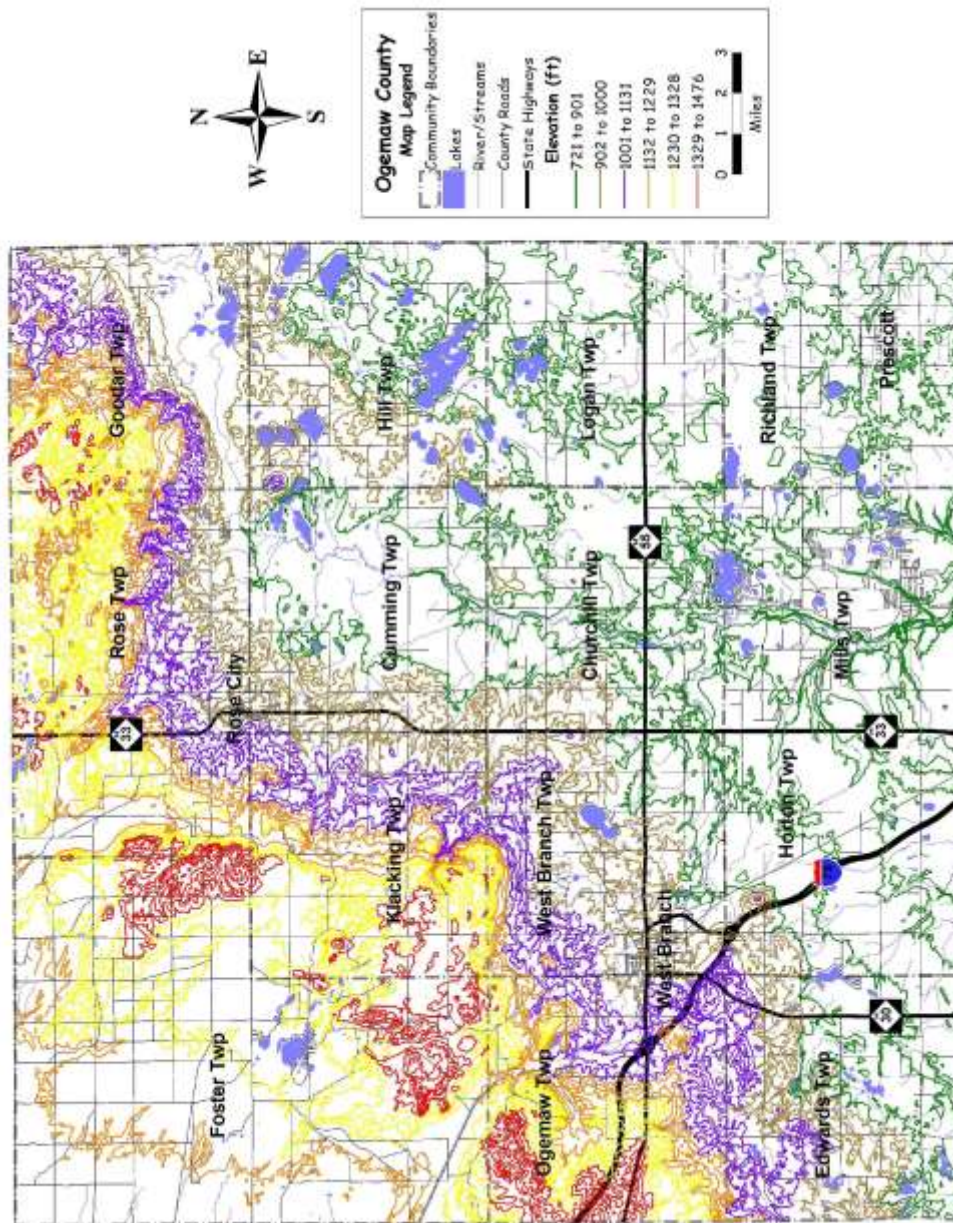


Figure 5 Ogemaw County Elevation Map

Geology

The rolling hills, river valleys, swamps and lakes were created by the retreating continental glacier some 12,000 years ago. Beneath this thick mantle of the glacial deposits lays a foundation of layered sedimentary bedrock.

Surface Geology

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

Each advance and retreat of the continental glaciers took tens of thousands of years. This reoccurring process shaped and reshaped the land, obliterating and then creating hills, valleys, rivers and lakes, swamps and marshes. The last glacial period, called the Wisconsin Era, created the landscape we know today. The glacier left behind boulders, rocks, cobble, sand, gravel, silt, clay and loam. In some areas the material was deposited in unsorted masses called till plains, ground moraines and end moraines. Water flowing from the melting glaciers also sorted materials, creating outwash channels, sand deltas, kames and eskers. Fine materials, captured in the fast moving glacial meltwaters, settled to the bottom of expansive glacial lakes creating lacustrine clay and silt plains. The map on page 29 shows the formation of glacial landforms.

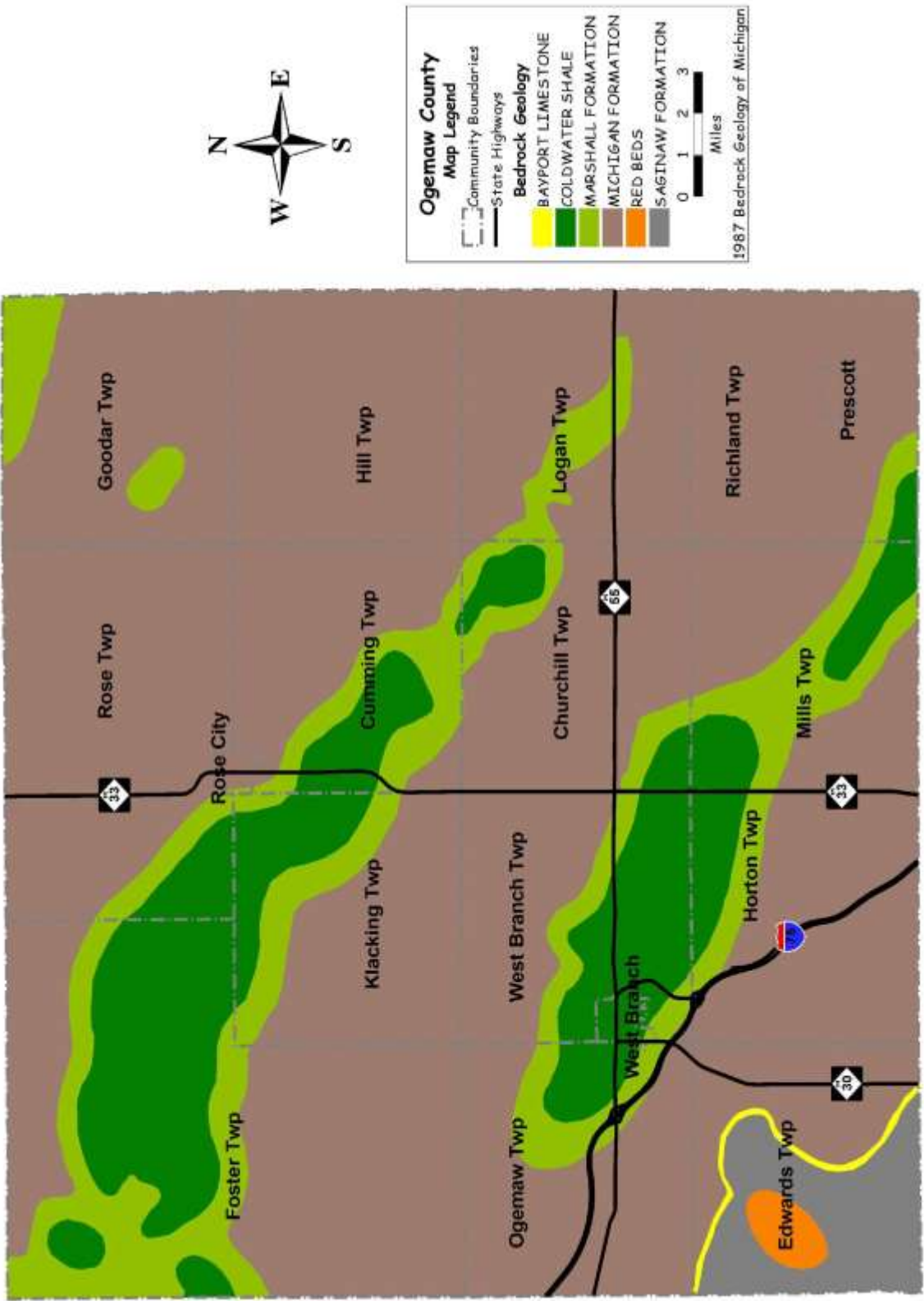


Figure 6 Ogemaw County Bedrock Geology Map

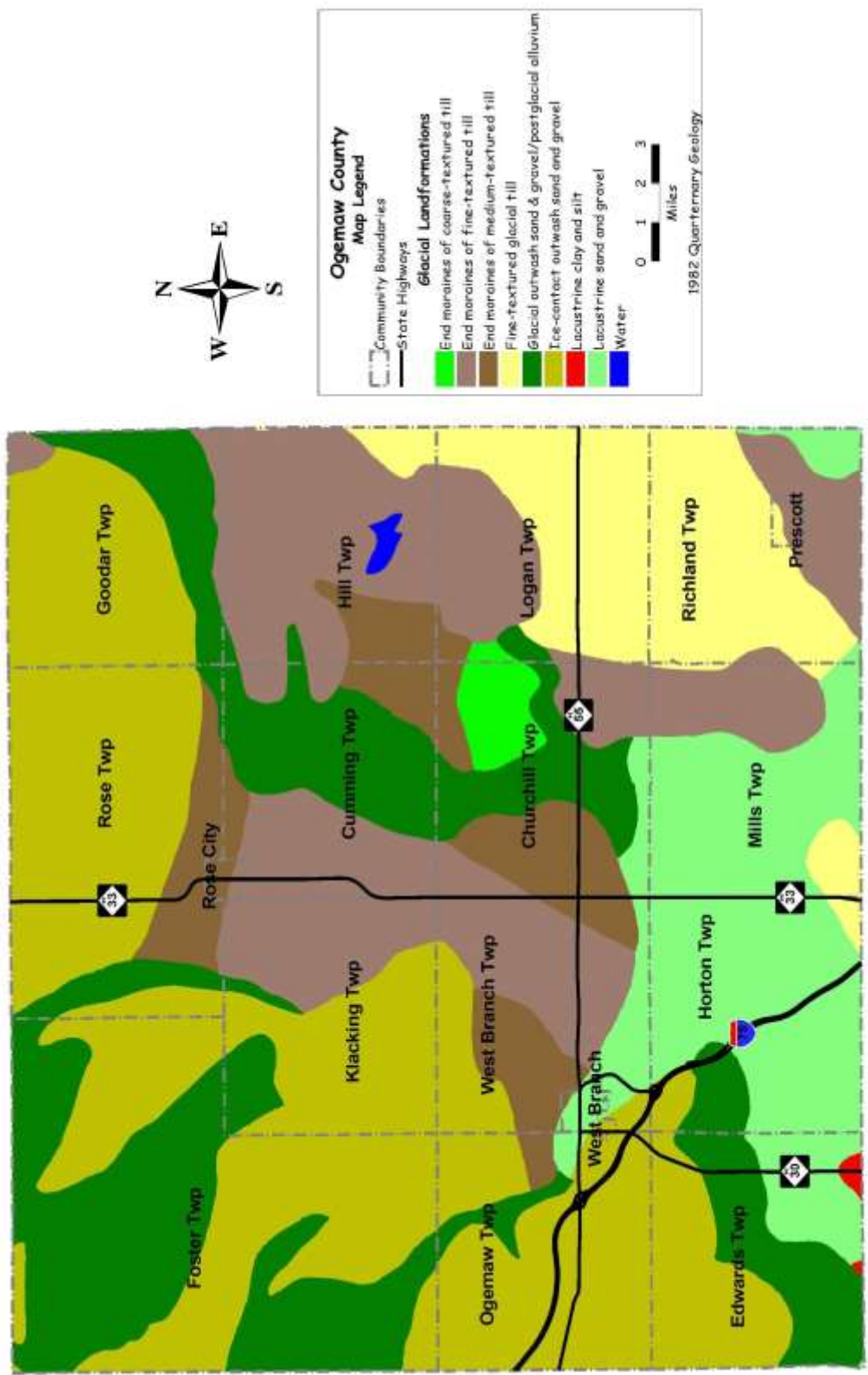


Figure 7 Ogemaw County Glacial Land Formations Map

Oil & Gas Wells

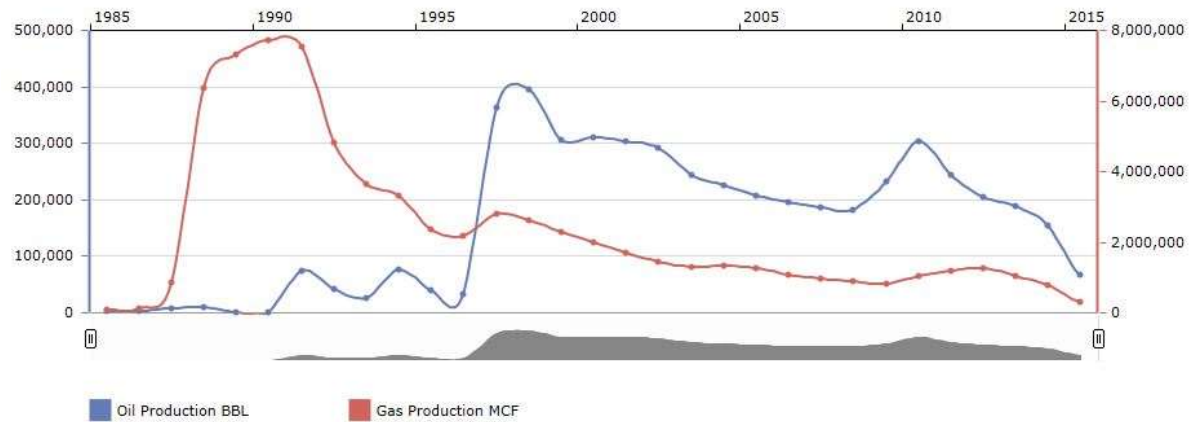
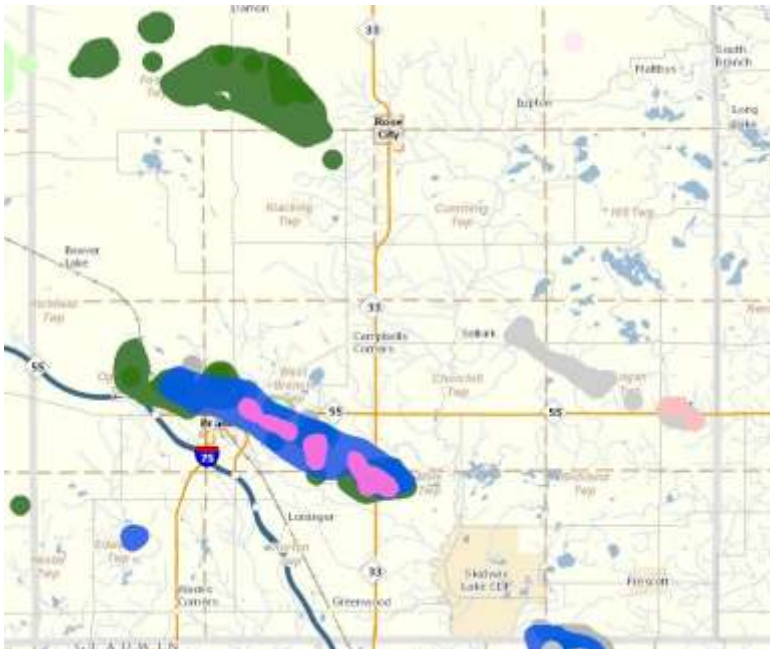


Figure 8



Ogemaw County's oil and gas industry has a long history dating back to the 1930's when the West Branch fields first began production. Shortly after in the 1940's the Rose City fields began production. With over 630 producing oil wells, and only 196 dry holes in 943 attempts providing an 80% success rate Ogemaw County is ranked 7th in the state. Approximately two thirds of the wells are located in the West Branch and Rose City Fields. In 1940 Ohio Oil Company, now known as Marathon Oil Company, came to Ogemaw County as part of a purchase deal from Alvin C. Webber.

Recently further exploration of the deep Prairie du Chien reserves which have already been identified, as well as exploration of the middle zone Amherstburg Formation and the shallower Antrim Formation has been underway. This boom in Ogemaw County had led to Marathon's construction of the West Branch Gas Plant with the support of Amoco. This \$6.5 million facility can process 20 million cubic feet per day of gas and 3,000 Barrels per day of condensate.

Top Producing Operators in Ogemaw County, MI

Operator	Production Month	Oil Prod (BBLs)	Gas Prod (MCF)	Active Leases
Breitburn Operating Limited Partnership	April 2015	0	3,895	6
Environmental Soil Recovery LTD	April 2015	455	0	10
Henry Sappington Machine & Tool Dba Henry Sappington	April 2015	270	0	8
Muskegon Development Co	April 2015	9,030	0	6
Nelson Ralph M Enterprises Inc	April 2015	200	0	6
Sappington Carol J	April 2015	360	0	5
Savoy Energy LP	April 2015	514	3,794	6
Summit Petroleum Corp	April 2015	486	0	5
Whiting Oil And Gas Corp	April 2015	318	51,198	17

Top Producing Leases in Ogemaw County, MI

Lease	Operator	County	Month	Oil Prod (BBLs)	Gas Prod (MCF)
Brown 2-36	Savoy Energy LP	Ogemaw	May 2015	150	691
Brown 4-36	Savoy Energy LP	Ogemaw	May 2015	80	685
Buckingham, F. 5-2E	Whiting Oil And Gas Corp	Ogemaw	May 2015	54	501
Clayton 13-31	Whiting Oil And Gas Corp	Ogemaw	May 2015	0	4,495
Clayton 44-31	Whiting Oil And Gas Corp	Ogemaw	April 2015	0	3,583
Clayton Unit 14-31	Whiting Oil And Gas Corp	Ogemaw	May 2015	0	4,689
Myers-Hart Comm	Sappington Carol J	Ogemaw	June 2015	140	0
Nelson 1-36	Savoy Energy LP	Ogemaw	May 2015	128	514
Nelson 5-36	Savoy Energy LP	Ogemaw	May 2015	67	715
Robinson (IGW) 1-13	Whiting Oil And Gas Corp	Ogemaw	May 2015	0	5,590
Rose City Central Unit - All Tracts	Muskegon Development Co	Ogemaw	June 2015	1,190	0
Rose City Unit - All Tracts	Muskegon Development Co	Ogemaw	June 2015	3,463	0
State Foster 1-21	Breitburn Operating Limited Partnership	Ogemaw	April 2015	0	1,541
State Foster 82-21	Breitburn Operating Limited Partnership	Ogemaw	April 2015	0	921
Trout, R (IGW) 3-18	Whiting Oil And Gas Corp	Ogemaw	May 2015	0	8,514
Wangler 1-21	Savoy Energy LP	Ogemaw	May 2015	0	1,124
Warren (PDC)	Whiting Oil And Gas Corp	Ogemaw	May 2015	0	22,116
West Branch 28 Unit - All Tracts	Muskegon Development Co	Ogemaw	June 2015	233	0
West Branch Country Club Unit - All Tracts	Muskegon Development Co	Ogemaw	June 2015	2,326	0
West Branch Unit - All Tracts	Muskegon Development Co	Ogemaw	June 2015	1,796	0

Fracking is the extraction of natural gas from deep shale formations through a process that injects water, sand and more than 600 chemicals at high pressure to depths as great as 11,000 feet to fracture shale rocks and force out natural gas. Some of the chemicals used are considered carcinogenic, such as lead, benzene, mercury, formaldehyde, ethylene glycol, methanol and hydrochloric acid.

More than a dozen oil and gas drilling companies hold production and development rights over several million acres of private and state-owned land in Michigan, according to the Michigan Department of Environmental Quality.



Soils

Approximately 56% of the soils in the City are considered to be some type of sand and therefore percolate well and have low runoff potential. Sandy loam comprises 34% which gives these areas a moderate run-off potential. The southwest corner of the City has a very high run-off potential in the areas where the soils are mostly loam. Run-off classifications by the Natural Resources Conservation Service (NRCS) are based on assessments of soils, slope, climate and vegetation cover. See the Ogemaw County Soil Service for further details.

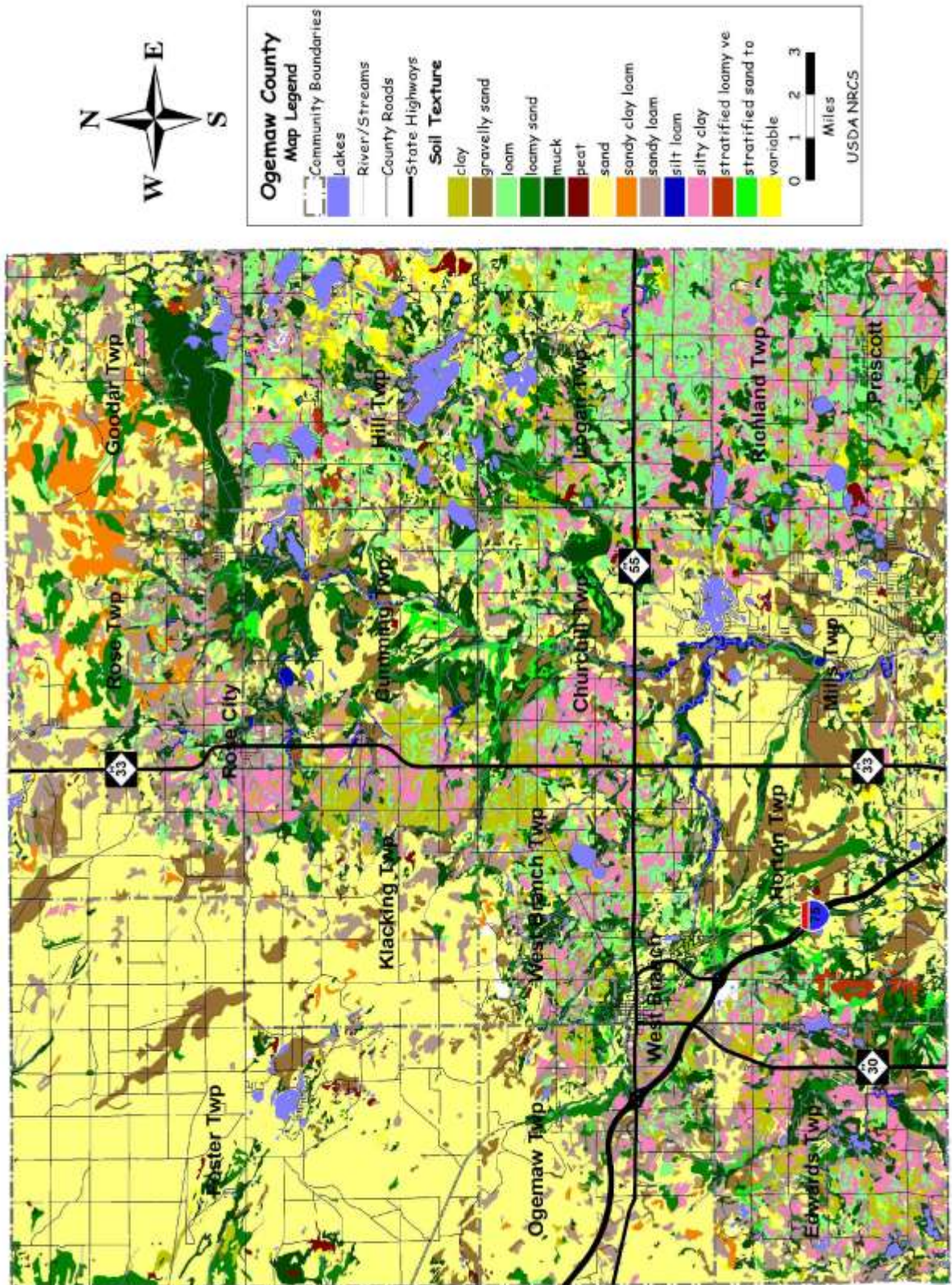


Figure 9 USDA – NRCS Soils Map

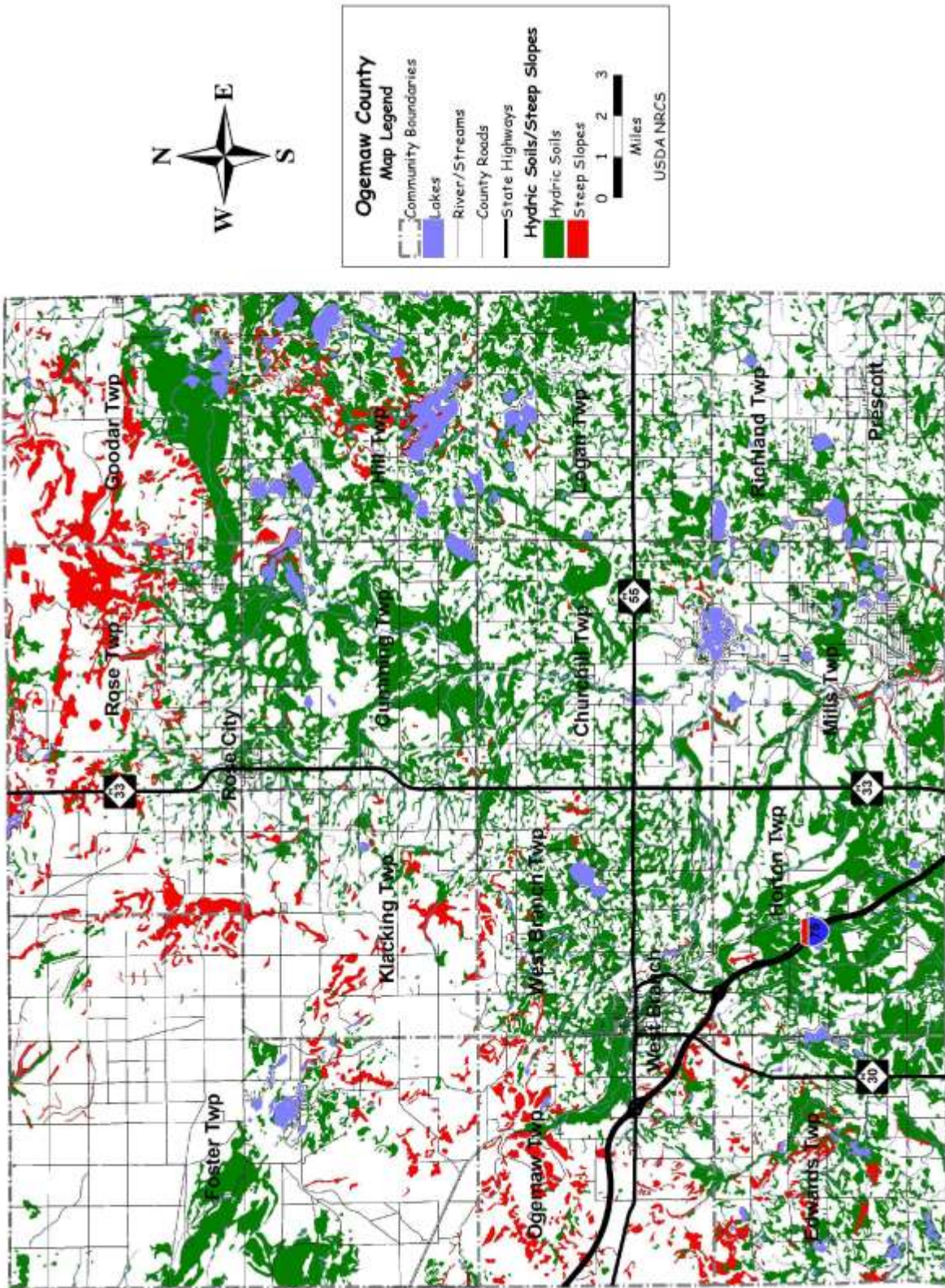


Figure 10 Ogemaw County Hydric Soils & Steep Slopes Map

Hydrology

Ogemaw County has a variety of water bodies such as rivers, streams, lakes and wetlands. The County has about 6,637 acres of lake surface. Together they account for about 6% of the County's total acreage.

Watersheds within the county are the Rifle, Au Gres, and Tittabawassee. The Rifle, Au Gres, and Tittabawassee watersheds all eventually drain into Lake Huron.

Wetlands are defined by the existence of water, either on or near the surface for a portion of the year and by the type of vegetation that is present. Wetlands may have many names and are often referred to as bogs, marshes, and swamps. Wetlands are an important resource to the people of Ogemaw County. They improve the water quality of lakes and streams by filtering polluting nutrients and chemicals. More importantly, wetlands recharge aquifers, support wildlife and vegetation, and protect shorelines from erosion. The eastern side of the county has a significant amount of wetlands that cover large continuous areas along the Au Gres River. Hill Township has a considerable amount of wetlands.

Ogemaw County does not participate in the FEMA National Flood Insurance Program and therefore no flood zones maps have been created.

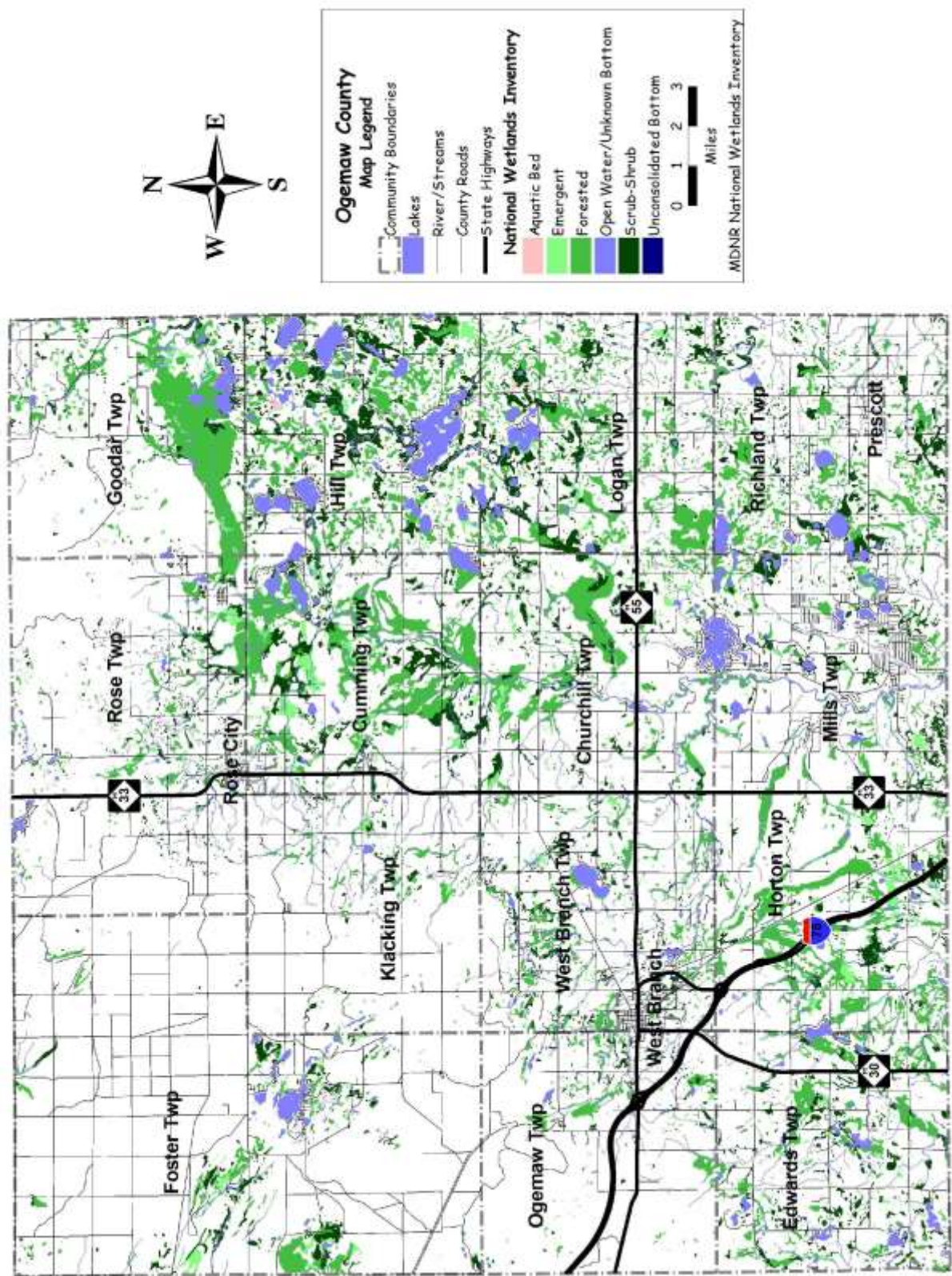


Figure 11 Ogemaw County National Wetland Inventory Map

Ogemaw County has 72 named lakes among other unnamed lakes. The largest lake in the County is Sage Lake (785 acres) in Hill Township. AuSable Lake in Goodar Township is the next largest (271 acres). Ogemaw County's combined area of inland lakes covers over 4,122 acres. A lake inventory is noted below.

