

BRILEY TOWNSHIP MASTER PLAN

2024



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Northeast Michigan
COUNCIL OF GOVERNMENTS



10 of 2024

RESOLUTION OF ADOPTION
BY THE BRILEY TOWNSHIP BOARD OF TRUSTEES
Briley Township Master Plan

WHEREAS: Briley Township, Michigan established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

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

WHEREAS: The Township is working toward completion of the Michigan Economic Development Corporation's Redevelopment Ready Communities (RRC) program (Essentials Track) and has developed the master plan according to RRC Best Practices and with RRC funding, and;

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

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

WHEREAS: The plan was presented to the public at a hearing held on February 12, 2024, before the Planning Commission, with notice of the hearing being published in the Montmorency County Tribune on JAN 17, 2024 in accordance with Section 43(1) of the Act;

WHEREAS: The Briley Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on February 12, 2024, and;

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

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein, are hereby adopted by the Briley Township Board of Trustees as the Briley Township Master Plan on this 14 day of FEBRUARY, 2024.

Motion: TRUSTEE WHITE Second: SUPERVISOR WERDER

Ayes: 4 SUPERVISOR WERDER, TRUSTEE WHITE, CLERK LA MORE, TREASURER WERDER.

Nays: 0

Absent: TRUSTEE SOUTH

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the 2/14, 2024, meeting of the Briley Township Board of Trustees.

Phil Long
Briley Township Clerk



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

WHEREAS: Briley Township, Michigan established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

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WHEREAS: The plan was presented to the public at a hearing held on February 12, 2024, before the Planning Commission, with notice of the hearing being published in the Montmorency County Tribune on JAN 17, 2024 in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein, are hereby adopted by the Briley Township Planning Commission as the Briley Township Master Plan on this 12th day of February, 2024.

Motion: TOM WILLIAMS

Second: CLINTON KENNEDY

Ayes: 5 WILLIAMS - YES
SOBENSON - YES

LAMORE - YES KENNEDY - YES
GREEN - YES

Nays: 0

Absent: 0

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the February 12, 2024, meeting of the Briley Township Planning Commission.

[Signature], Chair
Briley Township Planning Commission

[Signature], Secretary
Briley Township Planning Commission

Briley Township Master Plan

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Briley Township Board

Ken Werner, Supervisor
 Phil LaMore, Clerk
 Vanessa Werner, Treasurer
 Evelyn White, Trustee
 Kortney South, Trustee

Briley Township Planning Commission

Gordon Green, Chair
 Phil LaMore
 Clinton Kennedy
 Marc Edwards
 Keith Grant

2024 Master Plan assistance provided by:

Funding & support for the plan provided by:

Northeast Michigan Council of Governments (NEMCOG)

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Michigan Economic Development Corporation

Redevelopment Ready Communities Program
 300 N. Washington Square
 Lansing, MI 48913
miplace.org/programs/redevelopment-ready-communities

CHAPTER

1

INTRODUCTION



Briley Township Master Plan

Purpose and Planning Process

The purpose of the Briley Township Master Plan is to provide guidelines for future development within the community while protecting the natural resources and rural township character. The

Michigan Planning Enabling Act, P.A. 33 of 2008, states a Township may adopt, amend, and implement a master plan. The Michigan Planning Enabling Act states:

“The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:”

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

This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes, and trends in Briley Township. A public input survey was conducted to gather input from residents and landowners. Based on information gathered from this survey and the background data, the Township Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps including soils, ownership, existing

land use, and zoning, provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within the Township.

The Master Plan was developed by the Briley Township Planning Commission with assistance from the Northeast Michigan Council of Governments (NEMCOG). This plan looks at a twenty-year planning horizon, with required revisits every five years or sooner if needed.

Location

Briley Township is one of eight townships in Montmorency County and is located in the northeast portion of Michigan's Lower Peninsula (**Figure 1.1**). Briley Township, which has a land area of approximately 70 square miles is bordered by Vienna Township to the west, Montmorency Township directly to the north, Albert and Loud Townships to the south, and Avery and Hillman Townships to the east. Centrally located in Montmorency County, Briley Township is home to the County seat, the unincorporated village of Atlanta.

The northern half of Briley Township is separated from the southern half by the 45th Parallel. The latitudinal line which marks an equal distance between the North Pole and the Equator passes through the community of Atlanta.

Briley Township is located approximately seventy miles east of Lake Michigan and approximately

forty miles west of Lake Huron. The community of Atlanta, Briley Township's most populated area, is located along M-32. Atlanta is 34 miles east of the City of Gaylord, 38 miles west of the City of Alpena, and 16 miles west of Montmorency County's most populated community, the Village of Hillman.



Brief History

Artifacts, such as arrowheads, show that the Ojibway Native Americans used the Atlanta area before colonialists. However, the lack of evidence of settlements shows that this area was used more for summer hunting while the permanent encampments were on the Great Lakes.

Montmorency County was organized in 1881, having been the first part of larger counties in northern Michigan. Briley Township was one of the original three townships into which Montmorency County was first divided. Today the county is split into eight townships. Atlanta was incorporated as a village and was named the County Seat by an election vote in 1893. Atlanta has since reverted to the Briley Township government.

Lumber was the first industry in the area, as true for much of the rest of northern Michigan. Lumber companies were lured to the area because of the majestic White Pine stands. Logging camps were common in the area. The Thunder Bay River and its tributaries were used to float the logs to market in Alpena. Mills were built in Lewiston and railroads were constructed to move the timber to the new markets. At railroad crossings, towns began to develop. The towns of Green, Valentine, El Dorado, and Big Rock were examples of such towns. Green was located at the intersection of what is now Meaford and DeCheau Roads, while Valentine was located at the intersection of the present-day M-33 and Co. Rd. 624. El Dorado was located just north of Avery Lake and Big Rock was four miles west of Atlanta on present-day M-32. All of these communities disappeared with the retirement of the railroads.

Atlanta was founded in 1881, along a newly constructed road linking Alpena and Traverse City. That road is now a state trunkline, M-32. Atlanta was named by road builder Alfred J. West, of Capac, Michigan because the area reminded him of Atlanta, Georgia, which he saw while fighting the Civil War. In 1881, West purchased a tract of land and constructed a sawmill and boarding

house for a lumbering operation.

The settlers of Briley Township immigrated from other areas of the state and nation. Some came from foreign countries, including Germany and Canada. Early residents were employed by the expanding lumber industry. As stands of virgin white pine were logged off and the availability of timber decreased in the early 1900s, farming began to increase. Farming was promoted by the timber companies trying to sell off land. An early brochure extolled the ease with which the soil was tilled, failing to tell people that it was mostly sand and not particularly suited for farming.

Briley Township and Atlanta continued to grow through the mid-1900s with the expansion and improvement of rail lines and roadways. In 1914, Atlanta was serviced by the Boyne City, Gaylord, and Alpena railway lines. But by 1930, an economic downturn had closed the rail line.

Work crews from the Civilian Conservation Corps (CCC) camps planted red pine and other trees in the 1930s and 40s. As these stands grew, and as hardwoods and jack pines regenerated in logged areas, deer herds expanded and Briley Township became a popular hunting and recreation area, which it continues to be to this day. In 1918, elk were reintroduced to Northeast Michigan. They have successfully adapted to the area and have increased in numbers to the point where limited hunting is allowed. Atlanta has adopted and continues to use the name "Elk Capital of Michigan".

Many of Atlanta's early wooden structures have been destroyed by fires over the years. On January 10, 1942, the County Courthouse was ruined by a massive fire, destroying many historical and land records. In January 1943, a fire destroyed more records, when the building that housed the Montmorency County Tribune caught on fire. The remaining records were moved to the Community Building, which caught fire in April 1943.

Since the expansion of highway systems in the late 1950s and the development of the Interstate Highway System in the 1960s, seasonal home, and year-round residential development has

continued to grow throughout northern Michigan, including Briley Township. In the past, many areas in northern Michigan were difficult to reach from downstate urban areas. But now, easy access via I-75 has opened up many of these areas to development. Briley Township is now more easily accessible, and this has caused, and will continue to cause, an increase in the purchase and division of land into smaller parcels for year-round and seasonal homes.

Planning and Zoning in Briley Township

Briley Township's first Comprehensive Plan was completed in August 1975. The first Zoning Ordinance was adopted on April 8, 1976, and has been in effect since June 8, 1976. Briley Township has a Planning Commission and a Zoning Board of Appeals. The township has a part-time Zoning

Administrator who performs the majority of his duties from March to October of each year, in conjunction with the building season. A new zoning ordinance is under development at the time of the writing of this Master Plan.

CHAPTER

2

SOCIO-ECONOMIC DATA



Briley Township Master Plan

Population

The 2020 Census showed that Briley Township experienced a population decrease of 9.6% (163 people), from 2010 to 2020. Briley Township, along with the majority of townships in Montmorency County, experienced a decrease in population. Avery Township is the only township in Montmorency County to experience population growth between 2010 and 2020. Montmorency County also experienced a population decrease

from 2010 to 2020. The County has experienced a loss of 612 residents (6.6 percent) of its total population from 2010 to 2020. Briley Township's population density is 24.2 persons per square mile and by comparison, the County has 16.3 persons per square mile. The county population had increased significantly since 1960 (an increase of 121% or 5341 people) with the population peaking in 2000 at 10,315.

Population by Municipality

Briley Township had the third largest population by townships in the county according to the 2020 Census. In comparison, Briley had the fourth-largest decrease in population among townships over the same period. Briley Township had the greatest increase in population between 1970 and 1980 with 28.5% (484 people). Between 2010 and 2020, most municipalities in Montmorency County lost population. The highest percentage losses were experienced by Loud Township (11.8%), Montmorency Township (9.9%), Vienna Township (9.7%), and Briley Township (9.6%),

see **Table 2.1**. Briley Township and Hillman Township lost the greatest number of people (329) this accounts for over half the population loss within the County. Montmorency Township lost 101 people, Albert lost 73 people, Vienna Township lost 53 people, Rust Township lost 42 people and Loud Township lost 31 people. The only Township to see any increase was Avery with (2.4%) or an additional 16 people.

Table 2.1: Population For Montmorency County & Municipalities, 2000-2010

Municipality	2010 Population	2020 Population	% Change	Numeric Change
Briley Township	1,860	1,697	-9.6%	-163
Albert Township	2,526	2,453	-2.9%	-73
Avery Township	646	662	2.4%	16
Hillman Township	2,175	2,009	-8.2%	-166
Loud Township	293	262	-11.8%	-31
Montmorency Township	1,117	1,016	-9.9%	-101
Rust Township	561	519	-8.0%	-42
Vienna Township	587	535	-9.7%	-52
Village of Hillman	701	605	-15.8%	-96
Atlanta CDP	827	720	-14.8%	-107
Lewiston CDP	1,392	996	-39.7%	-396
Canada Creek Ranch CDP	304	258	-17.8%	-46
Montmorency County	9,765	9,153	-6.6%	-612

Source: U.S. Bureau of the Census

Note: Red text indicates a decline; Green text indicates an increase

Seasonal Population

In 2020, the Census reported that there were 1,501 homes in Briley Township. Of these, only 53% (806) were permanent residents. There were 695 homes classified as seasonal, recreational, or occasional use. Because the decennial U.S. Census is conducted in April, the numbers only reflect those persons who live in the township on a year-round basis. A rough estimate of the number of township seasonal residents can be calculated by multiplying the township's number of seasonal housing units (695) by the township's average household size (2.08), for a total of 1,446 persons. Seasonal residents, therefore, bring the total number of township residents to 3,642 compared to the actual 2020 Census figure of 1,697 persons. This figure does not include those

Table 2.2: Median Age 2010-2021

Governmental Unit	2010	2021
Briley Township	50.7	56.0
Montmorency County	52.3	56.4
Michigan	38.9	39.8
United States	37.2	38.4

Source: U. S. Bureau of the Census, 2021 5-Year ACS Estimates

seasonal visitors or tourists staying in area motels, campgrounds, or family homes. It is impossible to obtain an accurate count of the number of tourists who annually visit the area. **(See Table 2.9)**

Age Distribution

The 2020 Census data shows that 1,117 residents (63.8%) of Briley Township's population were 45 years old or older, a percentage that has increased from 58.7 percent in 2010 see **Table 2.3**. The shift towards an older population could be due to the existing residents getting older along with the in-migration of retirees. The age group 45-64 is the most populous in Briley Township (565), while 552 residents fall in the age group of 65 and over.

An increase in the median age is also evidence of a relatively stable population that is getting older. The median age of residents in Briley Township increased from 50.7 to 56.0 (6.6%) during the period 2010-2021 (See **Figure 2.1**). The median age of residents in Montmorency County increased from 52.3 to 56.4 (7.8%) during the period 2010-2021, (see **Table 2.2**). At the same time, the State's median age increased from 38.9 to 39.8 (2.2%) years. The difference in median

age between the County and State increased from 2010 to 2021 as the County's population make-up "ages" at a faster rate. Briley Township's median age is 56.0 years. Avery Township has the lowest median age (44.5) while Canada Creek Ranch (CDP) has the highest median age (68.5).

In conclusion, shifts in the Township's demographic makeup are changing the population structure. Long-term trends in the increase in median age continue at a faster rate than in the State of Michigan and the US. The rate has increased with the downturn in the economy, as young families move to other areas for employment. An aging population needs access to social and medical services.

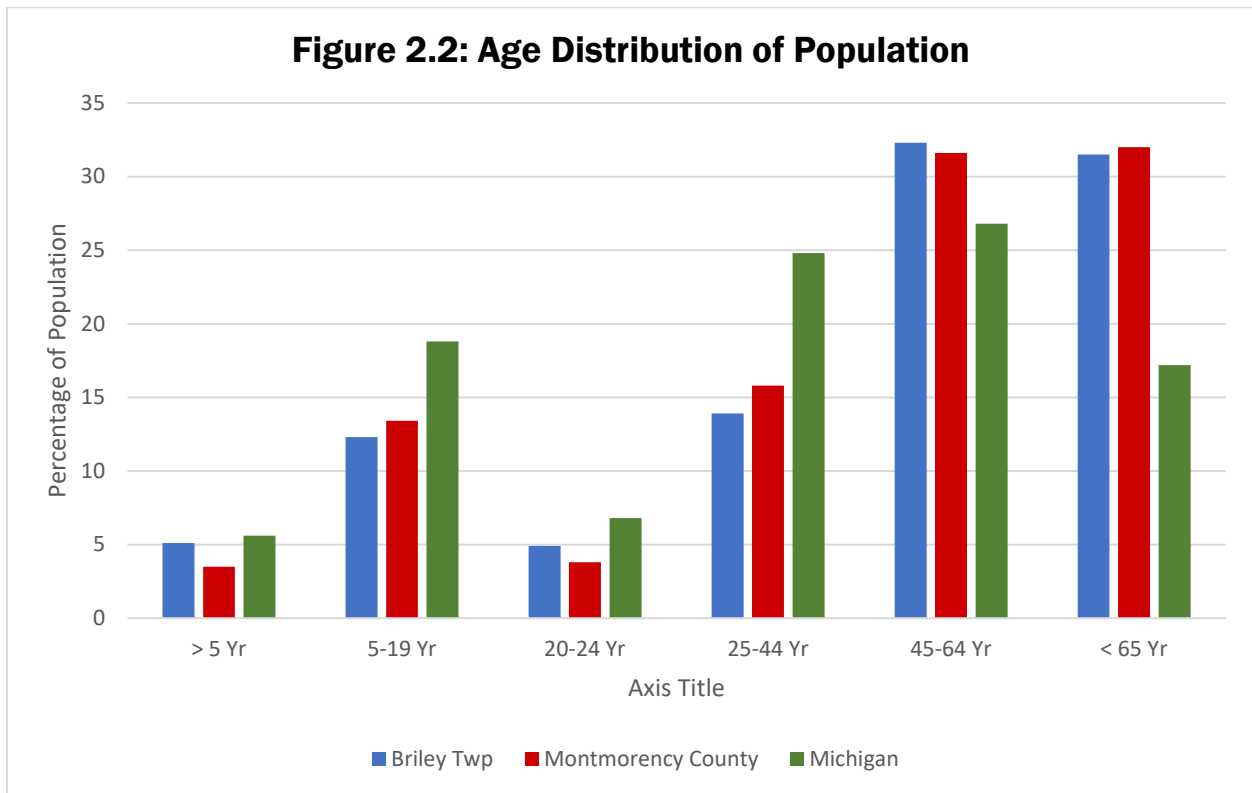
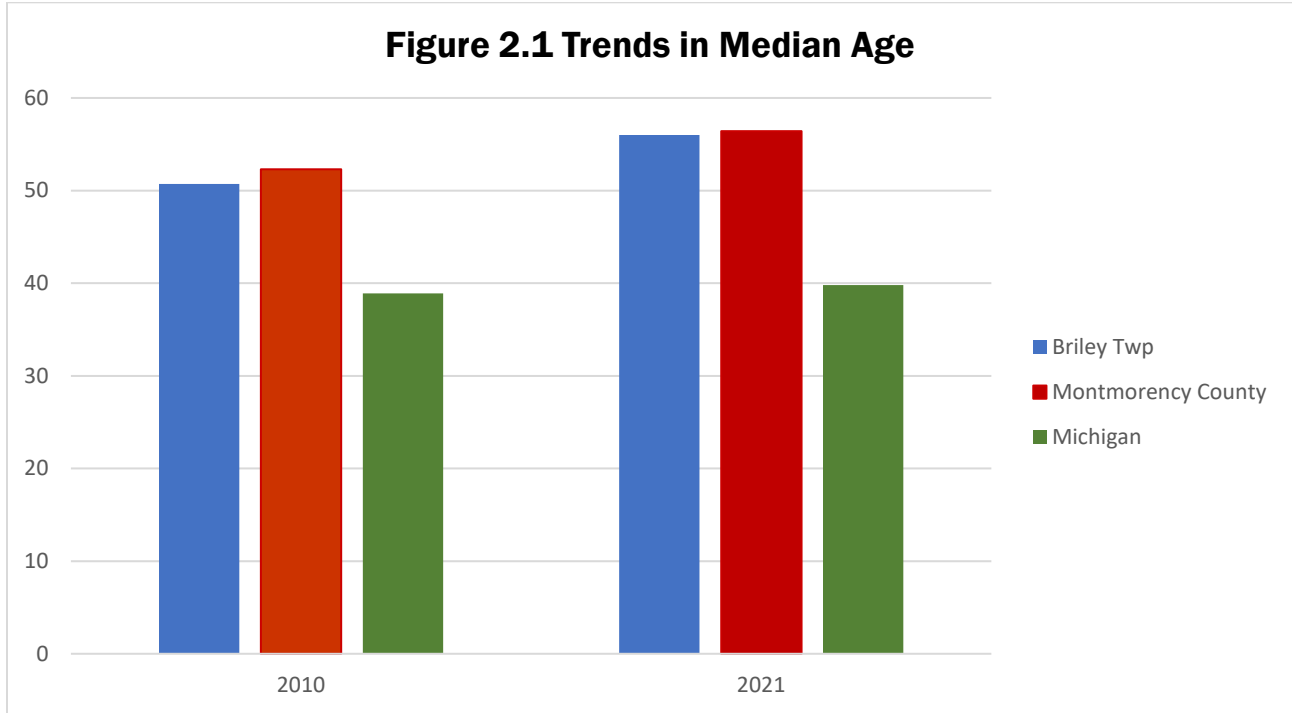


Figure 2.2 shows the distribution of these age groups. Briley Township has a slightly higher percentage of residents 24 years and younger than Montmorency County as a whole. The Township does, however, have a lower percentage of people 24 years old or younger than the State as a whole. The percentage of people who make up the bulk of the workforce (25-44 years of age) is significantly lower in Briley Township in comparison to Michigan. However, Briley Township has a substantially higher percentage of its population in both the 45-64 group and 65 years and older group than the State as a whole. Planning now to ensure the transportation, recreation, and healthcare needs of this aging population is important. Early planning may help avert a potentially critical situation for the Township.

Another indication of the changing population is the higher median age reported from the last

Census. According to the U. S. Census Bureau, the median age of residents within the Township increased from 50.7 years of age in 2010 to 56.0 years of age in 2021. This upward trend is similar to what we see in the rest of the State (from 38.9 to 39.8 years) and the Nation (from 37.2 to 38.4 years). Records from the 2021 Census indicate that Briley Township's median age of 56.0 years is significantly higher than that of the State, or the United States as a whole. Several other townships in Montmorency County also have an unusually high median age. A combination of factors may influence this trend, including an aging population, retirees moving into the area, and the tendency for younger persons to leave the area upon completion of high school. In Briley Township this is quite evident in the fact that 31.5% of its population is aged 65 or over, and 45-64 years old is 32.3% of the population. The 20-24-year-old group is only 4.9% (86 persons), showing that young adults are leaving the

Table 2.3: Age Distribution By Municipality For Montmorency County – 2021

Community	5 Yrs.	%*	5-19 Yrs.	%*	20-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*	Median Age
Briley Township	90	5.1	215	12.3	86	4.9	243	13.9	565	32.3	552	31.5	56.0
Albert Township	28	1.1	351	14.3	74	3.0	480	19.5	844	34.3	684	27.8	54.2
Avery Township	41	6.1	119	17.8	30	4.5	158	23.7	146	21.9	174	26.0	44.5
Hillman Township	60	3.0	286	14.3	63	3.2	321	16.1	598	30.0	666	33.4	57.6
Loud Township	3	1.3	13	5.6	7	3.0	27	11.7	101	43.7	80	34.6	62.0
Montmorency Township	4	.4	150	13.6	56	5.1	71	6.4	344	31.2	479	43.4	62.2
Rust Township	69	11.6	66	11.1	15	2.5	120	20.2	175	29.4	150	25.2	51.0
Vienna Township	27	7.5	29	8.1	14	3.9	25	6.9	122	33.9	143	39.7	61.0
Village of Hillman*	15	2.3	89	13.4	25	3.8	105	15.8	206	31.0	225	33.8	57.8
Atlanta CDP*	6	1.1	59	10.7	13	2.4	81	14.6	192	34.7	202	36.5	59.6
Lewiston CDP*	11	1.5	52	6.9	11	1.5	181	23.9	289	38.2	213	28.1	54.2
Canada Creek Ranch CDP*	0	0.0	32	9.3	14	4.1	28	8.2	65	19.0	204	59.5	68.5
Montmorency Co	322	3.5	1,229	13.4	345	3.8	1,445	15.8	2,895	31.6	2,928	32.0	56.4
Michigan	564,	5.6		18.8		6.8		24.8		26.8		17.2	39.8

*Figure shows the percentage each age grouping represents of the local unit's total population.

Source: U.S. Bureau of the Census

township. (See **Table 2.3**)

The population can be divided into six general age groups:

1. Under 5 years of age (90 Residents or 5.1%)
2. 5-19 years old (Children and young adults who may both work and attend school/college) (215 Residents or 12.3%)
3. 20-24 years old (Young Adults who may both work and attend college) (86 Residents or 4.9%)
4. 25-44 years old (This group makes up the bulk of the workforce) (243 Residents or 13.9%)
5. 45-64 years old (This group makes up the majority of the population) (565 Residents or 32.3%)
6. 65 years and older (Those at or near retirement age) (552 Residents or 31.5%)

Occupancy Characteristics

Table 2.4 presents information on occupancy characteristics gathered in the 2021 5-year American Community Survey (ACS). Information includes the total number of households, average household size, householders living alone, householders 65 years & older living alone, and married households with an individual 65 years & older. The average household size in Montmorency County is smaller than the state

average. According to the 2021 ACS, of the 839 households in Briley Township, 294 were reported as householders living alone. Of the 294 households, there were 156 householders living alone and 65 years and older. The average household size was 2.05 as compared to Michigan where the average household size was 2.43

Table 2.4: Montmorency County: Occupancy Characteristics - 2021

MUNICIPALITY	Total Households	Avg. Household Size	Householder Living Alone	Householder Alone 65 yrs. & Older	Married Householder 65 yrs. & older
Briley Township	839	2.05	294	156	167
Albert Township	1,175	2.09	393	161	251
Avery Township	261	2.56	69	54	57
Hillman Township	960	1.97	394	206	169
Loud Township	129	1.79	55	20	23
Montmorency Twp	513	2.15	146	83	189
Rust Township	259	2.30	87	27	60
Vienna Township	169	2.13	49	39	42
Village of Hillman	307	1.87	133	50	38
Atlanta CDP	330	1.60	185	109	38
Lewiston CDP	391	1.94	172	66	61
Canada Creek Ranch CDP	166	2.07	46	36	92
Montmorency Co	4,305	2.10	1,487	746	958

Source: U.S. Bureau of the Census, 2021 American Community Survey 5-Year Estimates

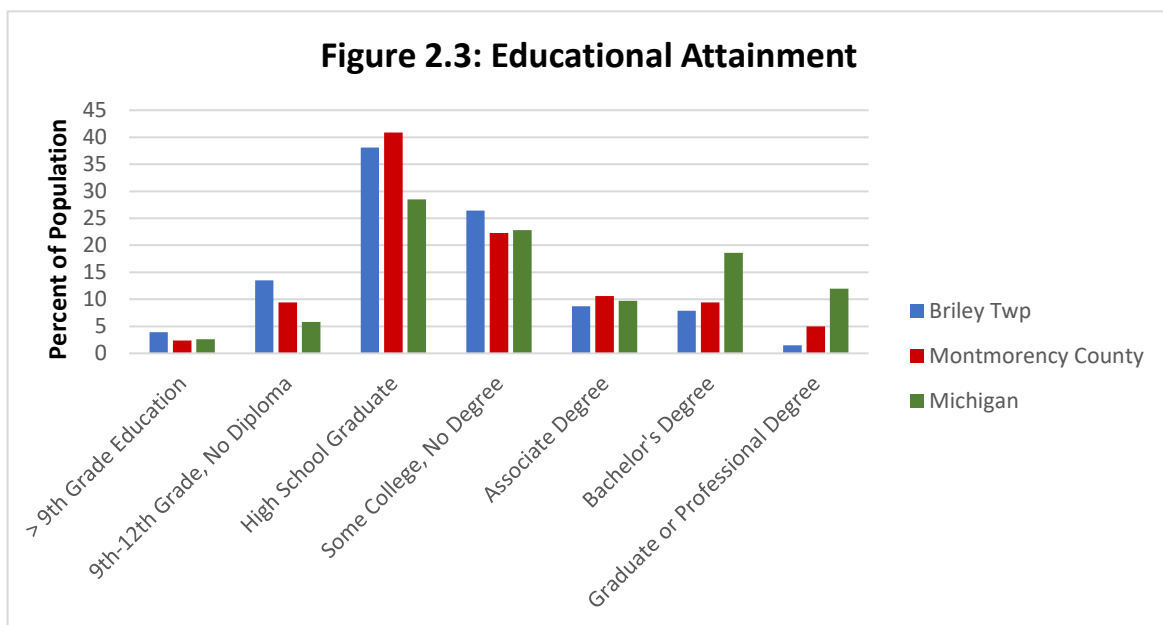
School Enrollment and Educational Attainment

According to the 2021 American Community Survey 5-Year Estimates, 306 persons in Briley Township over the age of three years were enrolled in school, 237 in kindergarten to 12th grade, and 47 in college. Of the 1,360 persons 25 years and older, 82.6 percent were high school graduates, while 13.5 percent attended school into the 9th-12th grade with no diploma, and 3.9 percent had completed less than the 9th grade. 26.6 percent of

residents had attended some college with no degree, 8.7 percent had Associate's degrees, 7.9 percent had earned a Bachelor's degree, and 1.5 percent had earned a graduate or professional degree. Briley Township has a lower percentage of residents with a bachelor's degree or higher than Montmorency County and a significantly lower percentage than the State as a whole. (Table 2.5 and Figure 2.3).