<u>Lake Name</u>	<u>Acres</u>	<u>Twp.</u>	<u>T&R</u>	<u>Section</u>	<u>Boat Launch</u>
Ambrose lake	43	Foster	21N 1E	1,12	Yes
AuSable	271	Goodar	24N 4E	34,35	Yes
Little AuSable	49	Goodar	24N 4E	26,27	
Bass Lake	10.4	Mills	21N 3E	1	
Bass Lake	5	Rose	24N 3E	7	
Bear Lake	17.2	Foster	23N 1E	2	
Bear Lake	15.1	Rose	24N 3E	6,7	
Birch Lake	17.6	Mills	21N 3E	12	
Black Lake	8	Mills	21N 3E	24	
Boughner Lake	44	Mills	21N 3E	1	
Bush Lake	51.5	Mills	21N 3E	23,26	Yes
Chatman Lake	62	Mills	21N 3E	31,32	
Clear Lake	22.5	Richland	21N 4E	7,8	
Clear Lake	171	Foster	23N 1E	many	
Cranberry Lake	165	Richland	21N 4E	18,19,20	
Crapo Lake	4.6	West Branch	22N 2E	8,17	
Cummings Lake	10.6	Cumming	23N 3E	7	
North Dease Lake	174	Hill	23N 4E	1,12	
South Dease Lake	269	Hill	23N 4E	many	
Devils Wasbasin	1.3	Cumming	23N 3E	11	
Devo Lake	130	Cumming	23N 3E	11,12	
Elbow Lake	41	Mills	21N 3E	23	
Elk Lake	65	Edwards	20,21N 1E	4,9,31	
Elni Lake	21	Foster	23N 1E	11	
Feeding Ground Lake	40.5	Mills	21N 3E	25	
East Little Feeding Ground Lake	12.2	Mills	21N 3E	24	
West Little Feeding Ground Lake	5.3	Mills	21N 3E	24	
Flowage Lake	59.6	West Branch	22N 2E	many	
Frost Lake	60	Edwards	21N 1E	30	
George Lake	186	Hill	23N 4E	8	Yes
Lake George	89	Edwards/Horton	21N 1,2E	13,18	Yes
Grebe (Spring)	72.5	Cumming/Hill	23N 3,4E	1,12,7	Yes
Grass Lake	18.7	Foster	23N 1E	10	

<u>Lake Name</u>	<u>Acres</u>	<u>Twp.</u>	<u>T&R</u>	<u>Section</u>	<u>Boat Launch</u>
Grousehaven (North) Lake	95	Cumming	23N 3E	1,2	
Grousehaven: Devils Wasbasin	1.5	Cumming/Hill	23N 3,4E	many	Yes
Devoe Lake	124.7				Yes
Dollar Pond	13.1				
Loon Lake	19.9				
Mallard Pond	3.8				
North Lake	87.6				
Pintail Pond	3				
Spring Lake	48.1				
Teal Lake	6.1				
Hardwood Lake	172	Richland	21N 4E	6	Yes
Harpers Lake	8.3	Goodar	24N 4E	23	
Henderson Lake	172	Cumming/ Hill	23N 3,4E	31,36	
Hewey Lake	46.5	Mills/Richland	21N 3,4E	19,24	
Horshoe Lake	37	Foster	23N 1E	2	Yes
Indian Lake	17.2	Mills	21N 3E	12	
Island Lake	65	Rose	24N 2E	1,2	
Also Oscoda Co.		Oscoda Co.	25N 2E	35,36	
Jewett (Dollar)	12.9	Cumming	23N 3E	11	
Johnson Lake	85	Richland	21N 4E	16,21	
Laird Lake	81.5	Hill	23N 4E	23,26	
Lodge (Loon) Lake	16.8	Cumming	23N 3E	1,12	Yes
Long Lake	19.7	Mills/Richland	21N 3,4E	1,6	Yes
Mills Lake	26	Mills/Richland	21N 3,4E	19,24	
Mink Lake	3.4	Goodar	24N 4E	27	
Mud Lake	17.6	Edwards	21N 1E	24	
Mud Lake	9.7	Richland	21N 4E	18	
Muleshoe Lake	8.8	Rose	24N 2E	1	
Nero Lake	8.7	Rose	24N 3E	5,6	
Peach Lake	206	West Branch	22N 2E	14,15,22	Yes
Pintail Lake	3.8	Cumming	23N 3E	1,2	
Piper Lake	15.7	Foster	23N 1E	12	
Prior Lake	3.4	Ogemaw	22N 1E	27	
Rat Lake	9.9	Goodar	24N 4E	26	
Redhead Lake	14.3	Goodar	24N 4E	2,3	
Rifle Lake	183	Hill	23N 4E	5,8	Yes
Sage Lake	785	Hill	23N 4E	many	Yes
Scaup (Teal) Lake	5.8	Cumming	23N 3E	12	
Skidway Lake	38	Mills	21N 3E	26	Yes
South Pond	1.3	Cumming	23N 3E	11	
Stylus Lake	179	Logan	22N 4E	many	
Tee Lake	33	Edwards	21N 1E	17,18	Yes

<u>Lake Name</u>	<u>Acres</u>	<u>Twp.</u>	<u>T&R</u>	<u>Section</u>	<u>Boat Launch</u>
Townline Lake	12.6	Foster	23N 1E	13	
Trout Lake	3	Rose	24N 3E	4	
Un-Named Lake	7.4	Foster	23N 1E	13	
Un-Named Lake	5.1	Hill	23N 4E	16	
Wallian Lake	10.9	Klacking	23N 2E	18,19	
Big Williams Lake	20.7	Logan	22N 4E	5,6	
Little Williams	9.2	Logan	22N 4E	5,6	
Withey Lake	22.2	Logan	22N 4E	18	

Source: Michigan United Conservation Clubs One Stop Map Source Index

(Lake Ogemaw located in Mills and Churchill Township and Fawn Lake, located in Churchill Township were not listed in this source)

The Rifle (a portion of which is a designated “Natural River”), the AuGres and the Tittabawassee Rivers are the three major rivers in Ogemaw County.

In addition, the primary streams/creeks include Ammond, AuGres, AuSable, Campbell, Cook’s Spring, Crapo, Dedrick, Eddy, Feeding Ground, Harper, Hiltz, Houghton, Johnson, Klacking, Nestor, Prior, Silver, Whitney, and Woods. There are also many non-primary creeks and streams that have not been listed.

The total number of miles of rivers and streams (including tributaries) in Ogemaw County is 381.

In 1970, the Natural River Act, now known as Part 305 of PA 451 of 1994, was passed into law. The new law authorized the DNR to develop a system of Natural Rivers in the interest of the people of the state and future generation, for the purpose of preserving and enhancing a river’s values for a variety of reasons, including; aesthetics, free-flowing condition, recreation, boating, historic, water conservation, floodplain, and fisheries and wildlife habitat.

On the ground administration of the Program works through a permit process, similar to any local zoning permit. In state-zoned areas, a property owner applies for a state Natural River zoning permit. Program staff review the application for completeness then schedule an on-site inspection to verify information and meet with a land owner if needed. When the development standards are met, a permit is issued within a few days. If the development standards cannot be met due to a variety of circumstances, a variance may be requested from the Zoning Review Board (ZRB). The ZRB is a seven member board comprised of representatives from each affected County, Township, NRCS, local citizens and the DNR.

In a locally zoned area, the Natural River permit review process becomes part of the affected County or Township zoning ordinance, and is administered as any other district

within their jurisdiction. Permits are applied for and received at the local level. In locally zoned areas, Natural River staff become involved in review of local ordinance language amendments, comment on variance request, and assist in compliance activities when needed. Locally zoned areas are routinely monitored to ensure uniformed administration within each river system.

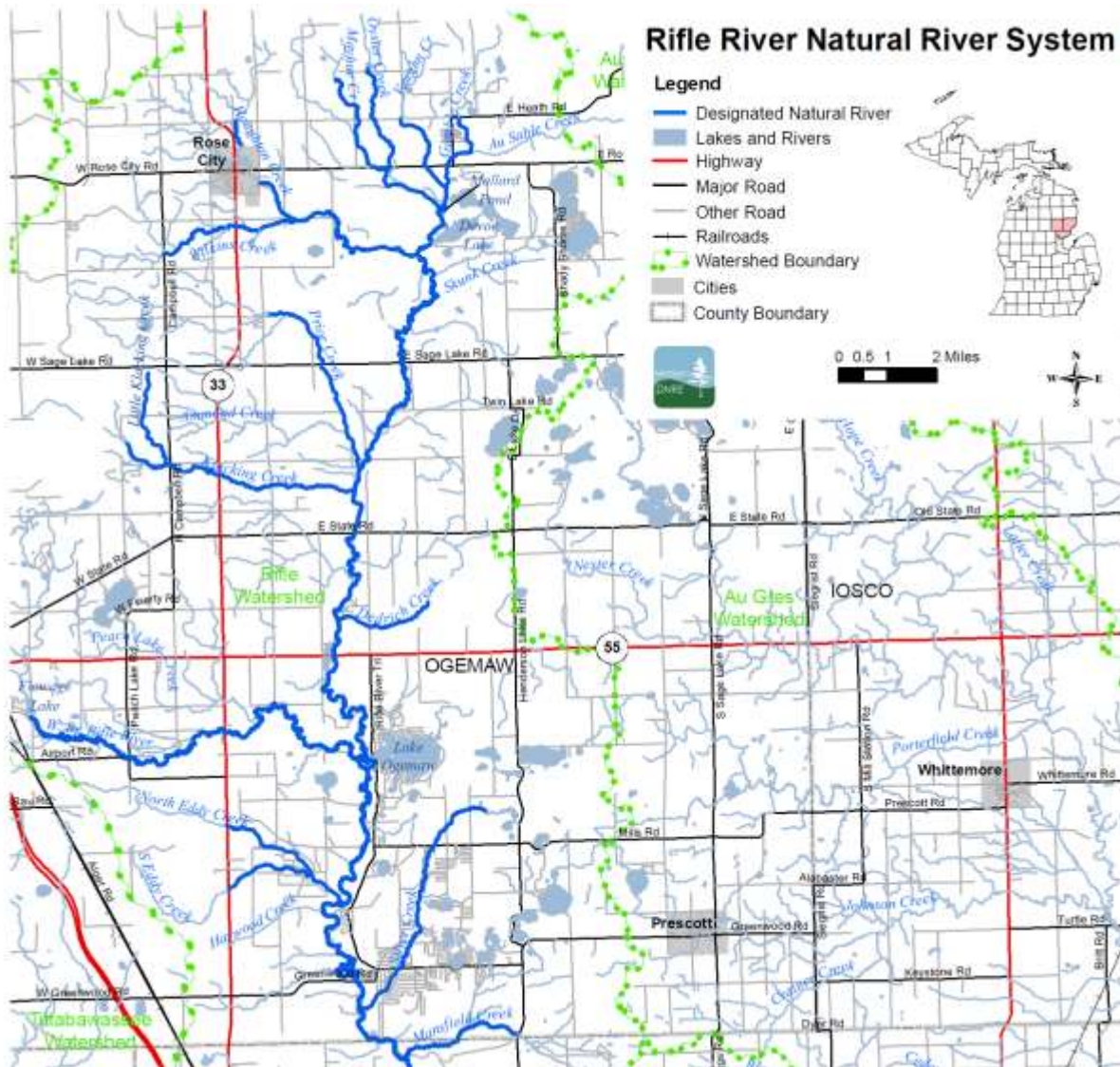


Figure 12

Wellhead Protection

Michigan's groundwater is used for drinking water by nearly half of the state's population. In addition, it is used for irrigation and industrial purposes and contributes to the economy and unique quality of life in our Great Lakes State. In an effort to safeguard public water supply systems from contamination, the federal Safe Drinking Water Act, 1976 PA 399, was amended in 1986 to include wellhead protection. Through these amendments Michigan implemented a voluntary, statewide Wellhead Protection Program (WHPP). Michigan's

WHPP is composed of a set of guidelines that help communities protect their drinking water by identifying the area that contributes groundwater to public water wells, identifying sources of contamination within that area, and developing methods to cooperatively manage the area and minimize the threat to the public water systems. The Communities in Ogemaw County that have public water systems are:

WSSN	NAME	Population	Source
County: OGEMAW			
04935	OGEMAW TOWNSHIP	125	GW
05570	PRESCOTT-HIDDEN CREEK MANOR	40	GW
05815	ROSE CITY, CITY OF	180	GW
07010	WEST BRANCH, CITY OF	2139	GW
07012	WEST BRANCH TOWNSHIP	60	GW
40408	COUNTRY VILLAGE ESTATES MHP	133	GW
40410	TWIN PINES MOBILE HOME PARK	93	GW
64934	BORTZ HEALTH CARE-ROSE CITY	102	GW

Figure 13

Communities with a WHPP receive a higher level of environmental review in the state permitting process. In addition, permitting for underground and aboveground storage tanks, spillage of polluting materials, and discharging to groundwater include more stringent requirements within Wellhead Protection Areas. Consequently, communities that have designated Wellhead Protection Areas (WHPA) are better able to safeguard their groundwater from contamination. Financial assistance is also available for the development of management practices (e.g., planning and zoning) and the search for and plugging of abandoned wells within the WHPA.

As part of the local WHPP it is important that the municipalities with a public water supply identify an effective contingency plan for emergencies that may threaten wells serving the water system. The plan should identify personnel, testing equipment, materials and procedures necessary for the fast and effective mitigation of emergencies. A contingency plan should include public water supply system emergency response protocol, notification procedures, and methods for handling emergencies based upon the nature of the emergency and the threat to the water system. Contingency plans should provide a course of action with an emphasis on providing a mechanism for containment in the case of chemical spills. The contingency plan should also identify alternative water supplies in the event that an emergency results in an impact to a well or wells serving the public water system.



Figure 14 Ogemaw County Wellhead Protection Areas Map

Contaminated Sites

The Michigan Environmental Response Act (Part 201 of PA 451 of 1994, as amended) provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State of Michigan. The Environmental Response Division (ERD) is charged with administering this law. A site of environmental contamination, as identified by ERD, is “a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices.” A search of the Department of Environmental Quality’s web site database found 20 sites of environmental contamination in Ogemaw County.



Figure 15 Ogemaw County Part 201 Sites Map

Site ID	Site Name	Address	City	Zip Code	Source	Pollutants
65000002	Henderson Lk Rd (Prescott Products)	5250 E HENDERSON LAKE RD	Prescott	48756	Fabricated Metal Products	1,1 DCA; 1,1 DCE; TCE; trans-1,2 DCE
65000004	Osceola Refining Co	2790 S Refinery Rd	West Branch	48661	Petroleum Refining	Pb; Xylenes
65000007	Former Fuller Oil	Rose City Road	Rose City	48654	null	1,2,4 TMB; Benzene; Toluene; Xylenes
65000009	Zettel Drive Fuel Oil Spill	3091 Zettel Drive	West Branch	48661	Private Households	Fuel oil; Heating oil

Site ID	Site Name	Address	City	Zip Code	Source	Pollutants
65000010	Taylor Building Products	631 North Third St	West Branch	48661	Metal Doors Sash & Trim	Benzene; Ethylbenzene; Toluene; Xylenes
65000019	Baker, Thomas E. #1	321 NORTH 6TH ST.	West Branch	48661	null	null
65000066	Sempco Inc	201 North 8th Street	West Branch	48661	Metal Coating & Allied Service	Pb; VC; Xylenes; Paint sludge; Paint waste; Solvents
65000067	Foster Oil Co Bulk Plant	1985 & 1993 East M-55 Highway	West Branch	48661	Petroleum Bulk Stations & Term	1,2,4 TMB; Benzene; Ethylbenzene; Toluene; Xylenes
65000070	I-75 Business Loop 2640, West Branch	2460 I-75 Business Loop	West Branch	48661	Scrap & Waste Materials	PCB's; Metals
65000073	Mike's Garage	6563 East County Line Road	South Branch	48761	null	null
65000075	Chippewa Trail 2867, Lupton	2867 Chippewa Trail	Lupton	48635	Private Households	Xylenes
65000076	Old M-76 2690 South West Branch	2690 S. Old M 76 Highway	West Branch	48661	null	Pb
65000094	M-30, 3977 S.	3977 S. M-30	West Branch	48661	Nonferrous Forgings	null
65000096	Auto Parts M-33	520 North M-33	Rose City	48654	Motor Vehicle Parts	Batteries; Oil
65000097	M-76, 2702 South Old, West Branch	2702 S. Old M-76	West Branch	48661	Scrap & Waste Materials	Benzene; Toluene
65000098	I-75 Business Loop 2490, West Branch	2490 I-75 Business Loop	West Branch	48661	Scrap & Waste Materials	Naphthalene; Hg
65000103	Refinery Rd. Mercury Waste	Refinery Rd.	West Branch	48661	null	null
65000105	Reasner Rd. Drum 1/6/05	Reasner Rd. @ Sage Lake Rd.	Rose City	48654	null	null
65000111	Town Hall Road, East 5330	Short's Landfill 5330 East Town Hall Road	Hale	48739	null	null

Source: MDEQ

The regulatory authority is under Part 211, Underground Storage Tank Regulations, of Act 451 of 1994, as amended, and the Michigan Underground Storage Tank Rules (MUSTR). In addition to MUSTR, new tanks and piping shall comply with the Storage and Handling of Flammable and Combustible Liquids Rules. Owners/operators of petroleum underground storage tanks (USTs) are required to provide for taking corrective action and for compensating third parties for bodily injury and property damage arising from a release by petroleum USTs. Suspected and confirmed releases from regulated USTs must be reported currently to the Storage Tank Division. There are 37 Active Underground Storage Tanks in Ogemaw County most of which are located in or around the City of West Branch.



Figure 16 Ogemaw County Underground Storage Tanks Map

Facility ID	Facility Name	Address	City	Zip Code
1282	Ogemaw County Road Commission	1250 South M-33	West Branch	48661
1625	Community Rehabilitation Services, PC	105 W Houghton Ave	West Branch	48661
2657	Resners Chevrolet Sales & Servic	113 S BENNETT ST	ROSE CITY	48654
3262	Foster Oil Pac-Pride	2288 Refinery Road	West Branch	48661
3489	N.m.c Shop-n-go #285	101 S BENNETT	ROSE CITY	48654
3502	Woodland Oil Co	312 WASHINGTON ST	PRESCOTT	48756
4773	Vlg Of Prescott Dept Of Pbl Work	203 N SHERMAN	PRESCOTT	48756
6664	Whittemore-Prescott Bus Garage	5925 Mills Rd	Prescott	48770
7758	Schmitt Tire & Gas	624 W Houghton Ave	West Branch	48661
8399	Guide Post Grocery	3815 Grass Lake Rd	West Branch	48661
8877	South Branch Trading Post	5926 Thompson St	South Branch	48761
10577	Sandvik Inc.	510 Griffin Rd	West Branch	48661
10714	Forward Corp West Branch Plaza	2980 Cook Rd	West Branch	48661
10715	WIB Mini Plaza Forward	600 W Houghton Ave	West Branch	48661
10838	The Lazy Oil Company	116 S THIRD ST	WEST BRANCH	48661
12847	Forward Rose City	103 Williams	Rose City	48654
14525	Quigley Lumber Co	5918 HEATH RD	SOUTH BRANCH	48761
14893	Dore Store #7	411 E Houghton Ave	West Branch	48661
15895	Wangler & Sons Trucking Inc	156 E M 55	West Branch	48661
17569	Medical Arts Center	335 E Houghton Ave	West Branch	48661

Facility ID	Facility Name	Address	City	Zip Code
18086	Sunrise Store #14	2447 W Tawas Rd	West Branch	48661
19329	Turner Westside	3737 West M-76	West Branch	48661
19881	Prescott Party Store	107 Sage Lake Rd	Prescott	48756
21538	Super Flite Oil	2338 South M-76	West Branch	48661
33248	Corner Express 2	2997 Cook Rd	West Branch	48661
33312	Sunrise Store #65	2097 Greenwood Rd	Prescott	48756
34028	Parkview Acres Inc	2575 Rose City Rd	Lupton	48635
34044	County Line Service	4521 E County Line Rd	Hale	48739
34452	Lake Ogemaw Marina & Boat Storage Inc	3009 Rifle River Trl	West Branch	48661
38813	Sunrise Store #66	2474 Vern Ct	West Branch	48661
39129	Dave Green	2015 South M-33	West Branch	48661
39325	West Branch Regional Medical Ctr	2463 S M 30	West Branch	48661
40003	Rose City EZ Mart	619 Bennett St	Rose City	48654
41117	Kirby Properties	1250 South US-23	Tawas City	48763
41155	Nester Creek Convenience Store LLC	4971 E Tawas Rd	Prescott	48756
41415	Murphy USA #7025	2762 Cook Rd	West Branch	48661

Source: MDEQ

At the time of a release, the owner/operator is responsible for the corrective actions mandated by Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 of PA 451, as amended. Owners/operators are required to hire consultants that meet the qualifications in Section 21325 of Part 213 to perform corrective actions and to submit specific reports required by the statute. The Remediation

Division is charged with selectively auditing the final assessment reports and closure reports. There are 38 open Leaking Underground Storage Tanks in Ogemaw County.



Figure 17 Ogemaw County Leaking Underground Storage Tanks Map

Facility ID	Facility Name	Address	City	Zip Code
322	Community Rehabilitation Services, PC	113 N 1st St	West Branch	48661
1233	City of Rose City DPW	300 N Williams St	Rose City	48654
1625	Dantzers Standard Service	105 W Houghton Ave	West Branch	48661

Facility ID	Facility Name	Address	City	Zip Code
1850	Little Reds	508 E Houghton Ave	West Branch	48661
2626	Shady Shores Restaurant	3610 Forest Dr	Lupton	48635
2657	Resners Chevrolet Sales & Service	113 S BENNETT ST	ROSE CITY	48654
3489	N.m.c Shop-n-go #285	101 S BENNETT	ROSE CITY	48654
4773	Vlg Of Prescott Dept Of Pbl Work	203 N SHERMAN	PRESCOTT	48756
7758	Schmitt Tire & Gas	624 W Houghton Ave	West Branch	48661
8163	Nester Corner Store	5007 E M 55	Hale	48739
8399	Guide Post Grocery	3815 Grass Lake Rd	West Branch	48661
9162	Lovewells Corner Store	1005 Wiltse Rd	Lupton	48635
9570	Robert Baker	5743 South M-33	Alger	48610
10575	Avrams Fuel Service	5225 PARK ST	PRESCOTT	48756
10719	Lucy Schlichter	1968 S Mio Rd	West Branch	48661
12847	Forward Rose City	103 Williams	Rose City	48654
14295	Griffin Beverage Co	1901 Dam Rd	West Branch	48661
14318	Milton L. Harrington	201 S BENNETT	ROSE CITY	48654
14893	Dore Store #7	411 E Houghton Ave	West Branch	48661
17093	Mcgregors Kountry Store	3980 Henderson Lake Rd	Prescott	48756
18086	Sunrise Store #14	2447 W Tawas Rd	West Branch	48661
18789	Cce West Branch Distrbution Fac	221 Thomas St	West Branch	48661
19242	West Branch Airport	1519 Airport Rd	West Branch	48661
19329	Turner Westside	3737 West M-76	West Branch	48661
21414	Rose City Service	305 WILLIAMS	ROSE CITY	48654
21538	Super Flite Oil	2338 South M-76	West Branch	48661
32955	Al's Service	2140 Greenwood Rd	Prescott	48756

Facility ID	Facility Name	Address	City	Zip Code
33545	Rose City Feed & Tack	301 Bennett St	Rose City	48654
33664	Kens Iga	4005 S M 30	West Branch	48661
36625	Franklin Forge Co	4747 South M-76 PO Box 216	West Branch	48661
37229	Clear Lake Party Store	2224 N Clear Lake Rd	West Branch	48661
39387	Proposed Rite Aid Store	501 E Houghton Ave	West Branch	48661
40566	MDNR-Lupton	3337 Main St	Lupton	48635
41756	Northern Bay Investments	400 E Houghton Ave	West Branch	48661
42407	Independent Bank Branch Office	700 W Houghton	West Branch	48661
50001451	Carscallens Store	1340 E State	West Branch	48661
50002087	Skidway Car Care Center Inc	1881 Greenwood Rd	Prescott	48756
50002114	Prescott Former Garage	201 WASHINGTON	PRESCOTT	48756

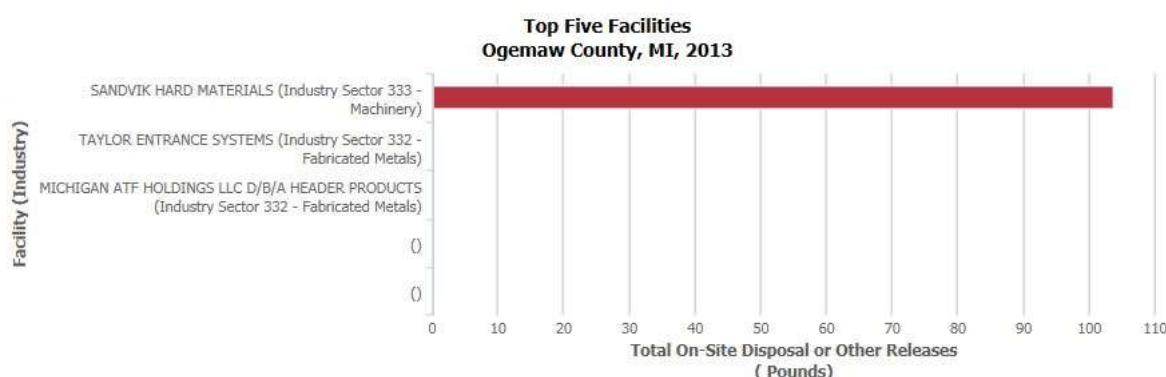
Source: MDEQ

SARA Title III establishes requirements for federal, state, and local governments, Indian tribes, and industry regarding emergency planning and “Community Right-to-Know” reporting on hazardous and toxic chemicals. The Community Right-to-Know provisions help increase the public’s knowledge and access to information on chemicals at individual facilities, their uses, and releases into the environment. States and communities, working with facilities, can use the information to improve chemical safety and protect public health and the environment.

SARA Title III is a federal act that is enforced in Michigan by the U.S. Environmental Protection Agency. The requirements are implemented in Michigan under an executive order from the Governor. Executive Order 2007-18 created the Michigan Citizen-Community Emergency Response Coordinating Council as an advisory body within the Michigan Department of State Police. This new council is responsible for developing and implementing citizen volunteer emergency response plans and hazard mitigation plans, and it acts as the “state emergency response commission” as required by federal statute.

Ogemaw County has three facilities that are registered in the Toxics Release Inventory. Sandvik Hard Materials in West Branch is the largest contributor to the release of chemicals with a 2014 annual amount of 86lbs to the air, 6lbs to the land and 12lbs transferred off-site for disposal. The primary chemicals released are Cobalt Compounds and Nickel

Compounds. The other two listed facilities are Taylor Entrance Systems in West Branch and Header Products in Rose City which do not have any reported releases for 2014.