Table 2.5: Educational Attainment			
	Briley Township	Montmorency County	State of Michigan
Population 25 years and over	1,360	7,268	6,923,132
Less than 9th-grade education	3.9%	2.4%	2.6%
9th – 12th grade, no diploma	13.5%	9.4%	5.8%
High school graduate	38.1%	40.9%	28.5%
Some college, no degree	26.4%	22.3%	22.8%
Associate degree	8.7%	10.6%	9.7%
Bachelor's degree	7.9%	9.4%	18.6%
Graduate or professional degree	1.5%	5.0%	12.0%
Percent high school graduate or higher	82.6%	88.1%	91.6%
Percent bachelor's degree or higher	9.4%	14.3%	30.6%

Source: 2021 American Community Survey 5-Year Estimates



School Enrollment

The Atlanta School District provides K-12 education at the school complex located south of the community of Atlanta. According to Michigan’s Official Education Data source website 2022-2023 school year, there were 267 students enrolled with a resulting Student/Teacher Ratio of 16.5 (**Table 2.7**). Student demographics consist of 129 males and 138 females; with a race, makeup showing 251 white students and 16

identified as minority. Some 80 percent or 214 students were economically disadvantaged and may be eligible for free lunch or reduced lunch. **Table 2.6** shows a stable number of students attending school at the Atlanta Area Schools over the last ten years. For the 2020-2021 school year, a slight decline is shown which may be attributed to the novel Coronavirus.

School Year	Enrollment
2022-2023	267
2021-2022	262
2020-2021	233
2019-2020	252
2018-2019	239
2016-2017	259
2015-2016	258
2014-2015	254
2013-2014	256
2012-2013	254

Source: MI School Data

Grade	Number of Students
Kindergarten	13
1 st Grade	21
2 nd Grade	20
3 rd Grade	16
4 th Grade	18
5 th Grade	22
6 th Grade	18
7 th Grade	18
8 th Grade	18
9 th Grade	28
10 th Grade	26
11 th Grade	27
12 th Grade	22

Source: MI School Data

Disability Status

Data shown in **Table 2.8** provides data from the 2021 American Community Survey 5-Year Estimates and indicates the number of disabled people residing in Briley Township, Montmorency County, and Michigan. Persons with disabilities include those with hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulties. The percentage of persons with

disabilities is much higher for Briley Township and Montmorency County than for Michigan as a whole. The same is true for the population 65 and older for both Briley Township and Montmorency County when compared to the state. The population of 18 to 64 years of age indicates a higher percentage than the state. Statistics for under 5 years are comparable for all three entities.

Table 2.8: Montmorency County Disability Status of Civilian Non-Institutionalized Persons

LOCAL UNIT	% Disabled persons	% Disabled under 5 Years	% Disabled 5-17 Years	% Disabled 18-64 Years	% Disabled 65+ Years
Briley Township	31.2%	0.0%	14.2%	28.7%	46.6%
Montmorency Co	24.6%	0.0%	14.5%	21.1%	37.7%
Michigan	14.1%	0.6%	6.2%	12.1%	33.1%

Source: 2021 American Community Survey 5-Year Estimates

Housing Characteristics

Housing characteristics for Briley Township and Montmorency County are found in **Table 2.9**. The US Census reports a wide variety of housing characteristics. In 2021, there were 1,604 housing units in Briley Township. The total number of units includes single and multiple-family housing types. According to the 2021 5-Year American Community Survey estimates, 3.1% of the housing in Briley Township is built before 1939, 22.2 percent is built before 1960, 48.1 percent is built between 1960-1979, and 26.7 percent is built since 1980. The American Community Survey reports that 64.5 percent of the housing units are heated with natural gas, 20.9 percent heat with bottled, tank, or LP gas, one percent heat with electricity, 11.8 percent heat with wood, and 1.9 percent heat with all other fuels. Approximately 71.2 percent of the housing units are valued in the range of \$50,000 to \$199,999. The median house value was \$100,200

in Briley Township as compared to \$113,000 for Montmorency County and \$172,100 for the entire State.

Certain characteristics contrast sharply with the State as a whole. For example, 42.2 percent of the housing in Briley Township was seasonal as compared to 47.9 percent in Montmorency County and 46.1 percent for the state. In the Township, 52.3 percent (839 out of 1,604) of the total were occupied. Of the occupied housing units, 90.3 percent (758 of the 839) were owner-occupied as compared to 72.2 percent in the State as a whole. The vacancy rates in the Township were at 47.8 percent, which is lower than the 52.2 percent for Montmorency County. In comparison, the vacancy rates in the Township are much higher than at the State level, which is at 11.6 percent.

Table 2.9: Housing Counts and Occupancy Status in Montmorency County

Area Name	2021					
	Total	Occupied	Vacant	Percent Vacant	Seasonal	* Percent Seasonal
Briley Township	1,604	839	765	47.8	677	42.2
Albert Township	2,503	1,175	1,328	53.1	1,262	50.4
Avery Township	593	261	332	56.0	305	51.4
Hillman Township	1,594	960	634	39.8	529	33.2
Loud Township	374	129	245	65.5	237	63.4
Montmorency Township	1,423	513	910	64.0	853	60.0
Rust Township	469	259	210	44.8	186	39.7
Vienna Township	446	169	277	62.1	261	58.5
Village of Hillman*	382	307	75	19.6	44	11.5
Atlanta CDP*	536	330	206	38.4	206	38.4
Lewiston CDP*	816	391	425	52.1	402	49.3
Canada Creek Ranch CDP*	612	166	446	72.9	428	69.9
Montmorency County	9,006	4,305	4,701	52.2	4,310	47.9

* Percent of total housing

Source: US Census Bureau & 2021 American Community Survey 5-Year

Income

According to the U.S. Census and American Community Survey, Briley Township’s median household income is \$39,792, which is lower than the County and State. The same patterns can be

found for Median Family Income and Per Capita Income where the Township is lower than Montmorency County and Michigan. (See **Table 2.10**)

Table 2.10: Median Household Income for Briley Township, Montmorency County, & State

	Briley Township	Montmorency County	Michigan
Median Household Income	\$39,792	\$43,913	\$63,202
Median Family Income	\$56,838	\$56,524	\$80,365
Per Capita Income	\$28,125	\$26,688	\$37,170

Source: 2021 American Community Survey 5-Year Estimates, U.S. Census Bureau

Poverty

Information from the American Community Survey shows poverty rates in Briley Township, Montmorency County, and Michigan (Table 2.11). The percentage of families living in poverty

is significantly higher in Briley Township. For individuals 65 years and over, The percentage living in poverty is lower than the State and County in Briley Township.

Table 2.11: Poverty Rates: Briley Township, Montmorency County, and Michigan

	Briley Township	Montmorency County	Michigan
Families	21.8%	11.1%	8.9%
Families with female heads of household	68.8%	47.0%	25.9%
Individuals	23.5%	16.3%	13.3%
Individuals 65 years and over	5.6%	6.7%	8.7%

Source: 2021 American Community Survey 5-Year Estimates, U.S. Census Bureau

Labor Force

Employment & Unemployment

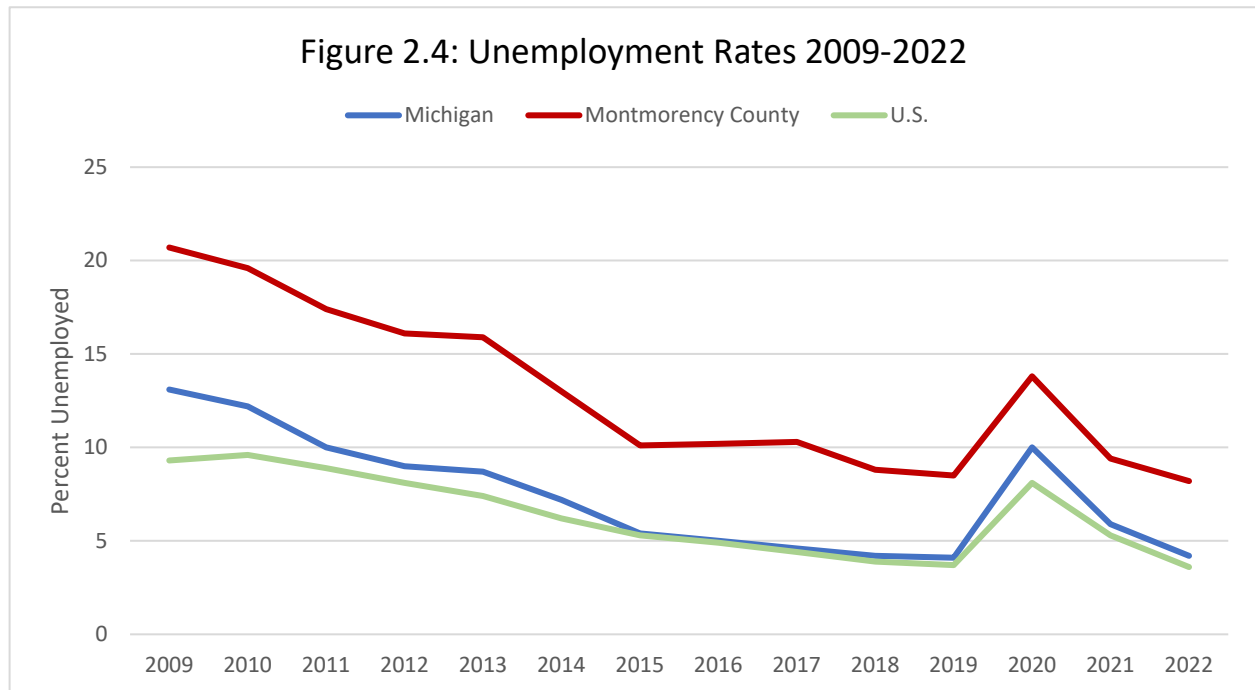
The civilian labor force is defined as all civilian individuals over age 16 who are employed or actively seeking employment. Labor force numbers can change rather quickly in response to economic conditions. During prolonged periods of unemployment, unsuccessful job seekers can drop out of the workforce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

employed began to fall in 2010. The economic downturn continued to feed this trend. Even though jobless rates have fallen to 8.2% in 2022, the labor force and number of persons employed have not returned to that of 2009 levels. As seen in Figure 2.4, unemployment rates in Montmorency County generally mirror those in the State and the U.S. however they are consistently at a higher level.

Table 2.12 presents information on the labor force, employment, and unemployment for Montmorency County from 2011 to 2022. Unemployment rates experienced a significant increase between 2008 and 2010 as a result of the “Great Recession” in 2008. Available unemployment rates peaked in 2010 and have dropped to the typical long-term rates. The number of persons in the labor force and

Table 2.12: Employment Information Montmorency County 2009 - 2022				
Year	Labor Force	Employment	Unemployment	Jobless Rate
2022	3,018	2,772	246	8.2%
2021	2,936	2,661	275	9.4%
2020	3,010	2,596	414	13.8%
2019	2,998	2,743	255	8.5%
2018	3,020	2,754	266	8.8%
2017	3,058	2,743	315	10.3%
2016	3,069	2,755	314	10.2%
2015	3,083	2,772	311	10.1%
2014	3,163	2,753	410	13.0%
2013	3,209	2,698	511	15.9%
2012	3,245	2,723	522	16.1%
2011	3,327	2,748	579	17.4%
2010	3,507	2,820	687	19.6%
2009	4,008	3,178	830	20.7%

Source: Michigan DTMB



Wages & Salary

Within the County, the largest employment sectors are manufacturing, health care and social assistance, and local government. Service occupations lead all occupation types within the county with 28.5% with management, business, science, and art a close second at 26.3 percent. (Table 2.13).

employees are manufacturing, health care, social assistance, and local government followed by retail trade. Construction has the greatest number of establishments. Federal government employees produce the highest weekly wages followed by Transportation and warehousing, state government and real estate, rental, and leasing.

Table 2.14 shows that, in Montmorency County, the top industries hiring the greatest number of

Table 2.13: Total Employees by Occupation Type (2021)				
Category	Briley Township		Montmorency Co	
	Total	Percent	Total	Percent
Management, business, science, and arts occupations.	129	26.3%	851	26.8%
Service occupations	140	28.5%	597	18.7%
Sales and office occupations	98	20.0%	725	22.7%
Natural resources, construction, and maintenance occupations.	54	11.0%	409	12.9%
Production, transportation, and material moving occupations	70	14.3%	598	18.8%

Source: 2021 American Community Survey 5-Year

Table 2.14: Employment & Wages for Montmorency County (2020)

Industry	Number of Establishments	Avg Employment	Avg Weekly Wages
Construction	46	117	\$705
Manufacturing	14	495	\$897
Professional and Technical Services	6	10	\$675
Retail trade	22	231	\$473
Transportation and warehousing	7	26	\$1,114
Information	4	8	\$450
Finance and insurance	11	62	\$838
Real estate and rental and leasing	5	19	\$943
Professional and technical services	6	10	\$675
Administrative and waste services	8	24	\$521
Health care and social assistance	25	329	\$922
Arts, entertainment, and recreation	3	85	\$448
Accommodation and food services	24	131	\$368
Other services, except public administration	25	46	\$394
Total Federal government	5	16	\$1,167
Total State government	8	72	\$1,029
Total Local government	15	280	\$669

Source: Michigan DTMB Quarterly Census of Employment and Wages – 2nd Quarter 2022

Commuting to Work

The vast majority of residents of Briley Township drive alone to work (**Table 2.15**). According to the 2021 American Community Survey 5-Year Estimates, 3.9 percent of workers worked from

home, but due to advancements in technology allowing greater flexibility in worker location in the past decade, that number will likely continue to increase.

Table 2.15: Briley Township Work Commute 2020

Mode of Transportation	Number	Percent
Drove Alone	403	82.1%
Carpooled	60	12.2%
Public Transportation (includes taxis)	0	0.0%
Walked	9	1.8%
Worked at home	19	3.9%

Source: 2021 American Community Survey 5-Year Estimates

State Equalized Value

By analysis of the State Equalized Value (SEV), characteristics of property values can be obtained. As shown in Table 2.16, over the past decade Briley Township residential SEV increased rapidly since 2019 and peaked in 2021. Agriculture has steadily increased and peaked in 2020 which has since seen a sharp decline since then. Commercial peaked in 2017 but has declined and shown stable levels over the past

few years. Briley Township Industrial SEV has drastically risen since 2017 with a sharp decline in 2022. Personal property has declined since 2018. The SEV peaked in 2020 & 2021 and has since returned to 2019 numbers in the Township. Table 2.17 and Figure 2.6 show the overall SEV for the Townships located in Montmorency County.

Table 2.16: Briley Township Assessed Value: 2017-2021

Year	Agricultural (\$)	Residential (\$)	Commercial (\$)	Industrial (\$)	Personal Property (\$)	Real + Personal Property (\$)
2022	517,964	61,445,730	6,015,382	312,258	6,418,200	74,709,534
2021	790,700	74,115,400	6,603,500	658,600	6,059,900	88,228,100
2020	863,100	69,193,500	6,454,700	629,600	6,581,400	88,772,300
2019	759,400	60,683,900	6,149,500	662,500	7,328,100	75,583,400
2018	700,800	63,592,890	6,400,000	451,000	8,401,500	79,546,190
2017	693,100	63,182,800	7,560,300	439,100	7,588,561	79,463,861

Source: Michigan Department of Treasury

Figure 2.5 State Equalized Value by Class

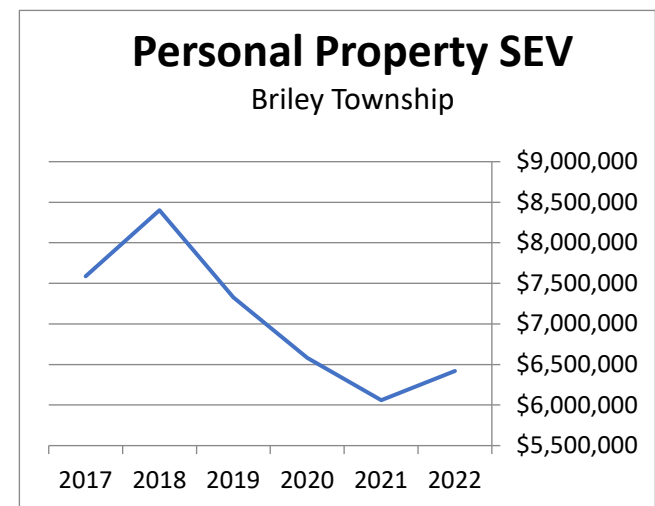
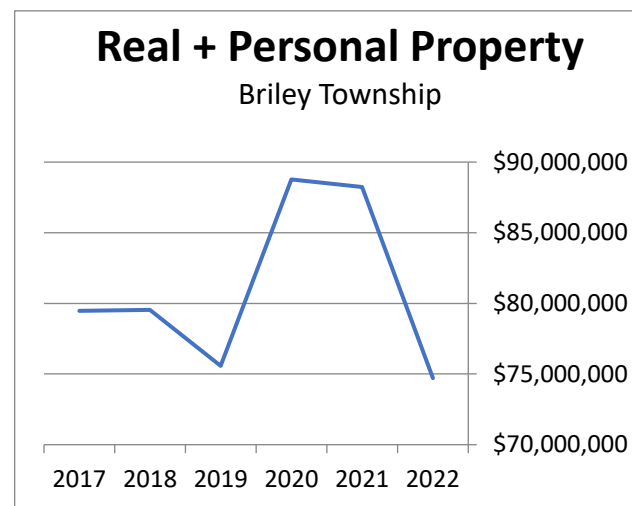
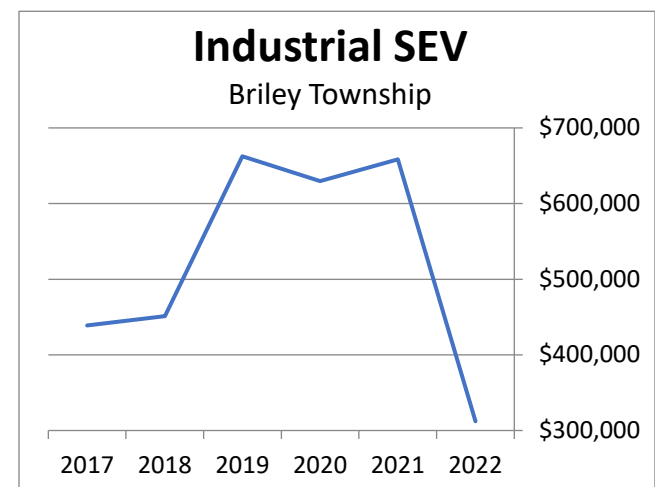
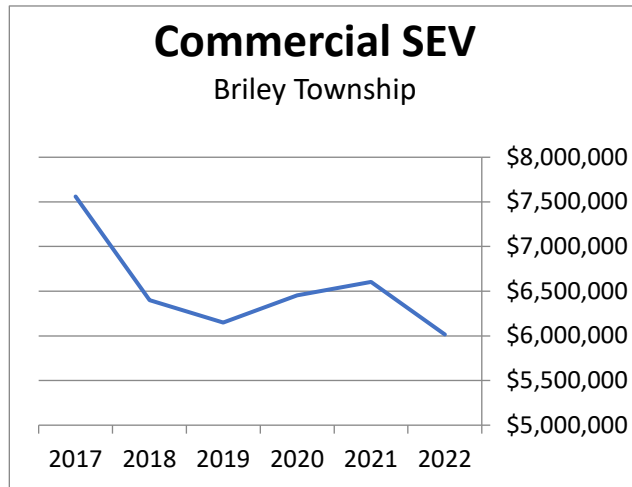
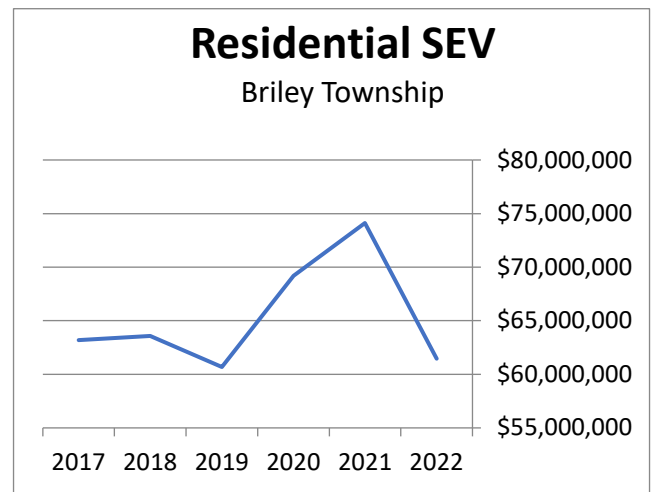
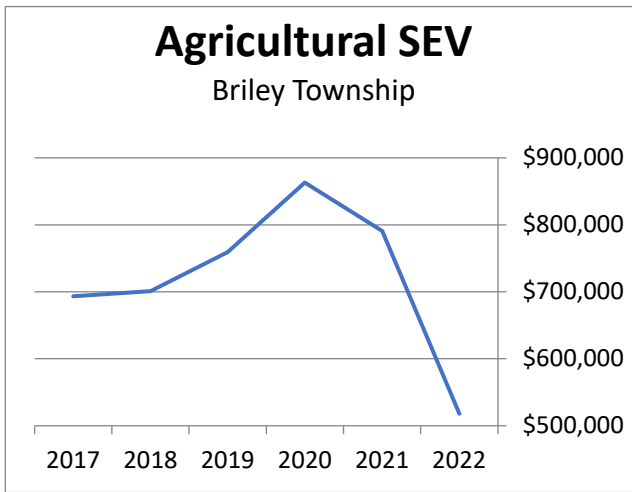
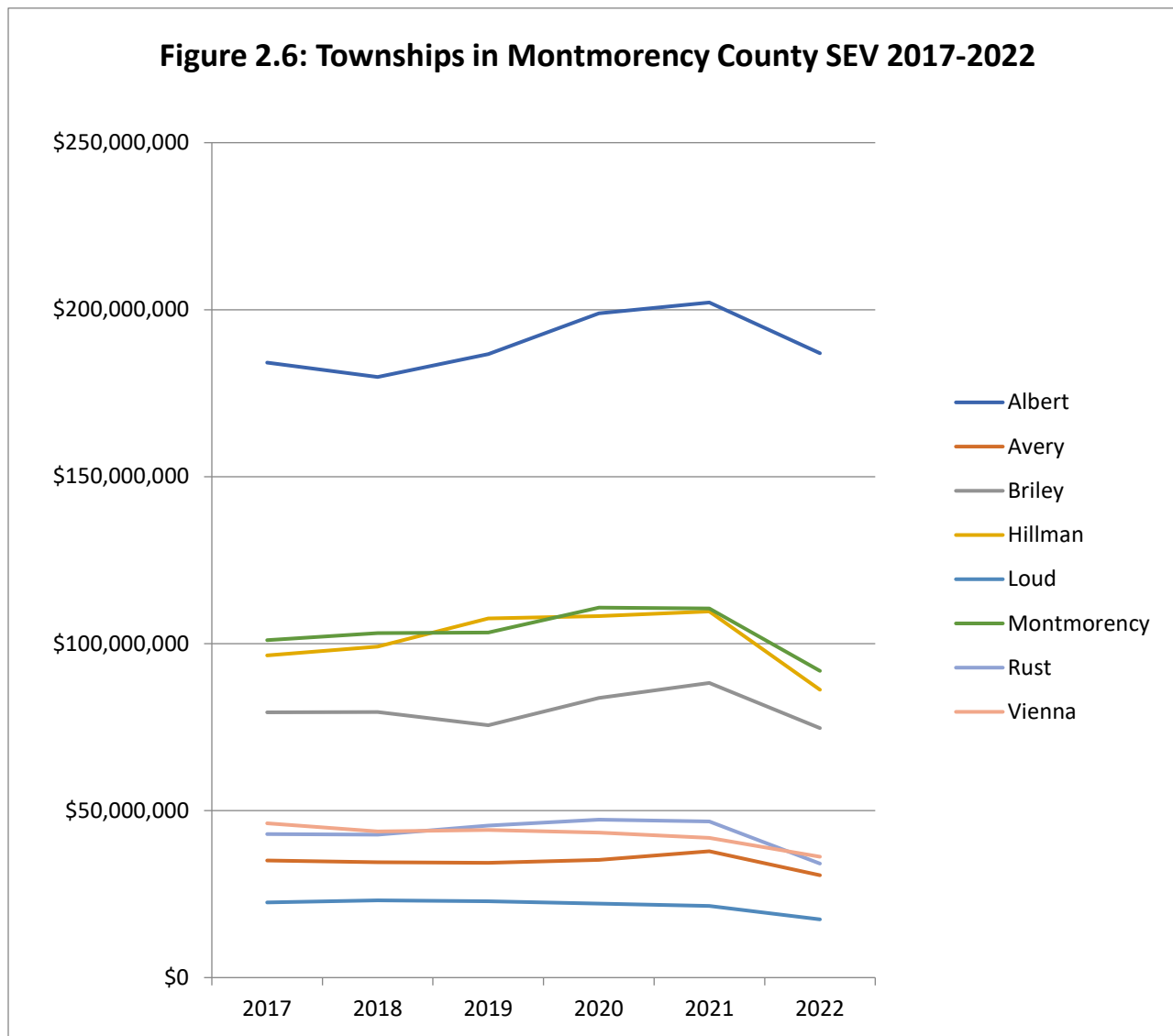