The objectives of the Resource Conservation and Recovery Act (RCRA) are to protect human health and the environment from the potential hazards of waste disposal, to conserve energy and natural resources, to reduce the amount of waste generated, and to ensure that wastes are managed in an environmentally sound manner. RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or other specific chemicals. Hazardous waste information is contained in a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies in turn pass on the information to regional and national EPA offices. These regulations are governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Below is a table of Registered Facilities in Ogemaw County under the RCRA program:

Facility Name	Street Address	City Name	State	ZIP Code
ACTION COLLISION	512 N 2ND ST	WEST BRANCH	MI	48661
ADMIN INDUSTRIES LLC	3049 BEECHWOOD RD	ROSE CITY	MI	48654
AMERICAN PLASTIC TOYS INC	3059 BEECHWOOD RD	ROSE CITY	MI	48654
CITY ENVIRONMENTAL SERVICES	460 S VALLEY RD	WEST BRANCH	MI	48661
CONSUMERS ENERGY CO	411 BENNETT ST	ROSE CITY	MI	48654
CONSUMERS ENERGY COMPANY	4100 W M-76	WEST BRANCH	MI	48661
DCP MIDSTREAM LP	1684 W TAWAS RD	WEST BRANCH	MI	48661
DEAN ARBOUR FORD OF WEST BRANCH INC	3382 W M 76	WEST BRANCH	MI	48661
DORE STORE 7 WEST BRANCH	411 E HOUGHTON AVE	WEST BRANCH	MI	48661
E & D FOREST PRODUCTS INC	441 INDUSTRIAL DR	ROSE CITY	MI	48654
EDNA WILLIAMS ESTATE	2962 E ROSE CITY RD	LUPTON	MI	48635

Facility Name	Street Address	City Name	State	ZIP Code
EMRO PROPANE CO	2147 I 75 BUSINESS LOOP	WEST BRANCH	MI	48661
ENBRIDGE ENERGY INC	1530 W AIRPORT RD	WEST BRANCH	MI	48661
FERNELIUS CHEVROLET INC	113 S BENNETT ST	ROSE CITY	MI	48654
FINISH LINE AUTO WASH	2225 S M 76	WEST BRANCH	MI	48661
FORWARD CORP	103 N WILLIAMS ST	ROSE CITY	MI	48654
FOSTER OIL CO	2288 REFINERY RD	WEST BRANCH	MI	48661
GARB-KO INC	2997 COOK RD	WEST BRANCH	MI	48661
GOLD STAR COATINGS INC	2234 S DAM RD	WEST BRANCH	MI	48661-9366
GREEN ACE HARDWARE	2106 S M 76	WEST BRANCH	MI	48661
GRIFFIN-NORTHERN BEVERAGE COMPANY	1901 DAM RD	WEST BRANCH	MI	48661
HART BUICK GMC INC	3433 W M 55	WEST BRANCH	MI	48661
HOME DEPOT USA INC	2892 COOK RD	WEST BRANCH	MI	48661
INTERNATIONAL TRANSMISSION COMPANY LLC	1224 W M 55	WEST BRANCH	MI	48661
JONATHAN SCOTT BERNS DDS PLLC	278 N BURGESS ST	WEST BRANCH	MI	48661
KINCH AUTOMOTIVE MACHINE	103 PLAZA DR	WEST BRANCH	MI	48661
KMART CORPORATION	2110 S M 76	WEST BRANCH	MI	48661
LAKESIDE STAMPING INC	2901 S M 76	WEST BRANCH	MI	48661
MARATHON PETROLEUM COMPANY LLC	2251 FINERTY RD	WEST BRANCH	MI	48661
MARATHON PETROLEUM COMPANY LLC	2527 PEACH LAKE RD	WEST BRANCH	MI	48661
MARIANNES HOMETOWN LAUNDRY	2626 N M 33	ROSE CITY	MI	48654
MDMB FINANCIAL SERVICES	496 E HOUGHTON AVE	WEST BRANCH	MI	48661
MERCANTILE BANK OF MICHIGAN	115 5TH ST	WEST BRANCH	MI	48661
MI DEPT/NATURAL RESOURCES AND ENVIRONMENT	1005 WILTSE RD	LUPTON	MI	48635
MI DEPT/NATURAL RESOURCES AND ENVIRONMENT	2790 S REFINERY RD	WEST BRANCH	MI	48661-9248
MI DEPT/NATURAL RESOURCES AND ENVIRONMENT	3337 MAIN ST	LUPTON	MI	48635
MI DEPT/NATURAL RESOURCES AND ENVIRONMENT	3640 RIFLE RIVER TRL	PRESCOTT	MI	48756

Facility Name	Street Address	City Name	State	ZIP Code
MI DEPT/NATURAL RESOURCES AND ENVIRONMENT	410 N FAIRVIEW RD	WEST BRANCH	MI	48661
MICHIGAN ATF HOLDINGS LLC	285 CASEMASTER DR	ROSE CITY	MI	48654
MICHIGAN BELL TELEPHONE COMPANY	600 S VALLEY ST	WEST BRANCH	MI	48661
MURPHY OIL USA INC	2762 COOK RD	WEST BRANCH	MI	48661
NEARLY NEW TIRES AND AUTO REPAIR	2510 OLD 76	WEST BRANCH	MI	48661
NORTH STAR SPECIALTIES INC	2085 W M 55	WEST BRANCH	MI	48661
NORTHWEST MICHIGAN COMMUNITY HEALTH AGENCY	630 PROGRESS ST	WEST BRANCH	MI	48661
PBG MICHIGAN LLC	610 PARKWAY DR	WEST BRANCH	MI	48661
PCC OLOFSSON INC	2525 E GRIFFIN RD	WEST BRANCH	MI	48661-9296
PERRY DRUG STORES INC	501 E HOUGHTON AVE	WEST BRANCH	MI	48661
PETER BARBIER	508 E HOUGHTON AVE	WEST BRANCH	MI	48661
QUICK SAV	2636 POINTER RD	WEST BRANCH	MI	48661
ROBERT CHERRY	201 N 8TH ST	WEST BRANCH	MI	48661
ROSE CITY INDUSTRIES	464 E INDUSTRIAL DR	ROSE CITY	MI	48654
ROSE TOOL & DIE INC	640 S VALLEY RD	WEST BRANCH	MI	48661
RWD ENTERPRISES	301 S BENNETT ST	ROSE CITY	MI	48654
SANDVIK HARD MATERIALS	510 GRIFFIN RD.	WEST BRANCH	MI	48661
SAVOY ENERGY L P	1702 W TAWAS RD	WEST BRANCH	MI	48661
SELLEYS CLEANERS	135 N 4TH	WEST BRANCH	MI	48661
T R TIMBER	502 E STATE RD	WEST BRANCH	MI	48661
TAYLOR BUILDING PRODUCTS CO	600 N FIRST ST	WEST BRANCH	MI	48661
TAYLOR BUILDING PRODUCTS INC	631 N. FIRST ST.	WEST BRANCH	MI	48661-1058
TCPI ACQUISITION CORPORATION	522 E HOUGHTON AVE	WEST BRANCH	MI	48661
TEAM HODGES INC	2265 S M 76	WEST BRANCH	MI	48661
TRACTOR SUPPLY COMPANY #646	2050 S M 76	WEST BRANCH	MI	48661
UNIQUE AUTO BODY	2776 S M 76	WEST BRANCH	MI	48661
UNITED PARCEL SERVICE INC	615 PARKWAY DR	WEST BRANCH	MI	48661
VILLAGE QUIK LUBE	3149 W HOUGHTON AVE	WEST BRANCH	MI	48661
WAL-MART STORES EAST LP	2750 COOK RD	WEST BRANCH	MI	48661
WALGREEN CO	2480 E HOUGHTON AVE	WEST BRANCH	MI	48661
WEST BRANCH CLEANERS	404 W HOUGHTON AVE	WEST BRANCH	MI	48661

Facility Name	Street Address	City Name	State	ZIP Code
WEST BRANCH COLLISION INC	2515 S M 30	WEST BRANCH	MI	48661
WEST BRANCH FAMILY DENTISTRY	248 N BURGESS ST	WEST BRANCH	MI	48661
WEST BRANCH FAMILY DENTISTRY	3561 W M 76	WEST BRANCH	MI	48661
WEST BRANCH GAS PLANT	2251 SIMMONS ROAD	WEST BRANCH	MI	48661-9365
WEST BRANCH INDUSTRIES	2083 W M 55	WEST BRANCH	MI	48661
WILTSE PONTIAC BUICK GMC TRUCK INC	2445 W M 55	WEST BRANCH	MI	48661
WOODSTOCK, INC	3800 HIGHWAY M30	WEST BRANCH	MI	48661
ZETTELS COLLISION	3091 W HOUGHTON	WEST BRANCH	MI	48661

Demographics & Socioeconomics

Population and Social Characteristics

This section of the Plan describes the population of Ogemaw County and Michigan. The description focuses on the County and its unique population characteristics. In addition to the overall population figures, this section also describes the population's age, gender, race, and ancestry. Household distribution is also detailed as well as the number of people with physical disabilities. Employment trends are discussed along with employment distribution, income, and poverty status.

Population Trends and Projections

Table 1

Ogemaw County Population					
	2000	2010	% Change 2000-10	2013	% Change 2010-13
OGEMAW COUNTY	21,645	21,699	0.2%	21,537	-0.7%
Townships					
Churchill	1,603	1,713	6.9%	1,682	-1.8%
Cumming	796	698	-12.3%	730	4.6%
Edwards	1,390	1,413	1.7%	1,232	-12.8%
Foster	821	843	2.7%	762	-9.6%
Goodar	493	398	-19.3%	378	-5.0%
Hill	1,584	1,361	-14.1%	1,574	15.7%
Horton	997	927	-7.0%	992	7.0%
Klacking	617	614	-0.5%	533	-13.2%
Logan	581	551	-5.2%	622	12.9%
Mills	4,005	4,291	7.1%	4,243	-1.1%
Ogemaw	1,118	1,223	9.4%	1,019	-16.7%
Richland	956	914	-4.4%	1,146	25.4%
Rose	1,409	1,368	-2.9%	1,293	-5.5%
West Branch	2,628	2,593	-1.3%	2,570	0.9%
Villages					
Prescott	286	266	-7.0%	335	25.9%
Cities					
Rose City	721	653	-9.4%	623	-4.6%
West Branch	1,926	2,139	11.1%	2,138	0.0%

Source: U.S. Census Bureau, 2010 Census

Table 2

Ogemaw County Population Projections		
	2020	2040
OGE MAW COUNTY	22,533	24,189
Townships		
Churchill	1,816	2,021
Cumming	701	706
Edwards	1,459	1,549
Foster	873	934
Goodar	394	386
Hill	1,358	1,350
Horton	940	966
Klacking	628	656
Logan	560	577
Mills	4,554	5,076
Ogemaw	1,317	1,506
Richland	658	677
Rose	656	660
West Branch	2,648	2,756
Villages		
Prescott	270	278
Cities		
Rose City	656	660
West Branch	2,309	2,647

Source: EMCOG

Method: Linear Trend Extrapolation

Age Distribution

While the overall population is the most important consideration, there are other characteristics to consider. The age distribution of a County can influence the types of land uses, facilities and programs needed. Table 3 shows that the County's median age 46.5 is higher than Michigan's median age of 38.9 with a larger percentage of individuals in every age bracket after 45 years of age.

Table 3

Ogemaw County Age Distribution		
Age Group	Population	Percentage
Under 5 years	1,038	7.4%
5 to 9 years	1,176	5.4%
10 to 14 years	1,295	5.9%
15 to 19 years	1,378	6.3%
20 to 24 years	939	4.3%
25 to 34 years	1,984	9.1%
35 to 44 years	2,255	10.3%
45 to 54 years	3,463	15.9%
55 to 59 years	1,749	8.0%
60 to 64 years	1,657	7.6%
65 to 74 years	2,791	12.8%
75 to 84 years	1,470	6.7%
85 years and over	502	2.3%
<i>Median age (years) 46.5</i>		

Michigan Age Distribution		
Age Group	Population	Percentage
Under 5 years	596,286	6.0%
5 to 9 years	637,784	6.5%
10 to 14 years	675,216	6.8%
15 to 19 years	739,599	7.5%
20 to 24 years	669,072	6.8%
25 to 34 years	1,164,149	11.8%
35 to 44 years	1,277,974	12.9%
45 to 54 years	1,510,033	15.3%
55 to 59 years	683,186	6.9%
60 to 64 years	568,811	5.8%
65 to 74 years	724,709	7.3%
75 to 84 years	444,940	4.5%
85 years and over	191,881	1.9%
<i>Median age (years) 38.9</i>		

Source: U.S. Census Bureau, 2010 Census

Gender Distribution

Most communities have a slightly higher proportion of females since they have a longer life expectancy. In Michigan, females account for 50.9 percent of the population. Ogemaw County has 10,814 males and 10,885 females, about the same percentage as Michigan's population.

Table 4

Ogemaw County Gender Distribution		
	Population	Percentage
Male	10,814	49.8%
Female	10,885	50.2%

Michigan Gender Distribution		
	Population	Percentage
Male	4,848,114	49.1%
Female	5,035,526	50.9%

Source: U.S. Census Bureau, 2010 Census

Racial Composition

The racial composition of Ogemaw County is different than Michigan's but similar to most northern Michigan communities. Table 5 shows the County's population distribution is 97.1 percent White, 0.2 percent Black or African American, 0.7 percent American Indian and Alaska Native, 0.4 percent Asian, 0.0 Native Hawaiian and other Pacific Islander and 1.6 percent some other race. Ogemaw County has a higher percentage of Whites, a lower percentage of Black or African American, and a lower percentage of Asians and other races than the State of Michigan.

Table 5

Ogemaw County Racial Distribution		
	Population	Percentage
White	21,076	97.1%
Black or African American	39	0.2%
American Indian and Alaska Native	157	0.7%
Asian	76	0.4%
Native Hawaiian and Other Pacific Islander	6	0.0%
Some other race	345	1.6%

Michigan Racial Distribution		
	Population	Percentage
White	7,803,120	78.9%
Black or African American	1,400,362	14.2%
American Indian and Alaska Native	62,007	0.6%
Asian	238,199	2.4%
Native Hawaiian and Other Pacific Islander	2,604	0.0%
Some other race	377,348	3.9%

Source: U.S. Census Bureau, 2010 Census

Household Composition

Household composition can influence a community's needs since the distribution often identifies unique community traits. Table 6 shows the County has a 0.4% higher proportion of family households (66.4 percent) than the State of Michigan (66.0 percent). Ogemaw County has a higher percentage of married couple families than the state and a lower proportion of female householders with no spouse in comparison to Michigan as a whole. The State of Michigan does have a slightly higher average household size than Ogemaw County.

Table 6

Ogemaw County Household Distribution		
HOUSEHOLDS BY TYPE	Total	%
Total households	9,283	100.0%
Family households	6,162	66.4%
With own children under 18 years	2,041	22.0%
Husband-wife family	4,754	51.2%
With own children under 18 years	1,282	13.8%
Male householder, no wife present	477	5.1%
With own children under 18 years	253	2.7%
Female householder, no husband present	931	10.0%
With own children under 18 years	506	5.5%
Non-family households	3,121	33.6%
Householder living alone	2,623	28.3%
Households with individuals under 18 years	2,290	24.7%
Households with individuals 65 years and over	3,324	35.8%
<i>Average household size 2.31</i>		
<i>Average family size 2.78</i>		

Source: U.S. Census Bureau, 2010 Census

Michigan Household Distribution		
HOUSEHOLDS BY TYPE	Total	%
Total households	3,872,508	100.0%
Family households	2,554,073	66.0%
With own children under 18 years	1,106,735	28.6%
Husband-wife family	1,857,127	48.0%
With own children under 18 years	730,892	18.9%
Male householder, no wife present	185,363	4.8%
With own children under 18 years	92,281	2.4%

Female householder, no husband present	511,583	13.2%
With own children under 18 years	284,562	7.3%
Non-family households	1,318,435	34.0%
Householder living alone	1,079,678	27.9%
Households with individuals under 18 years	1,224,631	31.6%
Households with individuals 65 years and over	985,333	25.4%
<i>Average household size 2.49</i>		
<i>Average family size 3.05</i>		

Source: U.S. Census Bureau, 2010 Census

Physical Disabilities

Table 7 lists non-institutionalized residents with disabilities. The tables indicate the County has overall a slightly higher proportion of residents with physical disabilities than Michigan as a whole.

Table 7

Ogemaw County Physical Disabilities		
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION	Number	%
Population 16 to 34 years with a disability	581	100.0%
Employed	200	34.4%
Not employed	381	48.4%
Population 16 to 34 years no disability	4,110	100.0%
Employed	2,961	72.0%
Not employed	1,149	28.0%
Population 35 to 64 years with a disability	2,493	100.0%
Employed	559	22.4%
Not employed	1,934	77.6%
Population 35 to 64 no disability	5,939	100.0%
Employed	4,208	70.9%
Not employed	1,731	29.1%

Source: 2009-2013 American Community Survey 5-Year Estimates

Michigan Physical Disabilities		
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION	Number	%
Population 16 to 34 years with a disability	205,200	100.0%
Employed	73,536	35.8%
Not employed	131,664	64.2%
Population 16 to 34 no disability	2,302,532	100.0%
Employed	1,511,150	65.6%
Not employed	791,382	34.4%
Population 35 to 64 with a disability	679,507	100.0%
Employed	215,519	31.7%
Not employed	463,988	68.3%
Population 35 to 64 years no disability	3,375,102	100.0%
Employed	2,607,965	77.3%
Not Employed	767,137	22.7%

Source: 2009-2013 American Community Survey 5-Year Estimates

Economic Information

Employment

In 1990 – 1992 Ogemaw County and State of Michigan jobless rates increased. Ogemaw County rate leveled off from 1992 until 1993 while the State of Michigan declined. In 1993 Ogemaw County's jobless rate began to decline consistently until 2001. In 2001 both Ogemaw County and the State of Michigan jobless rates began to increase where they again leveled off until 2008. In 2008 both the county and state jobless rates increased until 2009. In 2009 the county jobless rates began to drop continually while the State of Michigan jobless rates leveled off until 2011 before beginning to drop.

The highest percentage of employment by industry is educational and health and social services at 22.9%. This is related to the fact that the largest employer in Ogemaw County is the West Branch Regional Medical Center and the West Branch and Rose City Schools have the third highest number of employees. Retail accounts for 14.5% of the workforce which indicates the high number of retail stores within the county including the Tanger Outlet Mall in West Branch. Construction and manufacturing account for 21.6% of the workforce.

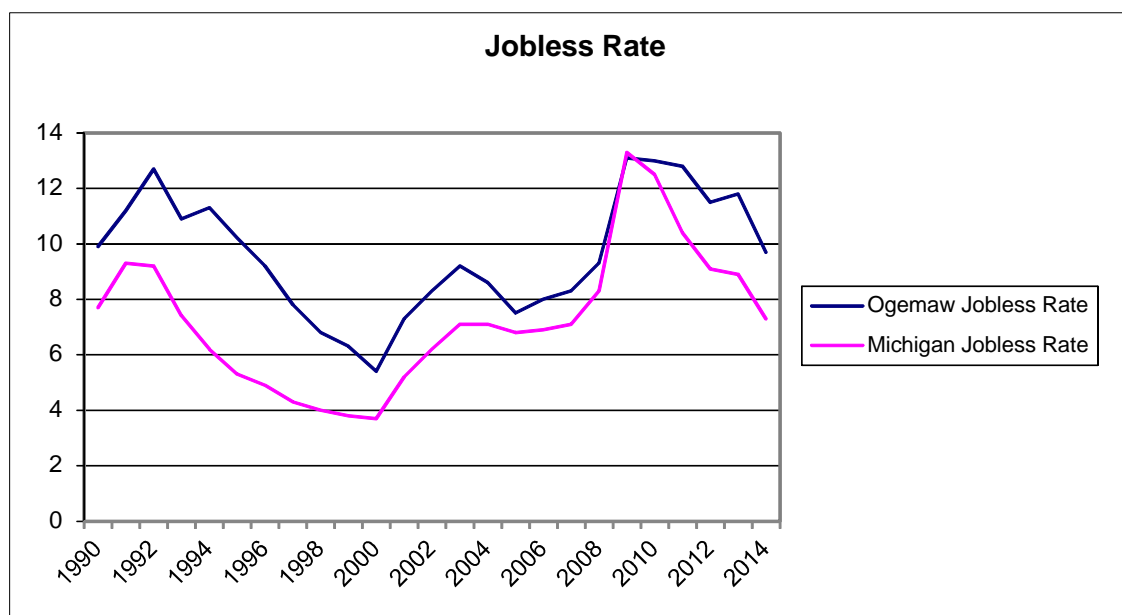


Figure 18

Table 9 identifies employment distribution in the County and Michigan. In Ogemaw County the largest employment category is Educational, health and social services (22.9%) followed by Retail Trade (14.5%) and Manufacturing (13.6%). Michigan's employment distribution differs in several ways, including a higher percentage of manufacturing and a lower percentage in Educational, health and social services.

Table 9

Ogemaw County Employment by Industry		
Industry	Total	Percentage
Agriculture, forestry, fishing and hunting, and mining	361	4.4%
Construction	656	8.0%
Manufacturing	1,115	13.6%
Wholesale trade	364	4.4%
Retail trade	1,195	14.5%
Transportation and warehousing, and utilities	367	4.5%
Information	148	1.8%
Finance, insurance, real estate, and rental and leasing	280	3.4%
Professional, scientific, management, administrative, and waste management services	297	3.6%
Educational, health and social services	1,882	22.9%
Arts, entertainment, recreation, accommodation and food services	692	8.4%
Other services (except public administration)	466	5.7%
Public administration	398	4.8%

Source: Michigan Department of Technology, Management & Budget

Michigan Employment by Industry

Industry	Total	Percentage
Agriculture, forestry, fishing and hunting, and mining	49,496	1.1%
Construction	278,079	6.0%
Manufacturing	1,045,651	22.5%
Wholesale trade	151,656	3.3%
Retail trade	550,918	11.9%
Transportation and warehousing, and utilities	191,799	4.1%
Information	98,887	2.1%
Finance, insurance, real estate, and rental and leasing	246,633	5.3%
Professional, scientific, management, administrative, and waste management services	371,119	8.0%
Educational, health and social services	921,395	19.9%
Arts, entertainment, recreation, accommodation and food services	351,229	7.6%
Other services (except public administration)	212,868	4.6%
Public administration	167,731	3.6%

Source: Michigan Department of Technology, Management & Budget

Table 9

Industry	Total Wages
Agriculture, forestry, fishing and hunting, and mining	\$846,026
Construction	\$3,680,809
Manufacturing	\$2,690,986
Wholesale trade	\$3,878,673
Retail trade	\$8,916,963
Transportation and warehousing, and utilities	\$4,259,772
Information	\$361,032
Finance, insurance, real estate, and rental and leasing	\$1,410,981
Professional, scientific, management, administrative, and waste management services	\$1,225,050
Educational, health and social services	\$6,154,671
Arts, entertainment, recreation, accommodation and food services	\$215,132
Other services (except public administration)	\$1,154,281

Source: Michigan Department of Technology, Management & Budget - Industry Census of Employment & Wages (QCEW - ES202)

Ogemaw County Largest Employers	
	Employees
West Branch Regional Medical Center	358
Walmart Supercenter	280
West Branch Rose City Schools	252
Outlets at West Branch	250
Forward Corporation	141
Au Sable Valley Community Mental Health	120
Sandvik Hard Materials	120
The Villa of Rose City	112
Consumers Energy	110
Home Depot	108
The Villa of West Branch	96
UPS Customer Center	85
American Plastic Toys	60
Compassionate Care Home Health	55
Heartland Home Care & Hospice	54
Kmart	53
Taylor Entrance Systems	50
Big Boy	50
Specialized Pharmacy Service	48
KFC/Taco Bell	40
Brian's Fruit & Meat Market	34
Ponderosa Steakhouse	34
Family Fare (West Branch)	32
Family Fare (Rose City)	20
Community Rehabilitation Services, PC	20

Source: Ogemaw County Economic Development Corporation

Household Income

The County's household income levels are considerably lower than the State of Michigan. Table 10 shows that Ogemaw County's median household income was estimated at \$34,619 in 2013. This figure is considerably lower than Michigan's estimated median household income of \$48,411 in 2013. The County also has a lower per capita income than the State of Michigan. The estimated percentage of families below poverty level in Ogemaw County was 21.5% in 2013 considerably higher than the State of Michigan's estimated rate of 16.8%.

Table 10

Ogemaw County Income Levels	
Median household income (dollars)	\$34,619
Per capita income (dollars)	\$19,634
Percent below poverty level (Families)	21.5%

Michigan Income Levels	
Median household income (dollars)	\$48,411
Per capita income (dollars)	\$25,681
Percent below poverty level (Families)	16.8%

Source: 2009-2013 American Community Survey 5-Year Estimates

Existing Land Use

Pre-settlement Vegetation

The Michigan Department of Natural Resources has compiled pre-settlement vegetation maps of counties in Michigan. The maps were generated from information contained in the first government land survey notes in the 1800's along with information such as current vegetation, landforms and soils. A review of the pre-settlement vegetation map of Ogemaw County shows large areas were covered with white pine – red pine forest, jack pine forest, beech – sugar maple – hemlock forest, and hemlock – white pine forest. The map delineates jack pine-red pine forest covered areas in Foster Twp., Rose Twp., Goodar Twp., Cumming Twp., Klacking Twp., Ogemaw Twp., Mills Twp., Horton Twp., and Churchill Twp.

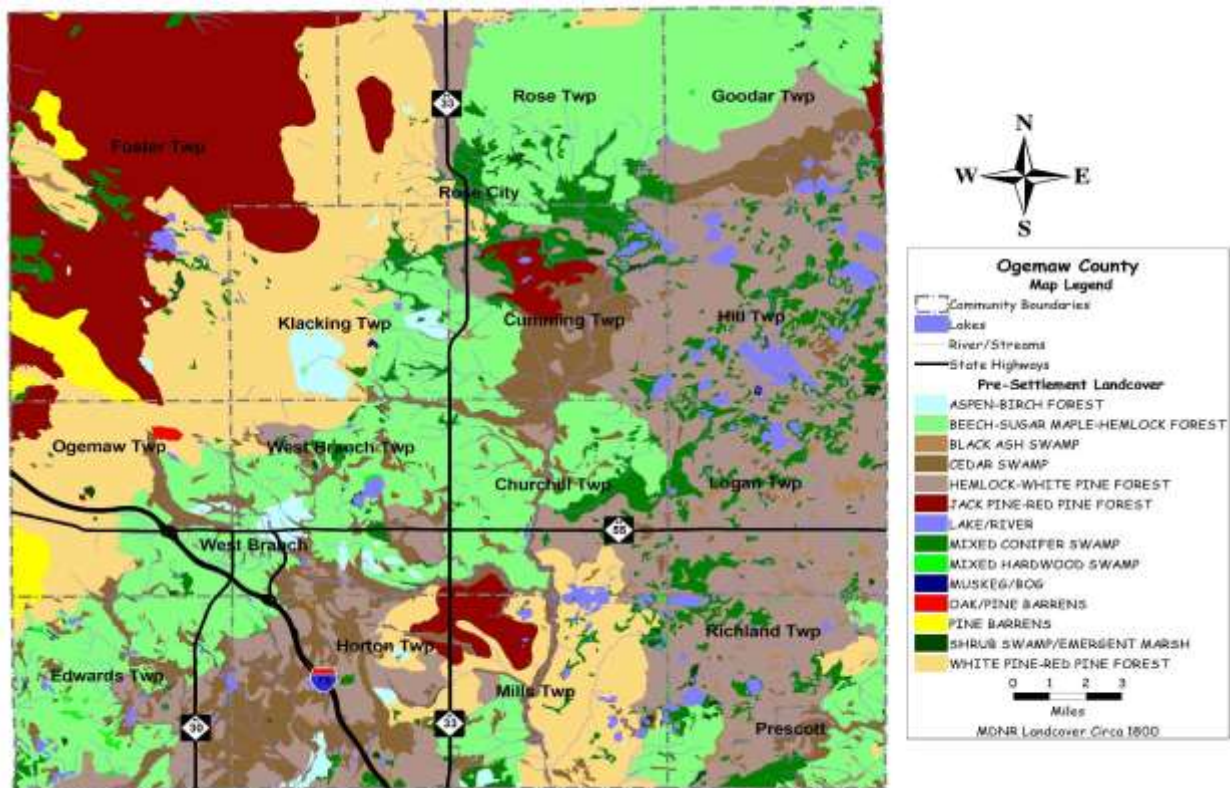


Figure 19 Ogemaw County Pre-Settlement (Circa 1800) Landcover Map

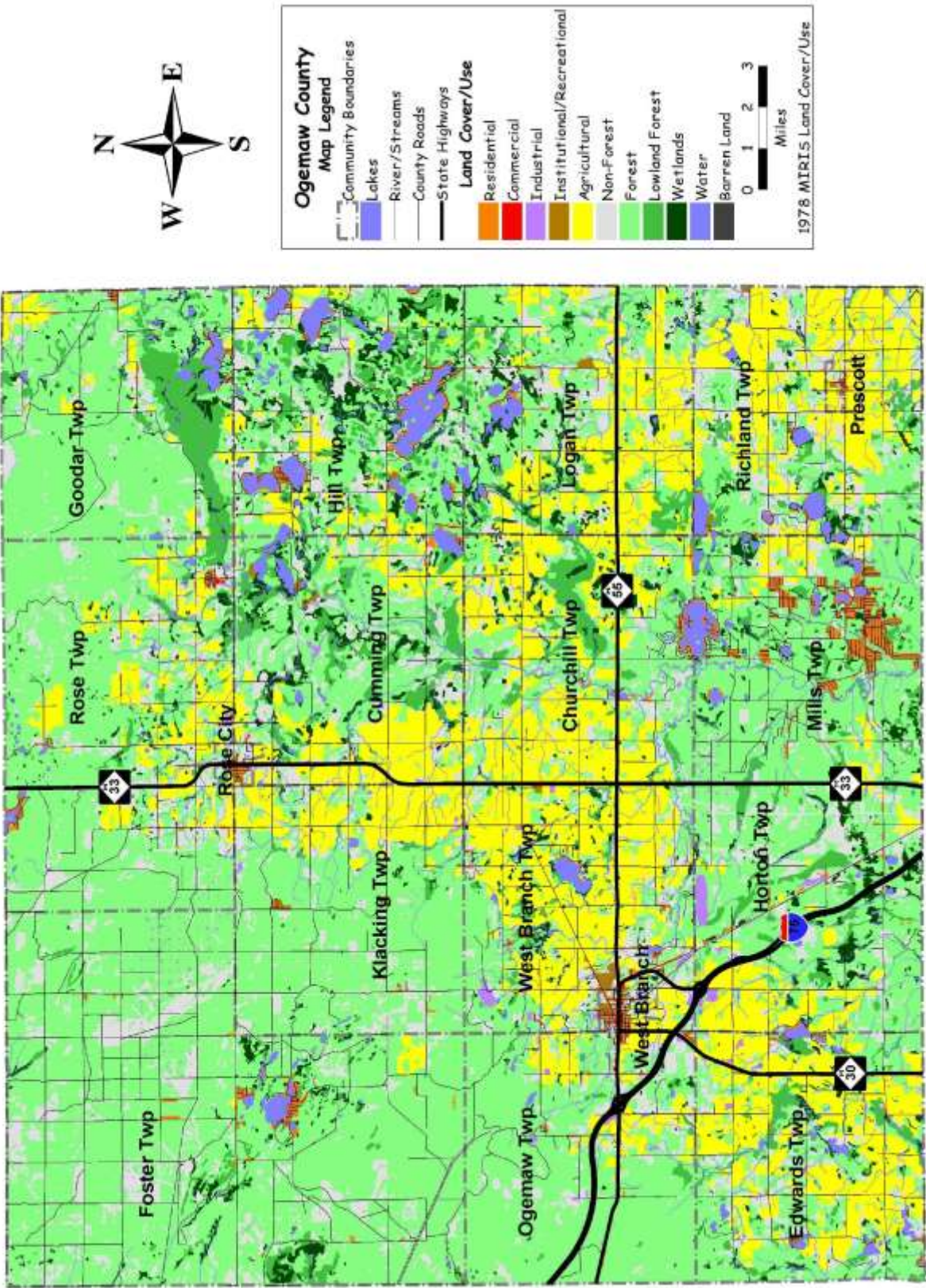


Figure 20 1978 MIRIS Land Cover Map

Land Cover

In 1978 a countywide land cover/use inventory was completed under the Michigan Resource Information System of the Michigan Department of Natural Resources. This is the only countywide land use inventory ever completed. The map of 1978 land cover/use illustrates the distribution of land uses throughout the County. The following table is a listing of the land cover/use categories by acreage. Forested land was the primary land cover in Ogemaw County. This is still the case today. The top five largest categories included Forest, Agricultural Lands, Rangelands, Wetlands, and Urban and Built Up areas.

Land Use/Cover Table of Ogemaw County		
Category	Acres	Percent of Total
Residential	6607	1.796%
Commercial/Industrial/Institutional	627	0.166%
Other Land Use	2853	0.776%
Agricultural	69017	18.768%
Rangeland	48727	13.250%
Forested Land	217610	59.174%
Wetlands	15444	4.199%
Surface Water	6863	1.866%
Total	367748	100%

Source: Michigan Department of Natural Resources - MIRIS: 1978

Residential

As can be seen on the Existing Land Cover/Use Map and table, residential use occupied 1.8 percent (6606.6 acres) of the land in the county. As would be expected, residential development was concentrated around the villages and along the shores of lakes and rivers. Seasonal residential development is located adjacent to the major lakes in the county. General trends in residential development have been the construction of primary and secondary homes on lots two acres and larger. As well, residential development is more common along major roads. Mills Township has a large concentration of residential areas in the Skidway Lake area. Other large areas of residential development are located around the City of West Branch, Rose City, Hill Township around Sage Lake, Churchill Township, Rose Township, and West Branch Township.

Commercial/Industrial/Institutional

The largest concentrations of commercial uses are found in the communities of West Branch, Rose City, Prescott, and Lupton. Most of the commercial land uses are service and retail in nature, catering to local residents and tourists. Small pockets of commercial uses can be found in several rural locations around the county. These rural commercial uses are typically convenience retail uses that serve the rural residents and tourists. Institutional land uses are comprised of school land and government offices. Lands used for commercial,

industrial, and institutional purposes make up less than one-half of one percent of the county's total area.