Table 2.17: Montmorency County Assessed Real & Personal Value: 2017-2021

Municipality	2017	2018	2019	2020	2021	2022
Albert Twp	\$184,169,350	\$179,839,150	\$186,685,400	\$198,935,650	\$202,145,500	\$168,976,292
Avery Twp	\$35,061,000	\$34,540,100	\$34,370,700	\$35,214,800	\$37,833,700	\$30,653,622
Briley Twp	\$79,463,861	\$79,546,190	\$75,583,400	\$83,722,300	\$88,228,100	\$74,709,534
Hillman Twp	\$96,479,928	\$99,087,300	\$107,561,000	\$108,268,800	\$109,643,100	\$86,194,046
Loud Twp	\$22,534,649	\$23,132,117	\$22,886,003	\$22,135,118	\$21,494,050	\$17,439,239
Montmorency Twp	\$101,033,960	\$103,186,737	\$103,315,534	\$110,788,024	\$110,533,771	\$91,842,595
Rust Twp	\$42,940,200	\$42,767,800	\$45,560,707	\$47,297,353	\$46,761,500	\$34,144,019
Vienna Twp	\$46,208,335	\$43,731,948	\$44,221,200	\$43,375,307	\$41,838,700	\$36,196,090

Source: Michigan Department of Treasury



Briley Township Finances

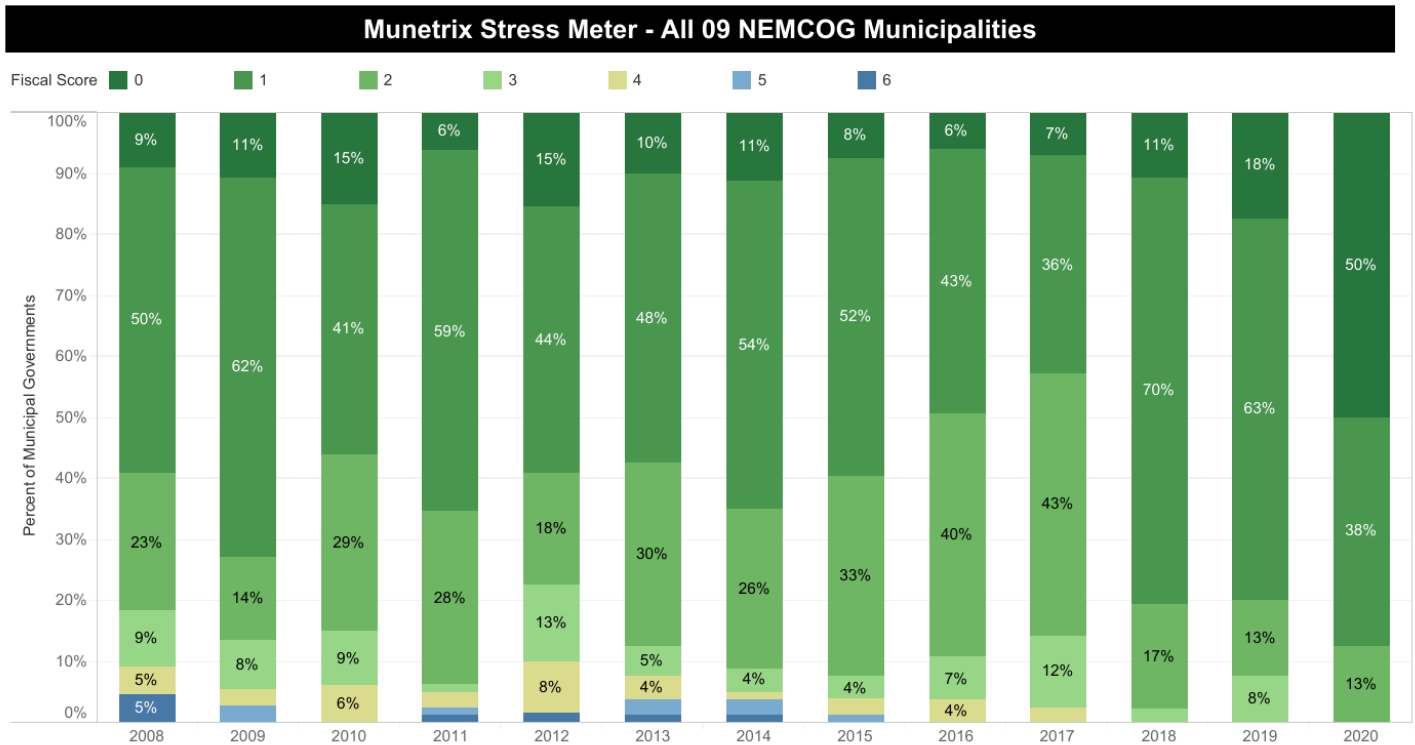
The "Stress Meter" provides an overview of Indicator Scores used to calculate the financial stress of a municipality. The Indicator Score gives an overall picture of the soundness of local governments, and the trend of stability over time, and allows the identification of local units that are most in need of help. Scores are generated based on the criteria of population growth, real taxable value growth, large real taxable value growth, general fund expenditures as a percent of taxable value, general fund operating deficit, prior general fund operating deficit, size of general fund balance, fund deficits in the current or previous year, and general long-term debt as a percent of taxable value. The lower the number the more fiscally sound a local unit is determined to be. There are three categories of scores grouped by color: shades of green, blue, and red (**Table 2.18**). **Figure 2.7** shows the indicator scores for all municipalities in Northeast Michigan. The graph shows a trend of more moderate fiscal stress in 2013 and 2008. However, most municipalities remain in the Fiscally Neutral category. **Figure 2.8** shows the indicator scores for municipalities within Montmorency County. As can be seen, communities in Montmorency County are under extremely low fiscal stress.

Information contained in this section was generated from F65 forms filed with the State of Michigan each year. The data is available through Munetrix LLC because the Northeast Michigan Council of Governments is a Munetrix subscriber. This section is intended to give a summary of the financial health of Briley Township. Indicator triggers can be located throughout the graphs on the following pages. These indicators refer to trigger points at which communities could be facing a higher fiscal stress score. **Table 2.19** provides a snapshot of the overall financial health of the Township from 2015 to 2020. The indicator scores of 2's and 1's show very low fiscal stress. **Table 2.20** shows that Briley Township ranks 5th in total township expenditures in the County and ranks 5th in expenditures per capita. Of the 79 townships in the Northeast Michigan 8-County Region, Briley ranks 61st in total expenditures and 61st in expenditures per capita.

Points from Scale	Category	State Action
0-4	Fiscally Neutral	No State action needed
5-7	Fiscal Watch	Unit of local government is notified of its relatively high score and is placed on a watch list for the current and following year.
8-10	Fiscal Stress	Unit of local government is notified of its high score, is placed on a watch list for the current and following year, and receives consideration for review.

Source: Munetrix LLC, 2022

Figure 2.8: All Muncipal Stress Indicators



Why it Matters: The "Stress Meter" provides a broad brush overview of the Indicator Scores over time. The graph allows one to get an overall picture of the soundness of local governments, the trend of stability over time, and to quickly identify local units that may need help. The lower the number the more fiscally sound a local unit is determined to be, with three color categories; shades of green, blue and red, green being least stressed. (n080) (o56)

Data Source: Historical Revenue & Expense data has been loaded from state available public data that each municipality files annually, and includes all fund types. Future Year data is loaded from the community's own budget or forecast projections and typically only includes General and other Governmental Funds. (n016)

Fiscal Score	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
0	2	4	10	5	11	8	9	6	5	3	10	7	4
1	11	23	27	48	31	38	43	41	36	15	65	25	3
2	5	5	19	23	13	24	21	26	33	18	16	5	1
3	2	3	6	1	9	4	3	3	6	5	2	3	
4	1	1	4	2	6	3	1	2	3	1			
5				1		2	2	1					
6	1			1	1	1	1						
Grand Total	22	37	66	81	71	80	80	79	83	42	93	40	8

Table 2.19 Financial Health Overview – Briley Township

Year	Indicator Score	Population	Revenues	Expenditures	Fund Balance	Long Term Debt	Taxable Value
2020	2	1,897	\$348,770	\$338,651	\$447,680	\$13,585	\$67,859,435
2019	2	1,888	\$392,250	\$306,434	\$437,561	\$0	\$69,263,285
2018	1	1,826	\$348,546	\$319,113	\$350,070	\$0	\$72,017,787
2017	2	1,784	\$334,188	\$317,252	\$312,643	\$0	\$70,957,252
2016	2	1,846	\$329,831	\$328,881	\$295,732	\$0	\$70,182,662
2015	1	1,854	\$307,508	\$298,412	\$295,456	\$0	\$71,428,578

Source: Munetrix LLC 2022

Table 2.20 Expenditures Per Capita – Montmorency County Townships 2021

Townships	Population	Total Expenditures	¹ Peer Rank	Expenditures Per Capita	² Peer Rank
Albert	2,435	\$1,116,713	3	\$459	3
Avery	741	\$170,839	4	\$231	4
Briley	1,897	\$581,225	5	\$306	5
Hillman	1,971	\$432,217	6	\$219	6
Loud	213	\$104,347	7	\$490	7
Montmorency	1,015	\$356,707	1	\$351	1
Rust	579	\$96,026	2	\$166	2
Vienna	419	\$213,374	8	\$509	8

Source: Munetrix LLC 2022

¹Rank is based on Total Expenditures

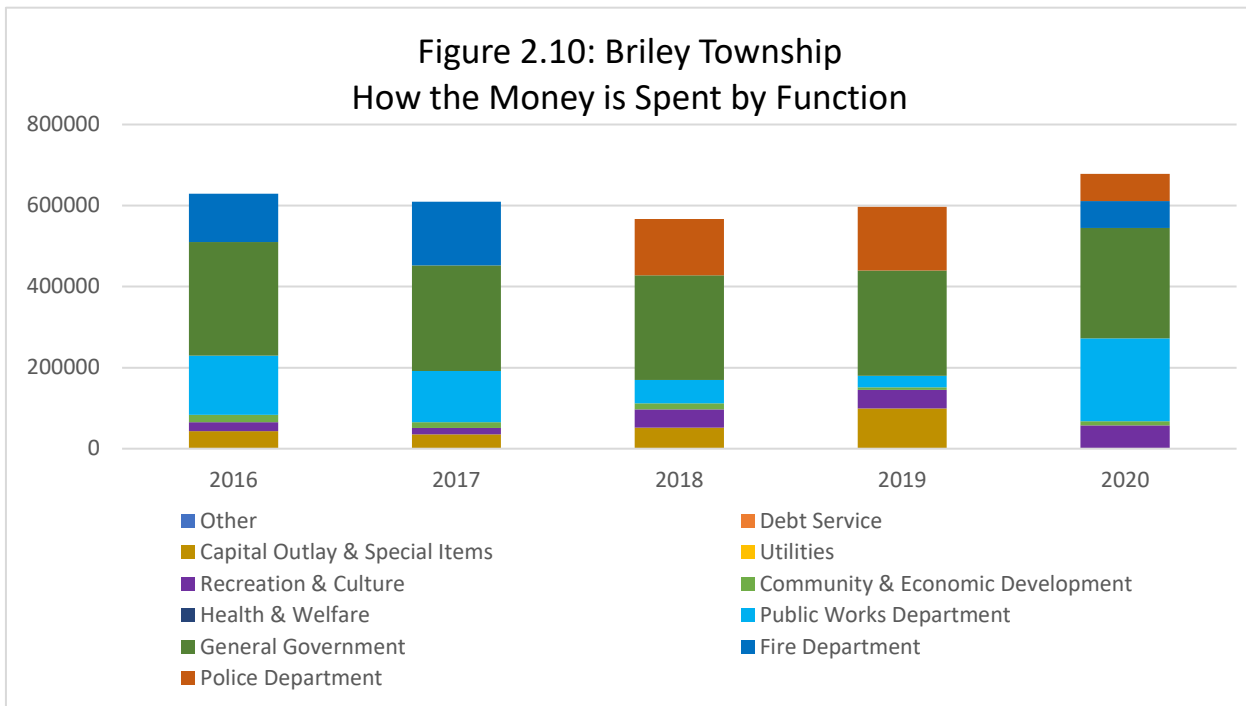
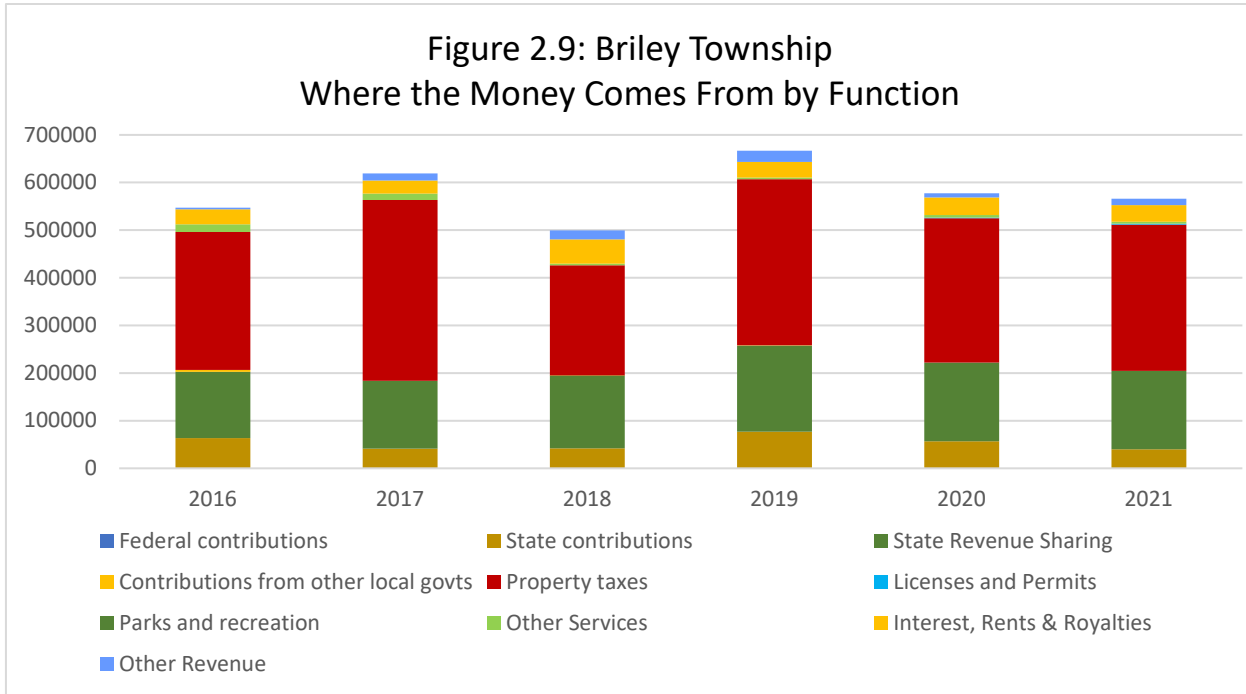
²Rank is based on the Cost per Resident

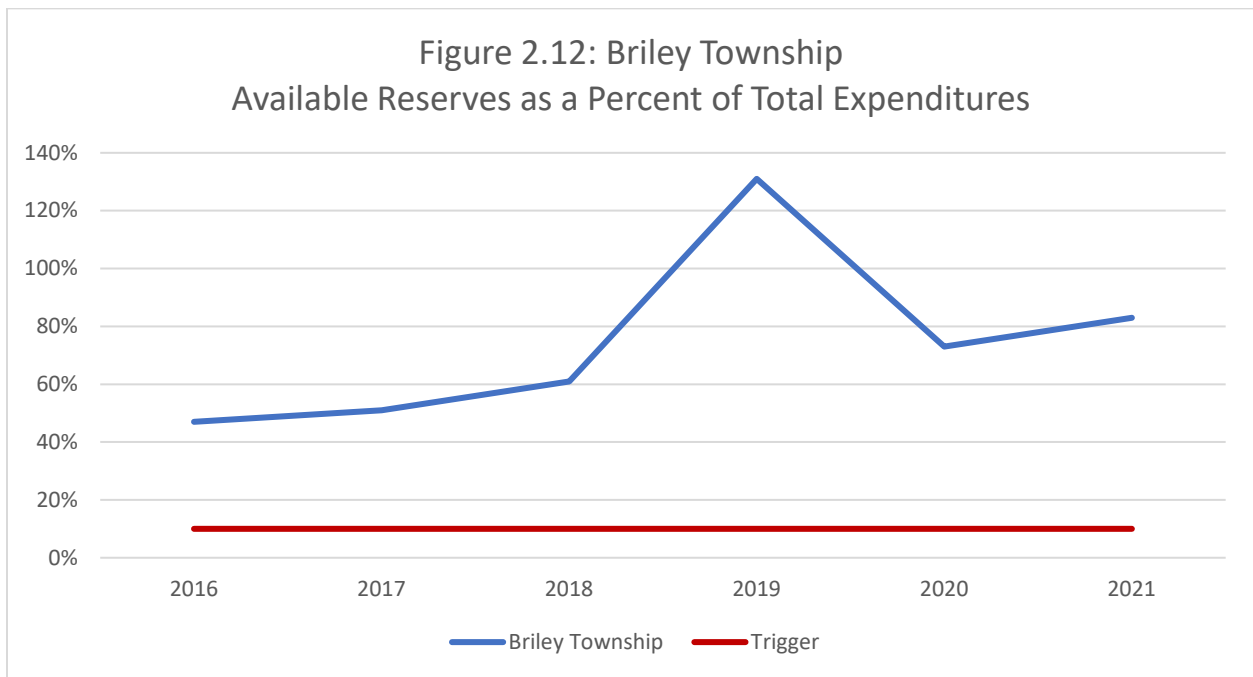
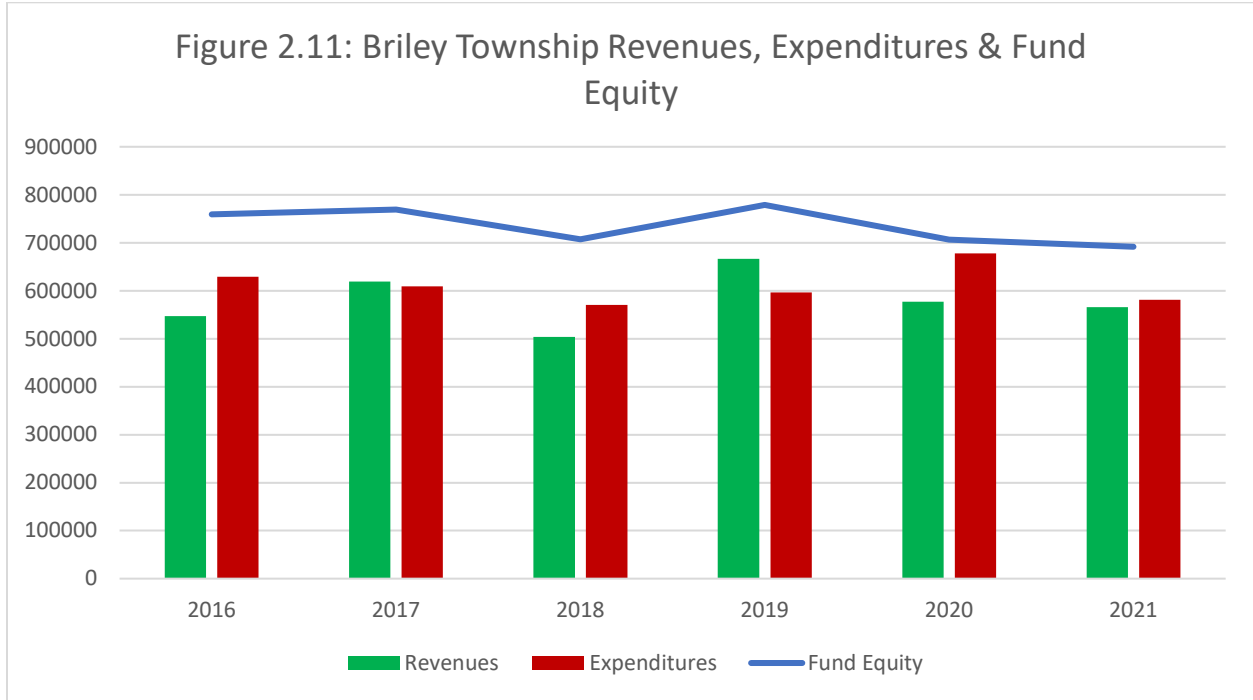
Revenues & Expenditures

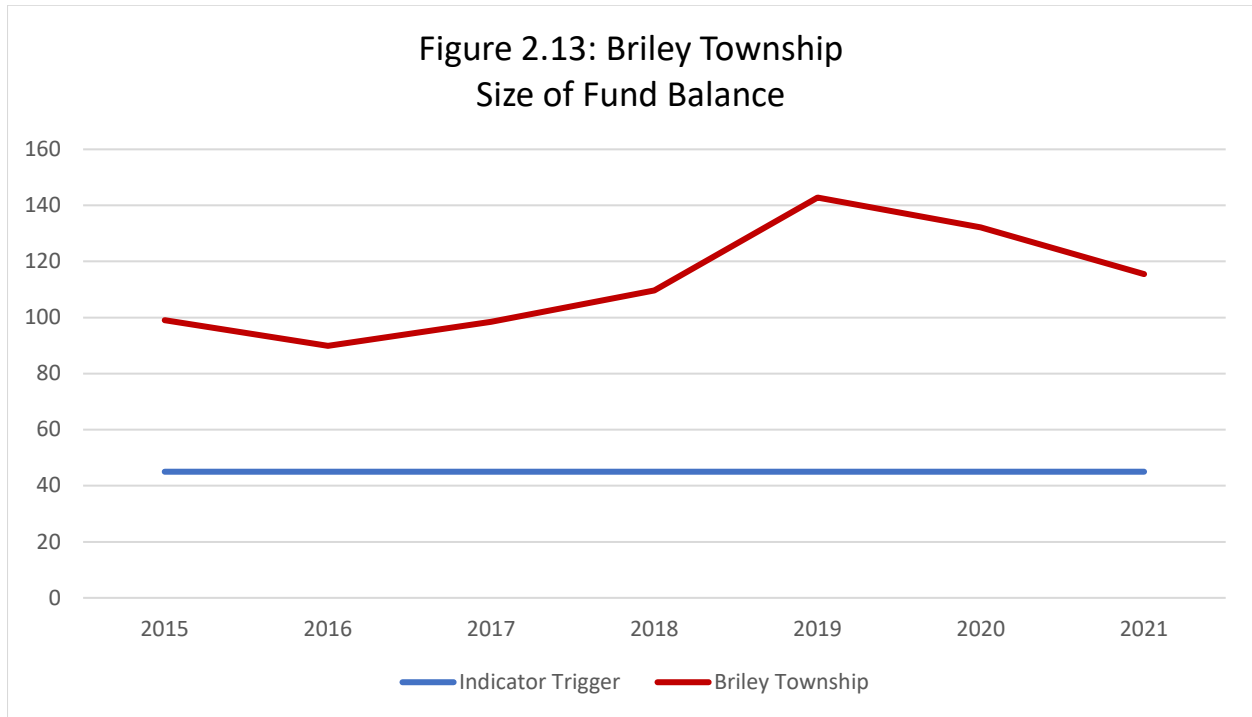
Revenue is generated from tax dollars received from residents and businesses which are generated from the millage rate multiplied by property valuations. Revenue is also generated from other sources such as State revenue sharing, Federal contributions, permits, and fees. **Figure 2.9** shows the sources of revenue for Briley Township. The two largest revenue sources are Property Taxes and State Revenue Sharing.

As a service provider for the community, expenses cover the costs associated with running the Township government. As seen in **Figure**

2.10, the majority of Briley Township expenses are incurred in the category of General Government. **Figure 2.11** shows the net effect of revenues and expenditures on fund equity. **Figure 2.12** shows available reserves (total equity minus any designated and reserved funds) divided by total annual expenditures. Briley Township remains safely above the trigger point used by the State of Michigan to determine fiscal stress. **Figure 2.13** shows the size of the fund balance and available reserves. Again, Briley Township is nowhere near the trigger point and maintains a growing fund balance.



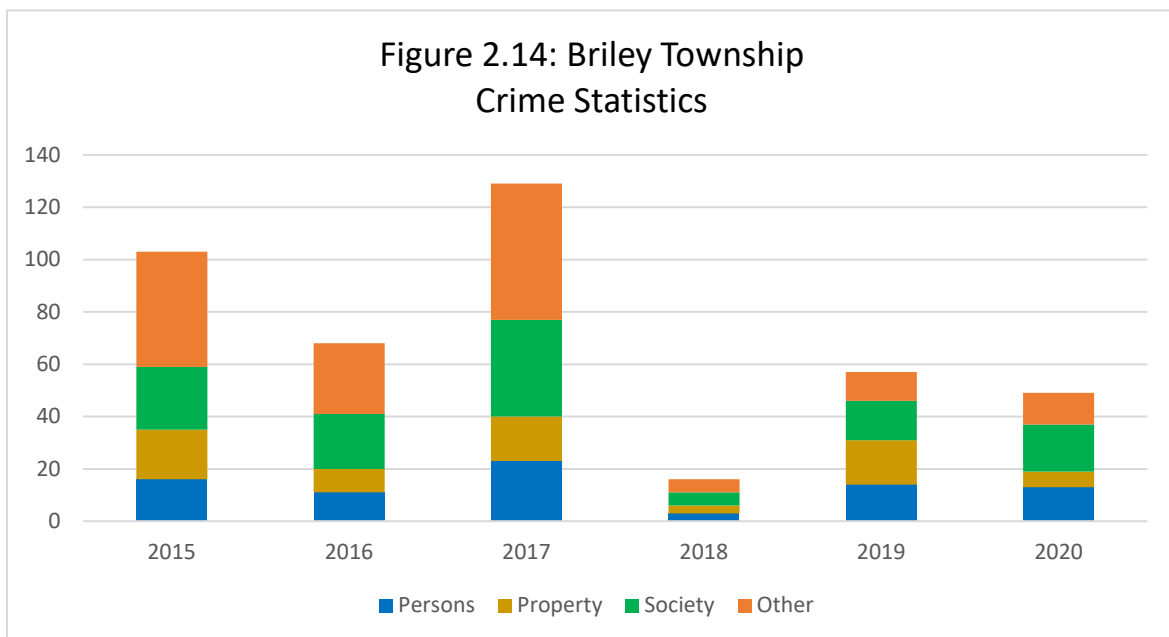




Crime Statistics

Crime statistics are often used on an operational level to provide information on how best to allocate municipal resources. Therefore,

Munetrix LLC provides crime data which is used to evaluate needed resources in public safety.



CHAPTER

3

Community
SERVICES



Briley Township Master Plan

Introduction

Key factors that contribute to the quality of life of a community are the type and variety of services available to residents and visitors. Unlike more populated communities, smaller rural communities do not have the financial resources to provide many of the services that would normally be considered essential. In the case of fire and ambulance, many rural communities work cooperatively with adjacent communities to provide essential services.

The potential location for future development must be analyzed according to the types of existing land uses, the amount of vacant land within each land use type, the character of the land itself, and the availability of certain utilities,

services, or facilities. Although these services may be sufficient for the needs of the current population, future development may increase the demand to upgrade or expand the services and facilities to maintain a satisfactory living environment.

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

Township Government

The Briley Township Hall is located at 1243 Jerome Street, in Atlanta. The office is open and accessible to the public Monday through Thursday from 9:30 a.m. to 4:30 p.m. Current

local officials are Supervisor; Ken Werner, Clerk; Phil LaMore, Trustee; Kortney South, Treasurer; Vanessa Werner, Trustee; Evelyn White.

Water Supply and Sewage Disposal

Briley Township operates a public water system on a pay-per-user fee system for limited areas of the Township. The water system services portions of downtown Atlanta and extends westerly to the County Road Commission building, northerly along M-33 stopping at the IGA store, and to the south of Atlanta. The water system was created to service the areas in the community where groundwater contamination had occurred in the past. Extensions of the water system service to areas west of Atlanta have been completed. The extension was the result of past groundwater contamination from two sites, the Road Commission building and the Essex building. The extension to this region was financed by the Department of Environmental Quality and other State of Michigan Funds. The Township's water system now services approximately 160 locations. No new extensions

are planned for the near future. Historically, community well and groundwater supply studies have been done within Briley Township.

Protecting the community well and groundwater supplies to residences outside of the community water system is important to Briley Township. This includes the EGLE type 2 provisional wellhead protection area along County Road 489 encompassing portions of River Rd, Culver Rd, and Ryan Rd approved in March of 2012. Additionally, a traditional wellhead protection delineation area from November of 2001 exists along Pettenger Rd, and portions of East St., Depot St., Thomas St., Twin Lakes Rd., Willie Rd., Northline Rd, Dickerson Valley Rd., and Popsies Dr.

Briley Township does not operate a public sewage or wastewater disposal system. Township

residents and businesses rely on individual septic absorption fields or holding tanks. The District #4 Health Department has detected pollutants in the groundwater supply in downtown Atlanta. Numerous septic systems in and around the downtown area have experienced failure in the past.

The original platting of the downtown in 1883, set lot dimensions at 25 feet by 125 feet, or 3,125 square feet per lot. Lots of these dimensions are too small for an adequately sized soil absorption field and reserve area. Such lot sizes are inadequate for maintaining an adequate distance between an absorption field and a groundwater well. Many businesses in the downtown Atlanta area utilize holding tanks, which must be

frequently pumped. Analysis and recommendations for wastewater management systems in and around downtown Atlanta have been conducted.

Residents throughout the Township rely on private on-site septic tanks and drain-field sewage systems. For such systems to function properly, a suitable distance must be maintained from all types of water sources including groundwater supplies, lakes, rivers, and wetlands, and more importantly, the drain field must have appropriate soil conditions to function properly. If these criteria are not fulfilled, surface water sources and groundwater supplies could be in danger of receiving nutrients, bacteria, and other pollutants.

Utilities

Telephone service is provided throughout most of the county by Verizon (formerly GTE). Residents and commercial users have the option of choosing long-distance service from several providers. Wireless telephone service is also available from a variety of providers. Cellular telephone reception, however, is spotty in many areas of the county.

Presque Isle Electric & Gas Cooperative, Inc. supplies electric and natural gas services throughout Briley Township. Approximately fifty

percent of the Township is serviced by Presque Isle's natural gas lines. Residents may purchase liquid propane gas or fuel oil from several suppliers throughout the area, while some residents elect to heat with wood, corn, or pellets.

Presque Isle Electric & Gas Cooperative, Inc. has been working to expand fiber internet services in the area including substations within Northeast Michigan. Atlanta falls within the fourth stage of the construction tentatively scheduled for 2025.

Media

Newspaper coverage is provided by the Montmorency County Tribune, the County's only local newspaper. Located in Atlanta, the Tribune supplies local and regional news to County residents. It is published weekly. Other newspapers circulated in the area include the Detroit News/Detroit Free Press, the Bay Times, USA Today, and various advertising media.

Residents of Briley Township receive only two over-the-air broadcast television channels (both PBS) after the digital conversion in 2009 (unless advanced antennae systems are installed). Cable television service is available in a portion of Briley Township by Sunrise Communications. Satellite Television (Dish and Direct) is the most common television provider. A wide array of radio stations can be received throughout the Township, but no radio stations are located here.

Postal Service

Residents of the Township are served by the post office located at 12606 State Street in

Atlanta.

Schools

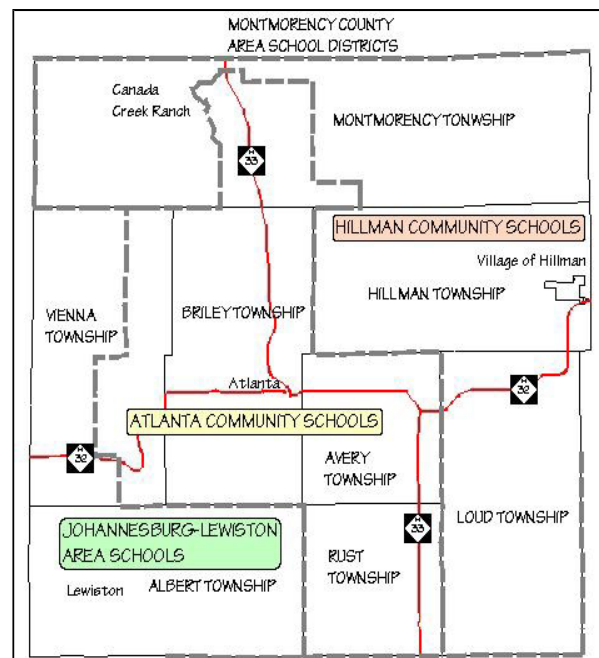
Montmorency County is served by three public school districts: Atlanta Community Schools, Hillman Community Schools, and Johannesburg-Lewiston Area Schools. Briley Township is served by the Atlanta Community Schools. As presented in Chapter 2 on page 2-8, “Table 2.6 shows an influx in number of students attending school at the Atlanta Area Schools over the last ten years. From a low of 239 students in 2018-2019 to a ten-year high of 267 students in the 2022-2023 school year; 28 students approximately a 10.5 percent increase.”

The Johannesburg-Lewiston Area School district has the highest enrollment of the three Montmorency districts. This district, however, draws students from outside of Montmorency County in the Johannesburg area of Otsego County. Enrollment in the Johannesburg-Lewiston, Hillman, and Atlanta School Districts has been slowly gaining enrollment and continues with stable enrollment numbers. **(Figure 3.1)**

There are no post-secondary educational institutions located within Montmorency County. The closest college is Alpena Community College located in Alpena. Two other community colleges are located within the northern Lower Peninsula Michigan region - Kirtland Community College in Roscommon and North Central Michigan College (NCMC) located in Petoskey. These two-year institutions offer a wide variety of associate degree programs, career and technical training, liberal arts, and transfer programs. Additionally, the M-Tech Center located in Gaylord is affiliated with Kirtland Community College and offers a wide variety of technical training opportunities to residents of the area.

The University Center, also located in Gaylord, is

Figure 3.1 Area School Districts



affiliated with several Michigan colleges and universities through which they offer an opportunity for residents to take college-level classes in a variety of academic pursuits.

Northeast Michigan Area Vocational Technical Center: Housed by the Alpena High School, the Tech-Ed Center provides a wide range of career and technical programs to students from Alpena, Alcona, Hillman, Atlanta, Posen, and Rogers City high schools and to those from the ACES Academy (see below). Adults may also participate in programs ranging from studies in Agri-science to computer specialists.

Alpena Community College (ACC) is a two-year institution serving the higher education needs of area residents. Alpena Community College’s main campus is located in the City of Alpena. ACC offers

two-year degrees, one-year certificates, and customized training. The college offers Associate in Arts, Associate in Science, Associate in Applied Science, and Associate in General Studies Degrees. Additionally, the World Center for Concrete Technology has an associate degree concrete technology program and the Blockmakers Workshop program at ACC's campus in Alpena. Alpena Community College is also a member of the Michigan Community College Virtual Learning Collaborative and offers

selected courses online to students who have difficulty attending classes on campus. The Madeline Briggs University Center at Alpena Community College houses offices of accredited four-year institutions that are cooperating with ACC to make completion programs for selected bachelor's and master's degrees available in Northeast Michigan. These institutions include Spring Arbor University, Central Michigan University, and Northwood University.

Libraries and Museums

Montmorency County operates three branch library facilities located in Lewiston, Hillman, and Atlanta. There is one museum located within the county. The Lewiston Area Historical Society owns and operates a historical museum. The

Historical Society has been restoring this building to its original state and keeps it open to the public seasonally and at other times by special appointment.

Medical Facilities

There is no hospital in Montmorency County. Most of the county's residents obtain hospital-related services in nearby larger cities such as Gaylord or Alpena, both of which have hospitals and more specialized medical services.

Thunder Bay Community Health Services is a federally qualified community health center serving underserved populations in Northeastern Lower Michigan. Thunder Bay operates two clinics in Montmorency County; in Hillman and Atlanta. These clinics offer outpatient care, ambulatory care, family practice, and occupational medicine. The doctors who practice at these clinics have staff privileges at Alpena General Hospital. Thunder Bay Community Health Services offers clinics within many of the area schools to provide health-related services and education to students, families, and staff. These schools include Atlanta Community Schools, Johannesburg-Lewiston School, and Lewiston Elementary School.

Pharmacies are located in Montmorency County

at Thunder Bay Community Health Services in Atlanta, at Rite Aid Pharmacy in Lewiston, and at Hillman Pharmacy in Hillman. There is one private dentist who operates offices in both Hillman and Atlanta and one dentist who has an office in Lewiston.

District Health Department #4 also helps to fill community health care needs not available or affordable elsewhere. The Health Department service area includes Alpena, Cheboygan, Montmorency, and Presque Isle Counties. Programs offered by the Health Department fall into three categories: home health care services, environmental health services, and personal health services. Other home health care services include hospice and a number of private home health care providers.

Alpena Regional Medical Center is a 139-bed acute care facility located in the City of Alpena. Alpena Regional Medical Center is the federally designated rural Regional Referral Center for northeast Michigan and home to the Northeast

Michigan Cancer Center. The hospital has an emergency department equipped to provide services for minor injuries and illness to trauma. Air and ambulance service is available for patients requiring care not available locally. There are two medical/surgical units that can provide care for adults and pediatric patients. Alpena Regional Medical Center and other local medical providers also offer a wide variety of specialized medical services. Examples include kidney dialysis, specialized cancer treatments, behavioral treatment, and treatments for sleep disorders, as well as other services. The hospital has a recompression chamber for hyperbaric oxygen therapy to divers with bends or caisson disease.

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

Cemeteries

Briley Township Cemetery/Building is located on M-32 across from the Montmorency County

Sheriff's Department.

Public Safety

Law Enforcement

The County Sheriff's Department provides police protection for all of Montmorency County. Their office is located just west of Atlanta on M-32. Address: 11045 M-32, Atlanta, Michigan 49709, Phone: (989)785-4238.

The Sheriff's Department operates a county-wide

911 emergency service. The Montmorency County Jail closed in 2021 to merge with the Alpena County Jail. In addition to the County Sheriff's Department, Montmorency County is also protected by the Michigan State Police, Location/Address: Hanson St., Lewiston, MI 49756, Phone: (989) 786-2275.

Early Warning & Siren System

There are currently two active sirens located in Montmorency County. One is located at the Tri-Townships Fire Station in Atlanta; the second is operated from the fire station at Canada Creek Ranch. Both sites serve population density centers in the County. No sirens or outdoor warning systems are functioning in either the Village Hillman or Lewiston population centers. The County warning system is also integrated into the National Weather Service's NOAA Weather Radio alert system and the National Emergency

Alert System. Signal coverage in Alpena County is comprehensive with coverage from the NOAA transmitter in Alpena serving eastern Montmorency County and the Gaylord transmitter covering the western portions of the County. The Emergency Alert System also broadcasts over every radio and television station in the area. However, this coverage is compromised since many of the county's rural residents receive their TV programming via satellite, which in many cases does not broadcast local information.

Tri-Township Fire Department

Location: 12423 Jerome Street, Atlanta 989-785-4141

Sub Station 3910 M-33 South

Service Area: Townships of Avery, Briley & Loud (144 Sq. miles) Population served: 2550

Tri-Township Ambulance Service

Location: 11413 Parland Street, Atlanta 989-785-4841

Equipment: 10- ALS Ambulances

Staff: 32 employees

Budget: \$2,020,000.00 Annually from millage and patient pay

Service Area: Townships of Avery, Briley, Loud, Vienna, and ½ of Montmorency (288 sq. miles) Population Served: 3500

The Tri-Township Ambulance Service provides a staffed 24-hour ALS ambulance service to the service area. Provides intra-hospital transfers not reflected in the above numbers. Fire departments in Montmorency County have mutual aid agreements. The County has an “all-encompassing:” mutual aid agreement with the adjoining counties of Alpena, Oscoda, Otsego, and Presque Isle that aids outside the realm of normal emergency services.

Two Department of Natural Resource

Conservation Officers are assigned to Montmorency County. They are certified law enforcement officers primarily responsible for conservation law enforcement. The Combat Readiness Training Center (CRTC) located at the Alpena Regional Airport has a full-time fire department with complete fire, rescue, and HAZMAT (hazardous materials) capabilities. The CRTC also has self-contained facilities large enough to house 3,000 persons, up to a maximum of 6,000 people under emergency conditions.

Transportation

There are 137.2 miles of roads in Briley Township. M-32 crosses the township in an east-west direction and M-33 is the north-south route. **Table 3.1** describes the roads in Briley Township by their functional classification code (**Figures 3.2 and 3.3**) and by ownership.

Functional Classification System

- Principal arterials are at the top of the NFC hierarchical systems and generally carry long-distance, through-travel

movements. They also provide access to important traffic generators.

- Minor arterials are similar in function to principal arterials, except that they carry trips of shorter distances and to lesser traffic generators.
- Collectors tend to provide more access to property than arterials. Collectors also funnel traffic from residential or rural areas to arterials.

Table 3.1 Roads in Briley Township	
Functional Classification Code	Miles*
Other Principal Arterials	7.5
Minor Arterials	8.0
Major Collectors	13.1
Minor Collectors	9.8
Local	66.2
Uncoded	32.6
Classified by Road Ownership	
State Trunkline	15.5
County Primary	21.4
County Local	67.7

Source: Center for Shared Solutions & Technology Partnerships

*Discrepancy in mileage from the total due to some road segments being unclassified in mapping files.

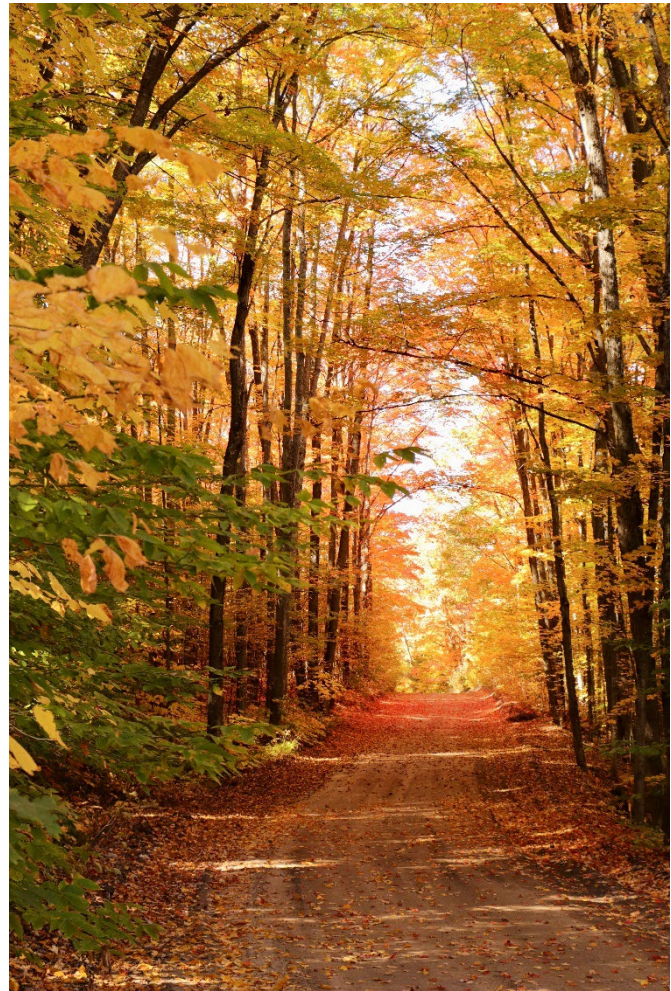


Figure 3.2 Briley Township Road Classification

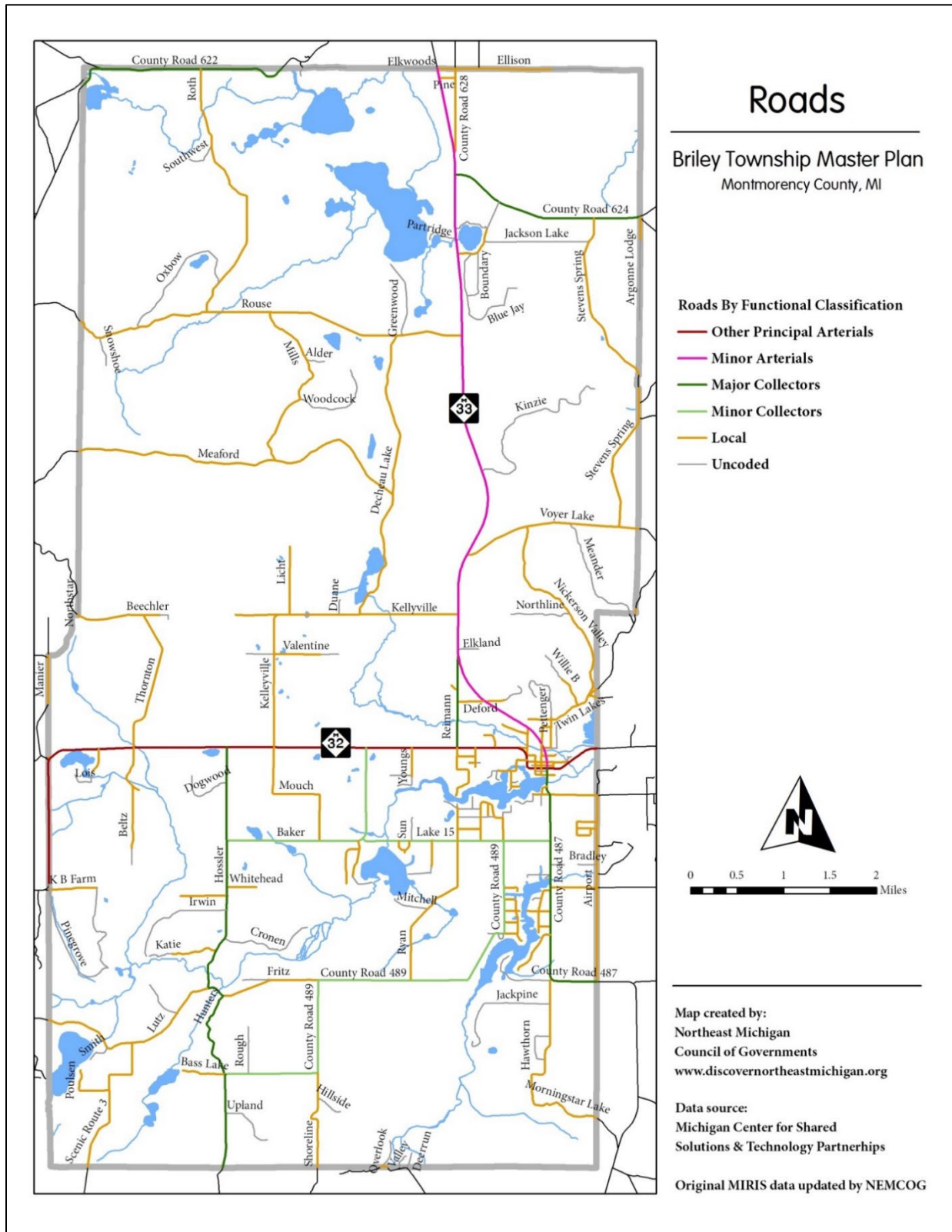
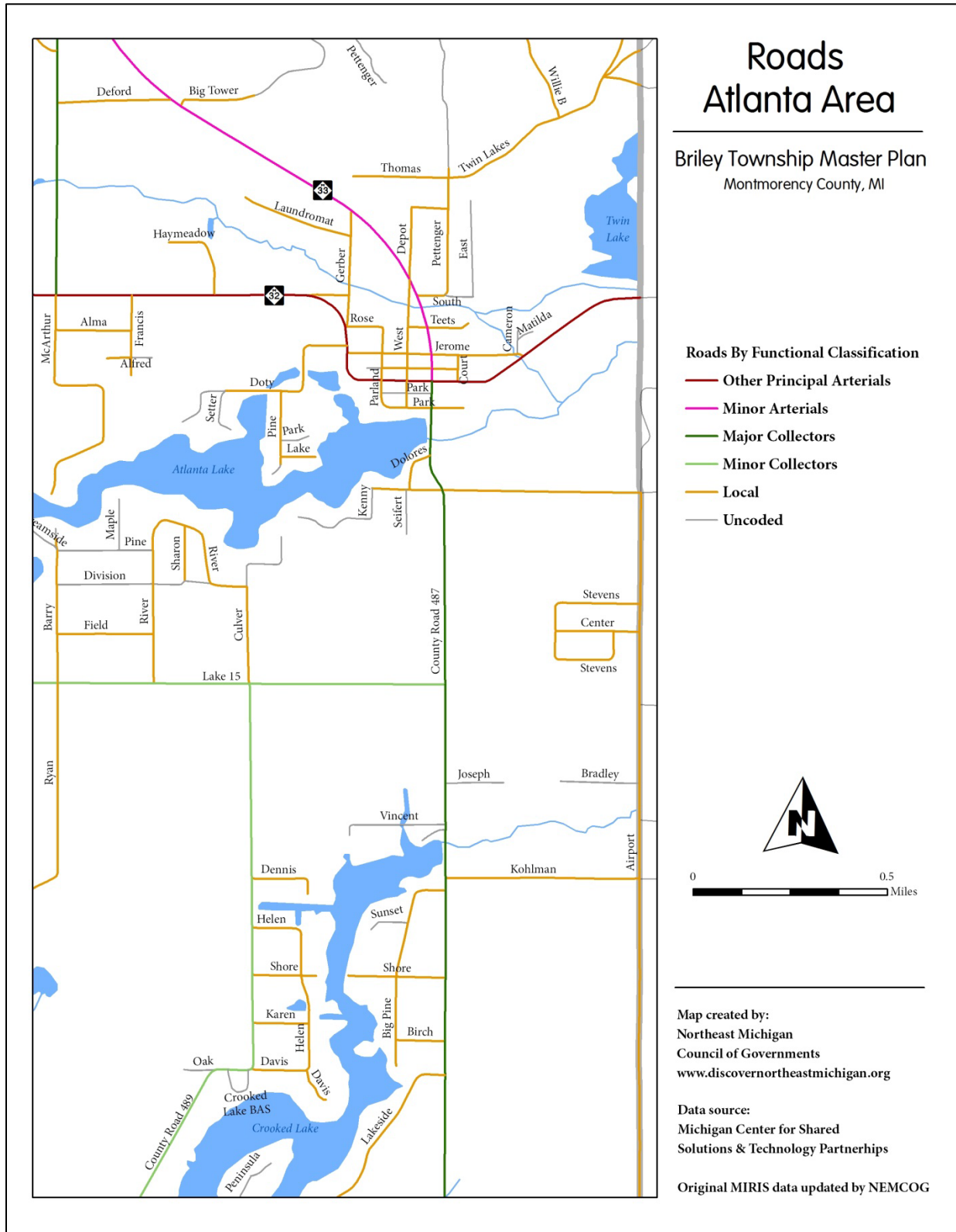


Figure 3.3 Atlanta Area Road Classification



Public Transit

The Thunder Bay Transportation Authority, a public authority formed under PA 196, provides transportation services for the area. The Authority services Alpena, Alcona, and Montmorency Counties. It operates five days a week and by

special contract other times and days. TBTA has received a \$ 7-million grant to build a new facility which was completed in 2017 and is located at 3859 US 23 North in Alpena.