Agricultural

There are significant areas of agricultural activity in the county, almost 20% of the county total land uses. The townships with the highest concentrations of farmland are Horton, Edwards, West Branch, Churchill, Richland, Logan, Klacking, Cumming, and Rose. While there has been a downward trend in acreage dedicated to agricultural uses, these lands are falling idle as opposed to being developed for urban built-up uses as in other parts of the state and country.

Rangelands

The 48,727 acres (13.25 percent) of rangeland make it the third largest land cover in the county. This category consists of herbaceous open and shrub land. This land cover was scattered throughout the county with concentrations usually between agriculture and forestland. Much of the rangeland was once active farmland. Given the downward trend in acreage dedicated to farming, this category has increased over the last 25 years.

Forested Land

Forested Land accounts for 217,609 acres or 59%, of the total land cover, the highest percentage of land cover in the county. The most prevalent forest types were northern hardwood and aspen-birch. Other forest types include upland conifers and lowland hardwoods. Lowland forests grow on soils with a seasonally high water table and are often classified as wetlands. Lowland forests include areas that support lowland hardwoods and conifers, such as northern white cedar, black spruce, balsam fir, elm, red maple, ash and aspen species. Lowland forests are usually swampy in nature.

Wetlands

Wetlands include land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes and bogs. The wetland category comprises non-forested types such as lowland brush (tag alder and willow), cattail marshes, bogs and wet meadows. This category covers 15,443 acres of the county, 4.2%.

Two of the most important functions of wetlands are water quality protection and ecological corridors. The major wetland areas are adjacent to streams and lakes. The networks of wetlands receive surface water and subsurface water discharge, creating the many streams and creeks that in turn flow into the area lakes. The interconnected resources exemplify how activities distant from major water bodies can still have an impact on water quality.

Surface Water

Lakes and impoundments are mapped as open water and accounted for 1.9% of the area in the county.

Other Land Use

Lands in this use category include extractive (sand and gravel pits), cemeteries, utilities, waste disposal, outdoor recreation, and transportation (airports, road medians) and accounts for less than one percent of the county's land base.

Forests

Almost 60 percent of the county is forested. The Michigan Resource Information System's (MIRIS) 1978 land use inventory illustrates the forest types in the county (page 68). Tree species vary depending upon the soils, moisture and past activities such as logging, fires and land clearing. Aspen-Birch, central hardwoods, and pine are the most common forest types in the county. Under dry spring conditions forest fires can occur in any forest type; however, some forest types have higher risks. Jack and red pine forests have a high risk for wildfires. Oak and white pine forests have a moderate risk for wildfires. Draughty, low fertility sandy soils, found in outwash plains and channels, supported pre-settlement pine forests that for thousands of years were perpetuated by wildfires. Today, residential development has occurred within the same wildfire prone areas. There are still extensive areas of pine forests in the county.

Red jack and white pine forest types are included in the pine forest category. Bigtooth aspen, quaking aspen, white birch, red maple and red oak are the primary tree species found in the aspen-birch type. Red oak, white oak, black oak and northern pin oak are the primary species growing in the oak forests. Northern hardwoods include species such as sugar maple, red maple, American beech, basswood and yellow birch.

Poorly drained, lowland areas support northern white cedar, tamarack, balsam fir, black spruce, eastern hemlock, white pine, balsam poplar, trembling aspen, paper birch, black ash, speckled alder and shrub willows. Northern white cedar dominates the wetland areas where there is good lateral water movement and the soils are high in organic content. Lowland forests are typically located adjacent to water and function as riparian forests and water buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors. Lowland forests adjacent to rivers and streams are prone to flooding during the spring snowmelt, particularly when combined with heavy spring rains. Extensive areas of lowland forests can be found in Goodar Twp., Hill Twp., Logan Twp., Churchill Twp., and Edwards Twp.

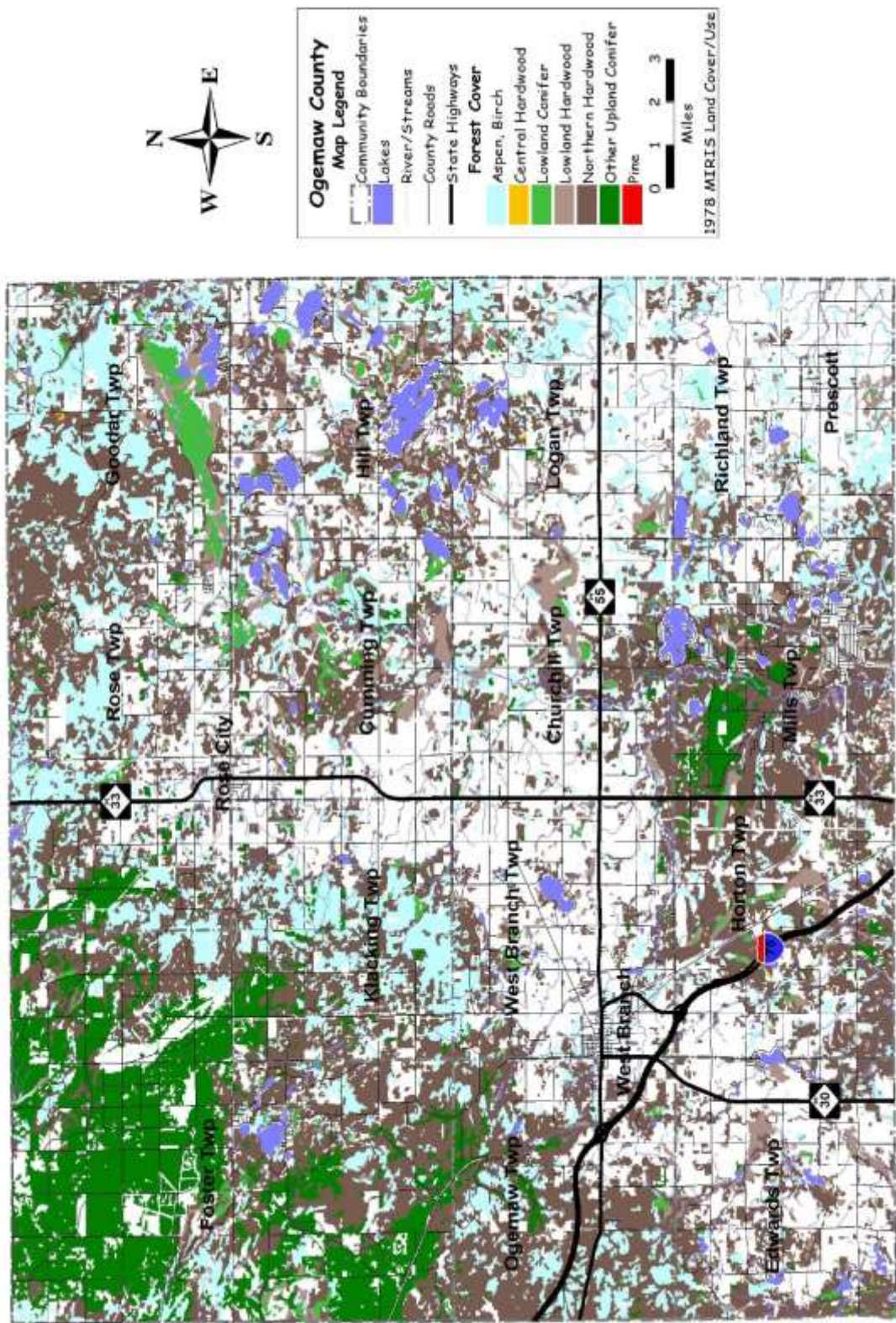
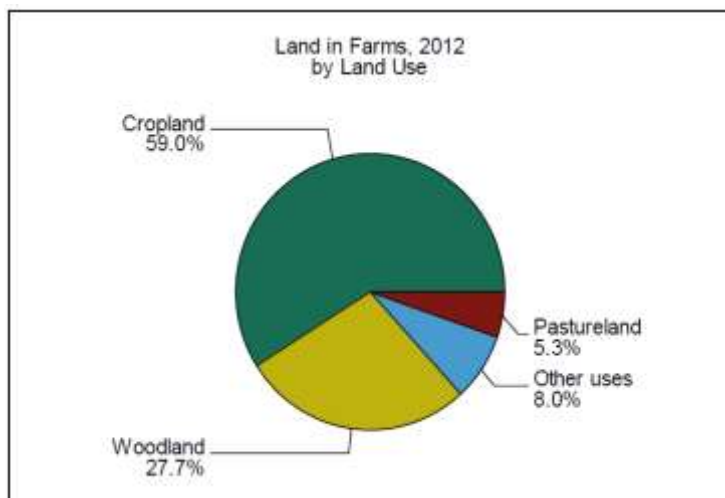


Figure 21 Ogemaw County 1978 MIRIS Forest Cover Map



Agriculture

Despite a loss in farming acres, farming continues to be a valued aspect of Ogemaw County's economy and livelihood. According to the 2012 Census of Agriculture, the 280 County farms consisted of 68,162 acres of total land of this 40,215 acres was cropland; the remaining 41% was woodland, pastureland, or land used for other purposes. In 1997, there were 261 County farms and the number of farmland acres was 75,345. Ogemaw

County is ranked 43 out of the 83 Michigan counties for market values of agricultural products sold. Ogemaw's top ranking commodity groups are aquaculture where the county is ranked 17th with a value of sales of \$10,000.00 and 18th in milk from cows with a value of sales at \$25,522.00.

	2012	2007	% Change
Market Value of Products Sold	\$46,261,000	\$30,518,000	+ 52
Crop Sales \$13,478,000 (29 percent)			
Livestock Sales \$32,782,000 (71 percent)			
Average Per Farm	\$165,216	\$95,071	+ 74
Government Payments	\$927,000	\$349,000	+ 166
Average Per Farm Receiving Payments	\$7,026	\$2,688	+ 161

Economic Characteristics	Quantity
Farms by value of sales:	
Less than \$1,000	60
\$1,000 to \$2,499	36
\$2,500 to \$4,999	41
\$5,000 to \$9,999	25
\$10,000 to \$19,999	29
\$20,000 to \$24,999	7
\$25,000 to \$39,999	10
\$40,000 to \$49,999	8
\$50,000 to \$99,999	11
\$100,000 to \$249,999	9
\$250,000 to \$499,999	14
\$500,000 or more	30
Total farm production expenses (\$1,000)	36,089
Average per farm (\$)	128,888
Net cash farm income of operation (\$1,000)	12,025
Average per farm (\$)	42,945

Housing

In 2013, Ogemaw County had 16,015 housing units (Table 11). Of the total figure, 8,998 were occupied (56.2 percent), which is a far lower percentage than Michigan as-a-whole (84.4 percent). Ogemaw County has a higher percentage of owner-occupied housing units, 82.8 percent as compared to the 72.1 percent State average, along with a considerably higher percentage of vacant housing units – 43.8 percent as compared to 15.6 percent.

Table 11

2013 Ogemaw County Housing Units		
Total housing units	16,015	100.0%
Occupied housing units	8,998	56.2%
Vacant housing units	7,017	43.8%
Total occupied housing units	8,998	100.0%
Owner-occupied housing units	7,448	82.8%
Renter-occupied housing units	1,550	17.2%

2013 Michigan Housing Units		
Total housing units	4,529,311	100.0%
Occupied housing units	3,823,280	84.4%
Vacant housing units	706,031	15.6%
Total occupied housing units	3,823,280	100.0%
Owner-occupied housing units	2,757,062	72.1%
Renter-occupied housing units	1,066,218	27.9%

Source: 2009-2013 American Community Survey 5-Year Estimates

Housing Distribution

Ogemaw County has a much higher percentage of single-family homes than Michigan as a whole, 85.6 percent in Ogemaw County compared to 72 percent for Michigan (Table 12). The largest difference in housing distribution relates to the County's low percentage of multiple-family housing (apartments) and the considerably high percentage of mobile homes. The very low number of multiple family housing units in Ogemaw County compared to the state, demonstrates a common difference that is often seen in Michigan's rural communities.

Table 12

2013 Ogemaw County Housing Distribution		
Total housing units	16,015	100.0%
UNITS IN STRUCTURE		
1-unit, detached	13,702	85.6%
1-unit, attached	59	0.4%
2 units	114	0.7%
3 or 4 units	72	0.4%
5 to 9 units	113	0.7%
10 to 19 units	122	0.8%
20 or more units	206	1.3%
Mobile home	1,627	10.2%
Boat, RV, van, etc.	0	0.0%

2013 Michigan Housing Distribution		
Total housing units	4,529,311	100.0%
UNITS IN STRUCTURE		
1-unit, detached	3,259,881	72%
1-unit, attached	209,529	4.6%
2 units	119,644	2.6%
3 or 4 units	115,335	2.8%
5 to 9 units	189,374	4.2%
10 to 19 units	163,302	3.6%
20 or more units	224,829	5.0%
Mobile home	246,438	5.4%
Boat, RV, van, etc.	979	0.0%

Source: 2009-2013 American Community Survey 5-Year Estimates

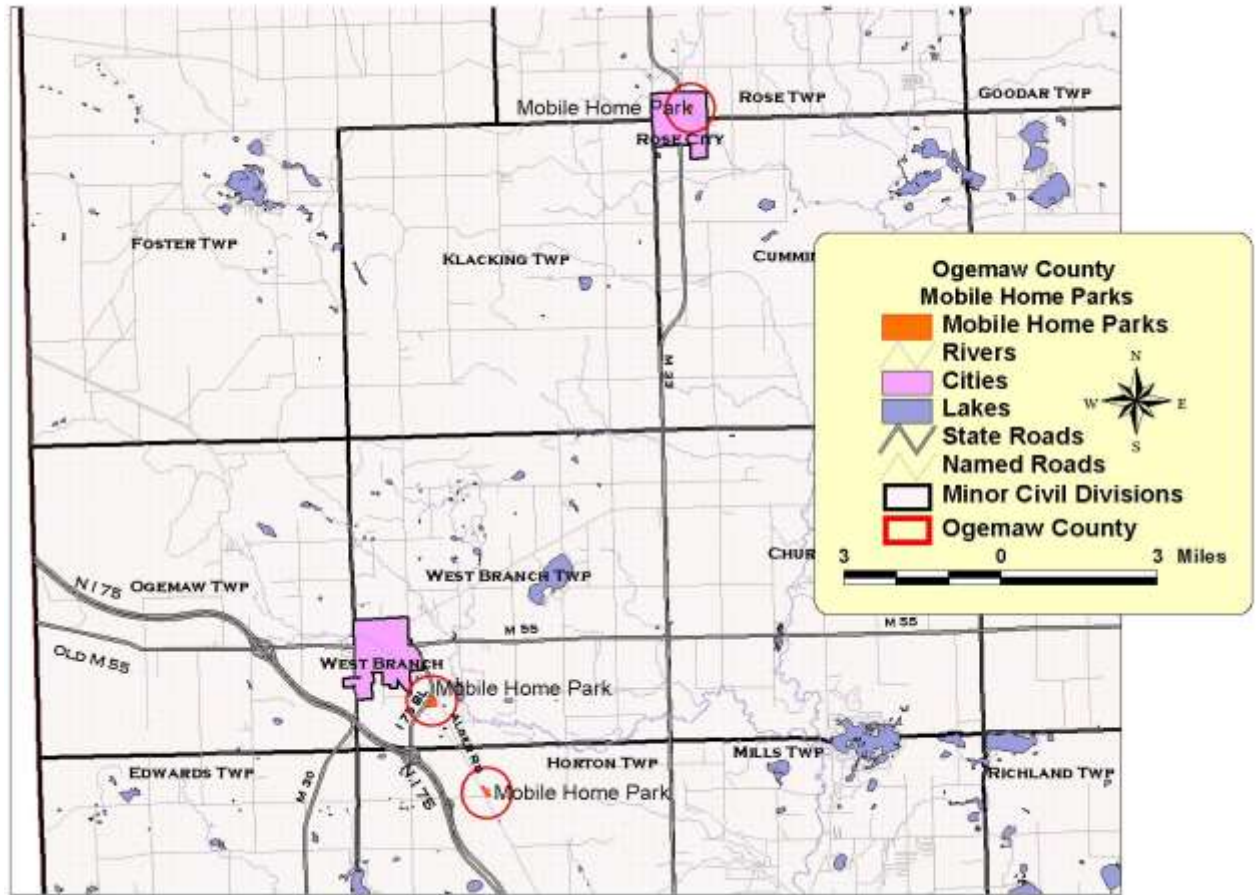


Figure 22 Ogemaw County Mobile Home Parks Map

Age of Housing

The bulk of the housing structures in Ogemaw County were built before 1980. From 1970 to 1979 24.8 percent of homes were built and 32.4% from 1940 to 1969. Michigan also has higher percentages of homes built during the same time periods.

Table 13

2013 Ogemaw County Housing Age		
Year Structure Built	Total	Percentage
2010 or later	34	0.2%
2000 to 2009	1,351	8.4%
1990 to 1999	2,036	12.7%
1980 to 1989	2,030	12.7%
1970 to 1979	3,979	24.8%
1960 to 1969	2,642	16.5%
1940 to 1959	2,540	15.9%
1939 or earlier	1,403	8.8%

2013 Michigan Housing Age		
Year Structure Built	Total	Percentage
2010 or later	10,292	0.2%
2000 to 2009	461,546	10.2%
1990 to 1999	580,249	12.8%
1980 to 1989	449,924	9.9%
1970 to 1979	704,599	15.6%
1960 to 1969	551,102	12.2%
1940 to 1959	1,074,192	23.7%
1939 or earlier	697,407	15.4%

Source: 2009-2013 American Community Survey 5-Year Estimates

Value of Owner-Occupied Housing

The median value of owner-occupied housing in Ogemaw County was \$89,500 in 2013, which is considerably lower than Michigan's median value of \$121,700 (Table 14). The majority of the County's owner-occupied housing is valued between \$50,000 and \$100,000, while the majority of Michigan's is between \$50,000 and \$149,000.

Table 14

2013 Ogemaw County Owner-Occupied Housing Value		
Specified owner-occupied units	7,448	100.0%
VALUE		
Less than \$50,000	1,539	20.7%
\$50,000 to \$99,999	2,649	35.6%
\$100,000 to \$149,999	1,292	17.3%
\$150,000 to \$199,999	1,037	13.9%
\$200,000 to \$299,999	646	8.7%
\$300,000 to \$499,999	203	2.7%
\$500,000 to \$999,999	50	0.7%
\$1,000,000 or more	32	0.4%
<i>Median (dollars) \$89,500</i>		

2013 Michigan Owner-Occupied Housing Value		
Specified owner-occupied units	2,757,062	100.0%
VALUE		
Less than \$50,000	409,290	14.8%
\$50,000 to \$99,999	683,668	24.8%
\$100,000 to \$149,999	571,773	20.7%
\$150,000 to \$199,999	454,660	16.5%
\$200,000 to \$299,999	378,700	13.7%
\$300,000 to \$499,999	185,491	6.7%
\$500,000 to \$999,999	57,137	2.1%
\$1,000,000 or more	16,343	0.6%
<i>Median (dollars) \$121,700</i>		

Source: 2009-2013 American Community Survey 5-Year Estimates

Table 15

Ogemaw County Taxable Values				
	2012		2015	
	Real	Personal	Real	Personal
Townships				
Churchill	66,182,079	2,485,882	65,343,275	2,505,944
Cumming	26,054,315	1,640,900	25,658,642	1,628,400
Edwards	43,711,802	1,370,939	45,322,139	1,524,700
Foster	41,478,097	4,101,688	43,824,500	3,680,274
Goodar	26,423,169	572,200	24,785,538	581,400
Hill	97,301,737	1,731,500	102,844,221	1,885,300
Horton	27,539,878	2,411,045	28,116,097	4,168,657
Klacking	25,154,519	1,219,886	23,997,245	1,934,818
Logan	27,704,390	1,044,828	25,525,244	1,181,150
Mills	90,106,468	4,314,879	93,017,605	4,517,200
Ogemaw	43,039,526	3,113,862	43,466,482	3,405,800
Richland	30,421,223	832,200	31,964,545	1,193,700
Rose	44,269,777	2,778,936	44,124,875	2,057,450
West Branch	92,560,111	18,111,647	93,151,881	18,380,461
Cities				
Rose City	10,305,046	2,948,550	10,197,386	2,439,500
West Branch	54,911,022	10,128,850	55,961,827	9,113,400

Source: Michigan Department of Treasury

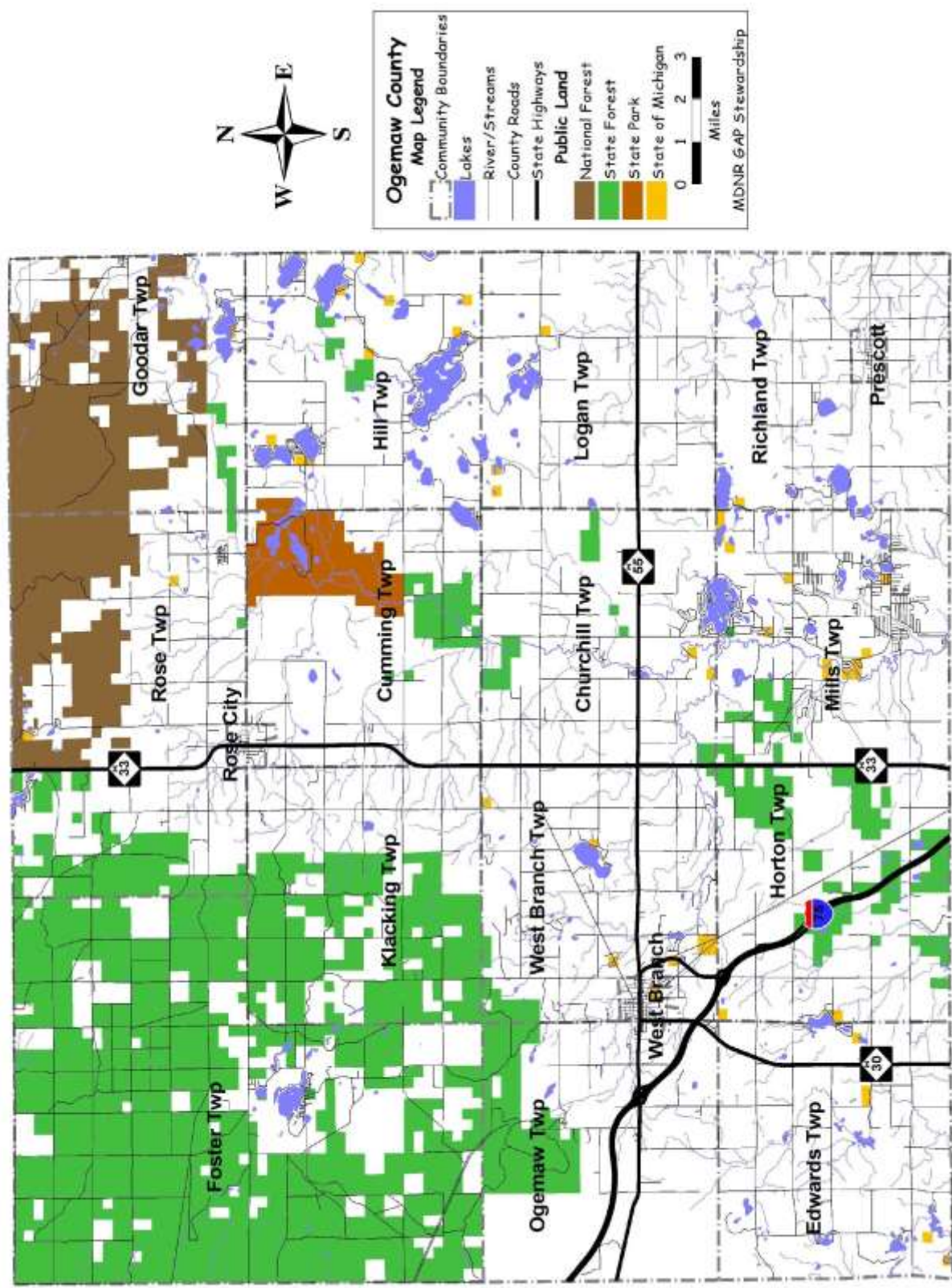


Figure 23 Ogemaw County Public Lands Map

Hill Township Ogemaw County, Michigan Zoning Map (no scale)

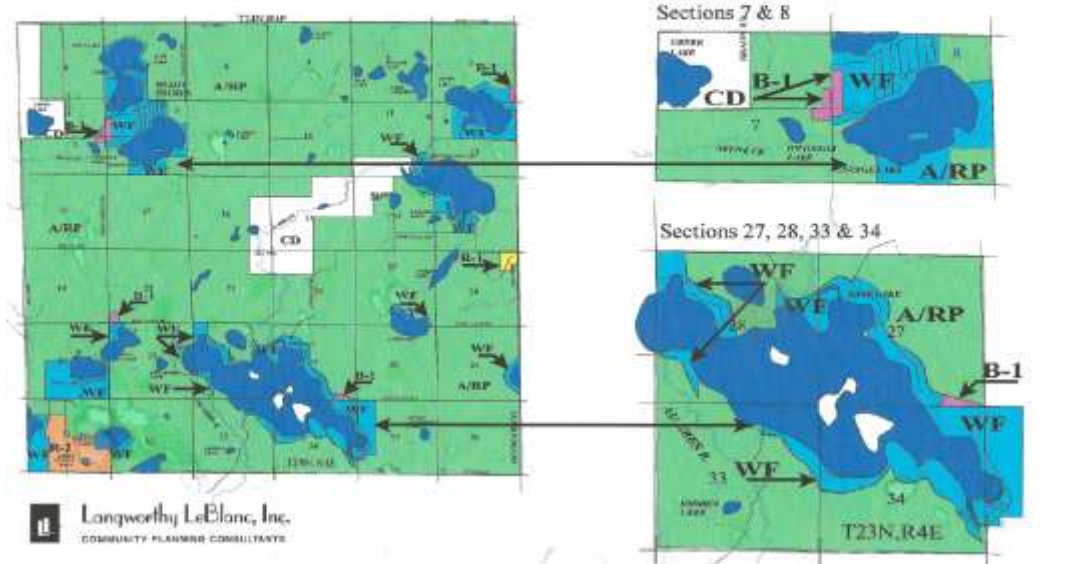


Figure 24

Logan Township Ogemaw County, Michigan Zoning Map (no scale)

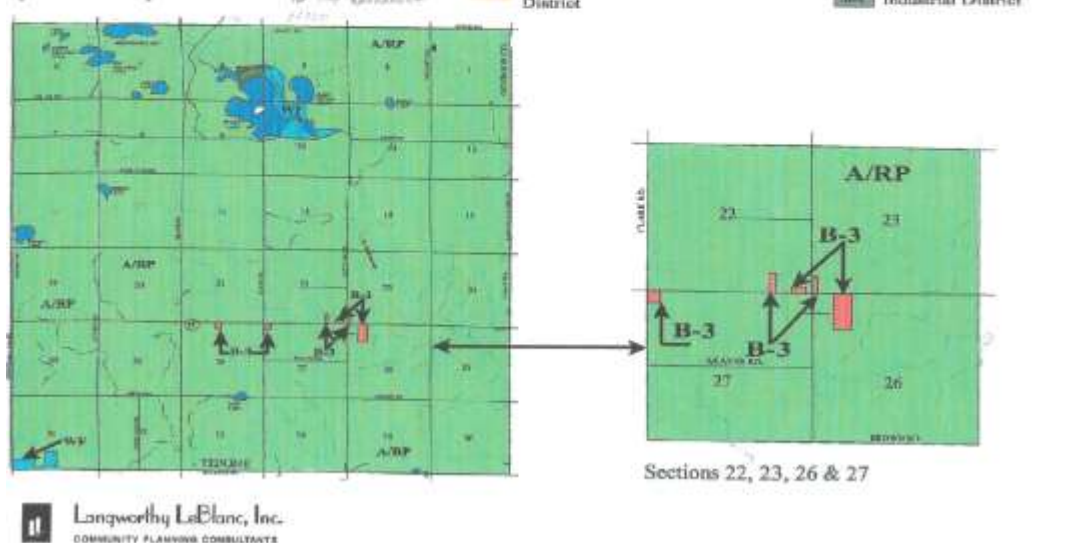


Figure 25

Churchill Township
Ogemaw County,
Michigan
Zoning Map
(no scale)

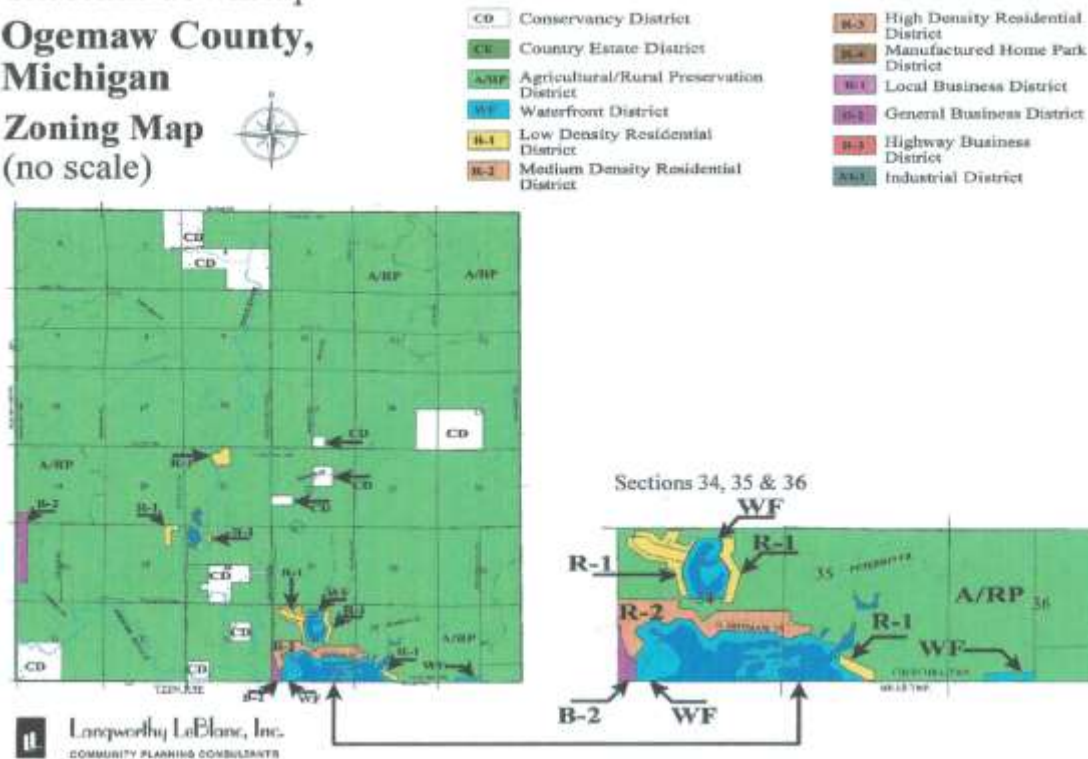


Figure 26

Northwest Part of Foster Township
Ogemaw County,
Michigan
Zoning Map
(no scale)