Recreation & Trails

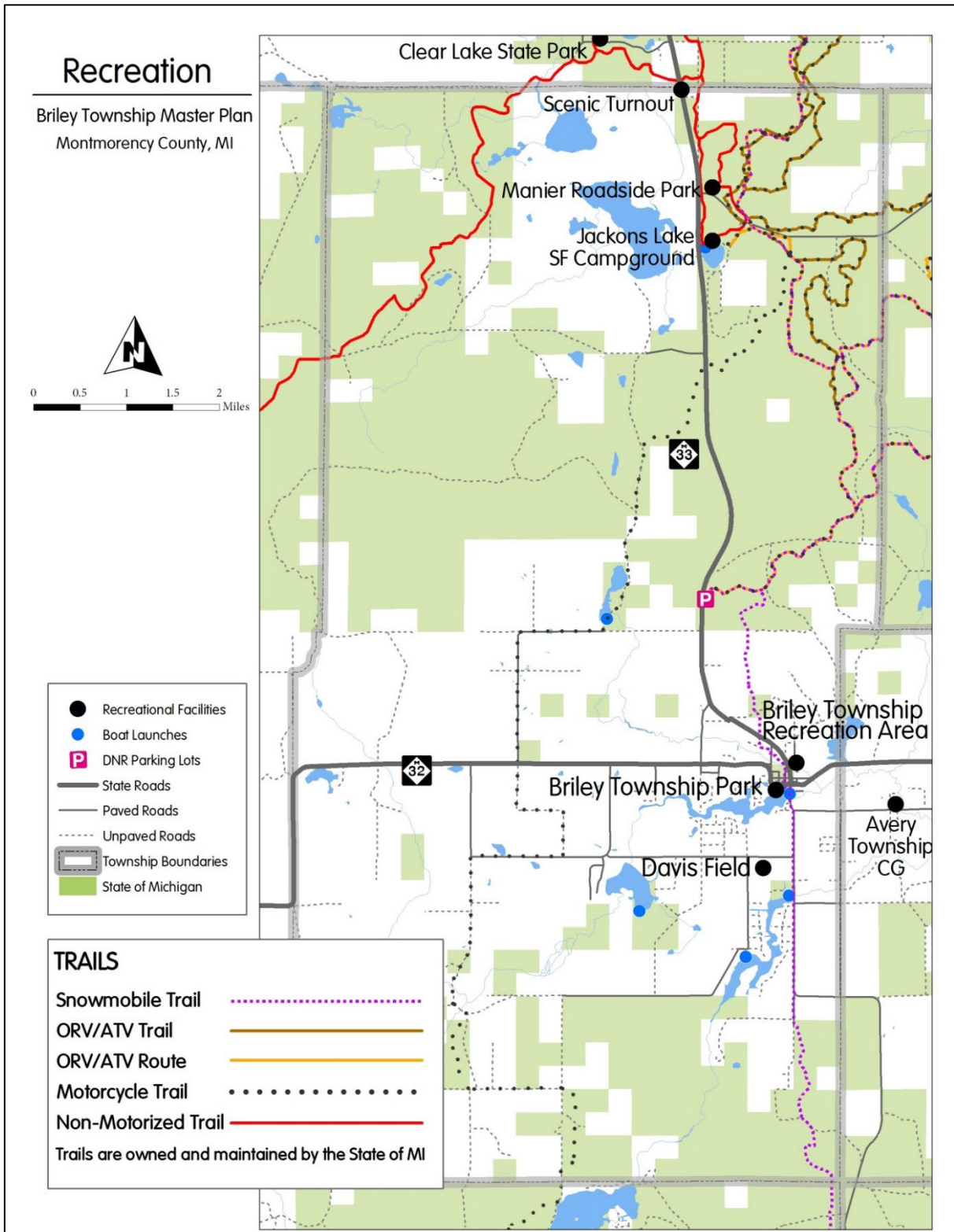
Briley Township has high-quality outdoor recreational opportunities available to residents and visitors. The Briley Township Recreation Area contains 160 acres of natural area and three miles of hiking and ski trails. Briley Township Park is a six-acre park located on the Thunder Bay River in Atlanta. The site offers walking, fishing, scenic viewing, and bird-watching opportunities along the 1,300 feet of river frontage. The park also features playground equipment, picnic facilities, and other active recreational amenities. At this time, the Township is planning for significant improvements to the park along with the creation of a water trail on the Thunder Bay River. Davis Field is a 10-acre park located near the Atlanta

Community School and offers ball fields and open areas for other recreational activities.

In addition to the township-owned facilities above, there are over 20,000 acres of State forest land within Briley Township containing 50 miles of trail systems and numerous State of Michigan recreation opportunities (see **Figure 3.4**). The Clear Lake-Jackson Lake Pathway, a five-mile hiking trail in the northeastern portion of the township, connects to Clear Lake State Park and the High Country Pathway (a 70-mile hiking trail traversing several counties). Recreation in Briley Township is addressed in more detail in the current Briley Township Recreation Plan.



Figure 3.4 Briley Township Recreation Areas



CHAPTER

4

NATURAL FEATURES



Briley Township Master Plan

Introduction

The greatest attraction for residents and visitors of northern Michigan is the area's environment and the rural nature of this portion of the State. Recreational activities such as hunting, fishing, snowmobiling, boating, and a multitude of other outdoor activities are enjoyed by residents and visitors alike. Given the abundance of water features, wetlands, forests, and farm resources; the community's natural environment is a major part of the economic base and an income generator. At the same time, the environment places constraints on human activities. Certain critical and sensitive parts of the natural

landscape cannot be altered without creating problems that are not easily corrected. Increased flooding and soil erosion due to the indiscriminate filling of wetlands and clearing of land are but two examples. Therefore, it is essential that any future development respects the different characteristics of the natural environment. This is important in preserving the attractiveness of this part of the State, preventing potential hazards related to undue alteration of the land, and maximizing the economic benefits of the tourist and recreation industry.

Climate

Briley Township's climatic conditions are directly related to its proximity to the 45th Parallel and its inland location. The climate associated with its location results in distinct seasonal changes. Due to the distinct seasons, there is a short agricultural growing season lasting from late May to early October. During this period, the Township receives approximately 18 inches of precipitation. The Township only receives approximately 80 or 90 frost-free days throughout the entire year, limiting the growing season.

There is no official weather station in Briley Township, but the Michigan Department of Natural Resources field office in Atlanta records local snowfall. Snowfall in Briley Township generally occurs from November until April with an average yearly snowfall around 20 to 60 inches, with some few years reaching substantially over 60 inches. This snowfall provides a variety of winter sports and recreation activities for year-round citizens, seasonal residents, and tourists.

Topography

Slope is an important development consideration associated with topographic features. Steep roadway grades, septic field failures, soil erosion, and excavation costs are some of the difficulties associated with severe grades. Development in areas with severe slopes and ravines should be restricted. If development is permitted, sensitive site planning should be required along these steep slopes to prevent soil erosion.

For comparison purposes, the mean Lake Huron elevation is 579 feet above sea level. Briley Township is approximately 35 miles from Lake Huron. Generally speaking, the elevation increases slightly in a westerly direction away

from the lake, with the higher elevations found in the adjacent County of Otsego.

The highest points in the Township, with elevations of 1,260 and 1,310 feet above sea level, are located northwest of Atlanta. The lowest elevations noted on USGS 7.5-minute quadrangle maps are at the northern edge of the Township at Canada Creek at 850 feet above sea level. The Thunder Bay River as it leaves the Township has an elevation of approximately 870 feet above sea level. The topography consists of groupings of hills bisected by relatively level broad valleys

(outwash channels) that contain lakes and streams. **Figure 4.1** is a digitally enhanced aerial photo. The light green areas are hills, and the Dark green areas are the level outwash channels.

Geology

The surface geology of Briley Township is directly attributed to the advancing and retreating of glaciers thousands of years ago. Three geologic features can be used to describe the surface geology of the Township; they are moraines, outwash plains, and till plains (see **Map 4.1**). Moraines are linear, hilly ridges, formed by the deposition of unsorted sand, gravel, rock, and clay at the margins of glaciers. A moraine represents the former position of a glacier's edge. An end moraine contains finely textured till and dominates the southern portion of Briley Township as well as extending into the southwest of Briley Township. As the glaciers retreated northward, they left behind flat till plains, which are formed from material (sand, gravel, rock, and clay) carried and deposited directly by the ice. Glacial outwash plains are formed from till that has been washed, sorted, and transported by glacial meltwaters. Outwash deposits are sorted by particle size and are predominantly sand and gravel, along with silt and clay. Both outwash plains and glacial till plains can be found throughout the Township.

The sub-surface or bedrock geology of Briley Township consists of sedimentary rock that was laid down during the Late Mississippian ages of the Paleozoic Era. In Briley Township, the bedrock is covered by glacial deposits and generally is

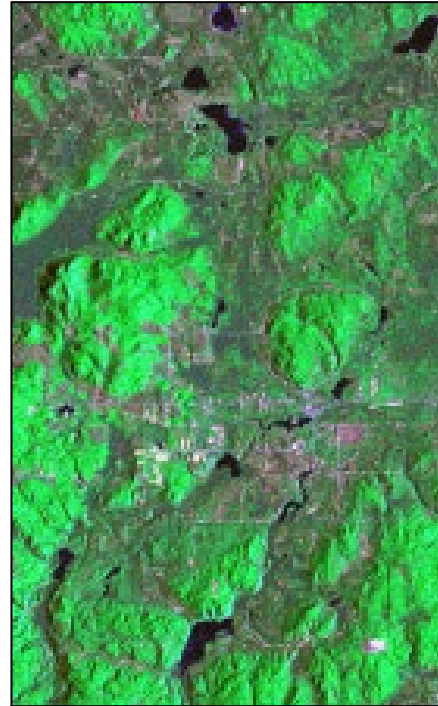
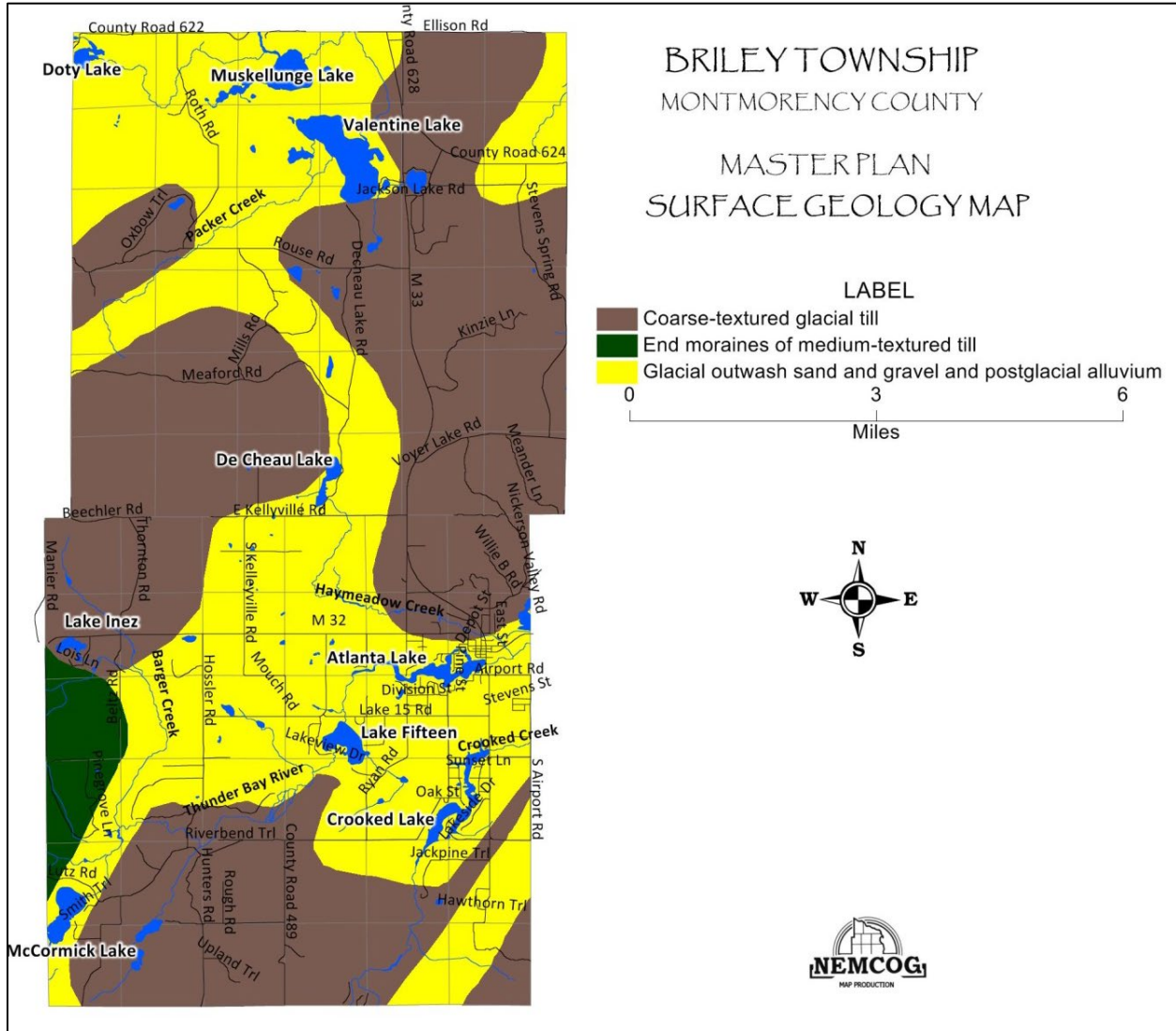


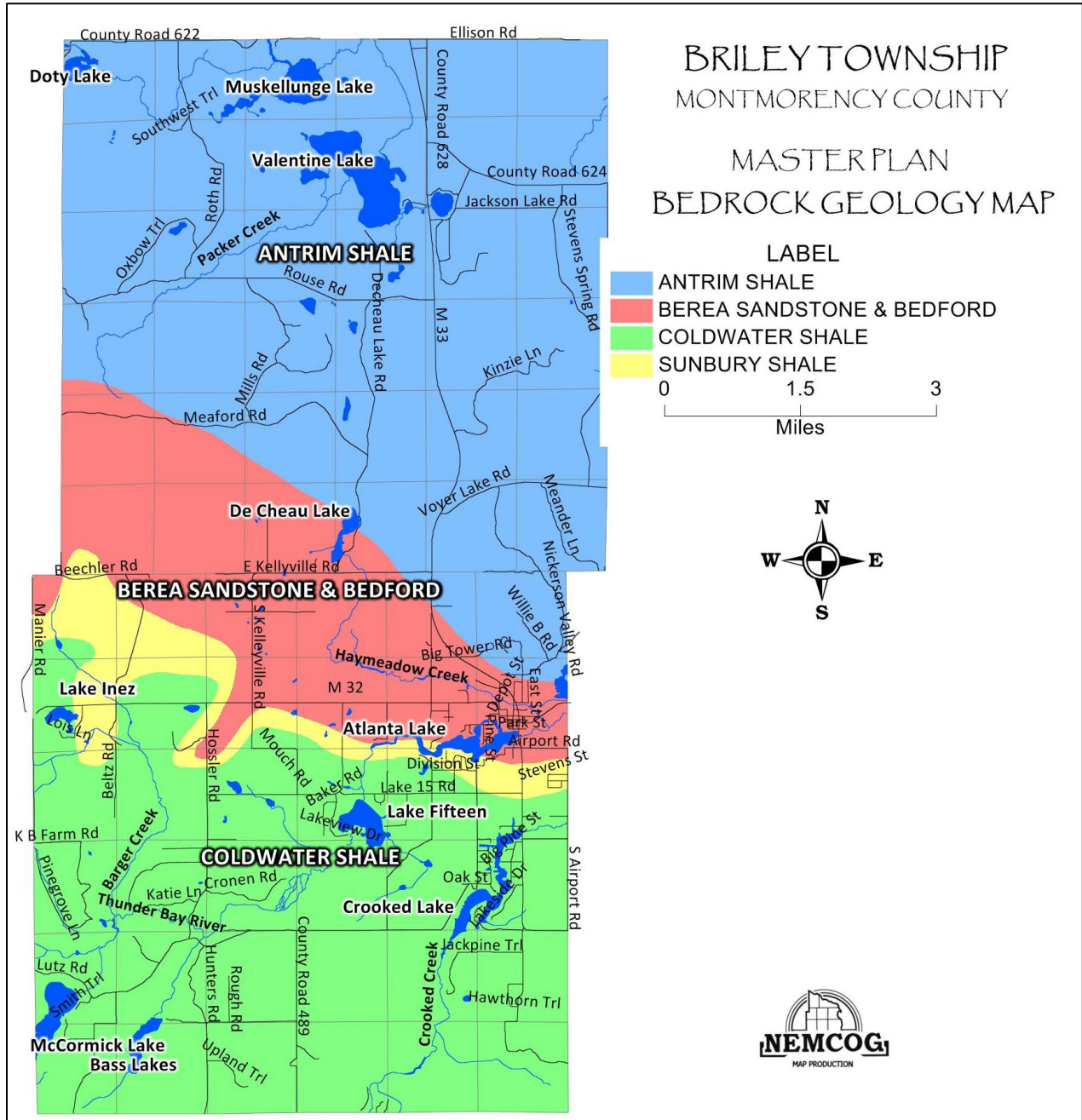
Figure 4.1

located at depths ranging from 600 to 800 feet below the surface. The bedrock was formed from ancient seas which covered the area some 250-600 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed shale, limestone, and dolomite bedrock. The upper layer of bedrock in the southern half of the township is Coldwater shale, see **Map 4.2**. Other bedrock formations beneath the glacial overburden include Sunbury shale, Berea sandstone, Bedford shale, and Antrim shale. Antrim shale contains rich deposits of natural gas. In recent years, intensive exploration has resulted in numerous producing wells in the Township and throughout the region.

Map 4.1: Briley Township Surface Geology Map



Map 4.2: Bedrock Geology Map



Soils

When planning for use types and intensity of future land uses, it is important to consider the carrying capacity of the land. Whether resource-based activities such as farming, and forestry; residential and commercial development; or recreation and park development, an analysis of soil types and slopes will provide an understanding of the land's suitability for different types of uses.

Soils most suitable for development purposes are well-drained and are not subject to a high water table. Adequate drainage is important in minimizing stormwater impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems or other non-point source runoff. Construction of roads, buildings, and septic systems on steeply sloped areas, areas with bedrock at or near the surface, or areas with organic and hydric soils

require special design considerations. In addition, costs for developing these sensitive areas are greater than in less constrained parts of the landscape. If developed improperly, the impacts on natural resources can be far-reaching.

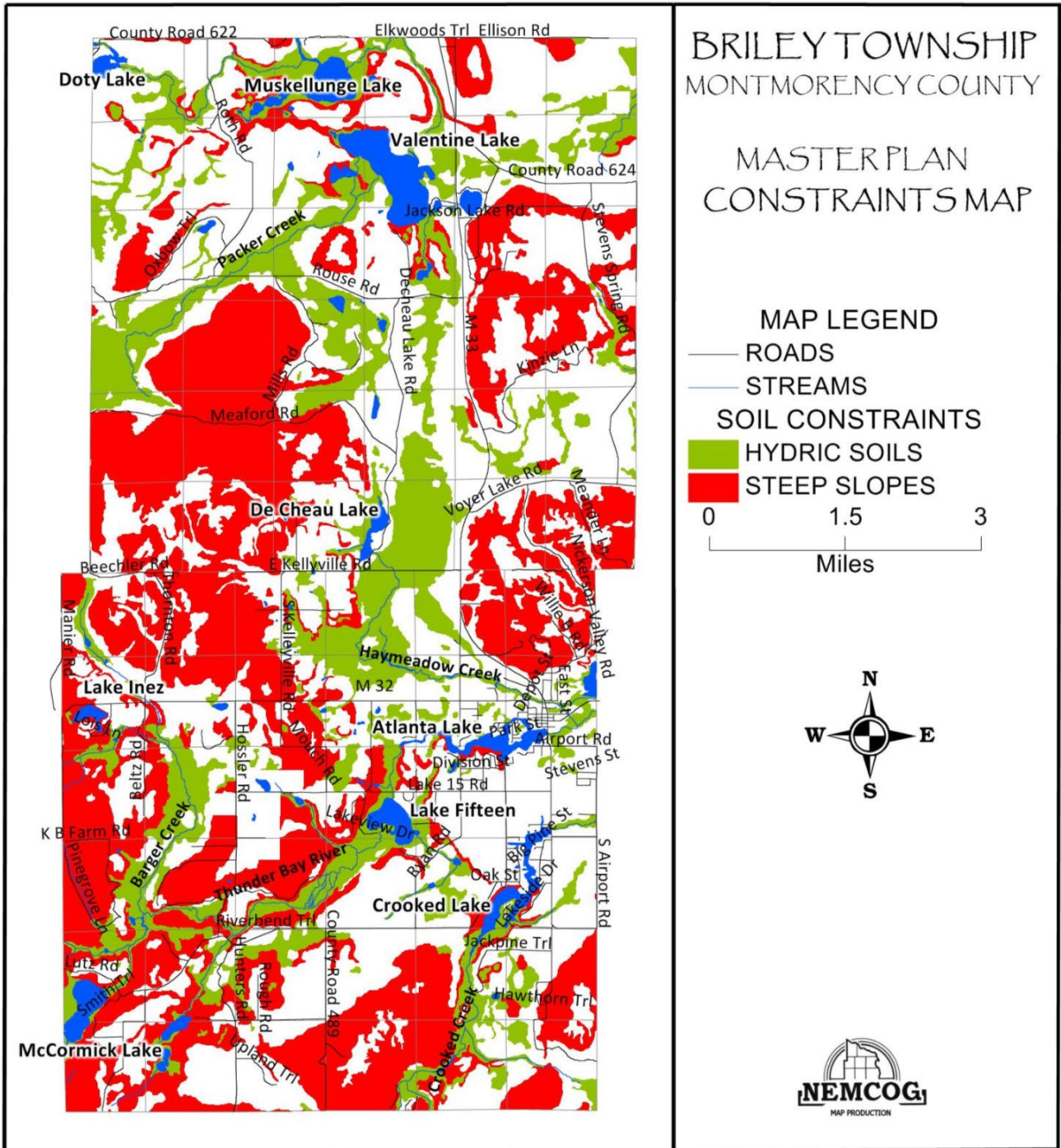
The Natural Resource Conservation Service (NRCS) has completed a detailed soil survey of Montmorency County. A digital or computerized version of the soil survey maps was acquired from the Michigan Center for Geographic Information (CGI). Using information contained within the published soil survey book, a series of maps is presented that depict hydric soils, slopes 18 percent and greater, and building constraints. While soil constraints discussed in this section can be used as general guides for the planning process, they should not be used for the development of specific sites. Detailed, on-site investigations should be conducted prior to development.

Hydric Soils & Steep Slopes

Map 4.3 is a color thematic map that classifies hydric soils and steep slopes. Lower density and less intensive development should be directed to areas with severe building constraints. There are extensive areas with slopes 15 percent or greater colored red on the map. These are located on the glacial moraines associated with the prominent glacial landform called the Johannesburg Moraine. While hills and steeply rolling terrain provide opportunities for spectacular views of the landscape, steeply sloped sites have identified building constraints and therefore are more difficult and costly to develop and maintain. Special design standards such as erosion control measures, limiting the size of disturbed areas, retaining natural vegetation, re-vegetation, slope stabilization, and on-site retention of water run-off from impervious surfaces would all serve to minimize resource impacts.

Hydric soils are saturated, flooded, or ponded during part of the growing season and are classified as poorly drained and very poorly drained. Due to wetness and frequent ponding, hydric soils have poor potential for building site development and sanitary facilities. Areas with hydric soil are best suited for forestlands, wetlands, wildlife habitats, wildlands recreation, and low-density residential development. Additionally, sites with high water tables may be classified as wetlands. Functioning as the backbone of a community's green infrastructure, this network of hydric soils/wetlands is often associated with lakes and streams. The system of hydric soils/wetlands can function as natural water quality buffers by accepting and retaining stormwater runoff from developed lands. **Map 4.3** shows areas of hydric soils within the Township that are associated with creeks and streams.

Map 4.3: Hydric Soils & Steep Slope Constraints

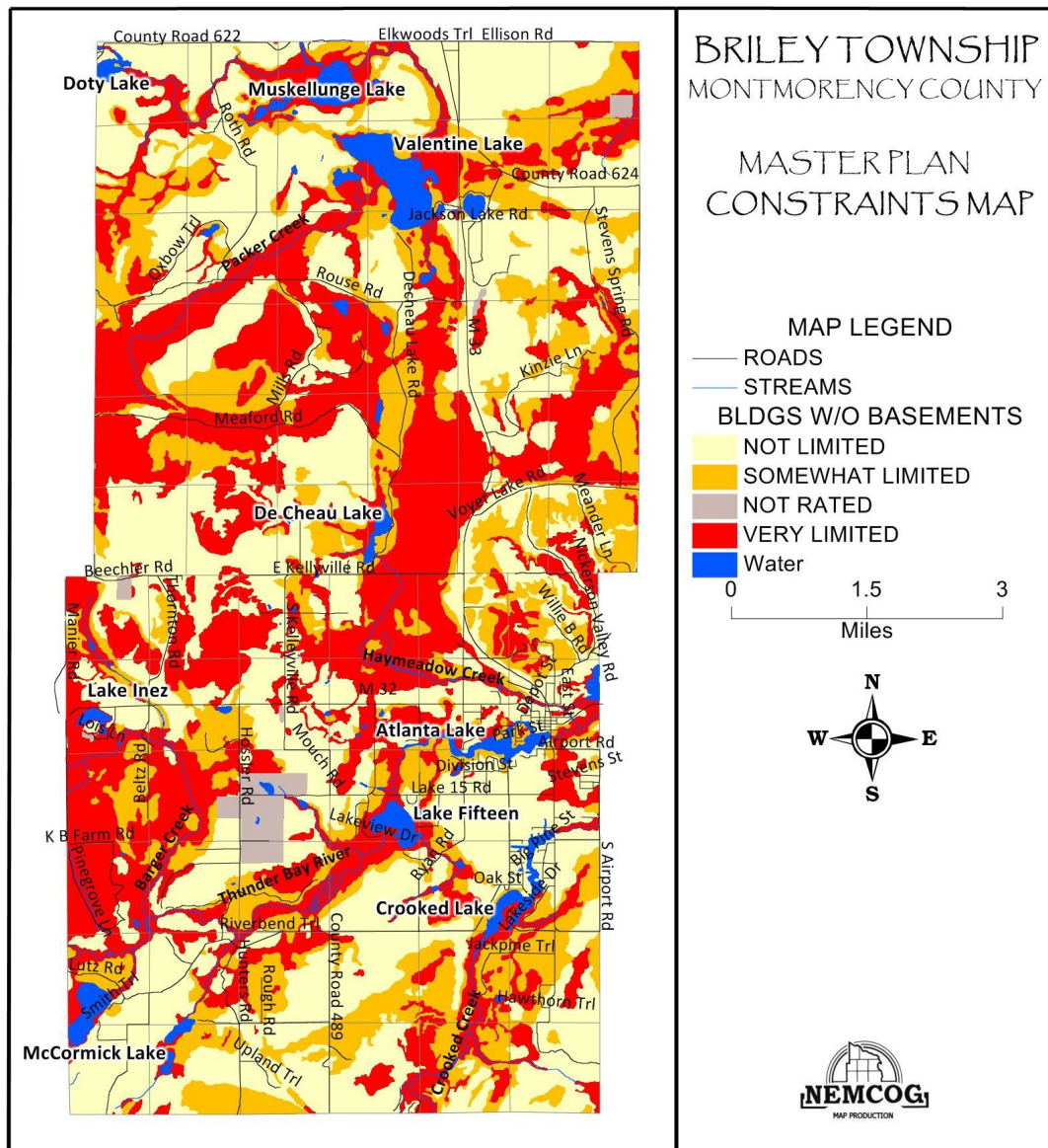


Building Site Development

The USDA soil survey rates soils for various uses such as building site development and identifies the limiting factors such as steep slopes or high water tables. The rating system consists of not limited, somewhat limited, and very limited. Using the rating system developed by USDA, soil limitations for buildings without basements have been mapped and are displayed in **Map 4.4**. Areas

with well-drained soils and slopes less than 10 percent tend to have no limitations for building development. Soils with no limitations or somewhat limited are found throughout the Township. Areas with slopes greater than 15 percent, high water tables, and organic soils are considered very limited for building development.

Map 4.4: Building Development Constraints

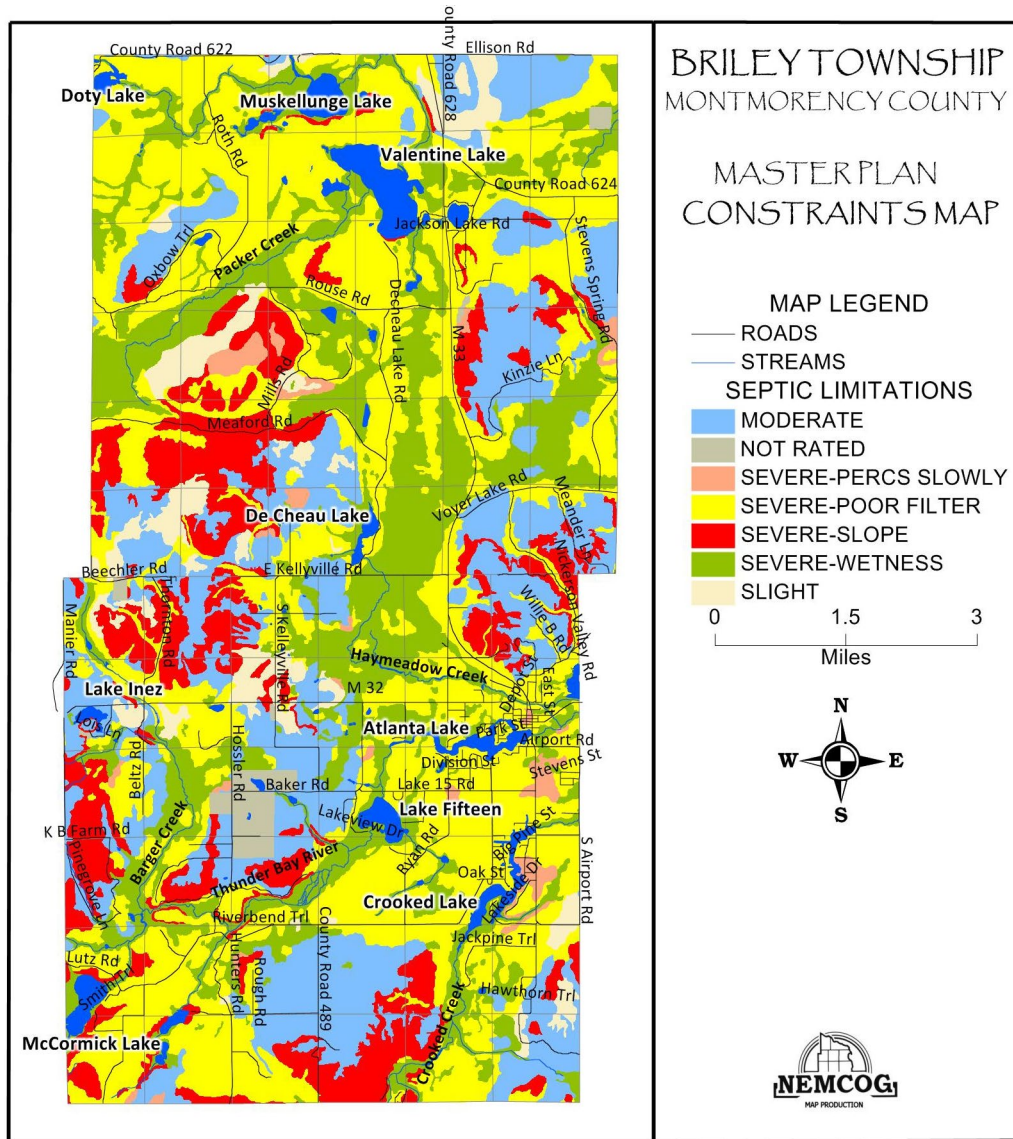


Septic System Limitations

Map 4.5 is a color thematic septic system limitations map that shows soil constraints ranging from no limitations to very limited. Criteria for determining limitations include depth to the water table, wetness, filtering capacity, and ability to infiltrate water. Much of the study area is classified as having severe limitations. The greatest limiting factors are the prevalence of soils with poor filtering capacity, steep slopes, and high water tables. Limiting the types and density of development or making public water

and/or sewer available for high-density development are likely the best options for protecting the groundwater and surface water resources in these areas. There are no plans to construct community sewer systems in the Township. Therefore, proper installation and maintenance of septic systems is the best option. As well, upgrading older poorly functioning systems to newer technologies and engineered systems will help sustain water quality.

Map 4.5: Septic Site Constraints



Surface Water

The numerous lakes and streams are important community features as well as providing opportunities for fishing and small craft boating. Briley Township is located in the Thunder Bay River and Black River watersheds. Named streams from the USGS topo maps include Barger Creek, Crooked Creek, Haymeadow Creek, Packer Creek, Sheridan Creek, Thunder Bay River, and Van Helen Creek. Larger lakes include Atlanta Lake, Lake Fifteen, McCormick Lake, Crooked Lake, Muskellunge Lake, and Valentine Lake. See **Map 4.6. Table 4.1** identifies numerous lakes and their size. Additionally, the MDNR has designated Packer Creek, Barger Creek, Haymeadow Creek, Thunder Bay River, Lake Fifteen, and McCormick Lake, as trout fisheries within the Township. The community of Atlanta is located on the Thunder Bay River (Atlanta Lake impoundment) and Haymeadow Creek (Twin Lake impoundment).

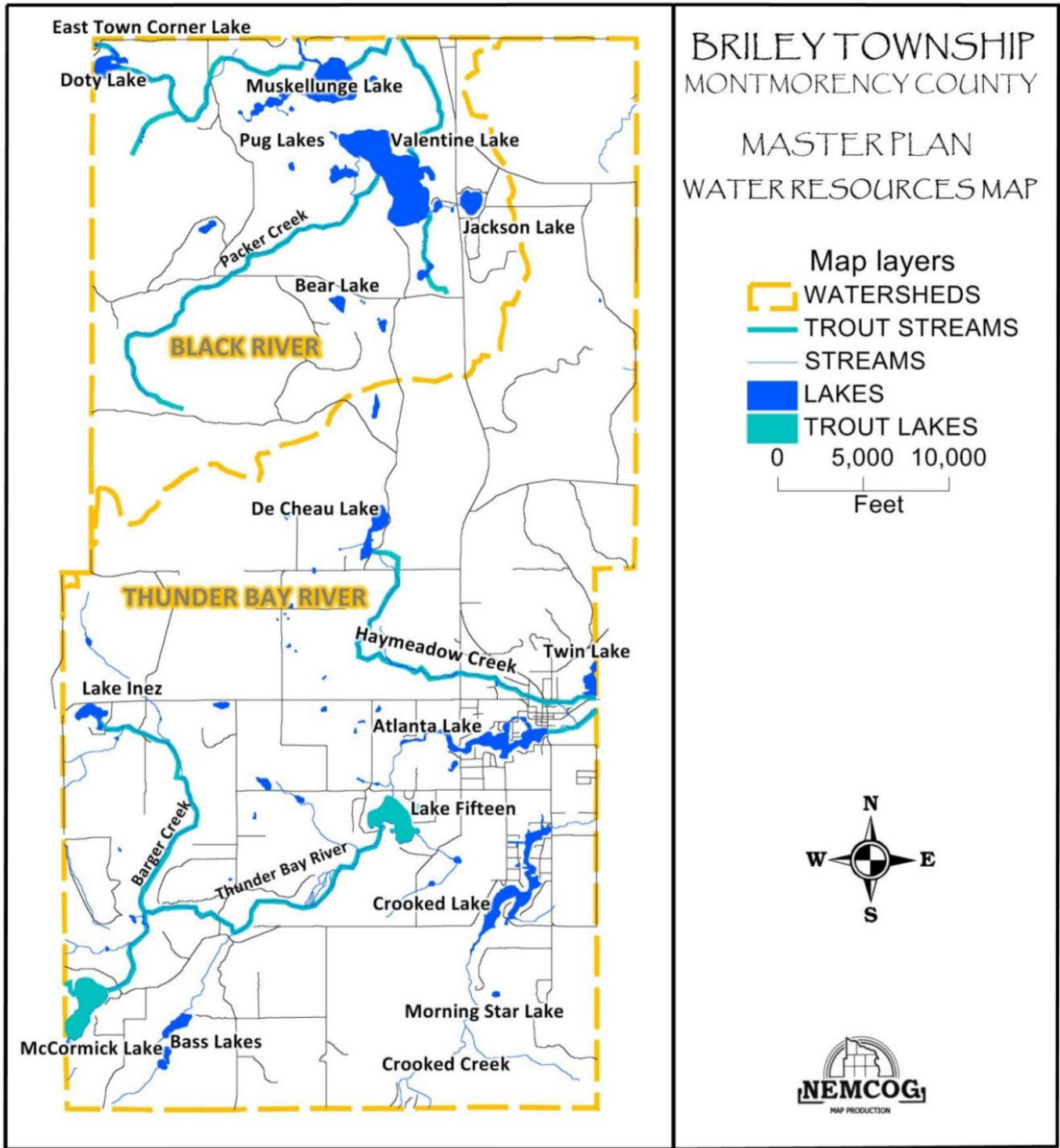
The Thunder Bay River Watershed Management Plan provides detailed information on water quality, impacts on water resources, and recommendations to improve and/or maintain quality surface water.

Table 4.1:Lakes in Briley Township	
Name	Acres
East Town Corner Lake	1
Morning Star Lake	3
Little Grass Lake	3
Bear Lake	12
Pug Lakes	20
Twin Lake (partial)	21
Lake Inez	25
Jackson Lake	30
Bass Lakes	35
Doty Lake	36
De Cheau Lake	39
Atlanta Lake	77
Lake Fifteen	90
McCormick Lake	101
Crooked Lake	110
Muskellunge Lake	121
Valentine Lake	310

Source: Michigan Center for Geographic Information



Map 4.6: Surface Water Map



Groundwater

Except for downtown Atlanta, groundwater quality in Briley Township is believed to be of good quality. Water in quantities suitable for water supplies can be found in permeable sand aquifers located 15 to 150 feet below the ground surface. In hilly areas, deep drilling is required to reach the water table. These same aquifers are also vulnerable to contamination by pollutants. Given the sandy nature of the soils, much of the township is essentially a groundwater recharge area.

Volatile Organic Compounds (VOCs) have been found in several areas within the community of Atlanta. Much of this contamination is due to leaking underground gasoline storage tanks and industrial contamination. The District No. 4 Health Department has taken several water samples within the township and has detected trace

amounts of benzene, xylene, and toluene. These substances are components of gasoline and solvents. The downtown area of Atlanta and some nearby areas are now serviced by a community water system. This is helping to ensure the safety of local drinking reserves. The protection of the community well and groundwater supply is important to the township and its residents. A well-head protection plan was completed in 2005.

At present, there is no community wastewater treatment facility in the community of Atlanta, and wastewater treatment is through on-site septic systems. No surface water contamination has been observed from septic tank effluent. Any failure of local septic systems is of special concern, however, as it is very likely that the waste would quickly drain into one of these nearby waterways.

Pre-Settlement Vegetation

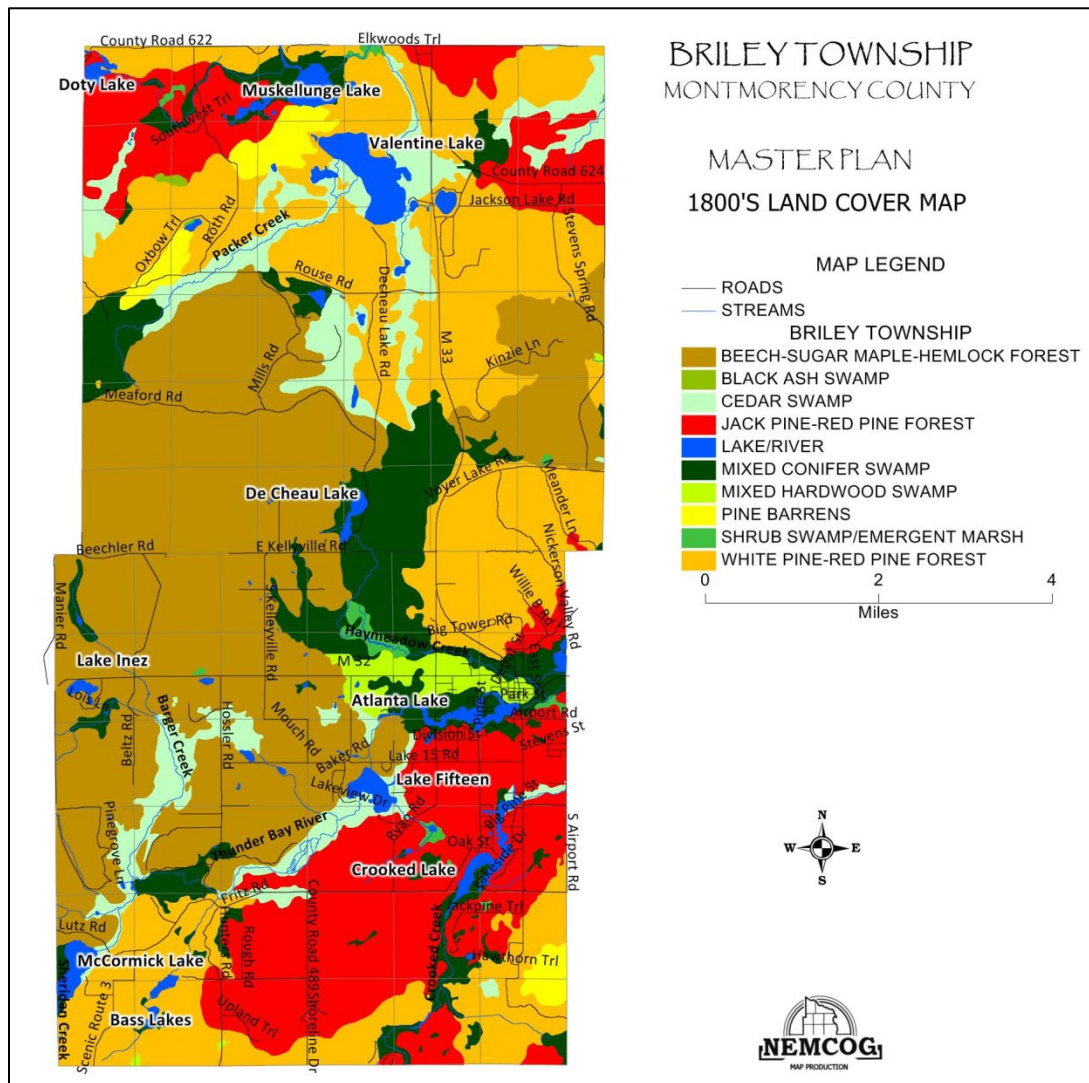
The Michigan Department of Natural Resources has compiled pre-settlement vegetation maps of counties in Michigan. The maps were generated from information contained in the first government land survey notes in the 1800's along with information such as current vegetation, landforms, and soils. **Map 4.7** is a color thematic map of the pre-settlement vegetation map that shows Briley Township was dominated by upland forest types. Areas colored brown, located in the central and western parts of the township, were covered by beech-sugar maple-hemlock forests. Extensive areas of white pine-red pine forests (orange) and jack pine-red pine forests (red) were found in the northern and southern parts. The first timber harvests in the area concentrated on the pine forests and used the Thunder Bay and Black Rivers to transport the logs to sawmills in Alpena and Cheboygan. There were two large areas of pine barrens (yellow) in the northwest part of the township. These areas had experienced repeated

forest fires prior to the land survey in the mid-1800s and were open grasslands with few pines.

Lowland types are found along drainage ways and include black ash swamp, cedar swamp, mixed conifer swamp, mixed hardwood swamp, and shrub swamp/emergent marsh.

Two major events have resulted in major conversions and loss of these pre-settlement forest types. Logging and subsequent wildfires 100 years ago resulted in the shifting of forests from pines and mixed forest swamps to aspen-birch forests. In addition, early settlers sought out "better soils" to establish their farmsteads. Since northern hardwood forests (sugar maple-beech) were the dominant forest type on soils most suitable for agricultural purposes, such as sandy loam, land clearing for farming resulted in a significant reduction in the number of acres covered by this forest type.

Map 4.7: Pre-Settlement Vegetation



Woodlands

In addition to the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion, and act as a buffer from noise on heavily traveled highways. According to the Land Use update, there are approximately 35,500 acres of forest land in the Township. State forest land encompasses approximately 45 percent of the total land area of the Township and over 50 percent of the forest land is publicly owned. The balance of the forest land is privately owned. This fact clearly shows

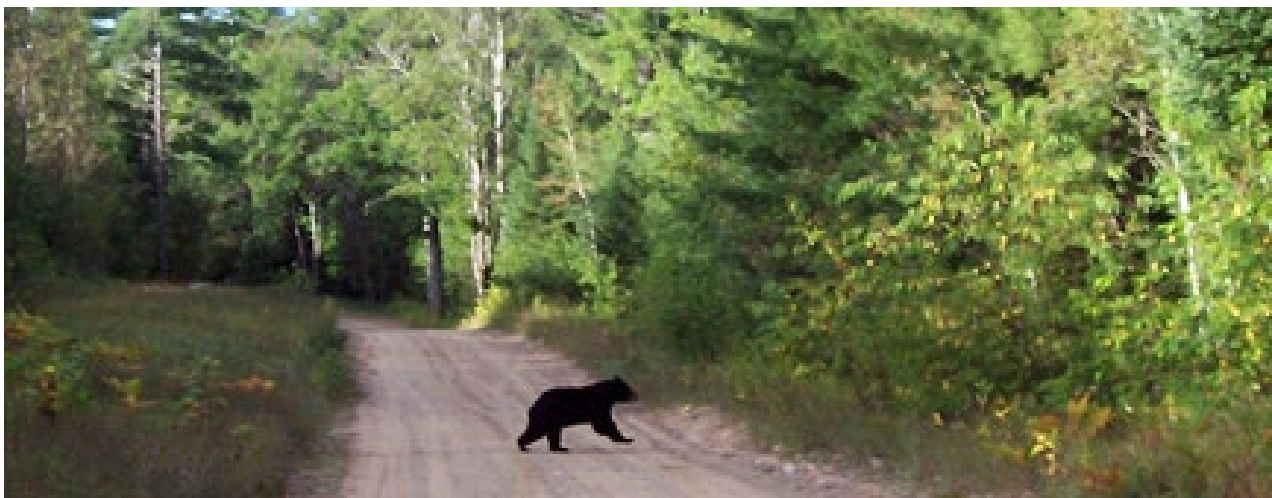
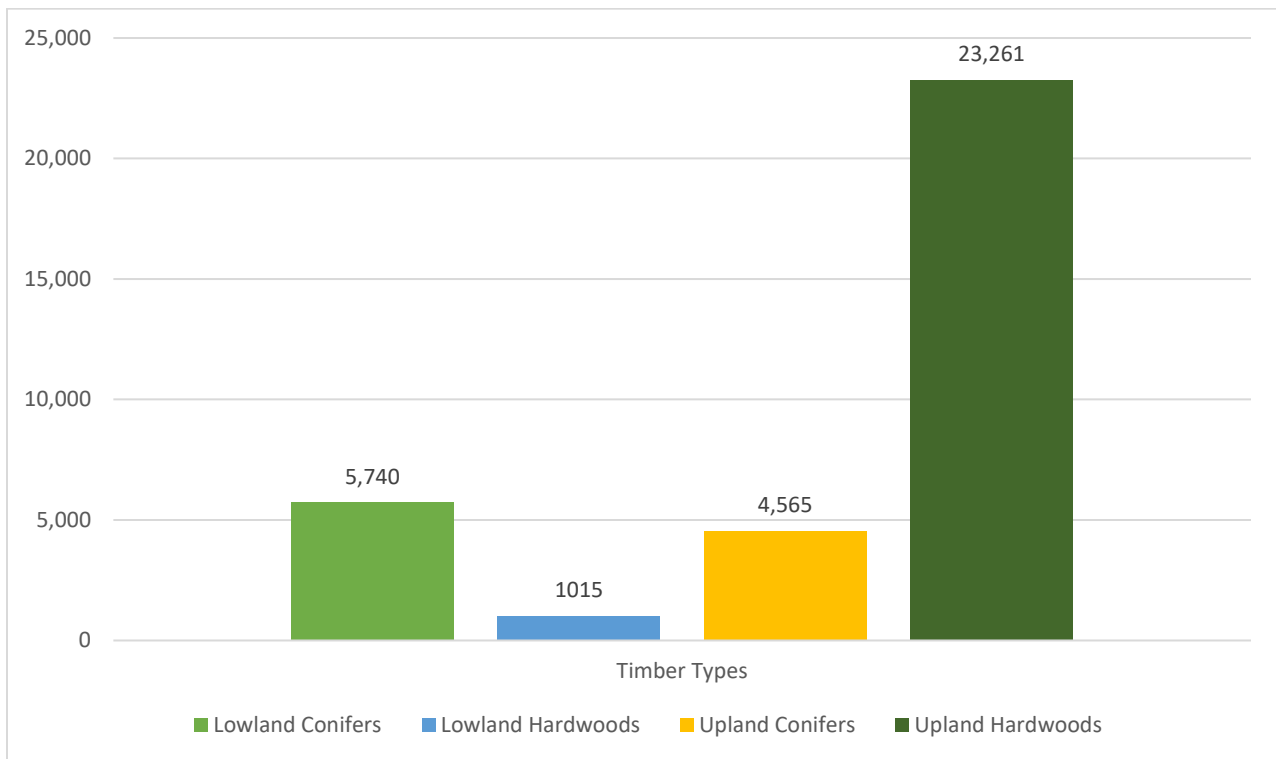
the importance of proper management of private forests to meet timber production needs and provide wildlife habitat.