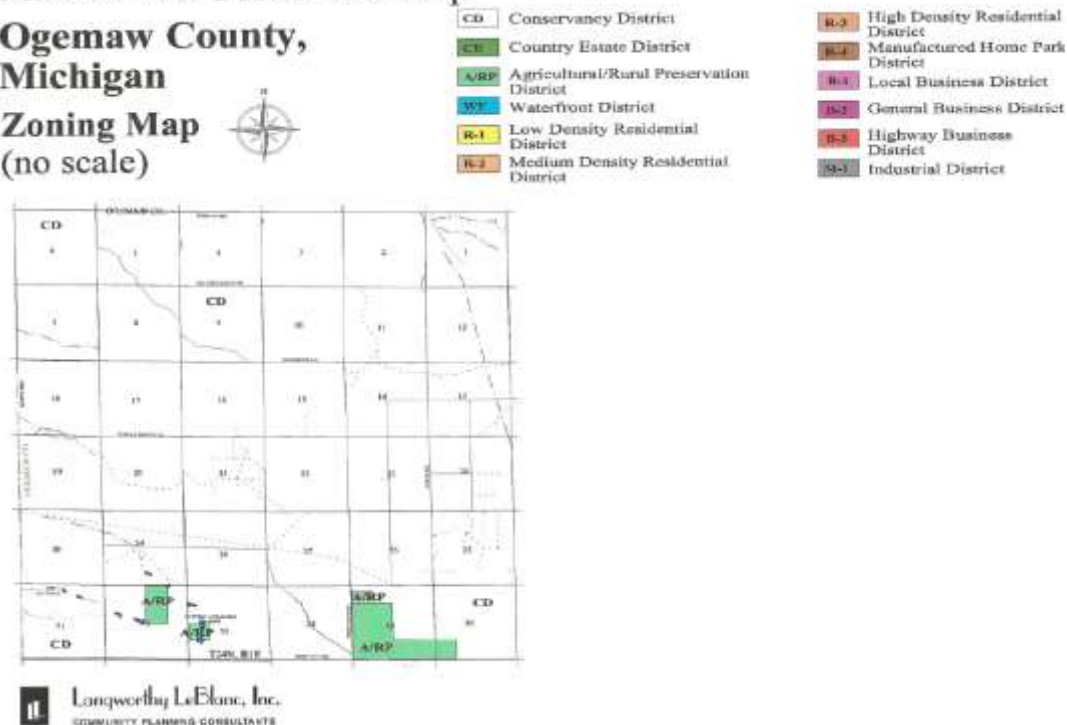


Figure 27

Mills Township
Ogemaw County,
Michigan
Zoning Map
(no scale)

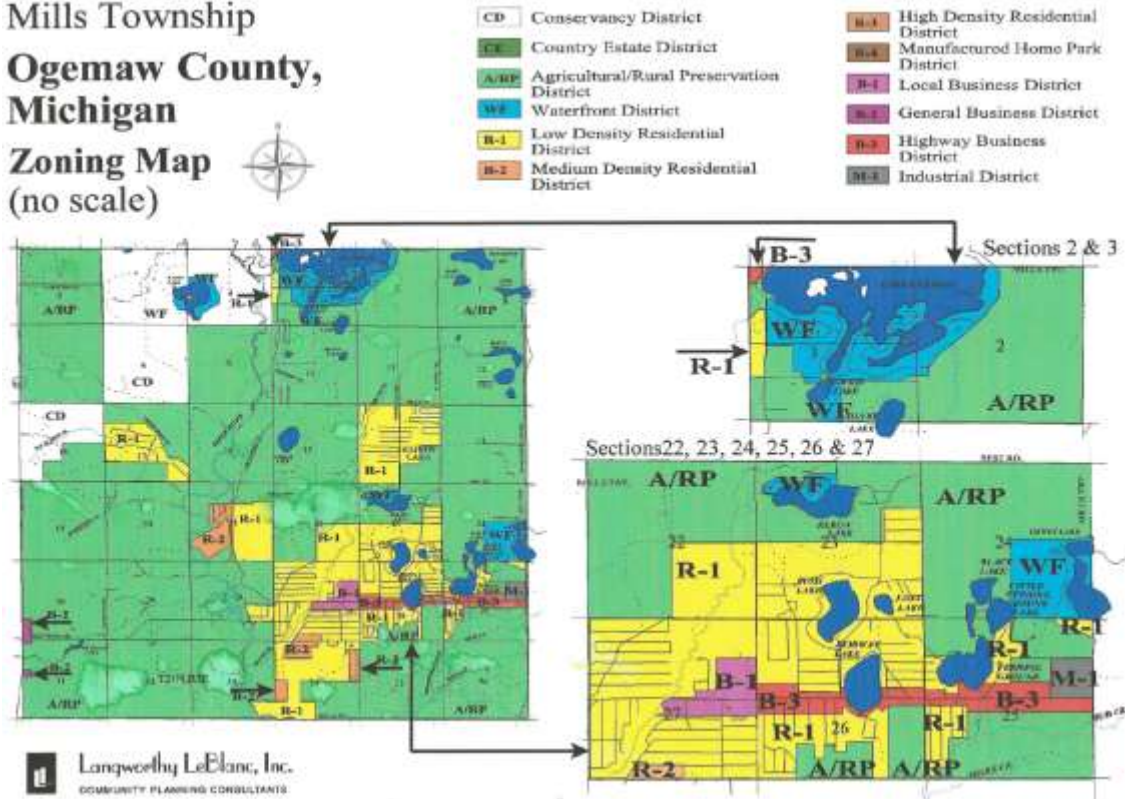


Figure 28

Horton Township
Ogemaw County,
Michigan
Zoning Map
(no scale)

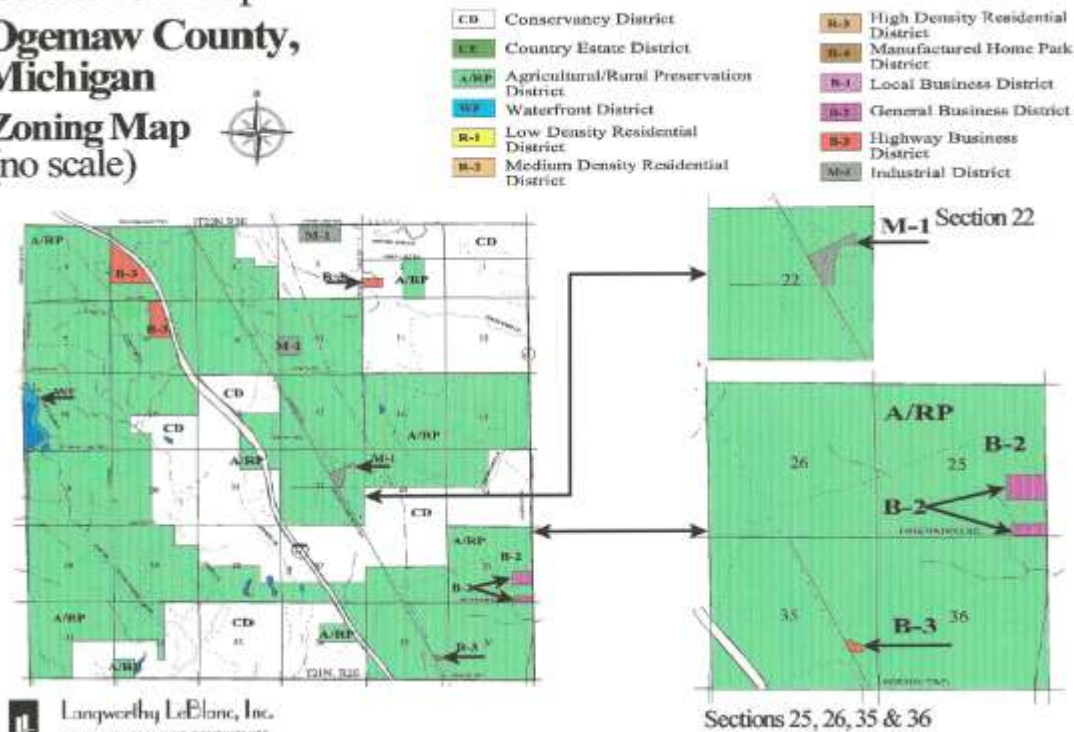
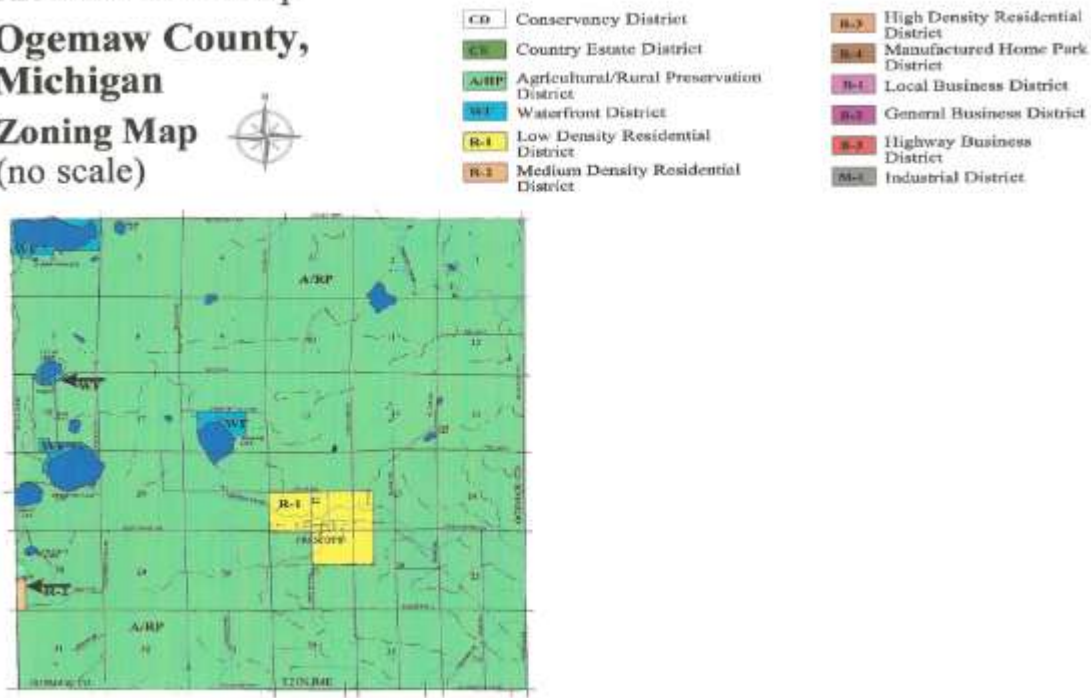


Figure 29

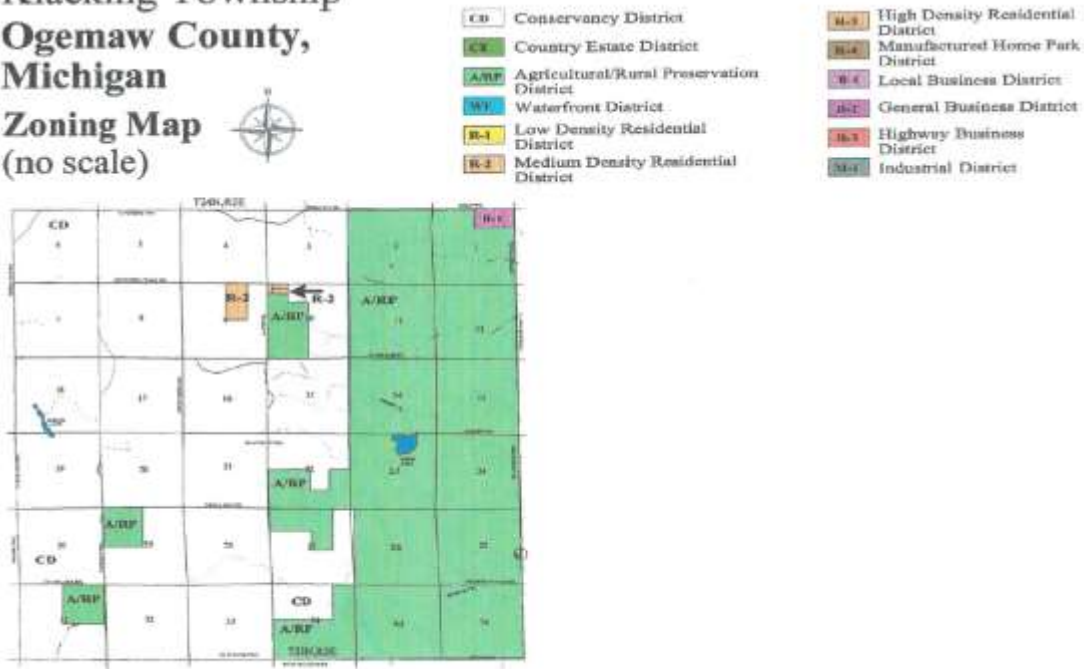
Richland Township
Ogemaw County,
Michigan
Zoning Map
(no scale)



Langworthy LeBlanc, Inc.
COMMUNITY PLANNING CONSULTANTS

Figure 30

Klacking Township
Ogemaw County,
Michigan
Zoning Map
(no scale)



Langworthy LeBlanc, Inc.
COMMUNITY PLANNING CONSULTANTS

Figure 31

East Part of Rose Township
Ogemaw County,
Michigan
Zoning Map
(no scale)

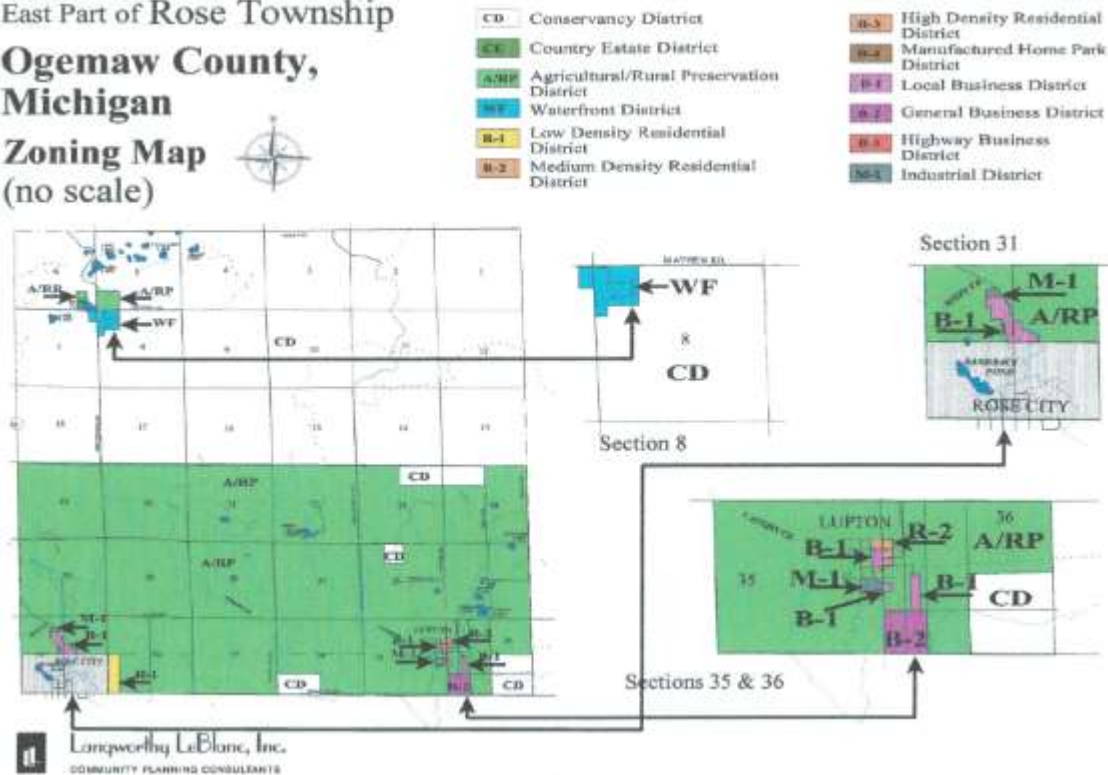


Figure 32

West Part of Rose Township & East Part of Foster Township
Ogemaw County,
Michigan
Zoning Map
(no scale)

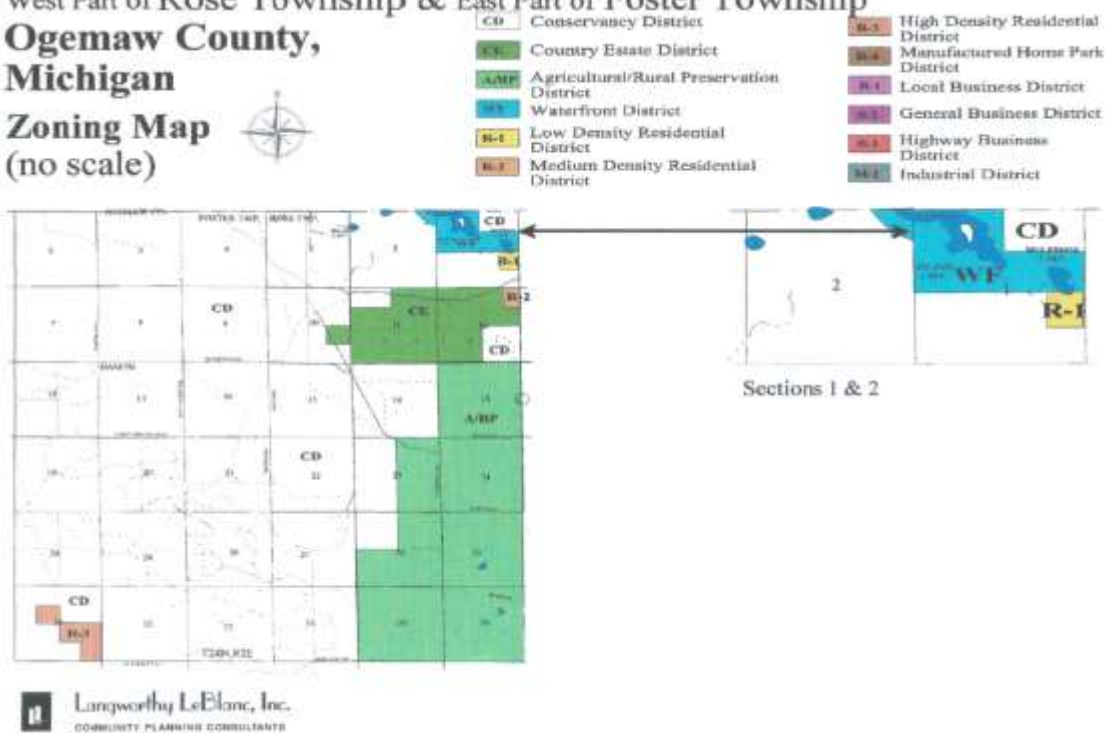


Figure 33

Ogemaw Township
Ogemaw County,
Michigan
Zoning Map
(no scale)

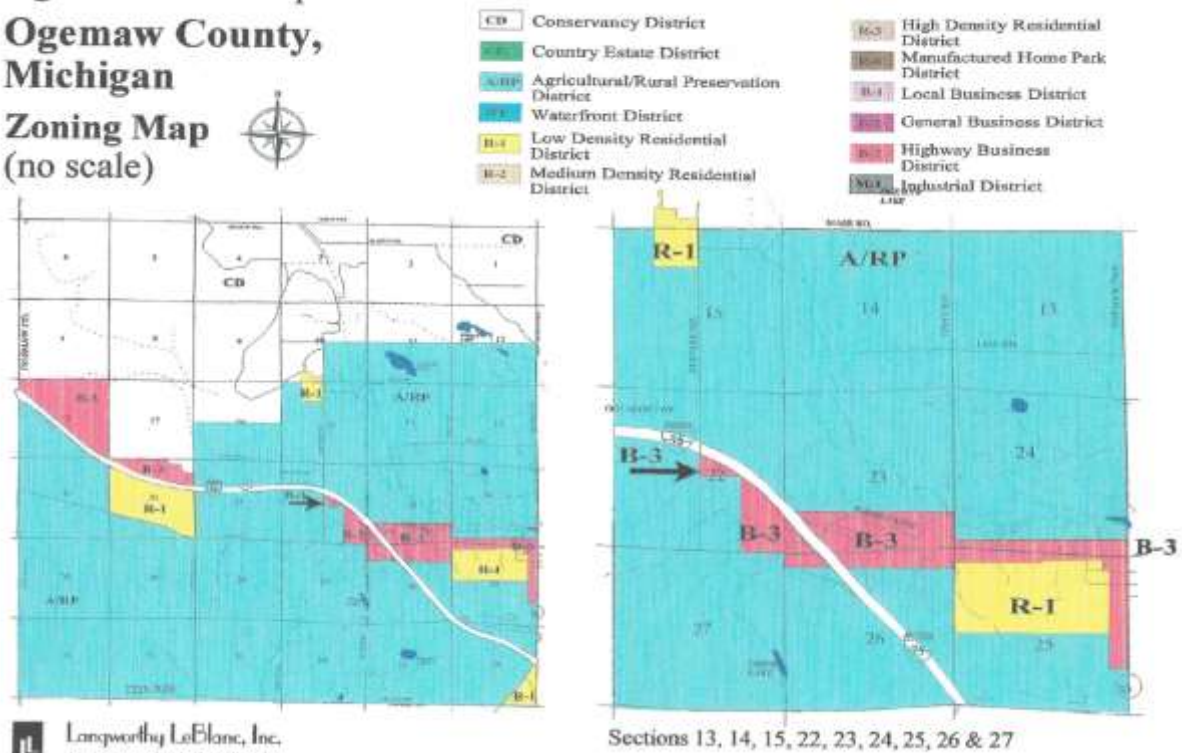


Figure 34

Goodar Township
Ogemaw County,
Michigan
Zoning Map
(no scale)

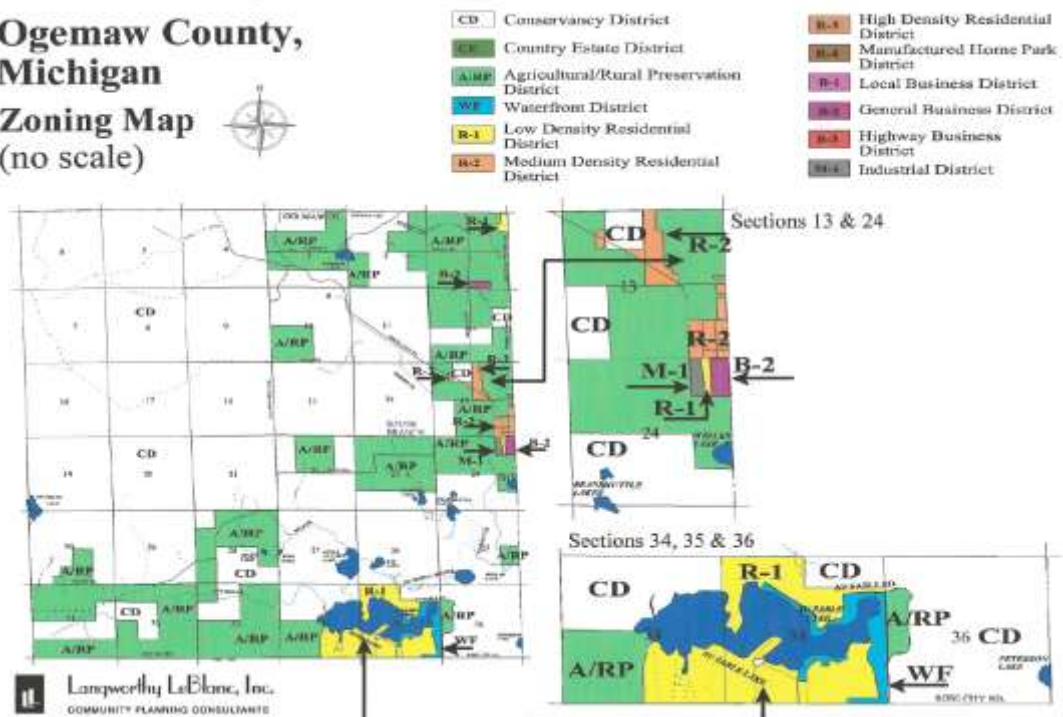
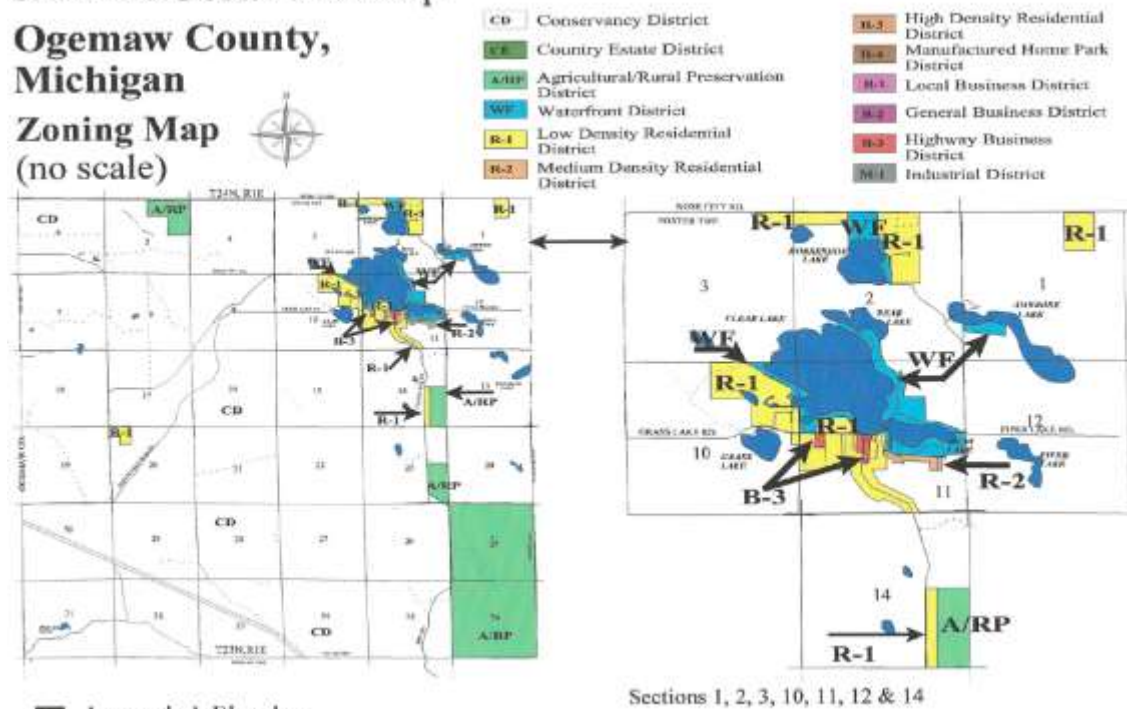


Figure 35

South Part of Foster Township

Ogemaw County, Michigan

Zoning Map (no scale)



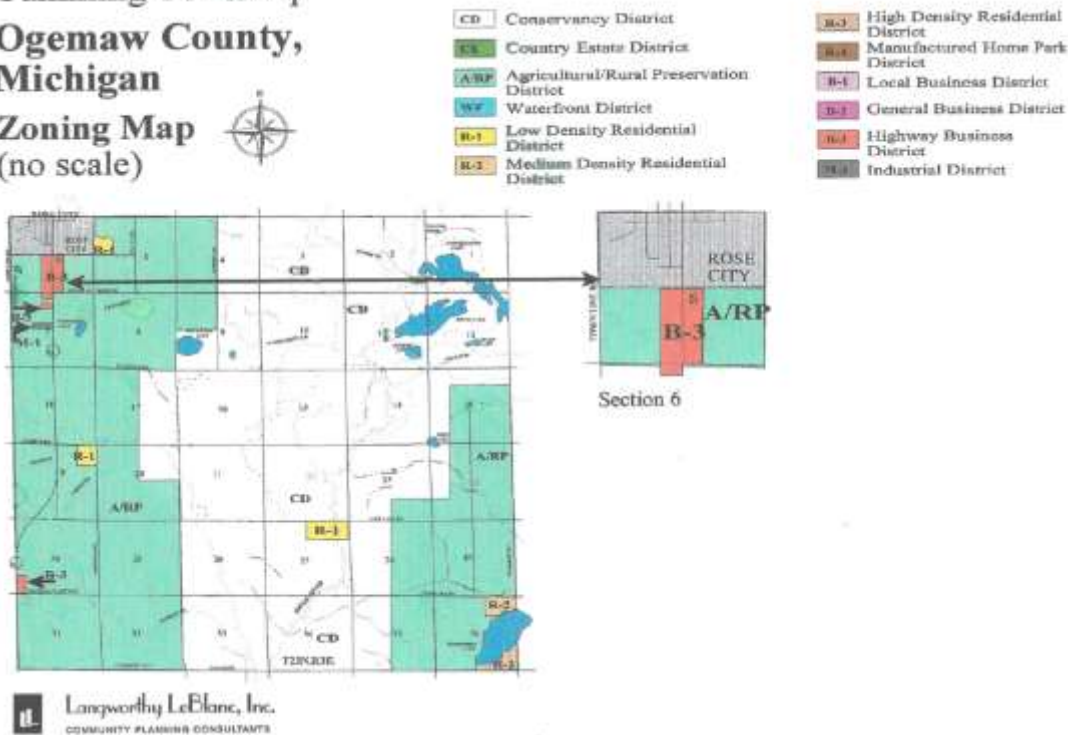
Langworthy LeBlanc, Inc.
COMMUNITY PLANNING CONSULTANTS

Figure 36

Cumming Township

Ogemaw County, Michigan

Zoning Map (no scale)