Figure 4.2 shows the forest categories of upland hardwoods, upland conifer, lowland hardwoods, and lowland conifer. **Map 4.8** is a map of the forest categories in Briley Township. Upland forest associations in Briley Township are northern hardwoods (sugar maple, American beech, and basswood), aspen/white birch, pine

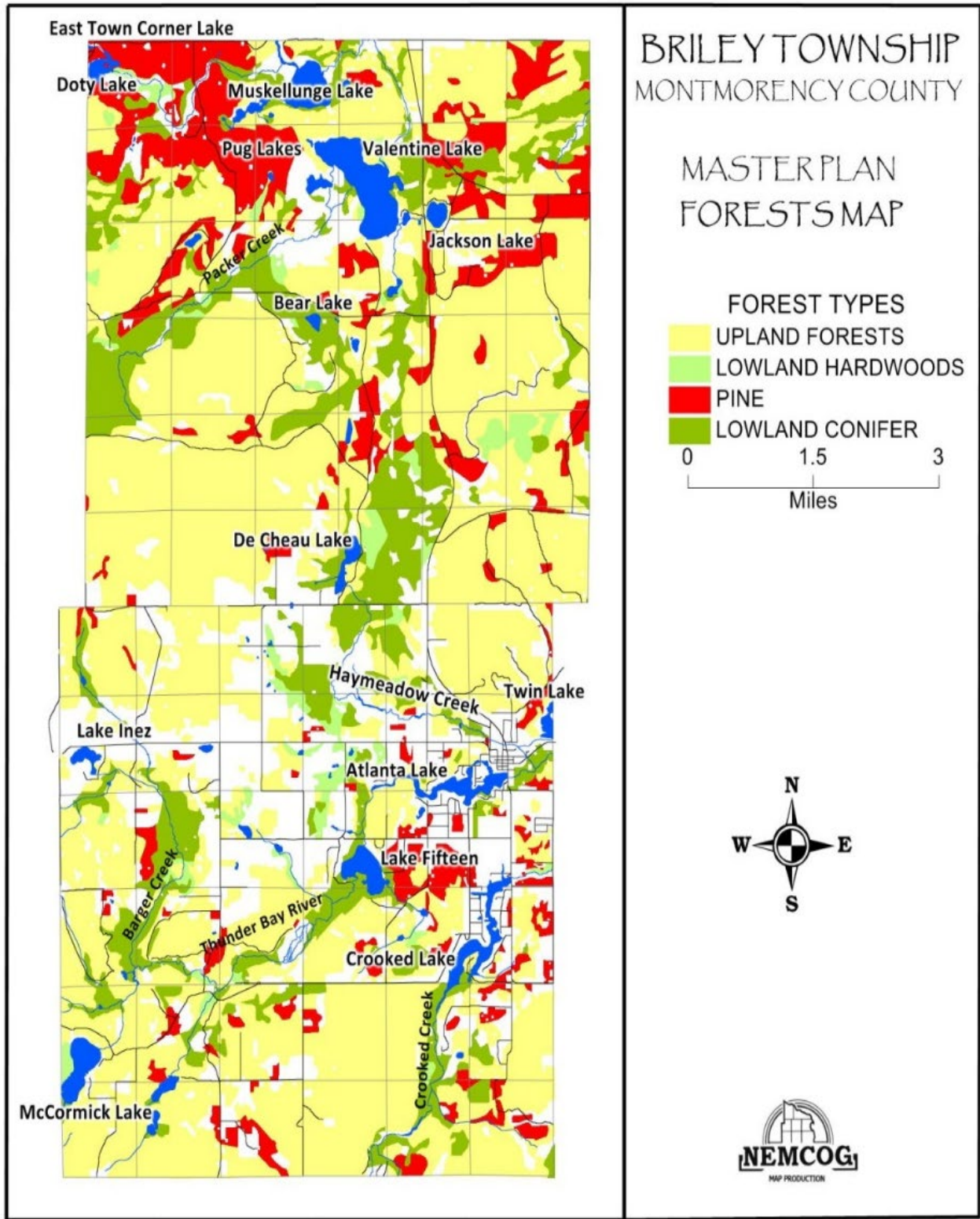
(jack, white and red), and oak (red and white). Lowland forest species include lowland conifers such as northern white cedar, black spruce, and eastern tamarack and lowland hardwoods such as black ash, elm, balsam poplar, and red maple. Under dry spring conditions forest fires can occur

in any forest type. Pine forests and pine-oak forests have high risks for forest fires. Other forests, while not at high risk, can be subject to wildfires. Grass and shrub-covered fields have higher risks of wildfires

Figure 4.2 Forest Types in Briley Township



Map 4.8: Forest Types in Briley Township



Wetlands

A wetland is an area of land where water is found, either on the surface or near the surface, at any time during the year. Poorly drained soils and water-loving vegetation also may be present. Wetlands are often referred to as marshes, swamps, or bogs. Residents of Michigan are becoming more aware of the value of wetlands. Beyond their aesthetic value, wetlands protect water quality and provide critical wildlife habitat.

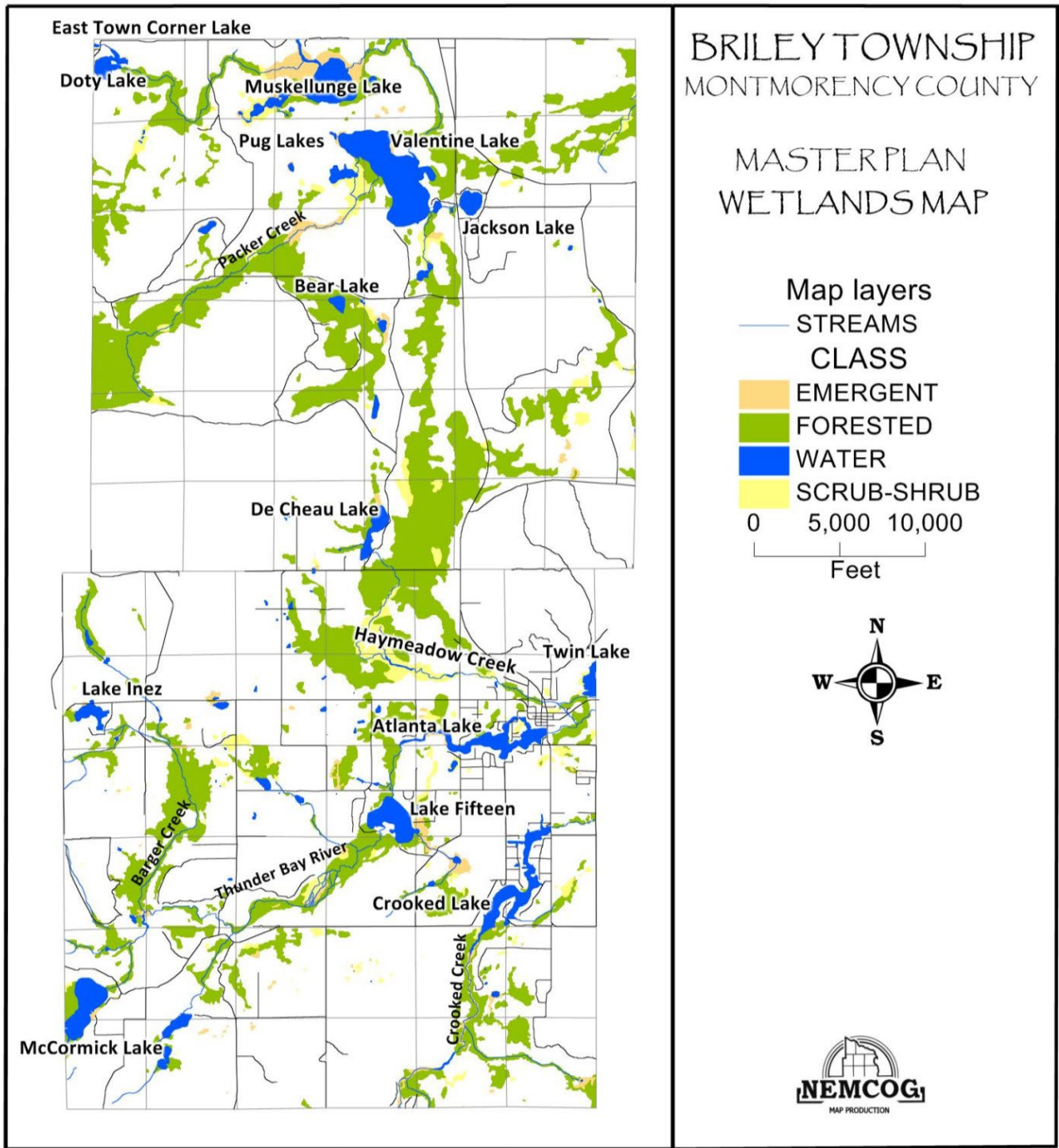
Wetland areas in Briley Township are typically associated with old glacial drainage ways. Poorly drained, lowland areas support northern white cedar, tamarack, balsam fir, black spruce, eastern hemlock, white pine, balsam poplar, trembling aspen, paper birch, black ash, speckled alder, and shrub willows. Northern white cedar dominates the wetland areas where there is good lateral water movement, and the soils are high in organic content. These lowland forests are typically

located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors. Non-forested wetland types include lowland brush, marshes, and bogs. Forested and non-forested wetlands are a finite resource in the Township. Land use planning activities should focus on protecting and preserving these limited and critical resources.

Map 4.9 is a color thematic map prepared from the US Fish and Wildlife Service National Wetlands Inventory. The map shows the predominant wetland type is lowland forest. Note the extensive, connected wetland complexes associated with streams. These wetland complexes cover 9,227 acres and form important regional wildlife corridors.



Map 4.9: Wetlands Inventory



Fish and Wildlife Resources

Briley Township's topography, climate, abundance of water, diverse forest land, and open areas provide the basis for extensive fish and wildlife habitat. Wildlife species include elk, white-tail deer, black bear, raccoon, turkeys, ruffed grouse, woodcock, snowshoe hares, fox, coyotes, and other birds and mammals typical of the forested regions of northern Michigan. Michigan Department of Natural Resources biologists recently confirmed gray wolf in the region, the first wolf substantiated in the Lower Peninsula since wolves began returning to Michigan 15 years ago. October and November bring droves of hunters to the area for small game hunting, bear and bow season (deer), peaking sharply in mid-November with the opening day of deer (rifle) season. Michigan's well-managed elk herd is focused in western Montmorency County, with Atlanta arguably acknowledged as the Elk Capitol of Michigan. Other more passive forms of recreation bring nature photographers and bird watchers to the Atlanta area.

With high-quality streams, creeks, and inland lakes, the township has an abundance and variety of fish habitats. Brook, rainbow, and brown trout are established singly or in combination in cold

water streams. The MDNR has designated Packer Creek, Barger Creek, Haymeadow Creek, Thunder Bay River, Lake Fifteen, and McCormick Lake, as trout fisheries within the Township. Lakes offer warm water fisheries such as walleye, northern pike, largemouth bass, smallmouth bass, and pan fish. Gilchrist and Hunt Creeks in Southeastern Montmorency County are counted among the premier trout streams in Michigan. The streams and lakes in Briley Township provide habitat for a variety of fish species including pike, bass, panfish, sunfish, and other species, such as beaver, muskrat, and otters.

As the local forest type changes from aspen to red maple, which is occurring in Briley Township, the habitat for year-round and migratory animals changes. Also, possible alterations in the location and existence of certain species may change. Forest fragmentation, caused by the construction of new buildings, roads, electrical, and pipelines, is changing the habitat of various animals. Careful consideration should be given to the location and on-site development of new buildings, roadways, and clearings to protect existing wildland areas and minimize their impacts on the existing ecosystem.

Natural Features Inventory

Table 4.2 is the Montmorency County Element Lists from the Michigan Natural Features Inventory (MNFI). According to the MNFI, "The lists include all elements (species and natural communities) for which locations have been recorded in MNFI's database for each county. Information from the database cannot provide a definitive statement on the presence, absence, or condition of the natural features in any given locality since much of the state has not been specifically or thoroughly surveyed for their occurrence and the conditions at previously surveyed sites are constantly

changing. The County Elements Lists should be used as a reference of which natural features currently or historically were recorded in the county and should be considered when developing land use plans." Research has found stream corridors tend to be biologically rich with a high number of species and communities of special interest (rare, special concern, threatened, and endangered). Species on the county-wide list with a high probability of being found are the common loon, bald eagle, and Blanding's turtle.

Table 4.2: Michigan Natural Features Inventory

Scientific Name	Common Name	Federal Status	State Status	Occurrences in County	Last Observed in County
<i>Agoseris glauca</i>	Prairie or pale agoseris		T	4	1995
<i>Alasmidonta viridis</i>	Slippershell		T	3	1944
<i>Appalachia arcana</i>	Secretive locust		SC	6	2011
<i>Appalachina sayanus</i>	Spike-lip crater		SC	3	2001
<i>Atrytonopsis hianna</i>	Dusted skipper		SC	2	2009
<i>Bombus borealis</i>	Northern amber bumble bee		SC	2	2018
<i>Bombus terricola</i>	Yellow banded bumble bee		SC	2	1968
<i>Brychius hungerfordi</i>	Hungerford's crawling water beetle	LE	E	3	2013
<i>Buteo lineatus</i>	Red-shouldered hawk		T	17	2004
<i>Calypso bulbosa</i>	Calypso or fairy-slipper		T	1	1955
<i>Cambarus robustus</i>	Big water crayfish		SC	2	1968
<i>Cirsium hillii</i>	Hill's thistle		SC	16	2008
<i>Coregonus artedi</i>	Lake herring or Cisco		T	2	2018
<i>Cypripedium arietinum</i>	Ram's head lady's-slipper		SC	5	2005
<i>Emydoidea blandingii</i>	Blanding's turtle		SC	11	2021
<i>Festuca altaica</i>	Rough fescue		T	3	2002
<i>Gavia immer</i>	Common loon		T	25	2021
<i>Glyptemys insculpta</i>	Wood turtle		SC	8	2021
<i>Gymnocarpium robertianum</i>	Limestone oak fern		T	2	1998
<i>Haliaeetus leucocephalus</i>	Bald eagle		SC	24	2019
<i>Hesperia metea</i>	Cobweb skipper		SC	1	1957
<i>Isotria verticillata</i>	Whorled pogonia		T	1	1943
<i>Lasmigona compressa</i>	Creek heelsplitter		SC	2	1945
<i>Lasmigona costata</i>	Flutedshell		SC	1	1944
<i>Ligumia nasuta</i>	Eastern pondmussel		E	1	1925
<i>Lithobates palustris</i>	Pickerel frog		SC	3	2009
<i>Myotis lucifugus</i>	Little brown bat		SC	1	1963
<i>Notropis anogenus</i>	Pugnose shiner		E	1	1991
<i>Pandion haliaetus</i>	Osprey		SC	8	2017
<i>Planogyra asteriscus</i>	Eastern flat-whorl		SC	1	1950
<i>Prunus umbellata</i>	Alleghany or Sloe plum		SC	3	1993
<i>Pyrgus centaureae wyandot</i>	Grizzled skipper		SC	1	1941
<i>Sarracenia purpurea f. heterophylla</i>	Yellow pitcher plant		T	4	1997
<i>Setophaga kirtlandii</i>	Kirtland's warbler		E	3	2021

*LE= Listed endangered, C = Candidate, LT = Listed threatened

** E = Endangered, T = Threatened, SC = Special concern

Source: Michigan Natural Feature Inventory, Michigan State University, MSU Extension

Oil & Gas Development

Over the last twenty-five years, there has been considerable activity in drilling natural gas wells in the Township. **Map 4.10** is a map showing the location of the well drilling activity. There are

currently 425 active gas wells in the community. **Table 4.3** shows the status of gas wells in the Township. According to the EGLE database, 15 of the wells are brine disposal wells.

Map 4.10: Briley Township Oil & Gas Wells

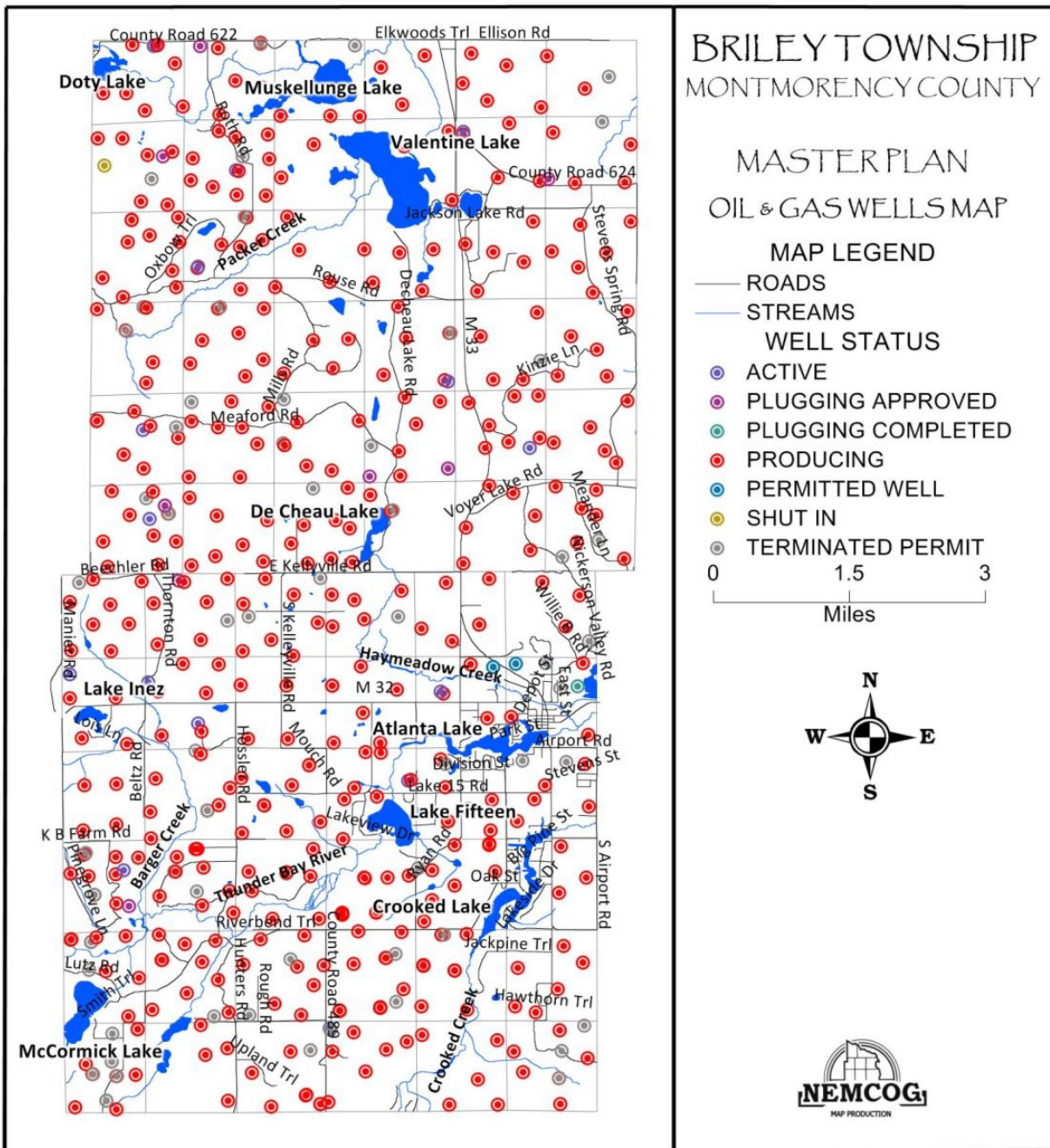


Table 4.3 Briley Township Oil and Gas Well Information

Oil and Gas Well Status	Number
Active	15
Drilling Complete	
Plugged Back	
Plugging Approved (Properly plugged and site restored)	9
Plugging Completed (Plugged but site needs restoration and approval)	1
Producing	425
Permitted Well - not yet drilled	3
Shut In	1
Suspended	
Temporarily Abandoned	
Terminated Permit	88
Well Complete	

Source: EGLE, 2022

Discharge Permits

Surface Water – National Pollution Discharge Elimination (NPDES) Facilities

Anyone discharging, or proposing to discharge, waste, or wastewater into the surface waters of the State is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES program is intended to control direct discharge into the surface waters of the State by imposing effluent limits and other conditions

necessary which meet State and federal requirements. The NPDES program regulates pollutants discharged directly into waterways from wastewater sources. The lists below show NPDES permits issued in Montmorency County. See **Table 4.4**.

Air Discharge Permits

The ROP program is a national permitting system administered by each state. Each major source of pollution is subject to the program. A "major source" is a facility that is capable of emitting more

than specific amounts of air contaminants. There were no permits found in the State of Michigan database for Briley Township.

Table 4.4 NPDES Permits in Briley Township

Facility Name	Address	Name	Permit #	Exp. Date
MDOT – M-32/M-33 Montmorency County	M-32/M-33 Avery & Briley Township	Atlanta	MIR115653	7/9/2024
EGLE -RRD-Wysons Gen Store	11720 M-33	Atlanta	MIG081039	4/1/2025

Source: EGLE, 2022

Sites of Environmental Contamination

Part 201 (Environmental Response) of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994), as amended, provides for the identification, evaluation, and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) is charged with administering this law. A site of environmental contamination, as identified by ERD, is “a location at which contamination of soil, groundwater, surface water, air or other

environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices”. The agency publishes a list of environmentally contaminated sites by township showing the sites by name pollutant(s) and site status. There are currently five Part 201 sites in Briley Township (**Table 4.5**). The oil and gas industry also maintains a list of sites of contamination which is not included in this plan.

Table 4.5 Briley Township Contamination Sites (Part 201)

Site ID	Site Name	Address	Description
600000072	Commercial Properties & Unaddressed Court Street Right of Way	12519 State St, 12510 & 12562 Park St	Risks Present and Require Action in Long-term
600000071	Former Briley Township Landfill	Pettenger Road	Risk Not Determined
600000059	Atlanta Bulk Plant	11985 & 11965 M-32	Risk Controlled-Interim
600000047	Head Residential Well	11840 M-32 West	Risk Not Determined
600000008	Res Wells Atlanta Vlg	Briley Twp Box 7	Risk Controlled-Interim

Source: EGLE, 2023

CHAPTER

5

Existing Land Use



Briley Township Master Plan

Background

Before determining existing land use recommendations and developing an existing land use map, a community must have an

accurate assessment of existing land uses. This chapter presents information on both the types and locations of existing land uses.

Existing Land Use Statistics

The map of existing land use, shown in Figure 5-1, illustrates the distribution of land uses within Briley Township. The existing land use map was derived from an analysis of parcel data from the

Montmorency County Equalization Department, tax classifications, and aerial photo interpretation by the Northeast Michigan Council of Governments.

Land Division Patterns

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

As with other parts of northern Michigan, private ownership is being divided into smaller tracts of 20 acres or less. Subdivisions and tracts ranging less than half of an acre in size are concentrated downtown, adjacent to water features and state and county roads.

Existing Land Use Characteristics

Existing Land Use analysis is based on parcel data from the Montmorency County Equalization Department, tax classification, and aerial interpretation. The map of existing land use, as shown in **Figure 5.1**, illustrates the distribution of land uses within Briley Township. **Table 5.1** breaks down the percentage of land use in each category contained within the Township. Each of the land use categories is discussed later in this

chapter. One important land use trend to note is the gradual infill of vacant and underutilized land uses of all densities. There has been a gradual increase in low-density residential development on both large and small tracts throughout the Township.

Table 5.1 Briley Township Existing Land Use		
Land Use	Acres	Percent
Agricultural	254.72	0.59
Commercial	610.78	1.31
Vacant	10,065.08	23.29
Industrial	22.02	0.05
Residential	11,987.94	27.74
Institutional	77.53	0.18
Local Government	371.57	0.86
State of Michigan	19,820.11	45.87
Total	43,209.75	100

Agricultural

Agricultural land consists primarily of hobby farms which include activities such as hay production, pastureland, and row crops.

Commercial

Commercial areas are concentrated in downtown Briley. Low-density development has historically occurred in some areas outside of downtown along highways, county roads, and limited water features. Most of the commercial uses are service and retail.

Vacant

In the vacant land use category, it should be noted that only privately-owned land with no structures was considered for the Vacant category. Publicly owned and state-owned forested and open lands were classified as either local government or state-owned. It should also be noted that vacant land may be more prevalent surrounding state-owned lands due to access

Industrial

The industrial land use category primarily consists of light manufacturing, utility services, and transport services.

Residential

As can be seen on the Existing Land Use Map, residential is concentrated along state highways, county roads, and surrounding water features within Briley Township. Individual low-density homes on larger tracts can be found scattered along county roads. Single-family residential accounts for nearly all of the residential development in Briley Township.

Institutional

This category includes institutional uses, such as churches, cemeteries, and schools. Institutional

uses can be found throughout the Township.

Local Government

This category consists of any properties or vacant owned land by the county or township. This would include Briley Township Hall, Montmorency

County Courthouse, Montmorency County Road Commission, and the Montmorency County Sheriff's Department.

State of Michigan

This category includes the Mackinaw State Forest covering approximately 20,000 acres of Briley Township. State of Michigan-owned land primarily

consists of parcels larger than 20 acres with additional neighboring state-owned parcels, and limited road access.

CHAPTER

6

Future Land Use & Zoning Plan



Briley Township Master Plan

Introduction

Good planning is critical to the future quality of life in Briley Township. The final critical step in completing a Master Plan is to determine the types, locations, and intensities of development that will occur over the next twenty years. With the establishment of a Future Land Use Plan, Briley Township intends to ensure that existing land uses can continue, natural resources will be protected, and reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. While future land uses are difficult to predict, a future land use plan provides a scenario that Briley Township can use as a guide when considering land use and development decisions.

Future land use recommendations are based on social and economic characteristics, environmental conditions, existing land uses, available community services and facilities, current zoning (found in **Figures 6.2 and 6.3**), and community goals and objectives (**Chapter 6**). The future land use plan illustrates the proposed

physical arrangements of land use within Briley Township. It identifies and defines the major future land use categories as well as the approximate locations for each use. The boundaries reflected on the map are not intended to indicate precise size, shape, or dimension; rather they portray a general land use arrangement, which may be refined as the community develops. The plan is prepared to serve as a guide for the Township regarding current issues, land use decisions, investments, public improvements, and zoning decisions. The plan is also intended to be a working document that will provide for the orderly development of the Township and assist the community in its efforts to maintain and enhance a pleasant living environment, protect important natural resources, and foster economic development and redevelopment. The zoning plan for the township is incorporated into the discussion of future land uses below.

Residential

Low-Density Residential

Areas of low-density residential are present or planned for in the future. Low-density residential are large residential lots with privacy from neighbors and/or other developments and are located on roads typically with light vehicular traffic. Most areas have no municipal water or sewer services available. Access to municipal services (fire, police, ambulance) may be more limited than in more populated areas. Low-density residential has less restrictive zoning than in other areas with buffers or physical separation from incompatible uses (industrial, agriculture)

recommended when located adjacent to this type of development. Principal uses recommended for inclusion in the Low-Density Residential areas include single-family and two-family dwelling units, home-based businesses and cottage industries, child care uses, parks, and other uses that are considered compatible with residential services and do not alter the existing character of the neighborhood.