Langworthy LeBlanc, Inc.
COMMUNITY PLANNING CONSULTANTS

Figure 37

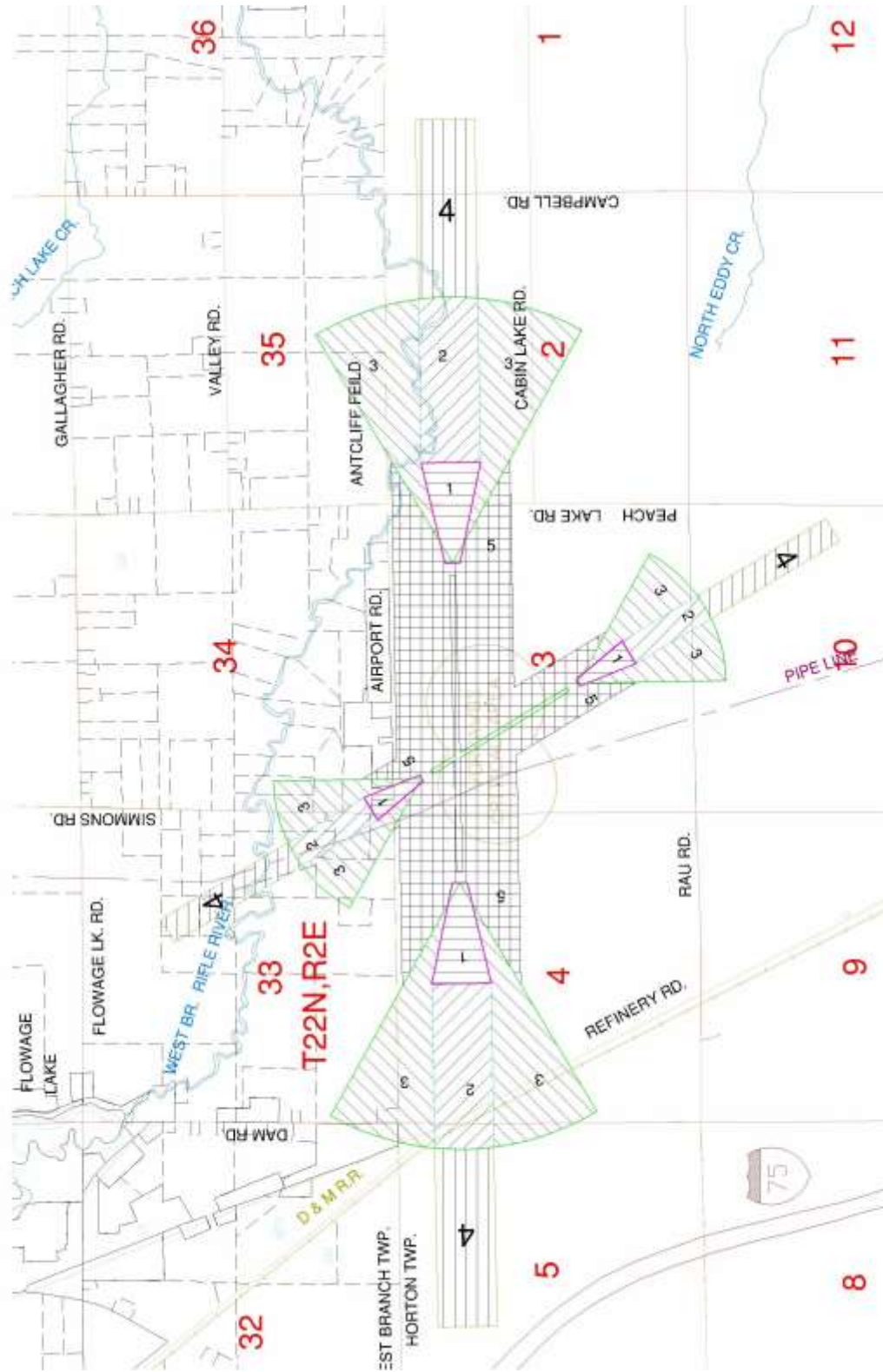
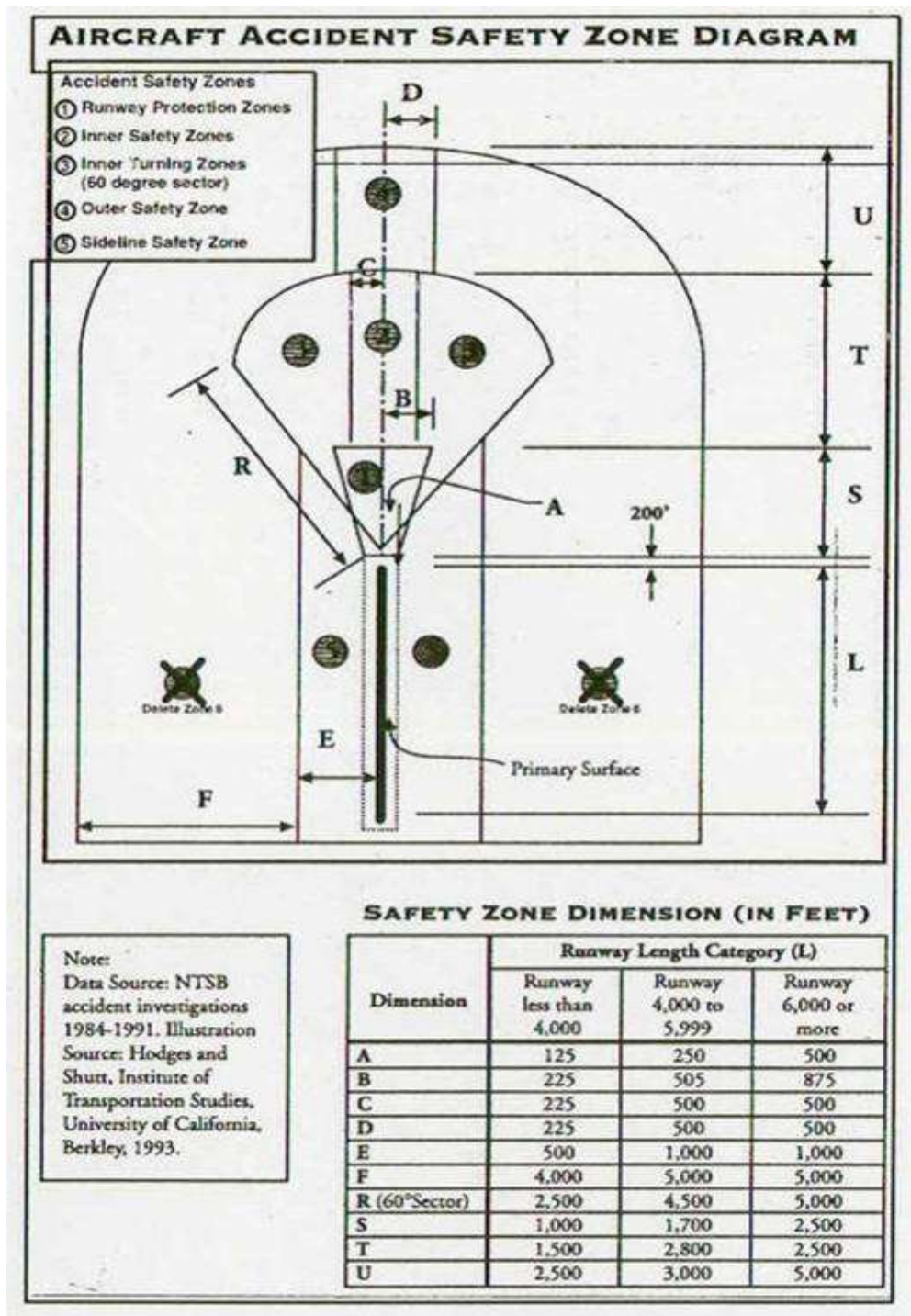



Figure 38



DEPARTMENT OF COMMERCE
MICHIGAN AERONAUTICS COMMISSION
LANSING, MICHIGAN



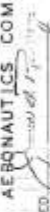
WEST BRANCH COMMUNITY AIRPORT
WEST BRANCH, OGE MAW COUNTY, MICHIGAN

AIRPORT ZONING PLANS


R.S. SCOTT ENGINEERING CO. INC.
CONSULTING ENGINEER
ALPENA, MICHIGAN

SHEET	PLAN	INDEX
1	TITLE	DESCRIPTION
2	APPROACH PLAN	SHEET
3	PERMIT MAP	
4		

MICHIGAN
AERONAUTICS COMMISSION


APPROVED  DATE 12-1-16


DIRECTOR


APPROVED  DATE 11-23-16


ASST. DIRECTOR
ENGINEERING

JOINT WEST BRANCH COMMUNITY AIRPORT ZONING BOARD

APPROVED  DATE 12-1-16

APPROVED  DATE 12-1-16

APPROVED  DATE 12-1-16

ADOPTED  EFFECTIVE JAN. 1, 2017

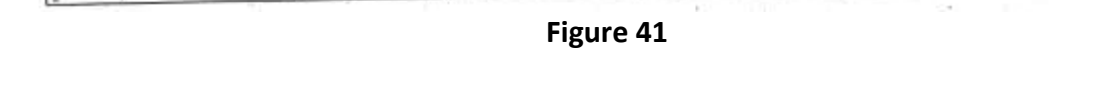
REVISIONS

NO.	DATE	REMARKS	BY	DO

FILE NO. 05-16

SHEET 1 OF 4

Figure 40



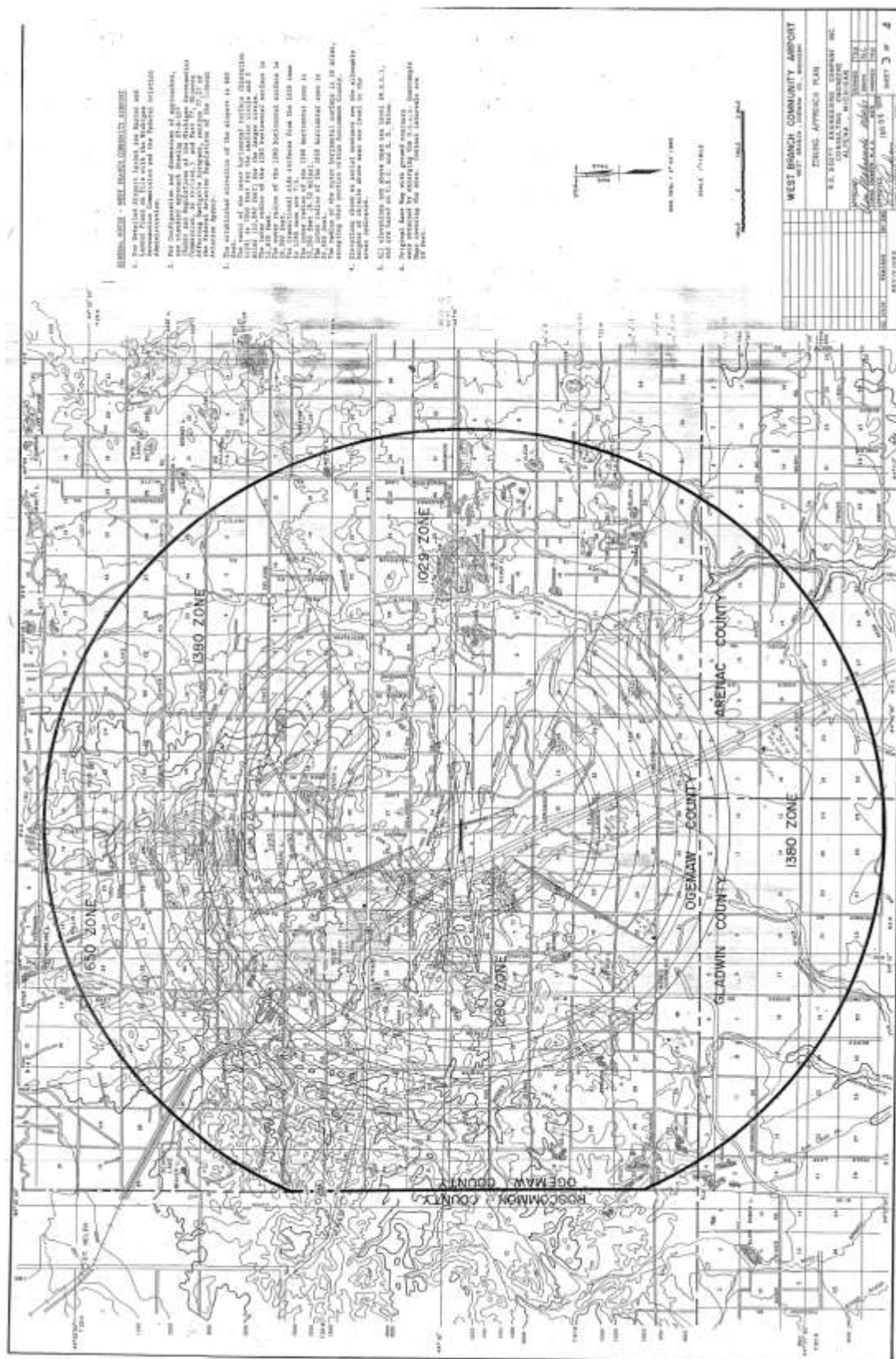


Figure 42



Zoning Ordinance

MAP 1. CITY OF WEST BRANCH ZONING MAP

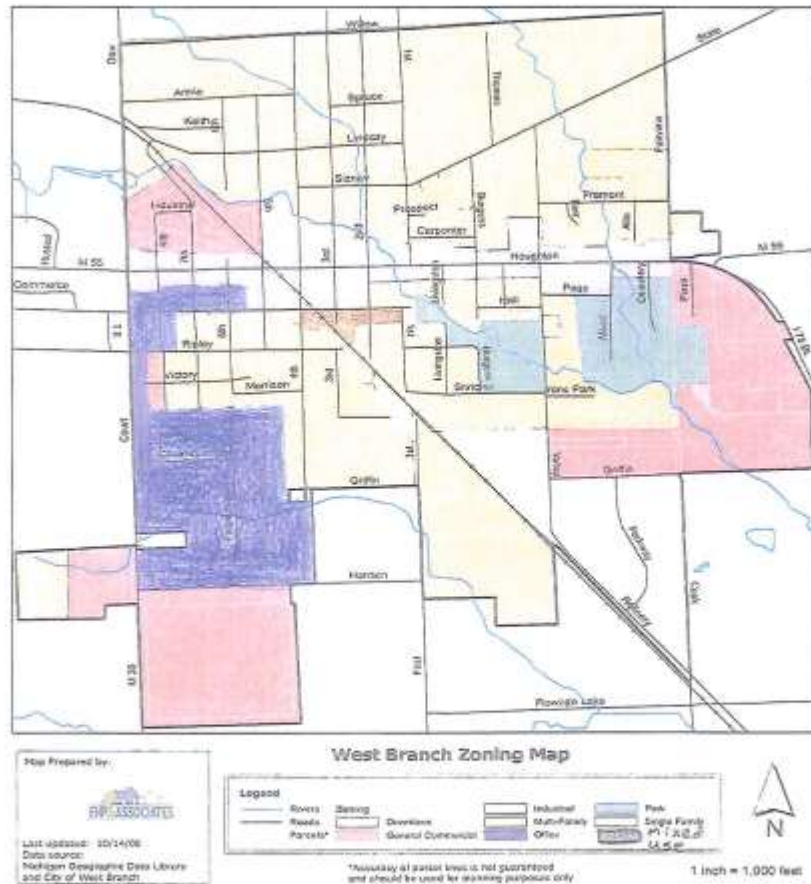
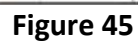


Figure 44



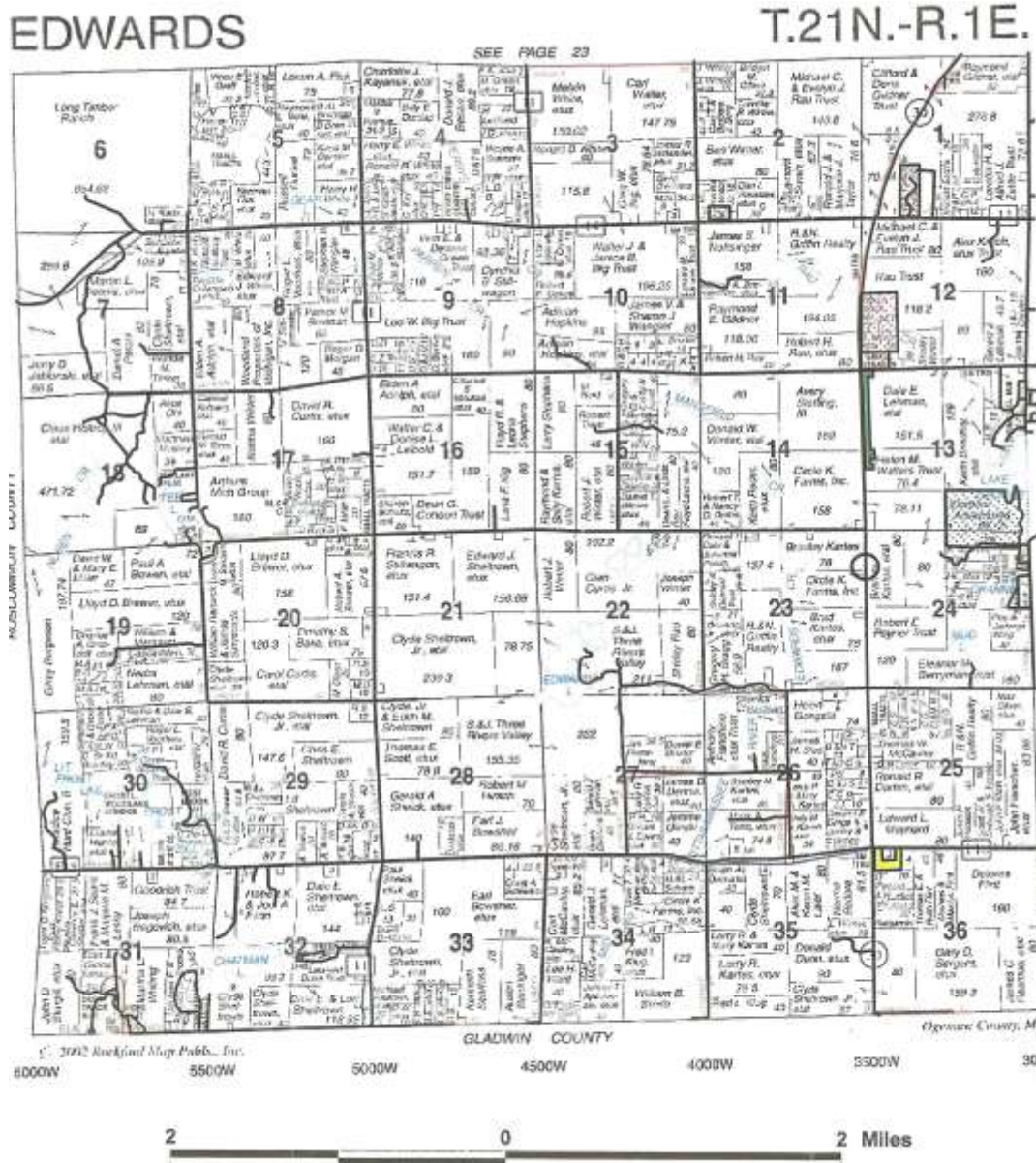


Figure 46

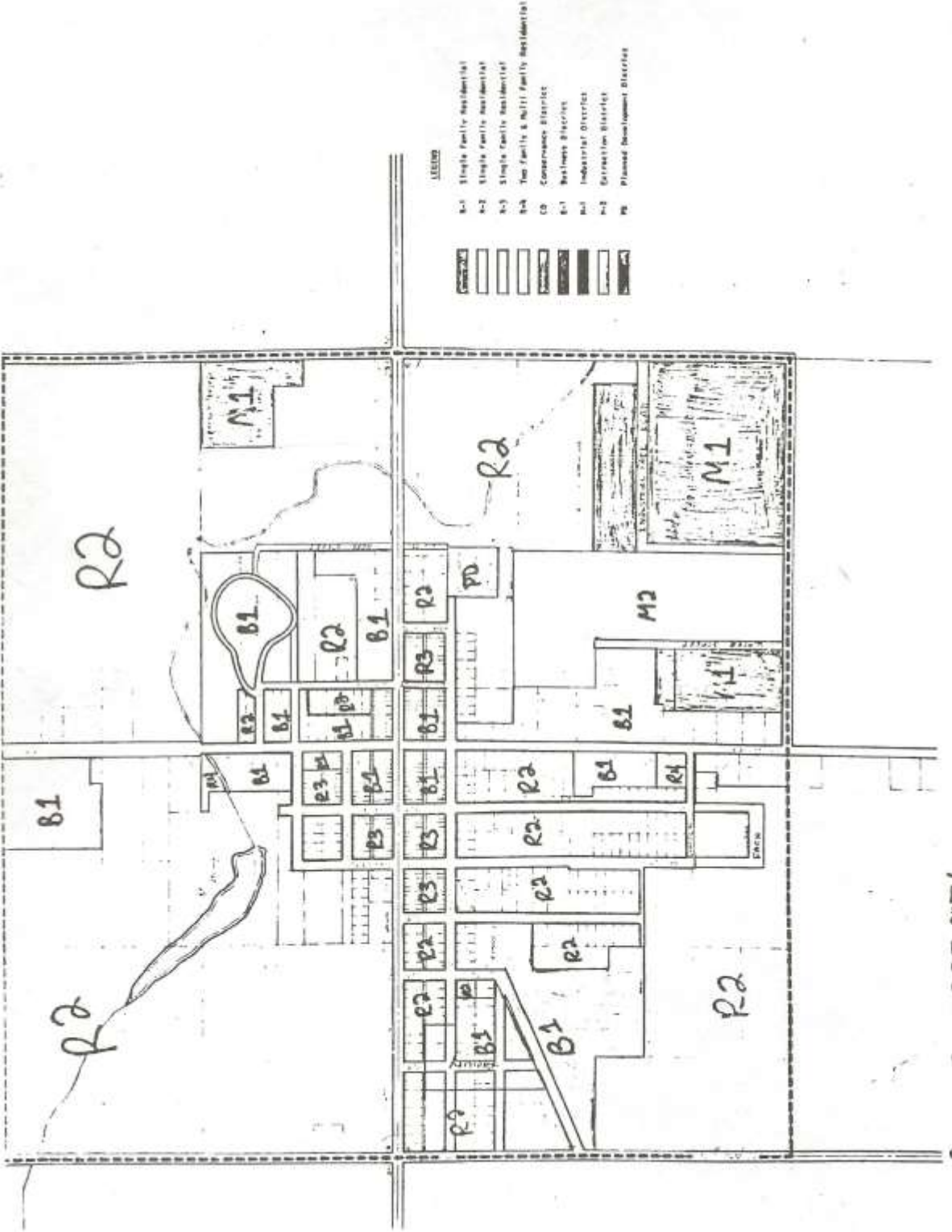


Figure 47 City of Rose City Zoning Map

Other Community Plans

Other Community Plans

Ogemaw County recognizes the efforts made by the communities within its boundaries and the plans that they have worked hard to develop and implement. Several of the municipalities have adopted their own recreation plans and have maintained those plans by performing the required updates. Also, there are several established Downtown Development Districts within Ogemaw County that have “Tax Increment Finance and Development Plans” for their districts. Additionally, the county has a current updated recreation plan for its Parks and Recreation Commission as well as a Non-motorized Trails Master Plan that was prepared in 2005. The County of Ogemaw supports these endeavors and this section is included to identify these plans and summarize their goals and objectives in order to identify parallel objectives within this master plan.

County of Ogemaw 2014-2018 Recreation Master Plan

In January of 2014 the Ogemaw County Board adopted its *2014-2018 Recreation Master Plan*. This plan, as required by the Michigan Department of Natural Resources guidelines, includes a community description, a recreation inventory, description of the planning process and public input process, as well as identifying the goals and objectives and an action plan.

The Ogemaw County Parks and Recreation Commission has developed action plans for two of the facilities they manage: The West Branch RV Park, the Ogemaw Nature Park, and Pointer Hill Park. In addition the Commission also has explored the possibility of developing a shooting range in the county. A public meeting to gather input and public support was held on September 30, 2013. There was a great response to this meeting with over forty people attending and offering suggestions and support for the development of a shooting range in Ogemaw County.

These action plans were determined by meetings with the park managers, feedback from campers, county residents and information compiled by the park and recreation commission.

The County has established an annual budget for parks and recreation and has identified recreation goals as follows:

1. Create a trail system that will connect State Parks, existing local parks, public places and other community resources and promote outdoor exercise and the health benefits of walking, biking and other non-motorized forms of locomotion.
2. Develop new parklands within the county and make them functional and usable parks.
3. Develop a walking pathway that will promote outdoor exercise and the health benefits of walking, biking and other non-motorized forms of locomotion and

provide an opportunity for residents and visitors to view wildlife and experience the county's natural resources.

Specific park goals identified in the plan include:

West Branch RV Park – The new five-year plan for the West Branch RV Park will focus on further improvements and development. With the outlet mall and a Walmart already located nearby, it is expected that the planned park enhancements will increase use of the sites and bring additional tourist dollars. In addition, efforts will continue to ensure accessibility to all persons with disabilities. High priority improvements for the West Branch RV Park include upgrading the electrical service (from 20/30 to 50 amps), as well as developing additional sites that will incorporate electric and water service. Within the next five years the Parks and Recreation Commission would also like to connect public sewer to the trailer park and add additional campsites to the current property.

Ogemaw Nature Park – The goals for this park include installing higher fences that are required for such a facility by the USDA; increasing accessibility to make the facility more accessible to those that are mobility restricted; building improvements including painting the building and heat in the hall building that would allow for year round use; equipment such as a four-wheeler or tractor that can be used to haul trailers to move manure and feed; and additional items for the museum such as taxidermy exhibits of native wildlife.

Pointer Hill Park – No goals specific to this park were included.

Ogemaw Hill Recreation Complex – No goals specific to this park were included.

Shooting Range – A 2010 study by the Michigan Department of Natural Resources found a lack of shooting ranges in the county and the surrounding area. Their study indicated that there were 163 ranges in the State of Michigan and that Ogemaw County was one of eighteen counties that did not have any ranges. The study further indicated that the surrounding counties had only six ranges with two being commercial ranges in Gladwin County, one commercial range in Oscoda County, one private range in Iosco County, and one public range in Roscommon County. The State of Michigan study indicates the need for a range within Ogemaw County.

At the meeting previously noted, there was a great response. Over forty community members were present and many voiced their support for such an endeavor. Several of the attendees shared their experiences with shooting ranges that they have visited, and offered suggestions for the management and operation of such a facility. Many of the attendees volunteered to serve on a committee to find a property that the county could acquire to develop a shooting range.

Dog Park – During the planning process of preparing the recreation master plan the public was made aware of the process through hearings and new paper articles published in the

local newspaper. Members from the public offered suggestions and input to the Parks and Recreation Commission. As part of this public comment and review of the draft recreation plan, a recommendation was made to include a dog park as part of the plan. Dog parks have become popular in many urban settings where a higher density residential population is located and limited open space is available to allow family pets the proper outdoor exercise and activity. The purpose of dog parks is to provide a place where dogs can run freely off-leash and socialize with other dogs. Dog parks typically consist of one to two acres of fenced in land with potable water available and some sort of shaded area provided to allow the dogs a spot to relax and cool down. Typically fixtures such as benches and picnic tables are provided to allow owners places to rest while their dogs are playing and “Doggy-do bag” dispensers are available to allow for waste clean-up. The Ogemaw County Parks and Recreation Commission has decided to investigate the possibility of a dog park and seek a location where it may be appropriate to have such a facility.

West Branch Township Recreation Master Plan 2011-2015

West Branch Township, although it does not have any park lands or a parks and recreation commission, has set forth goals and objectives to take advantage of current facilities and to develop new ones. The primary action with called for in the plan is the development of a “Loop Path” which has been accomplished within West Branch Township (but not completed by the City of West Branch). Their plan expires at the end of this year and it has not been determined if they will pursue an update or the development of a new project.

The goals outlined within the plan are:

1. Pursue grants and develop partnerships and advocates to serve recreation needs.
2. Meet community, county and regional needs for year-round outdoor and indoor recreation opportunities.
3. Provide public access to water bodies and facilitate their recreational use.
4. Promote non-motorized connections within existing facilities.

Mills Township 2013-2017 Recreation Master Plan

Mills Township operates several public parks and has actively and successfully sought funding for improvements to their parks and recreational opportunities for the township. Several large Michigan Natural Resources Trust Fund grants have been leveraged to make improvements such as the Boardwalk along Skidway Lake and the Improvements at Elbow Lake Park.

Several of the goals of this master plan include improvements to the boardwalk such as lighting, furnishings and dock improvements at the launch site. Also, improvements at Smar Park, including a pavilion and playground equipment, are identified in the plan. Further exploration of the development of the Black Lake property for nature trails, cross country

ski trails and fishing facilities is indicated in the plan. The Skidway Lake Beach Park is identified as needing additional play equipment and basketball courts.

City of West Branch Five Year Recreation Plan 2009-2014

The City of West Branch Recreation Plan expired last year but is included as it is anticipated that the City of West Branch will prepare an update. The plan did not identify goals and objectives, but the following actions:

1. Riverwalk Extension – complete the construction of the Rivertrail as set forth in the City’s Rivertrail Master Plan. This includes lighting and other appurtenances that to enhance the existing Riverwalk. This plan is part of the Ogemaw County Non-motorized Trails Master Plan.
2. Ogemaw County Trails Master Plan – The City of West Branch has developed the Ogemaw County Non-motorized Trails Master Plan to connect the city with current and future trails within the county.
3. Community Center – The proposed construction of a community center including basketball, tennis courts, a walking track, swimming pool, banquet and meeting rooms and a full service kitchen.
4. North First Street Park – Development of approximately 10 acres which the city has a lease with the West Branch – Rose City School District. Plans include development of an ice skating rink/skate park, community garden, a horticulture garden, restroom facilities, spectator seating and parking facilities.
5. Outdoor Mini-Theater/Stage – A proposed outdoor mini-theater/stage has been proposed along the Riverwalk near Irons Park.
6. Visitor/Welcome Center – A joint project with the City’s DDA to construct a Visitor/Welcome Center in downtown. This facility would host regional art work and historic items and provide restrooms to the downtown area. This is partially been accomplished with the construction of the Victorian Pocket Park last year.

Township of Ogemaw 2009-2013 Recreation Master Plan

Ogemaw Township made efforts to prepare their recreation master plan beginning as far back as 1998 when they formed a Planning and Recreation Committee to plan for the development of a park at historic Ogemaw Springs. In 2002 preliminary plans for the park had been completed and in 2008 the Recreation Plan was completed. The primary action called for in this plan is for the development of the park at the wishing well.

City of Rose City Five-Year Park & Recreation Plan 2016-2020

The City of Rose City facilitated the discovery of the role of recreation in the City’s future, to seek input from key individuals within the community relative to the quality of existing facilities and programs, to identify and rank perceived recreation needs and explore

recreational alternatives that would improve the quality of life, identity, sense of place, and economic stability of the community and surrounding area. The issues and needs were identified and discussed at outset of the process, used in subsequent discussions and are incorporated into the unapproved plan.

The goals developed by the Rose City community as a plan for meeting the defined and anticipated recreation needs of residents are below:

- Develop a system of park facilities that promote four season use and improve the city's status as a destination spot for vacationers.
- Promote and expand the development and application of universal design concepts at all city parks and public spaces.
- Fund the improvement and development of diverse public use areas and parks in the city to satisfy the recreational needs, desires, and vision of the community.
- To promote the coordination, cooperation, and expansion of recreational facilities and programs with other communities, public agencies, private enterprise, citizen groups and other interested organizations with the common goal of improvement of connected recreational opportunities throughout out area.
- To enhance the quality of life in the city by providing multi-generational, fully accessible and safe recreational facilities that are responsive to the needs of all residents with high quality recreational facilities and features that efficiently utilize available monetary, manpower, and natural resources.
- Develop a system of non-motorized paths which will link the city to adjacent communities as well as linking the city's residential areas with parks, commercial centers, and waterways.
- To collaborate with other entities to acquire, develop, maintain, and preserve sufficient open space and to develop recreational facilities to serve the needs of the city's present and anticipated population.
- To continually improve the quality of and the opportunities for recreation in the city by re-assessing community recreation needs, trends, and characteristics.

Ogemaw County Non-Motorized Trails Master Plan

In 2001 Ogemaw County, with the assistance of the City of West Branch, received a grant from the Michigan Department of Transportation to prepare a trails master plan and in 2003 Gove Associates was retained and began work on the plan. In 2005 the final draft report was submitted to the county.

This plan should be revisited and revised as portions of this plan are being incorporated into the Governor's Showcase Iron-Belle Trail that has been proposed. This trail has the potential of becoming a reality and providing for economic development through its users and visitors.

The Ogemaw County Trails Master Plan was undertaken to provide the necessary foundation for the development of a non-motorized transportation system within Ogemaw County. This trailway plan promotes the sensible development of county-wide non-motorized transportation facilities in a rural county which has recently experienced rapid growth.

The development of this plan lays the groundwork for the creation of the Ogemaw Trails System and Trails Council consisting of representatives from several different road agencies, recreation authorities, governmental units, non-profit entities, private businesses and interested Ogemaw County residents. This Council came together as they share similar interests and plan to achieve the common goal of the creation of the Ogemaw County Trail system.

The objective of the project is to provide a framework for future transportation improvements in Ogemaw County that will create opportunities for the inclusion of non-motorized trails throughout the County. Present and past transportation improvements have lacked this due to the absence of a comprehensive plan that links improvements to one another, and a lack of a vision to include non-motorized transportation facilities within the County. The typical transportation planner often does not include elements relating to non-motorized transportation when designing improvements to transportation facilities, and recreation planners face a similar obstacle, not incorporating motorized transportation links between regional recreational facilities.

Establishing a non-motorized trails system across Ogemaw County is a significant task. The Trails Council had identified more than 90 miles of trail providing access to more than 60 points of interest. As a result of the complexity of this trails system, this plan separates the county-wide network of trails into several phases intended to make the implementation more manageable. These phases are ranked by priority and were identified by their geographic location and connectivity to the various points of interest.

While the ultimate goal of this plan is to provide safe and efficient alternative transportation facilities to traditional motorized transportation throughout the County, the trails system will also connect dozens of points of interest. By connecting these points of interest with non-motorized pathways, Ogemaw County can use the trails system as a marketing tool to attract tourists.

To accomplish the vision of a comprehensive non-motorized trails system in Ogemaw County, the Trails Council was divided into three regional Councils: West Branch Council, Rose City Council, and Mills Township Council. These three Councils will work together as a county-wide Trails Council.

Implementation objectives of the plan include:

- Improve the health of citizens and the environment.

- Creating recreation opportunities to the local economy through tourist dollars.
- Connecting the communities of Rose City, West Branch and Prescott with transportation facilities other than by motorized transportation facilities.
- Provide opportunities for residents and students to be educated outside the classroom on environmental issues.
- Drawing people outside to enjoy the many natural resources of Ogemaw County.
- Foster intergovernmental interaction and communication.

City of West Branch Master Plan

The City of West Branch adopted its new Master Plan on December 1, 2014. The plan's vision is:

The City of West Branch will be a home town and a destination for visitors that is neat, trim, and friendly. It will be a town with a vibrant commercial downtown that provides diverse retail shops and services. The downtown will be pedestrian friendly with low speed traffic. Offerings for residents and guests will include special events, its parks, arts and culture, as well as a variety of culinary choices in its restaurants.

The goals set forth in this plan are as follows:

The primary goal of this plan is to maintain and foster the growth and advancement of the City of West Branch as a place of order, enjoyment and opportunity for all its citizens. To do so the following objectives are put forward:

- Involve West Branch citizens in activities of the city that will advance the primary goal of this plan.
- Maintain the city's high quality residential neighborhoods and encourage new appropriate development.
- Maintain and improve the city infrastructure including the transportation functioning of the CBD.
- Promote and support existing businesses in the city and region to thrive and grow.
- Market the city and the region to attract additional commercial and industrial enterprises.
- Market the city and its environs to draw visitors and tourists to support local businesses and the local economy.

No changes to the Future Land Use Map were made, but the goals and objectives were significantly modified to reflect the realistic abilities of the City.

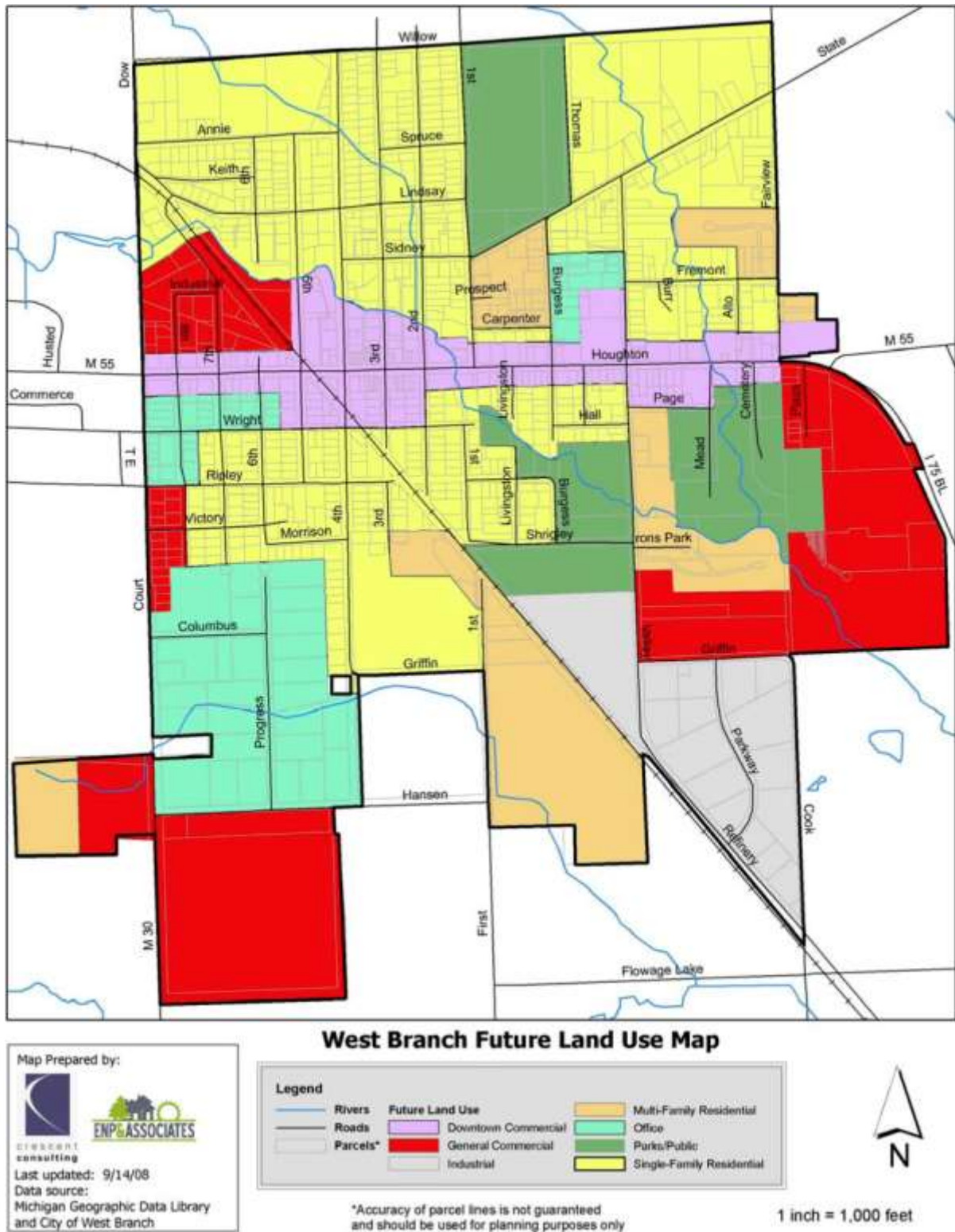


Figure 48

West Branch Township Master Plan for Land Use

West Branch Township adopted its new Master Plan on February 13, 2013. This plan's mission is stated below:

The mission of the West Branch Township Planning Commission is to plan for and to guide the use and development of the land and other resources of the Township in a manner that will assure opportunities for a sustained high quality of living, including agricultural, residential, commercial, industrial, utilities and other uses of the land. With this mission in mind, we put forward the following goals:

1. Seek to make available to interested parties reliable, relevant information regarding the land and resources of the Township.
2. Work as an advisory body to the West Branch Township Board, recommending, but not making policy.
3. Cooperate with county, state, and federal planning, zoning, and regulatory authorities to assure that our community remains informed regarding the needs and opportunities of those who live and work here and those wanting to join us in the future
4. Plan with proper regard for the preservation of our heritage, promote beauty in land use in the present, and seek to assure the quality of West Branch Township for future generations.

With this mission in mind the plan set for several goals and objectives to guide the township in the future. These goals together with the Future Land Use Map are summarized below:

Business and the Economy –

To have existing businesses prosper and to provide the best conditions for new enterprises to establish businesses in the township.

Foster new business development and the maintenance of existing businesses to enable job growth for local residents and attraction to potential new residents.

Community and Housing –

Ensure the conditions for a diversity of types, sizes and values of housing in the township and surrounding communities. Maintain the quality and cleanliness of the community in order to keep and attract new residents.

Land Use Patterns and Zoning –

Maintain the land use districts as they have previously been designated changing only those parcels or areas where the patterns of development influenced by market demand and property owner preferences and community needs warrant changes.

The Natural and Manmade Landscape –

Do everything possible to maintain and protect the township's and region's natural resources.

Continue to improve the business areas of the township and promote existing establishments and foster new enterprises.

Protect and maintain residential areas to continue the high quality of housing and encourage more housing in appropriate areas.

Transportation and other Infrastructure –

Continue to provide the best roads possible within current and future budgets

Develop a trail system that will provide pedestrian and bicycle travel throughout the township and connect to city and regional trail ways

Support the local airport and railroad that provide services required for maintenance and expansion of businesses in the area

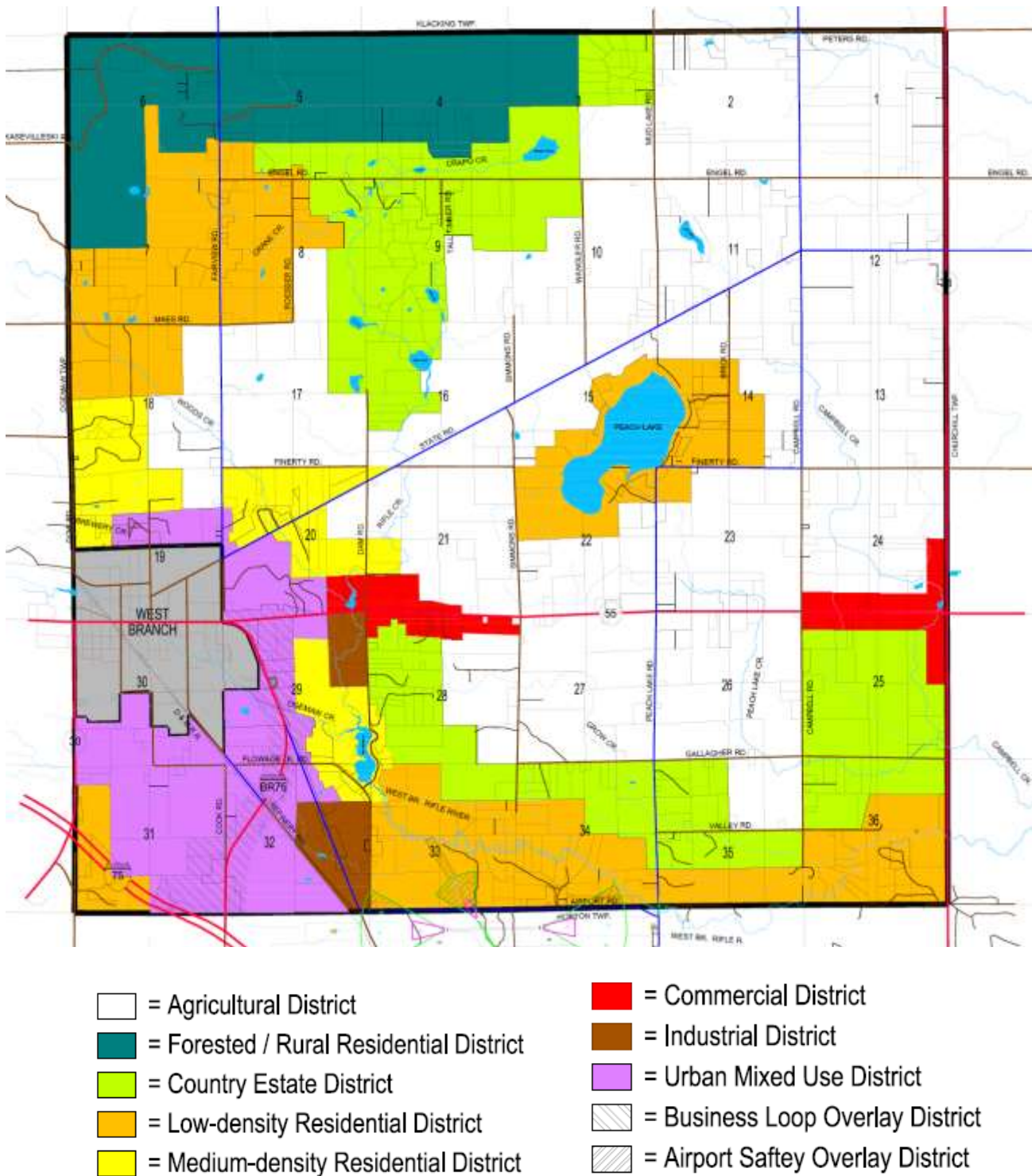


Figure 49

Future Land Use Map

Edwards Township Master Plan for Land Use

Edwards Township adopted their updated Master Plan on April 15, 2013.

Residents of Edwards Township are interested in maintaining the high quality of rural life defined by the following elements:

- The natural beauty of the rural landscape and active farms
- The rolling topography, including forests and farms
- Numerous lakes, streams, and creeks—and access to them
- The ability to see a dark night sky
- Friendliness, safety, peace, and quiet.

The township is challenges are growth, the population has grown continuously in the past two decades and growth trend is expected to continue and land and resource consumption and demand for public services are also expected to continue to grow as the population increases.

General Goals

- Retain rural character by promoting the preservation of family farms and buildings, forests, water resources, and views from public roads, as well as minimizing negative impacts from junk yards, improper waste management, and unguided growth.
- Plan for and guide future growth consistent with this community-created Master Plan.
- Create and maintain a website for the public to obtain copies of the Master Plan, Zoning Ordinance, application forms, post the final decisions, and meeting times and dates, and other community activities.
- Use public input and survey results from this Master Plan when making land use decisions and/or promulgating Township regulations.
- Support the preservation of historical buildings and areas, including but not limited to the Amish cemetery on Aru Road, forms schoolhouses, etc.
- Post a map of Edwards Township in the Edwards Township Hall office to encourage residents and others to identify historic places and important natural features in the community.
- Support the establishment of and/or efforts by existing land and historic preservation conservancies to protect historic family farms and buildings, historical places, and important natural areas and farms in Edwards Township.
- Promote the establishment and operation of organic farming operations and specialty farms in Edwards Township.

- Recognize the appropriate role of zoning in guiding the future development of Edwards Township in compliance with the requirements of federal Religious Land Use and Institutionalized Persons Act of 2000.

West Branch Township DDA Tax Increment Finance and Development Plan

West Branch Township established a Downtown Development Authority in 1991 under PA 197 of 1975 and delineated a district, prepared a development plan and tax increment procedures. The plan was prepared for meeting the needs in the continuing development activity occurring along the I-75 Business Loop. In 2007 this plan was amended and extended to 2031.

The Development Plan's summary is below:

To assist the Township to manage development and growth activities and prepare for infrastructure improvements to support them, a generalized master development plan would be established. The plan would evaluate existing topography, streets, utilities, drainage courses, wetlands and related items. It would develop an overall outline of how the Plan area could grow and to assist in planning specific projects and a timetable for completion. It would evaluate land that could or should not be developed. It would aid in planning for surface drainage needs.

Proposed improvements include:

- Water System
 - Mains, Elevated Storage and Wells
- Sanitary Sewers
 - Interceptor and Collection Sewers and Pump Stations
- Connector Roads
 - Primary and Feeder Roads
- Subdivisions
 - Industrial and Commercial
- Parks, Recreation and Open Space
 - All types of Facilities
- Promotion, Advertising and Administration
 - All Types of Methods
- Development Plan
 - Guide for Development and Growth

LAND USAGE
WEST BRANCH TOWNSHIP DOWNTOWN DEVELOPMENT AREA

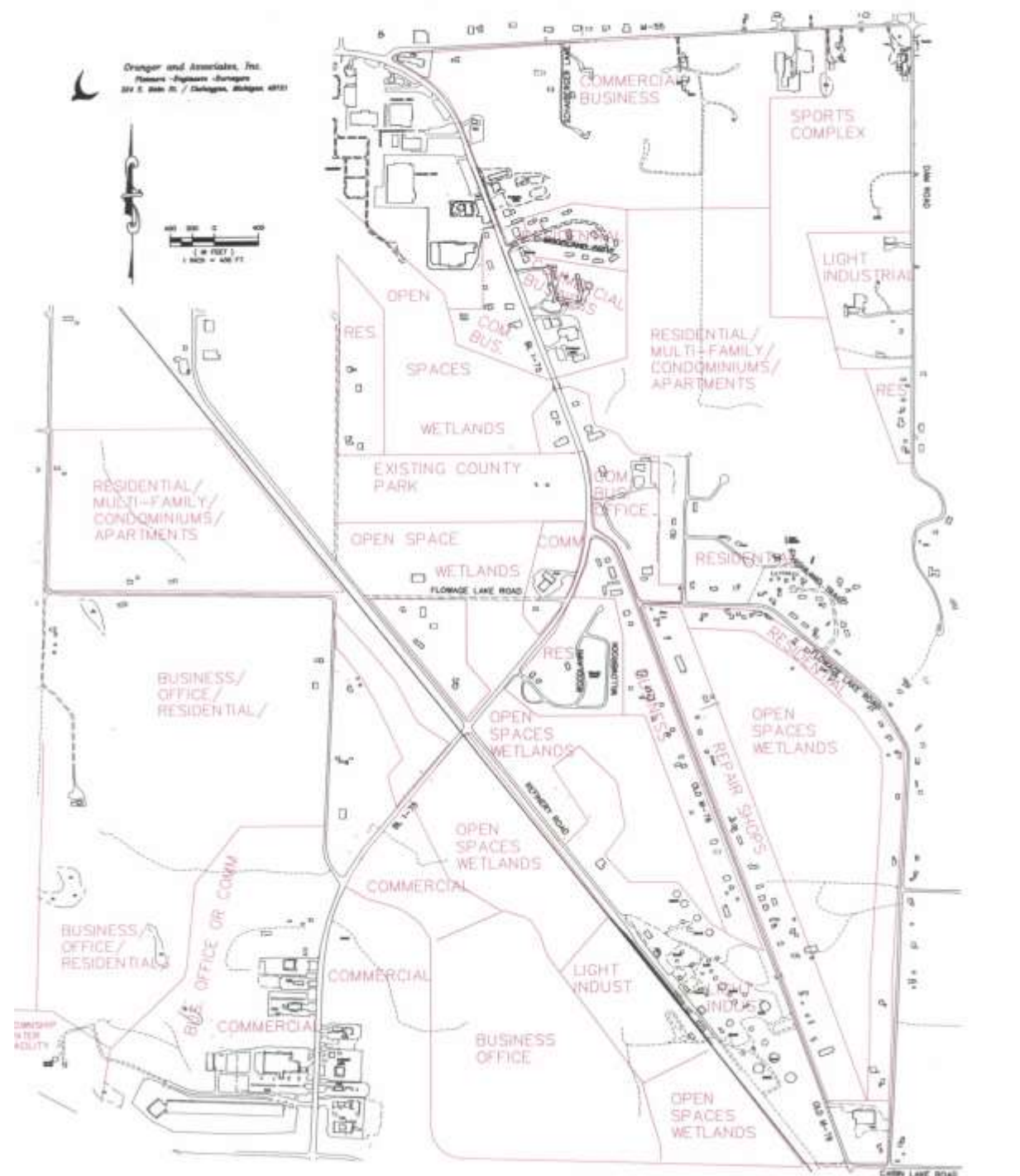


Figure 50

Rose City Downtown Development District Enhancement Plan

The Rose City Downtown Development Authority (DDA) embarked on a process to strategically plan and improve the identity, accessibility, aesthetics, and economic viability of the City through its charge as the DDA several years ago. In 2015 it was determined that in order for the DDA to make strategic, effective, place changing decisions regarding the future of the City, it was going to have to first determine who and what Rose City is to the 21st century, second, understand the merits and weaknesses of the community, and third, prepare plans to help direct future efforts in positive, orderly, and economically, responsible manner.

Recommendations:

The recommendations generally focus on improvements that address and enhance the well-being and potential future growth of the City, rather than on mainly aesthetic enhancements to the existing physical structure of M-33 and Main Street, as many other communities have done with little impact on the sustainability of the community.

The recommendations are focused on the expansion of the exposure and connectivity of the City to the rest of the county and the region through expansion of the regional trail network to include and connect to the City. The DDA and Trails Task Force should aggressively plan, coordinate regionally, and establish area-wide, but City based, events and features that draw people to downtown such as seasonal events that relate to the seasonal traffic increases, mushrooms, buck pole, hunting clinics, flower and fall color, and fishing seasons.

Recommendations for improvements within the street right-of-way or related to the roadway specifically are as follows:

- Upgrade existing walks and extend them south to Casemaster Drive and north to City Hall on both sides of M-33 as soon as possible.
- Create strong gateway entry features on M-33 first and then on Main Street at locations that relate to the introduction to the community and the business district.
- Enhance the character and appeal of the corridor, particularly in the existing business areas from the south limit to City Hall and at least one block east and west of M-33 along Main Street.
- Promote a program to improve the appearance of street front properties along M-33 and Main Street and encourage the reduction in size and joint use of curb cuts along those trunk lines.
- Focus the attention of the City and DDA to create off-street and rear access parking and circulation from side streets.
- Enhance the intersection at M-33 and Main Street.

- Remove the existing old DPW building and create a new Veterans Memorial site suitable for contemplative stops as well as community events and services of acknowledgement and respect.
- Install pedestrian cross-walks at the intersections of Casemaster, Page, Rose, and Agnes Streets across M-33 and one at City Hall that connects Cleveland and Sandback Mill Pond Parks.

West Branch Community I-75 Business Loop Plan

In 2003 a collaborative effort the Growth Assessment Planners (GAP) was initiated, by officials from the City of West Branch, West Branch Township and Ogemaw Township. In 2005, with funding provided grants from the Partnerships for Change program, the GAP group prepared the “West Branch Community I-75 Business Loop Plan.” This plan has led to further developments from this collaborative group including a marketing strategy report. Years later, this collaboration of communities, although no longer referred to as GAP, is still working together to help build economic opportunity within the West Branch Community.

The overall mission of this Plan is to provide for the appropriate development of the Business Loop (Loop) while assuring the preservation of cultural resources and the protection of the Rifle River. To that end, the Plan focuses on achieving three inter-related goals:

- Preserve, enhance, and promote the downtown’s Victorian Streetscape as an integral part of the community character.
- Control non-point source pollution associated with the corridor.
- Increase the number of visitors to the businesses along the entire Loop.

This planning effort focused on the West Branch I-75 Business Loop, a state trunkline under M.D.O.T. ownership that extends from Exit 212 to Exit 215. The corridor spans roughly five miles through West Branch Township, the City of West Branch, and Ogemaw Township. The Business Loop serves as the main entrance into these jurisdictions and the region as a whole.

This Plan was developed to guide land use change and development along the Loop to achieve the three goals presented under the project’s mission. In developing this Plan, project partners performed extensive research and solicited public input to develop a series of recommendations and strategies appropriate for the community.

➤ Goal 1: Preserve and Enhance the Victorian Streetscape

Recommendation A: Pursue National and Statewide Recognition for the Downtown Historic Features

- Strategy 1: Perform a Historic Features survey
- Strategy 2: Become Certified Local Governments

- Strategy 3: Seek National Register status on significant properties
- Strategy 4: Promote stronger participation in the Michigan Historical Markers program

Recommendation B: Continue to develop a business community that supports the Victorian theme

- Strategy 1: Create an educational outreach program
- Strategy 2: Create incentive programs

Recommendation C: Encourage new development to uphold a Victorian “feel”

- Strategy 1: Develop a set of design guidelines
- Strategy 2: Adopt Form Based Zoning along the Loop

Recommendation D: Include traditional downtown and beautification features along the entire Loop to help promote a unified Victorian identity

- Strategy 1: Install sidewalks along the entire corridor
- Strategy 2: Continue thematic Lampposts along the entire corridor
- Strategy 3: Implement a “bus-trolley” service
- Strategy 4: Install gazebos for pedestrian resting points or trolley stops
- Strategy 5: Install flowerbeds along the corridor

Recommendation E: Market and Improve the area’s Victorian identity

- Strategy: Install gateway and wayfinding signs

➤ Goal 2: Control Nonpoint Source Pollution

Recommendation A: Develop policies and programs to improve stormwater management

- Strategy 1: Draft and Implement a Stormwater Ordinance in the City of West Branch, West Branch Township and Ogemaw Township
- Strategy 2: Designate a stormwater agent/permits officer to oversee the area’s stormwater system, perhaps through the development of an area wide Stormwater Authority
- Strategy 3: Implement a municipal stormwater maintenance program (street sweeping, catch basin, sump cleaning, etc.)
- Strategy 4: Change municipal codes to reduce parking lot requirements, stall dimensions, and promote shared parking lots
- Strategy 5: Implement a public education program

Recommendation B: Apply techniques for stormwater treatment on publicly owned lands

- Strategy 1: Install rain gardens along the Business Loop
- Strategy 2: Install mechanical removal devices, such as hydrodynamic separators, on drain systems to help remove sediments and pollution
- Strategy 3: Use porous pavement on low-volume public parking lots

Recommendation C: Work with developers and existing businesses to improve stormwater management

- Strategy 1: Develop an education program on stormwater standards in the community

- Goal 3: Increase the Number of Visitors to Businesses Along the Entire Loop
- Recommendation A: Add to Current Marketing Efforts
- Strategy 1: Improve Signage
 - Strategy 2: Advertise golf as a primary community asset
- Recommendation B: Improve Mobility along the Corridor
- Strategy 1: Apply access management techniques
 - Strategy 2: Establish a trailway system along the Loop
 - Strategy 3: Commission studies on heavy congestion areas
- Recommendation C: Promote and Support a Cohesive Corridor Business Community
- Strategy 1: Implement a workshop program
 - Strategy 2: Continue to engage business owners in planning and implementing processes
 - Strategy 3: Establish a “Businesses of the Business Loop” Website
- Recommendation D: Upkeep and Improve Aesthetic Appeal along the Loop
- Strategy 1: Implement a “Corridor Keeper” Program
 - Strategy 2: Include traditional downtown and beautification features along the entire Loop to help promote a unified Victorian identity
 - Strategy 3: Retain open and wooded spaces along the Loop to maintain an “up north” feel
- Recommendation E: Expand Consumer Choices and Convenience
- Strategy 1: Increase Choices of Diverse, Quality Cuisine
 - Strategy 2: Attract Several Brand Identities to the Downtown
 - Strategy 3: Increase business hours to seven days a week
 - Strategy 4: Cluster certain industries that would benefit from Grouping and being situated along the Loop

West Branch I-75 Corridor Marketing Plan

More recent activity of the collaboration of the City of West Branch, West Branch Township and Ogemaw Township together with the West Branch Chamber of Commerce and the Ogemaw County Economic Development Corporation was rejuvenated in 2013 to apply for a grant from the USDA to develop a marketing plan for the community. Means of attracting the traffic through the downtown area along the entire corridor is the primary goal of this plan.

One of the most important tasks was to define what the Unique Selling Proposition (USP) of the I-75 Corridor was, and to agree on the importance of creating a supporting brand for that positioning statement. The creation of this brand would serve as step one in the marketing process. It would function as an icon that the many organizations and community members could rally around. The brand would reflect the community corridor, the positioning statement would support the brand, and both would work in concert to entice potential visitors to come to the area.

After reviewing a list of possible positioning statements, one was chosen that members felt would apply to the entire I-75 corridor and could be easily adopted by businesses as well as be inviting to visitors: to “Discover Victorian.” The positioning statement would be incorporated into the brand/logo design to support the overall theme.



This Strategic Marketing Plan includes recommendations for activities that can impact the corridor such as directional and wayfinding signage, a billboard advertising campaign, videos created for YouTube, websites, television advertising, press releases for statewide newspapers and travel magazines, and feature articles on the area.

The goal of the wayfinding system is to capture a portion of the traffic along I-75 north and south, as well as the exiting traffic visiting the Outlet Mall into the Downtown and travelers exiting from the north at the 215 Interchange through the Ogemaw Springs area. While has a high visitor rate, the Downtown does not see a significant portion of the Outlet Mall’s traffic. The goal is to make the Outlet Mall and Downtown areas work in unison to generate economic activity throughout a broader region.

Billboard placements will serve two major purposes: to bring a new awareness of “Discover Victorian” theme and to reach out and invite visitors into the area. This campaign will also serve to raise awareness of West Branch’s amenities with everyday commuter traffic in the region. Most vacation travel is planned in advance, so we want West Branch to be on their list of places to stop and visit while traveling both north and south.



As part of the plan, the consultants brainstormed possible supporting elements in the form of events that would draw new visitors to West Branch from all around the State and the Midwest. The events would establish West Branch's identity as a unique community that is known for a specific theme. This identity will resonate with followers of the Victorian Era and give them a reason to make West Branch a destination to be visited year after year, and not just a "gateway" on the route to a destination elsewhere.

Video has the distinct advantage of showcasing all of the unique attributes of the West Branch area. There are great restaurants located on the main street and just off the corridor, it has a quaint Victorian downtown that is very photogenic, there are mountain biking and skiing trails, lake and trout stream fishing, and festivals and events that occur year-round.

Television is the most powerful advertising medium in the mix, so it can be a great benefit to the corridor marketing campaign. It is the only way to reach a massive number of potential visitors to West Branch. We must give as many people as possible a good reason to come here in order to achieve our marketing objective of **making this area a destination**.

A website needs to be created for the "Business Loop" project in the development process and serve as the project manager, providing residents, business owners, local officials and interested citizens direct access to the latest project news.

The committee encourages all area individuals that are connected via Facebook, Twitter, Instagram, or any social media to share their experiences in and about the area with online friends. Professionally run social media campaigns are available as a resource, but the committee recommends moving forward on a strictly volunteer basis until professional help is deemed necessary.

West Branch Area Wayfinding Plan

As part of the West Branch I-75 Business Corridor Marketing Plan was the development of a wayfinding plan which would tie the various municipalities together with a common theme and direct visitors to explore the entire community.

The wayfinding system's primary purpose is to circulate business throughout the entire area. Much of the current traffic in the area is concentrated at the two West Branch exits off I75: exits 212 and 215. Three basic commercial interests draw traffic into the West Branch area to these exits. First, fast food, gas, and a few shopping options draw in the pass-through traveler, providing for their basic needs before they continue on I-75 towards their final destination. Most of this traffic occurs at exit 212, although exit 215 has a gas station that sees some of these visitors. Second, the Tanger Outlet Mall at exit 212 generates a significant amount of day-trip traffic, often retaining visitors for several hours at a time. Third, a hotel at exit 212 attracts those who plan to stay overnight. It is reported that the majority of all visitors never make their way into the downtown—in fact, firsthand

accounts indicate that some of these visitors don't even know there is a downtown. This represents a significant portion of potential commerce that the downtown and its surrounding areas never see. Introducing new signage and improving existing signage will help the two exits (212 and 215) and the downtown area work together to generate economic activity throughout the entire business loop.

The wayfinding system's secondary purpose is to create a more navigable community for people who live and do business in the West Branch area. Many of the typical civic amenities such as town halls, parks and public parking lack appropriate signage, making it difficult both for new people and for locals to find the places they intend to visit. Improving signage for these facilities will help facilitate every-day business activities.

This wayfinding plan was developed through a collaborative planning process. Strategic Partners was hired by the multi-jurisdictional group responsible for creating a unified development strategy for the West Branch Area. The three jurisdictions involved included Ogemaw Township Downtown Development Authority, West Branch Township Downtown Development Authority, and the City of West Branch Downtown Development Authority. Other entities involved with the planning process included the West Branch Area Chamber of Commerce, Ogemaw EDC, and the Ogemaw County Historical Society.

Parking Wayfinding Map

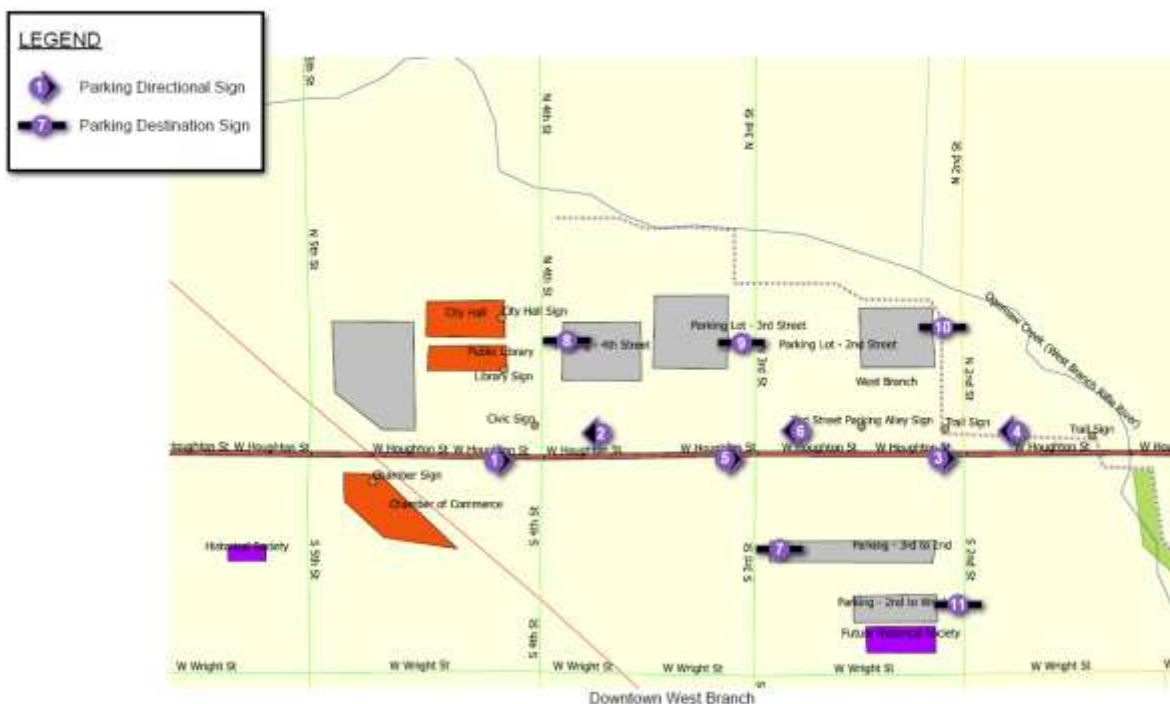


Figure 51

Vehicular Wayfinding Location Maps

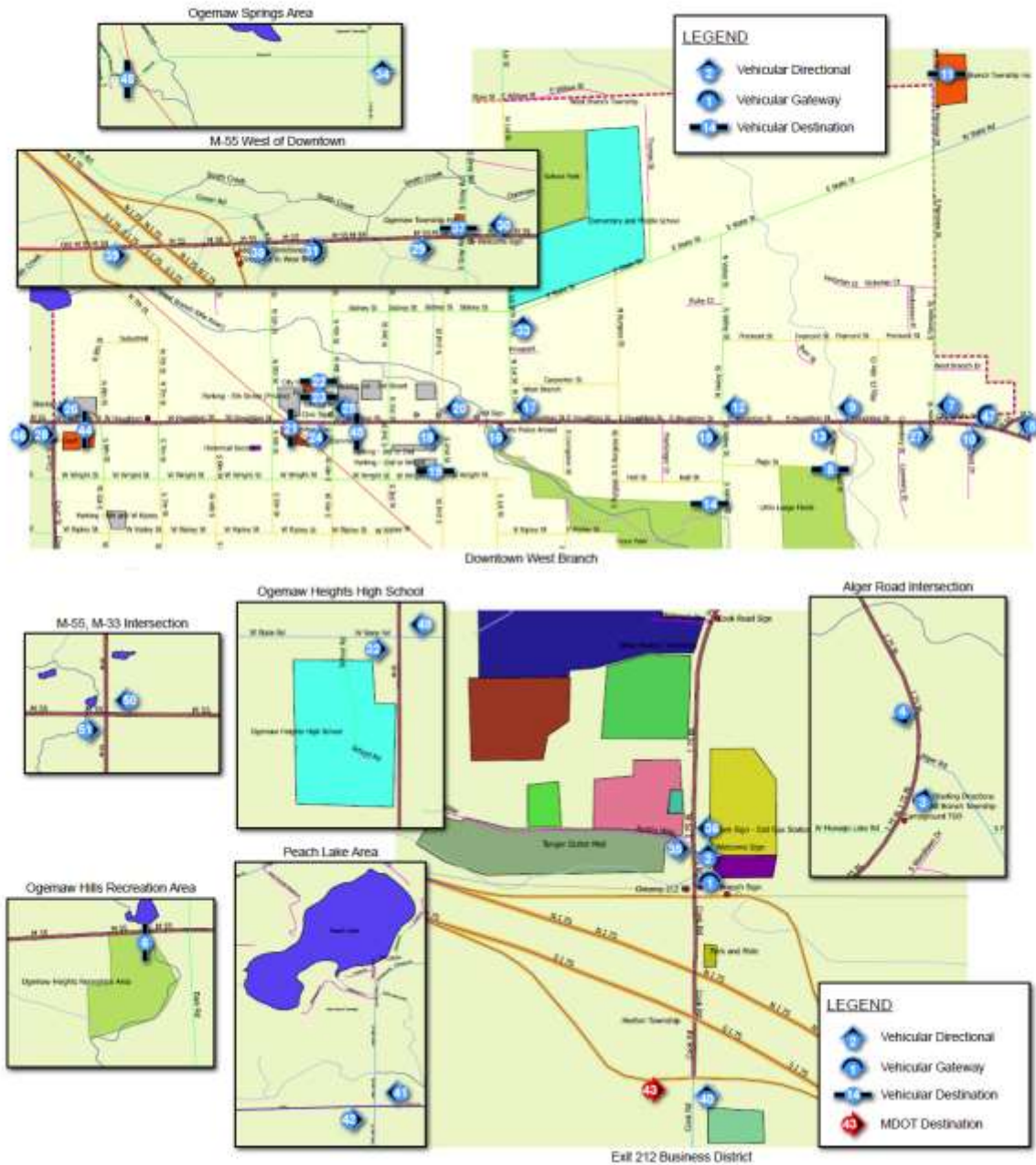
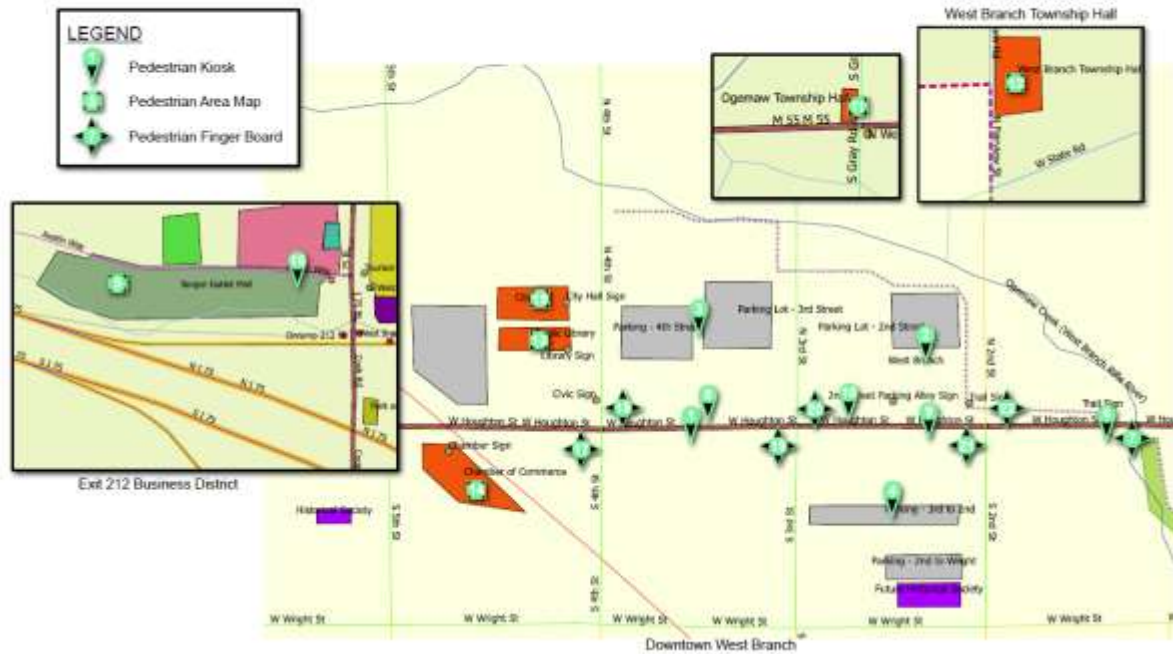


Figure 52

Pedestrian Wayfinding Map



Sign Menu



Figure 53

Phasing Map



Figure 54

Future Land Use

Analysis

Ogemaw County is blessed with many assets. It has always drawn people to the area with its natural beauty and abundant natural resources. After lumbering played out, farming and then manufacturing became economic drivers. These industries still remain in the county, but tourism, retail and medical services are now dominant in the private economy.

Ogemaw County's population, after decades of substantial growth, has now leveled off. The current median age is 46.5 years with 39% of households having someone 65 years of age or older. The State of Michigan's median age is 40 years of age with only 10% of households having someone 65 years or older. The county's median household income is only \$34,619 versus \$48,411 for the state. Unemployment remains stubbornly high and the percentage of persons not in the workforce has continued to grow. This is an indication of two trends in the county: the popularity for retirees to settle in the region and to convert seasonal homes to permanent ones and for younger people to emigrate elsewhere to find desired employment.

The county is favorably located on I 75 not too far north of populated southeast Michigan. In 1970's West Branch Township created the district known locally as Hamburger Hill off the expressway where the popular outlet mall is located and there are numerous and increasing numbers of ancillary businesses developed and developing in the district. The Hill has become a popular stop for travelers to northern Michigan and for regional shoppers to the mall and its big box stores.

The City of West Branch has also striven to keep its downtown active and vital. And, the other smaller communities of the county have worked hard to attract visitors and tourists. Many people travel to the county for its numerous events and festivals and for outdoor and sporting activities including snowmobiling and ORV riding.

The county also has an active railroad and a community airport located three miles southeast of West Branch. The railroad and airport connect the county to markets throughout Michigan and the Midwest making it an excellent warehousing and distribution entrepot for the region.

Agriculture still remains a primary part of the landscape and a strong element of the county economy. Dairying leads the way, Ogemaw County being eighteenth in milk production for all Michigan counties.

This Master Plan's overall goal is to provide a guide to help manage growth in Ogemaw County in order to preserve the county's rural quality of life and to foster economic activity that will provide work and wealth opportunities for residents in the region.

Goals and Actions

For the purpose of this Master Plan, goals, recommended actions and policies have been identified by the Ogemaw County Planning Commission and other participants in the Master Planning process. The 2016 Ogemaw County Master Plan is based on the analysis of the diverse and multifaceted character of Ogemaw County, its history, land use and demographic trends, visioning, its economy, the counties cultural and natural resources, and the plans, policies, and regulations of neighboring communities.

General Policy Statements

County planning is based upon and undertaken for the overall protection of the public health, safety, and welfare of residents of Ogemaw County.

The County will enforce the principles of this plan as codified within Ogemaw County Zoning Ordinance and other ordinances.

The County will seek to manage and guide growth to maintain and enhance the rural quality of life for Ogemaw County residents through the implementation of this Master Plan.

Ogemaw County will seek to sustain and improve economic development by helping to enhance opportunities for high technology, medical, and tourist industries. Within Ogemaw County the long-term quality and conservation of natural resources and the sustainability of the environment shall be considered of significant importance when making economic development and land use decisions.

When considering land use decisions, County decision-makers shall balance the public interest in sound land planning, as expressed by and embodied within in this Master Plan, with the need for sustainable and appropriate economic development and the rights and interests of private property owners.

Importance of Agriculture to Ogemaw County

Ogemaw County is a desirable place to live, work, and visit in large part because of the prevalence and high quality of existing farmland and open space. Scenic views of wetlands, woods, agriculture fields, and wildlife habitat areas nurture the human spirit and are recognized as invaluable natural and aesthetic resources of Ogemaw County that should be protected.

The climate, variety of soils, and terrain make Ogemaw County well-suited to the production of a great diversity of row crops, specialty crops, and livestock. Additionally, a large percentage of produce grown in Ogemaw County is available for direct, local consumption.

Farming in Ogemaw County is a dominant land use. Open space lands including woodlands, wetland, and other environmentally significant areas are usually an important feature of these farmlands. These lands provide unique, aesthetic and economic benefits to the citizens of Ogemaw County, and are an important part of the County's economy and natural and agricultural heritage.

General Goals

In order to achieve the above policies, Ogemaw County shall:

1. Improve and advance the County's economy by
 - a. Working with state and federal agencies to sustain a sound business environment.
 - b. Promoting business and industry that generate high quality jobs, the retention of youth and families, and create long-term careers.
2. Retain its existing character by
 - a. Promoting the preservation of farms, forests, and views from public roads.
 - b. Minimizing negative impacts from unguided growth and short-term resource development.
 - c. Maintaining and improving water quality (drinking water, surface and groundwaters), natural and recreational areas, air quality, and other environmental attributes.
 - d. Planning for and guiding future growth consistent with this Master Plan.
3. Maintain a current County Master Plan by
 - a. Reviewing it every five years and updating it when appropriate.
 - b. Informing and seeking input from the citizenry on County goals, plans, and actions.
4. Guide future development of Ogemaw County by
 - a. Applying zoning regulations in compliance with the requirements of the Federal Religious Land Use and Institutionalized Persons Act of 2000.
 - b. Supporting the preservation of historical buildings and culturally significant areas.
 - c. Applying the vision contained within this Master Plan to future development and regulations.
 - d. Working closely with municipalities and agencies within and adjacent to Ogemaw County to coordinate efforts and advance the goals of this Master Plan.

The following pages set out actions by land use category to be encouraged and accomplished by the planning commission and the county over the next several years.

The planning commission determined the following to be primary actions it will pursue in order to implement the objectives of the master plan:

- Review and revise the county zoning ordinance to bring it into conformance with this plan and current conditions.
- Continue the development of the County GIS Geographic Information System so it will be sufficiently useful for the county, municipalities, townships, emergency management, and other potential users of the system.

1) Farm and Forest

It is the intent of Ogemaw County to employ various strategies to assist willing landowners to conserve and protect farmland and open space, including, but not limited to:

Support and promote voluntary efforts to preserve active farm and forestlands, such as conservation easements, the State of Michigan's purchase and leasing of development rights program (P.A. 116), transfer of development rights, etc.

Consider the potential impact of land use planning and zoning decisions within Ogemaw County on agriculture, forestland, and other open spaces, and seek to avoid negative impacts from land use and infrastructure decisions on farm and forest operations.

Maintain the County's agriculture economy and rural character by utilizing planning tools and techniques, including but not limited to the following:

- Recognize the goals of this Master Plan in future land use decisions and governmental actions and policies.
- Recognize and plan to minimize conflict from incompatible land uses encroaching on agriculture.
- Support the exploration and establishment of voluntary farmland preservation tools within Ogemaw County and regionally, such as the purchase of development rights, transfer of development rights, agriculture security areas, well-connected conservation/farmland conservation developments, the promotion of specialty/value-added agriculture, and improved local markets for locally-grown agriculture products.

- Use bonuses for development that voluntarily conserves important natural and cultural resources.
- Use and promote low impact development and conservation design that promote development while protecting and linking important natural and cultural resources.
- Encourage farm operations within the County to utilize Michigan's Generally Accepted Agricultural Management Practices (GAAMPS), and to participate in the Michigan Agriculture Environmental Assurance Program to prevent and minimize agriculture pollution risks and to legally protect farm operations from encroaching incompatible land use in accordance with the Michigan Right to Farm Act.
- Support a State constitutional amendment to tax farmland fairly, i.e., based on its agricultural value.
- Explore the use of innovative financing tools to facilitate voluntary farmland conservation, which may include, but are not limited to federal, state, and local grants; private and community foundations.
- Recognize the importance of healthy, intact forests in providing wildlife habitat, erosion control, groundwater recharge, recreational uses such as hunting and other enjoyment.
- Encourage forestland owners to enter into sustainable forest management and conservation plans.
- Encourage reforestation on steep, sandy, wet, and other fragile soils.

2) Environment

To maintain and enhance environmental quality within Ogemaw County, the County shall:

Promote the protection of sensitive environmental resources including but not limited to waterways, wetlands, steep slopes, important wildlife habitat, springs and seeps, and shorelines.

Utilize the inventory of the County's natural resource base developed by this Master Plan for on-going development and land conservation decisions.

Encourage landowners to recognize the natural and cultural resource base within Ogemaw County and seek to fit future development within the County's natural and cultural landscape.

Develop and enhance junk yard and blight controls to protect environmental quality, property values, and community character.

Minerals and Soils Conservation

- Encourage the restoration, re-contouring, replanting, and require the establishment of safe conditions at inactive or abandoned sand and gravel extraction sites.
- Utilize best management practices to protect land and water quality, including but not limited to promoting the use of native plants, on-site treatment and disposal of stormwater, soil conservation, sustainable forest yields, and the restoration of damaged lands.

Wildlife and Habitat Conservation

- Identify and preserve important wildlife habitat, migration corridors and natural buffer areas, and recognize that many animals need relatively large, interconnected tracts of land in order to survive and to sustain overall species population and diversity within Ogemaw County.

Water Quality

- Protect groundwater, representing 100% of Ogemaw County's drinking water sources, and surface waters from contamination, depletion, and degradation.
- Explore the revision of Ogemaw County waterfront district regulations, and/or the adoption of a waterfront overlay regulations (e.g. innovative on-site stormwater management techniques, appropriate setbacks, natural buffers zones, lot configuration, percent of lot coverage, and percent of impermeable surface requirements, etc.).
- Recognize the importance of and promote the protection of wetlands in maintaining and improving water quality within Ogemaw County.
- Support the Ogemaw County Brownfield Redevelopment Authority to revitalize, redevelop, and reuse obsolete, dilapidated, or contaminated parcels in a manner that is protective of public health and the environment.

Air Quality

- Recognize and protect air quality as an essential component of the protection of public health, safety and general welfare.

3) Economy

The County recognizes that its rural character and natural environment are among its most important economic assets. These assets provide economic opportunities, recreational enjoyment, wildlife habitat, and together create a desirable place to live, work, and play.

Commercial production agriculture is a significant contributor to the economy in Ogemaw County through providing on and off-farm employment such as product processors, equipment suppliers, farm service suppliers, and retail sellers of product manufactured within Ogemaw County. Importantly, agriculture in Ogemaw County indirectly contributes to the local economy through the tourism industry and directly through sales of agricultural products.

To promote and sustain appropriate economic development within Ogemaw County, the County shall:

- Working with local, regional, State and Federal agencies to build a sound environment for businesses creating lasting careers and well-paying jobs, and providing for adequate day care facilities in Ogemaw County.
- Coordinating and cooperating with the Ogemaw County Economic Development Corporation to promote the county economic development.
- Cooperating with municipal downtown development authority, chambers of commerce, and other organizations promoting and fostering the county's economy.
- Encouraging farmers' diversification of products, including increasing value-added agriculture (such as on-site processing, sales, and direct marketing), farm stands, agriculture-based tourism and recreation.
- Promoting high technology, improving telecommunications infrastructure and access to high speed communications.
- Enhancing opportunities for educational and medical industry investment.
- Advancing economic development opportunities afforded by tourism and outdoor-based recreational opportunities.
- Considering the needs and opportunities for an aging County population.
- Implement *the West Branch I75 Business Corridor Marketing Plan* developed by the "Loop Group".

4) Public Facilities, Infrastructure, and Utilities

To promote safety and maintain the quality of life and rural character within Ogemaw County, the County shall:

- Establish appropriate public and private infrastructure and support essential municipal services that keep pace with the needs of Ogemaw County's residents and their land owners.
- Encourage the location of future power, communication, and utility infrastructure in a manner that will not negatively impact rural character or fragment farmland or natural ecosystems.
- Encourage the clustering of utilities such as electrical substations, transmitter towers, cell phone or other towers, etc.
- Require co-location on existing and future communication towers.
- Strongly encourage co-location of emergency service communications on existing structures.

5) Residential Development

To promote the maintenance and enhancement of the rural character of Ogemaw County while balancing the need for new residential development, the County shall:

- Strongly encourage future residential development and redevelopment within County communities already served by infrastructure, i.e. fire/safety, water, sewer, paved roads, walkways, etc.
- Discourage low density and strip residential development along state and county roads to minimize potential public costs.
- Seek to protect existing and valuable natural resources.
- Encourage and provide incentives for the use of conservation design and low impact development standards for all new housing developments.
- Promote new housing development standards for all new housing developments.
- Promote new housing developments having a minimum of 50% open space. Explore density bonuses for conservation developments that exceed this requirement and permanently protect natural and/or cultural resources.

- Include landscape elements, such as site topography, open space, parcel views, proximity to neighbors and sensitive natural features, and the nature of existing and proposed land uses, in the review of site plans.
- Seek to ensure that development adequately provides infrastructure (water, sewer, utilities, roads, etc.) to residents and are appropriate in location, scale, density, design, screening, lighting, traffic patterns, etc.
- Inventory and expand the availability of fire suppression facilities, such as dry hydrants, underground cisterns, etc., within rural areas of the County.
- Incorporate best management practices (e.g., infiltration basins, grassed waterways/swales, rain gardens, etc.) and low impact development techniques (e.g., maximum percentage of lot coverage, incentives for increased natural resource and open space preservation, steep slope controls, etc.) to reduce amounts of impermeable surfaces, stormwater runoff, and require on-site natural treatment of stormwater within residential developments.

6) Commercial Development

To promote the maintenance and enhancement of the rural character of Ogemaw County while balancing the need for new commercial development, the County shall:

- Encourage mixed land uses, such as residential and commercial developments. Such mixed use development should provide a variety of residential dwelling types and price ranges.
- Encourage mixed used developments that: a) are connected by walkways, b) use shared parking and accesses, c) possess well-defined traffic flow and slowed traffic, d) are safe for pedestrians including children, e) utilize signage appropriate with community character, f) possess well-screened parking (e.g. rear parking, shared accesses drives, parking areas that are bermed and screened with native evergreen vegetation), and g) support and advance park establishment and open space.
- Consider design concepts and architectural styles that reflect community history, image, vision, and values.
- Discourage low density and strip commercial development along State and County roads to minimize potential public costs.

7) Waterfront Areas

To promote the maintenance and enhancement of water quality and property values within Ogemaw County the County shall promote the following actions:

- Protect existing native vegetation, water resources, wildlife habitat, and unbroken forest canopy on shorelines and banks.
- Protect the water quality and near shore environment of lakes, ponds, streams, creeks, wetlands, etc. from degradation, siltation, pollution, and other human impacts.
- Support the enforcement of existing federal, state, and local laws that protect waterfront resources and the environment.
- Encourage lakefront and other shoreline landowners to follow best management practices to maintain and enhance the natural character of shoreline properties.
- Encourage lake associations to undertake carrying capacity studies for inland lakes, and consider the carrying capacities of County waterways in site plan, planning, and zoning reviews.
- Systematically review and consider well and septic placement within existing small waterfront lots and/or nonconforming parcels.
- Incorporate best management practices (e.g. infiltration basins, grassed waterways/swales, rain gardens, etc.) and low impact development techniques (e.g. maximum percentage of lot coverage, incentives for increased natural resource and open space preservation, steep slope controls, etc.) to reduce amounts of impermeable surfaces, stormwater runoff, and require on-site natural treatment of stormwater within residential developments.

8) Recreation

To promote recreational resource development and expand the regional economy, the County shall:

- Explore the need for and encourage the development of additional recreation facilities, including but not limited to: indoor or outdoor hockey rinks, racket ball and basketball courts, and swimming facilities.

- Support and promote the acquisition and development of unique natural and cultural resources as public recreation lands (i.e., lake access, unique natural features, wildlife habitat, etc.).
- Develop and enhance communication with the Michigan Department of Natural Resources to guide the stocking of fish, protected species management, and hunting and fishing policies as they affect the County.
- Cooperate with the Michigan Department of Natural Resources to guide trail improvement and development within the County.
- Consider the development and linkage of non-motorized pedestrian trails.
- Implement the goals of the *County of Ogemaw 2014-2018 Recreation Master Plan*.
- Promote shooting sports and development of a shooting range.

9) Transportation

To promote the maintenance and enhancement of transportation infrastructure within Ogemaw County, the County shall:

- Implement the Airport Safety Zones into the zoning ordinance and enforce restricted land uses as determined by those zones.
- Support and continue to enforce the Joint West Branch Community Airport Zoning Ordinance.
- Inventory and consider the improvement of seasonal roads that have permanent residents.
- Establish and maintain good communication with the Michigan Department of Transportation and Ogemaw County Road Commission to ensure efficient transportation policy and future transportation improvement projects in accordance with the vision of this Master Plan.
- Guide the development of private roads within the County to enhance road safety, maintenance, and efficiency in traffic flow, and ensure future development in accordance with this Master Plan.

10) Regional Planning

To support regional planning the County shall:

- Recognize that Ogemaw County's resources are part of large cultural and natural systems, and that the natural resources often cross other boundaries and can impact many communities.
- Encourage and promote cooperation and communication among municipalities within Ogemaw County and adjacent counties and townships for providing services, planning, and other shared issues.
- Seek and improve communication between municipalities and residents, including but not limited to, the development of a web site for all plans and ordinances adopted by Ogemaw County townships, municipalities, and neighboring communities.
- Support regional strategies to protect and preserve active farmland, forestlands, and other open spaces.
- Support and promote consistency between this Master Plan and other municipal Master Plans.
- Encourage and continue County-wide trails planning (including a rails to trails program) that coordinate with adjacent counties as well as state and federal agencies on recreational resource planning and implementation.
- Develop, support, and continue to expand a County-wide parcel mapping and geographic information data base programs.

11) Zoning

To promote the community vision embodied within this Master Plan, the County shall:

- Continue to plan and zone at the County level.
- Encourage and support continual, consistent, and fair zoning enforcement.
- Implement the Airport Safety Zones into the zoning ordinance and enforce restricted land uses as determined by those zones.
- Support and continue to enforce the Joint West Branch Community Airport Zoning Ordinance.
- Consider the revision of waterfront district and/or the implementation of waterfront overlay regulations to protect water quality and private property values within the County.
- Encourage the use of zoning incentives to promote conservation design/low impact development and to facilitate resource protection methods including but not limited to: 1) streamlining the review process for conservation development; and 2) displaying design based

zoning regulations in a pictorial fashion to illustrate development goals for this purpose.

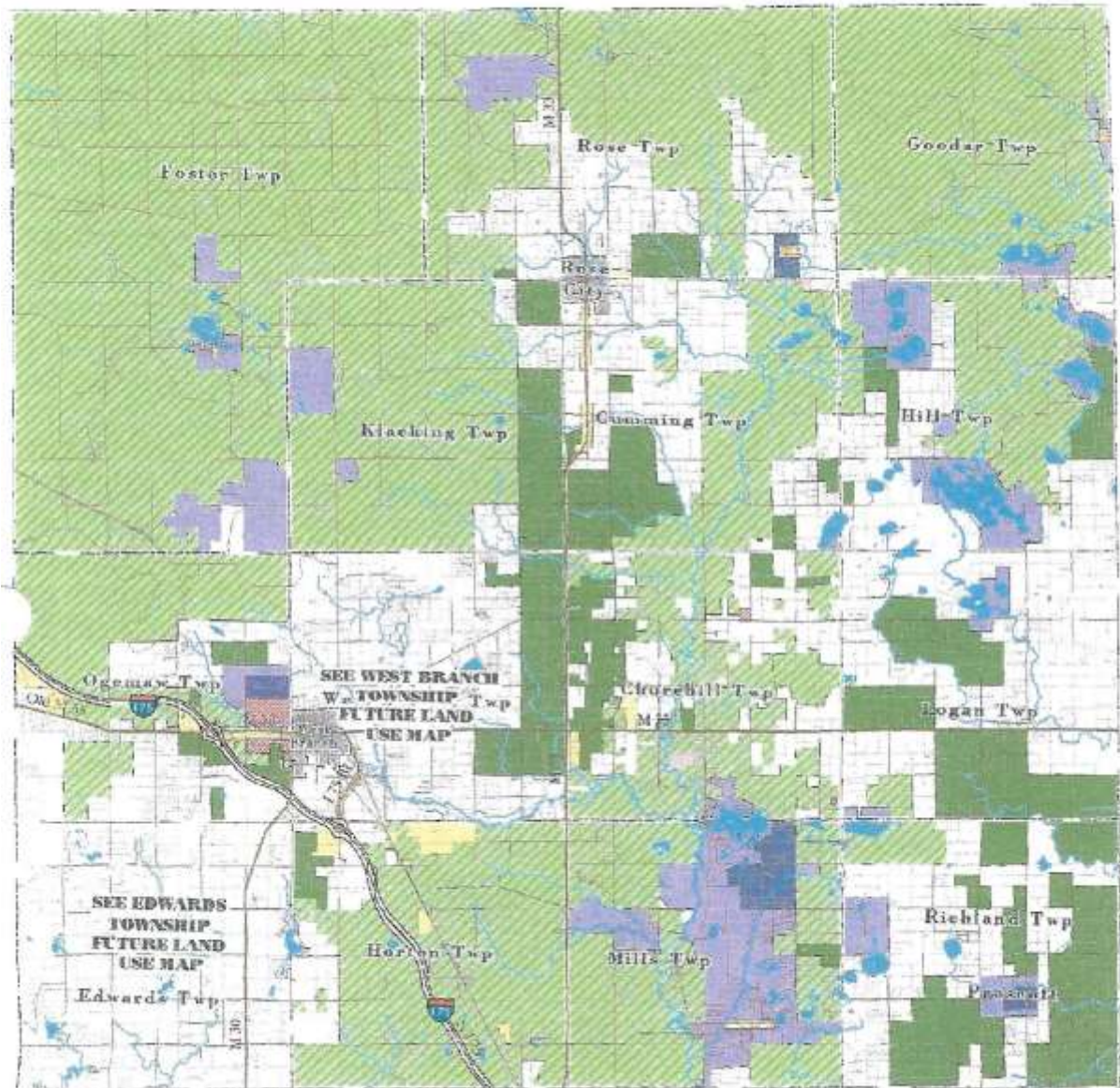
- Review existing zoning districts—consider a new mixed use district for some commercial areas where residential uses should be allowed, e.g., Ogemaw Township Businesses Loop and Green Road Corridor.
- Add required airport zoning to zoning ordinance.

12) Future Land Use

To promote the County’s vision for future land uses, the County shall:

- Encourage landowners to recognize the value of the rural character and natural resource base of Ogemaw County and work with them to fit future development within the County’s existing character.
- Implement the Airport Safety Zones into the zoning ordinance and enforce restricted land uses as determined by those zones.
- Support and continue to enforce the Joint West Branch Community Airport Zoning Ordinance.
- Direct growth in such a manner as to discourage sprawling land uses.
- Identify large contiguous parcels currently in active farm and forest use, and work with landowners to encourage conservation, sustainable development, and the retention of rural character if divided or developed.
- Develop and support a viable and active Brownfield Development Program.
- Require the development of septic, water, road, and pedestrian trail infrastructure at future housing developments that conform with and may be readily connected to future public and private infrastructure projects.
- Promote the protection of water quality by exploring the creation of a point-of-sale or transfer septic inspection program for developed properties within the County.
- Protect rural character within Ogemaw County by preserving public vistas and viewsheds through public investment and providing incentives for private landowners to preserve such resources.
- Carefully regulate signage and ensure the compliance of billboards and other outdoor advertising with state law, federal law, and local ordinances.
- Allow home occupations and businesses as viable economic activities that do not alter the character of neighborhoods and residential areas

- Continue to analyze land uses and proposed developments for conformance with the master plan to determine what actions should be taken including adjustments to Future Land Use Plan policies and mapping.



Future Land Use

- Forest Conservation District
- Important Agricultural Lands
- Agricultural District
- Business District (B-1)
- Mixed Use District (M-1)
- Low Density Residential (R-1)
- High Density Residential (R-2)
- Industrial District (I-1)
- Fairgrounds
- City or Village
- Streams
- Lakes
- Property Lines
- Township Boundaries