High-Density Residential

High-density residential areas are present or planned for in the future. This type of development is usually located where high-value municipal services and infrastructure, such as paved roads, central water, and sewer services, exist or are planned. Maintenance would be financed by user fees or special assessments, where necessary. These areas have more restrictive zoning than other residential areas. The placement of light business or office buildings adjacent to these developments should be

compatible as a support service. As the Zoning Ordinance is updated plans to include businesses and offices on the first floor creating mixed-use high-density residential areas should be considered. Buffering or separation is recommended from incompatible land uses (industrial, agriculture). Principal uses include those found within the low-density areas in addition to higher-density uses such as multi-family housing.

Business

Light-Business

This future land use category includes land used or planned for use for small retail or service establishments without large parking demands or heavy amounts of ingress and egress of traffic.

These uses are compatible adjacent to higher-density residential areas to provide services to residents (e.g., convenience store, hairdresser, insurance, legal, etc.).

Large Business or Business District

This future land use category includes large retail or service establishments with large parking lots and heavy vehicular traffic or a cluster of smaller retail and/or service businesses located along a major thoroughfare (e.g.: central business

district). Municipal water and sewer services should be planned for these areas. These areas are compatible with light manufacturing, but not compatible with residential without a buffer.

Light Manufacturing

This future land use category includes manufacturing facilities with lesser amounts of ingress and egress of traffic. These uses produce minimum amounts of manufacturing by-products (smoke, noise, waste products, chemical usage, and storage) and are compatible with a business district but not with residential without a buffer.

Signage should be small and ground-mounted with a low maximum height, lighting should be designed to direct downward and should not interfere with pedestrian or traffic visibility or encroach onto neighboring property, and parking should be located either in the rear or side yard. In addition, adequate buffers should be provided to screen commercial uses from residential uses. As the Zoning Ordinance is updated, development regulations will be incorporated which ensure compatibility between uses.

For all three business use categories above, signage, lighting, and parking regulations should be incorporated to ensure that these elements maintain the rural character of the Township.

Industrial

Industrial

This future land use category includes manufacturing facilities with possible 24-hour traffic entering and leaving the facility, heavy truck traffic, rail sidings, heavy use of infrastructure, and municipal services. These uses possibly

produce manufacturing by-products (smoke, noise, waste products, chemical usage, and storage). This type of development is not compatible with residential land uses or natural areas.

Transportation or Mining

Mineral mining (i.e., gravel, sand, etc.) operation, road maintenance facility, rail loading yard, trucking operation, and other large shipping or warehouse processing facilities are included in this future land use category. By-products of

these uses possibly include noise, exhaust, used oil, or salt products. This type of development is not compatible with residential land uses or natural areas.

Institutional/Recreational

Institutional

Educational facilities, government buildings, correction facilities, military facilities, and cemeteries are found in this category. All buildings, grounds, and parking lots that compose the facility are included within the Institutional class. Small institutional units in developed areas

that do not meet the 2.5 to 5-acre minimum size standard are placed within the adjacent categories which are usually residential or commercial. Examples could include a small 1-acre residential park considered a residential park and not institutional.

Recreational

This category includes indoor and outdoor recreation facilities as well as open land areas which are used for outdoor activities such as parks and campgrounds. This category may

contain the grounds, parking lots, and incidental buildings on these lands, such as shelters, toilets, beach change areas, etc.

Forest/Recreation

Forest

This category includes forest lands that are at least ten percent stocked by forest trees of any size, or formerly have such tree cover, and are not currently developed for non-forest use. These lands may also, at times, be used for outdoor recreational activities such as golf, skiing, hunting, fishing, or hiking. On some forest lands, there may be large areas that have little or no

visible forest growth. Lands such as these on which there is forest rotation (involving clear-cutting and regeneration) are still considered forest land. Lands that meet the criteria for forest land but are also being used for a higher category are placed in the higher category (i.e., Residential, Agriculture, or non-forested).

Low Density Residential

Within Forest/Recreation, areas of low-density residential are present or possible in the future. These areas contain large residential lots with privacy from neighbors and/or other developments and are located on roads with light vehicular traffic. No municipal water or sewer service is available. Access to municipal services (fire, police, ambulance) is very limited. Uses

allowed are comparable with the uses allowed in low-density residential (under Residential). However, development within these areas should be discouraged where natural features present significant environmental constraints including wetland areas and soils inadequate to accommodate septic systems.

Non-Forest

Non-forested lands (open land, rangeland) are areas supporting various stages of plant succession consisting of plant communities characterized by grasses or shrubs. It may be possible to use these lands for low-density residential development, recreation, or

agriculture/livestock. However, development within these areas should be discouraged where natural features present significant environmental constraints including wetland areas and soils inadequate to accommodate septic systems.

Natural Area

Public Forest Land

This category includes forest lands that are at least ten percent stocked by forest trees of any size, or formerly having such tree cover, and not currently developed for non-forest use. These lands may, at times, be used for outdoor sports such as hunting, fishing, hiking, ski trails, etc. On

some forest lands, there may be large areas that have little or no visible forest growth. Lands such as these on which there is forest rotation (involving clear-cutting and regeneration) are still classified under the forest land category.

Public Natural Lands

This category includes land used or planned for uses which may include open space recreational (hunting, fishing, hiking, ski trails, etc.), forestry, wetlands, wildlife habitat, quiet areas, and scenic

areas. This land is left in a natural state as much as possible. The only development in these areas is related to public recreation or logging operations.

Agriculture

This category includes land used or appropriate for use for farming and livestock and related activities. This land use is not compatible with high-density residential. It could be compatible with low-density residential or clustered housing with buffer zones. Briley Township hopes to encourage ancillary agricultural uses and agricultural tourism by developing zoning regulations that are more conducive to allowing

these uses. Such uses include farm markets, roadside stands, bakeries selling goods grown primarily on-site, educational tours, family-oriented animated barns, gift shops for agriculturally related products, historical exhibits, meeting spaces, petting farms, picnic areas, playgrounds, wagon rides, nature trails, small-scale entertainment, and restaurant operations related to the agricultural use of the site.

Wetland

These are areas in which the water table is very near the surface, where water covers the surface, or where hydric & hydric inclusion soils exist (areas where soil saturation occurs for prolonged periods during the year). The land is used or planned for uses including open space recreational (such as golf, hunting, fishing, hiking, ski trails, etc.), limited forestry, wildlife habitat, etc. The land is left in a natural state as much as possible with very low-density development.

When used for recreational activities, such as golf courses, ancillary development (e.g., condominiums, commercial, etc.) is not encouraged in Natural Wetlands. Very low-density residential (e.g., one house for every five or ten acres) is acceptable. Conversion to a nature reserve is encouraged in these areas. Also, contiguous reserve areas, river setbacks, quiet areas, scenic areas, and wildlife habitat areas are encouraged.

Future Land Use & Zoning Considerations

Background

Many zoning issues have already been addressed in the preceding paragraphs and the Goals & Objectives chapter; however, the following items

in the current zoning ordinance are recommended for review:

Mixed-Use Zoning & Neighborhoods

A review of the Old Town District and Heavy Commercial zoning should be considered for mixed-use zoning. Mixed-use commercial in these districts may consist of second-story residential space or residential space located in the rear of the building. General Residential

zoning should be considered for review of limited commercial service types within neighborhoods creating mixed-use neighborhoods. This may be achieved via a special land use regulation, an overlay district, or a combination of the two.

Building Design Standards

A review of building design standards should be considered for all commercial and industrial districts. Design standards may help create a

more uniform building standard among commercial and industrial districts, creating more visually appealing districts.

Streetscape Standards

Streetscape Standards are the design quality of the streets and their visual effects. A review of Streetscape standards of the Zoning Ordinance should be reviewed. If no streetscape standards exist, the Planning Commission should discuss

the adoption of standards. Streetscape standards allow community stakeholders, citizens, businesses, owners, and potential investors to visualize the streetscape in the district or downtown area and offer potential improvements.

Buffering

A thorough review of buffering within the current Zoning Ordinance should be completed to ensure

that incompatible land has a buffer and allows for a smooth transition between districts.

Solar Standards

A thorough review of solar standards within the Zoning Ordinance should be completed to ensure

that the standards are meeting current and emerging standards.

**Table 6.1
Future Land Use Categories As Related To Zoning Districts**

Future Land Use	Zoning District
Residential	
High Density Residential	R-2
Low Density Residential	R-1
Agricultural	A-1
Business	
Light-Business	C-1, OT
Large Business or Business District	C-1, C-2, I
Light Manufacturing	C-2, I
Industrial	
Industrial	I
Transportation & Mining	A-1, FR, I
Institutional/Recreational	
Institutional	C-1, OT, C-R,
Recreational	FR, A-1, C-2
Forest/Recreation	
Forest	FR, A-1
Low Density Residential	FR, A-1
Non-Forest	FR, A-1
Natural Area	
Public Forest Land	FR, A-1
Public Natural Lands	FR, A-1
Agriculture	FR, A-1
Wetland	FR, A-1

Figure 6.1: Briley Township Future Land Use

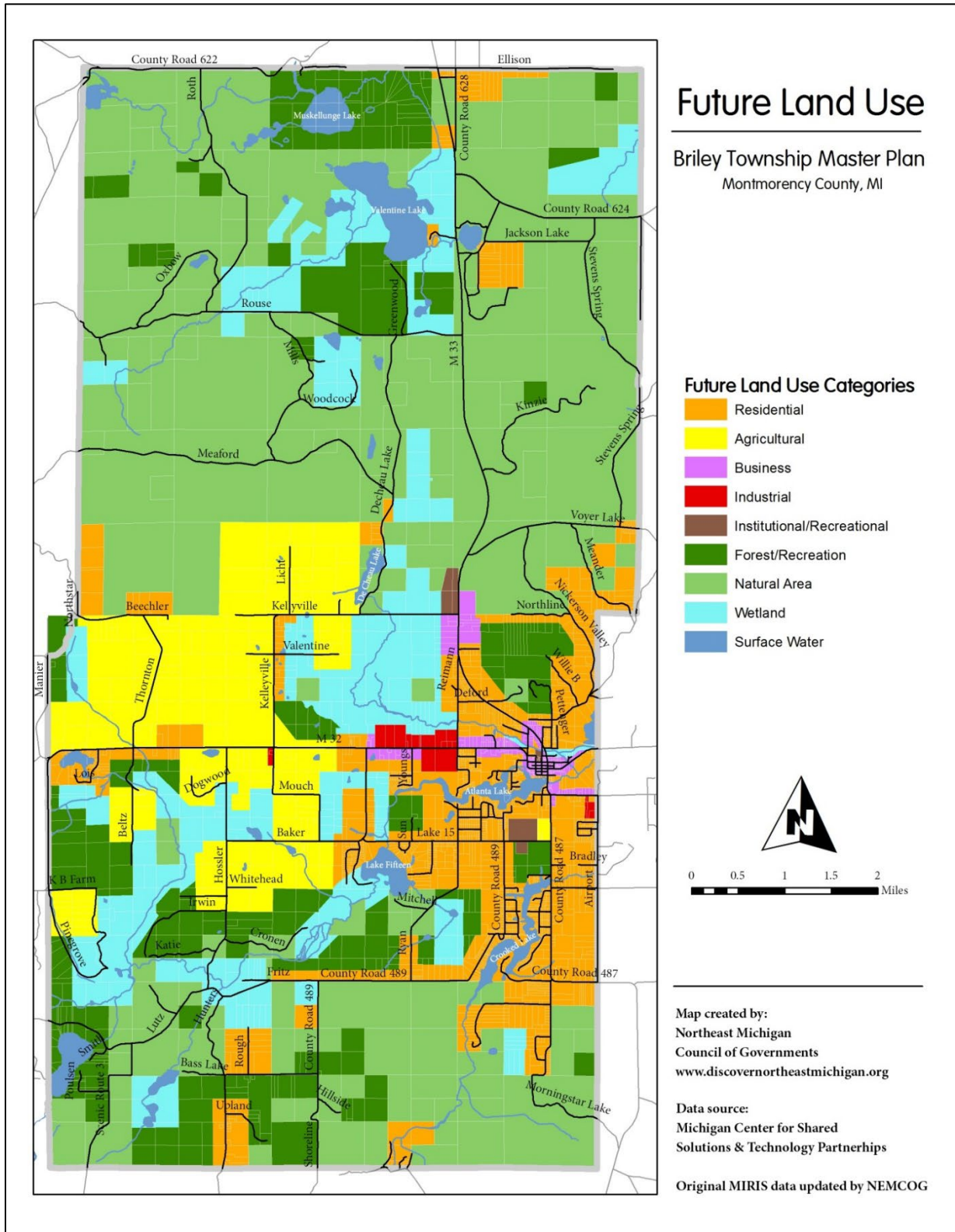


Figure 6.2: Briley Township Zoning Map

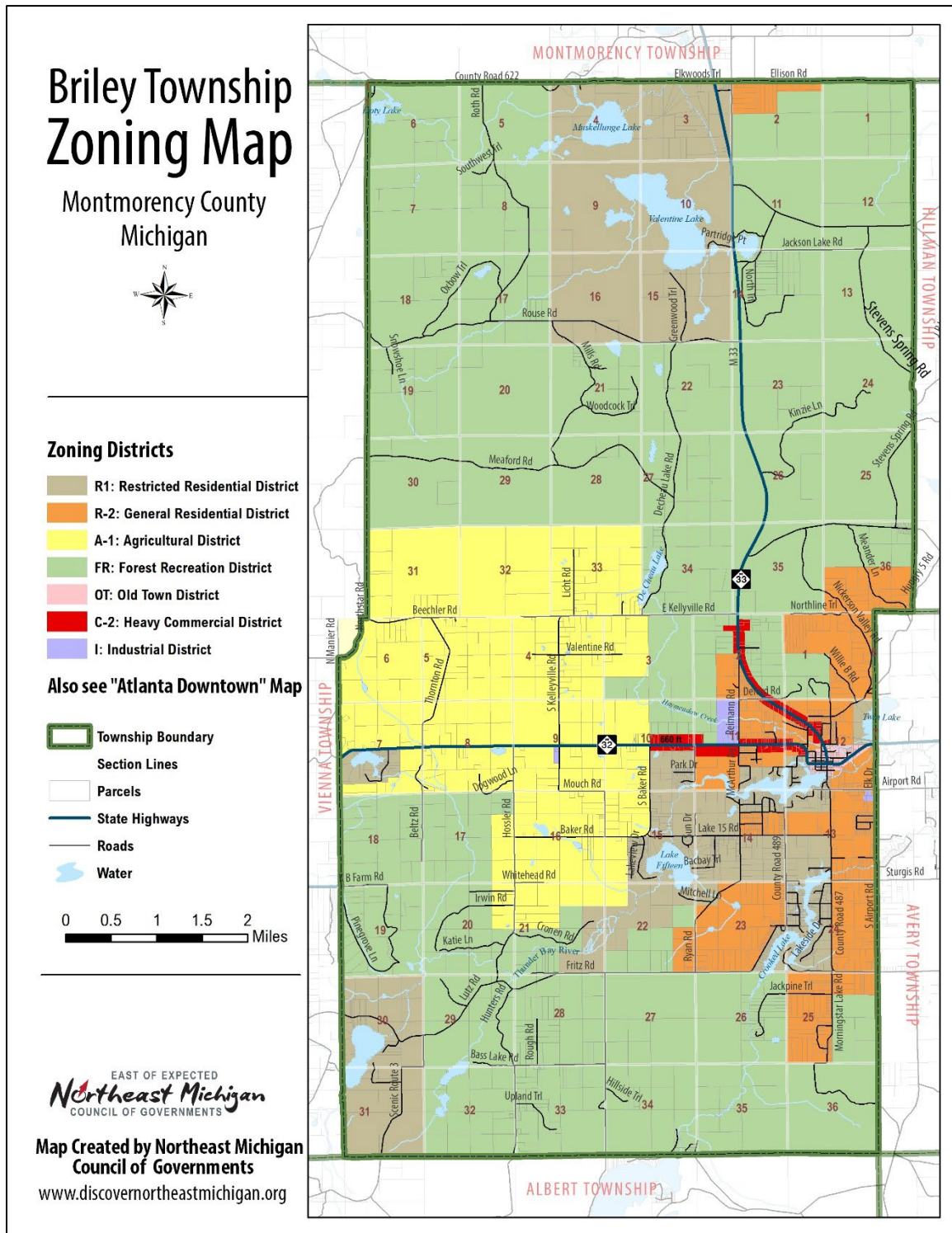
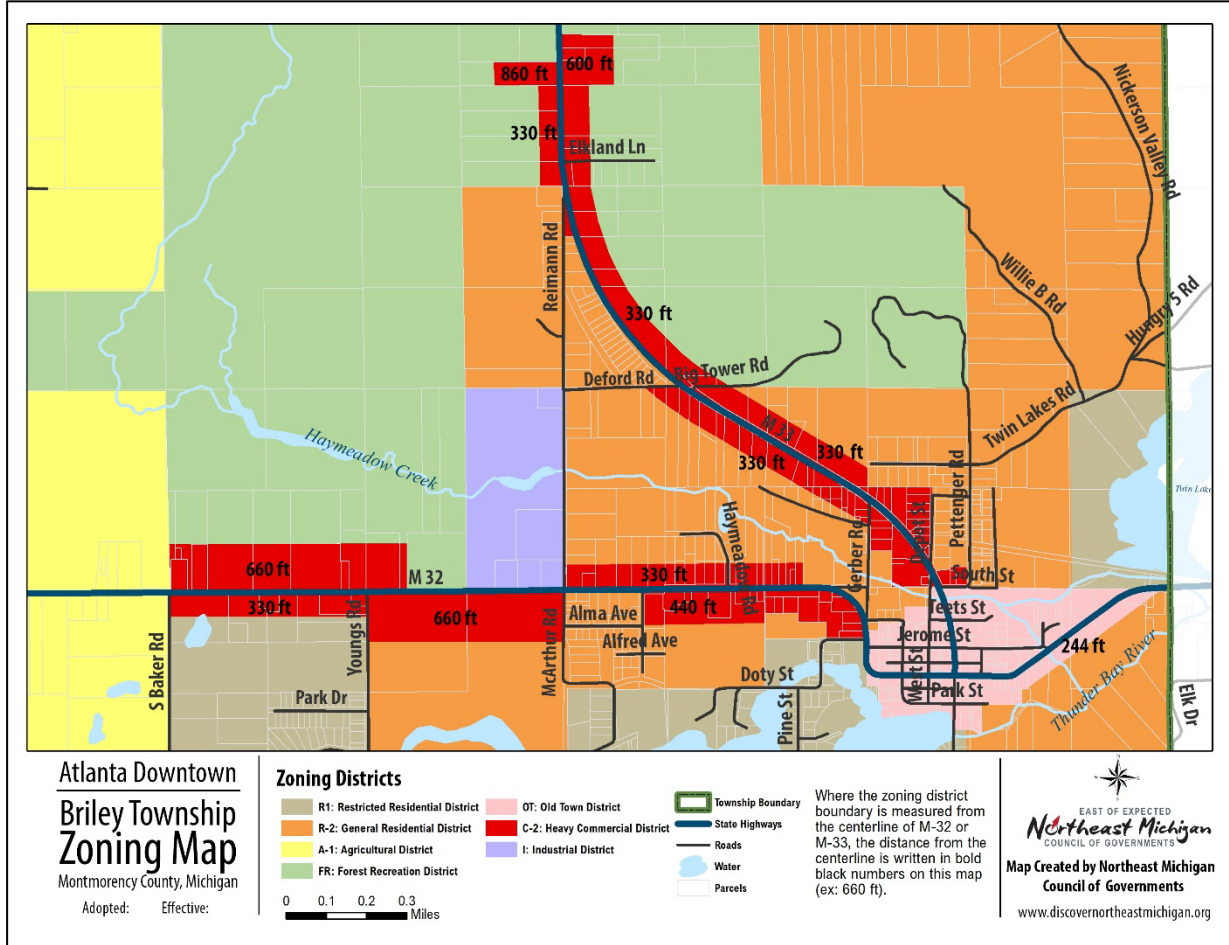


Figure 6.3: Briley Township Downtown Zoning Map



CHAPTER

7

GOALS & OBJECTIVES



Briley Township Master Plan

Community Visioning

This chapter aims to establish the goals, objectives, and strategies that will guide future growth and development in a manner that will reflect the community's unique character. In developing community goals and objectives, it is important to analyze demographics, housing, economic conditions, services and facilities, cultural and natural resources, and existing land use. Preceding chapters of this master plan have documented the above characteristics.

An equally important step in developing goals is community input. The Planning Commission commissioned a community-wide survey that was made available online. Printed copies of the survey were also available at strategic locations throughout the Township. The survey was available on the Briley Township website and hard copies were made available at Township Hall. A

flyer was included in property tax billing mailed to all property owners in Briley Township. Participants were asked a number of different questions, including identifying assets in Briley Township; listing assets that Briley Township should strive to protect or expand; identifying negative issues about Briley Township; and a number of different questions regarding government services, community facilities, natural resources, housing, economic development, transportation, quality of life, and recreation. Lastly, participants were asked to provide suggestions on improvements that could be undertaken by Briley Township in the future. The input was received and responses were carefully compiled and analyzed. With guidance from the community survey results, the Planning Commission established the goals and objectives identified in this chapter.

92% of survey respondents are satisfied or very satisfied with Briley Township as a place to live or own property.

Briley Township Assets

Survey Q9: What 3 things do you like most about Briley Township (3 biggest assets)?

People

- Friendly, Helpful, Caring People & Neighbors
- Community Involvement
- Strong Community Spirit
- Close-knit Community

Natural Resources

- Natural Areas & their Beauty
- Proximity to Lakes and Rivers
- Clean air
- Abundant Natural Resources (forests, wildlife, land, etc.)
- Clear night sky

Recreation

- Abundant Parks, Public Lands & Community Spaces
- Access to Updated Recreational Resources (parks, pavilion, pier in town, Briley Township Recreation Area, etc.)
- General Recreational Activities (hunting, fishing, swimming, elk

viewing, ORV trails, hiking & ski trails, etc.)

Town

- Quaint, small, rural town
- Country Lifestyle/Hometown Feel
- Slow Pace & Peaceful
- Beautiful Properties
- Cleanliness
- Safe Community
- Lack of development
- Privacy
- Reasonable cost of living
- Tourism-based economy
- Less traffic

Services

- Family Dollar
- Willingness to try and make things better
- Freddie's
- Gas
- 4-H Center
- Current Township Board
- No big box stores or fast food
- Festivals
- Places to eat and shop
- Well-maintained cemetery
- Elkfest
- Office & Staff
- Thunder Bay Deli
- Communication of Town activities
- County Sheriff responds quickly
- Road Commission
- Roads
- Bars & Restaurants
- Room for improvement
- Essential Stores and available amenities
- Cooperation with local businesses to make things better.
- New Township Administration/Staff's Customer Service
- Fellowship
- Improvements underway
- Farmers Market
- Fireworks
- Garage Sales
- Library, Senior Center, Churches, Garden Club

Briley Township Issues

Survey Q10: What 3 things do you dislike about Briley Township (3 biggest issues)?

Economy/Jobs/Business

- Lack of businesses & job opportunities
- Not enough restaurants
- Marihuana Facilities
- Update Buildings
- Scarce town
- Grocery Store
- Diminishing Business
- Chamber doesn't allow Franchised Businesses
- Shopping
- Vacant Commercial Buildings
- Distance to big box stores
- Limited Financial resources

- No potential for new business
- No Car wash
- Too many Dollar Stores
- Failure to recruit businesses
- People not willing to work

- Hospice relocated to Old School Building.
- Professional Trades
- Properties in disrepair.

Infrastructure

- Bad Cell Service
- No information on Airport
- No choice in electric service.
- Poor Internet services
- No Sewer & Water Infrastructure
- M32 & M33 intersection
- Power poles/lines downtown
- Lack of infrastructure for development

- Trash service
- Traffic & Traffic Safety
- Parking
- Natural Gas availability
- Roads are dusty
- Poor infrastructure
- No Sidewalks
- No electric charging stations

Recreation/Activities

- Noisy ORVs/ORVs on the shoulder of State Highways and through town
- Trail maintenance
- Making the beach better

- Parks & Rec to use fundraiser money not tax money
- Closed private recreation services
- Improved Kayak launch
- More Non-Motorized trails

Natural Resources

- Poaching of elk
- Water quality/Groundwater contamination
- River conditions/poor river flow
- Ticks

- Cutting trees without replanting
- Lack of Resources
- Cold Winters
- Lake-level management

School

- School taxes

- Educational System

Government

- Tax payment online check option/Surcharge for online tax payment
- Township Government/Clerk/Treasurer/Lack of knowledge by Township Officials
- Blight
- Road Conditions/Poor roads outside of town
- High taxes

- Derelict Buildings
- Lack of Zoning Enforcement/Zoning should help pull permits
- Crime/Drugs
- Traffic/Speed limits
- Themed façade improvements
- Access to grocery stores and restaurants
- Government over-reach
- Lack of trash receptacles downtown

- Property Assessment
- Pickiness about what goes in empty buildings.
- Homes in disrepair
- Communication
- Lack of transparency

General

- No vision for future opportunities
 - Resistance to Change/Fear of Change/Push back on growth
 - Lack of community activities/More things to do for all age groups
 - The town doesn't seem to grow
 - Nearby Hospital
 - Unfriendly/Unwelcoming towards newcomers
 - Lack of positive relationships with the Chamber & other Organizations.
 - Not open to new ideas
- Poor use of the Pavilion
 - Grass not cut by sidewalks and roadside
 - Downtown development
 - Town Layout
- No Marketing & promotion of tourism
 - Lack of respect
 - Too far from a hospital
 - Lack of participation
 - Lack of unity
 - Seasonal residents blamed for local problems
 - Lack of basic needs providers
 - Access to services
 - Illegal dumping

Goals, Objective & Action Items

The following pages contain specific goals, objectives, and action items for Briley Township. Please note that the items contained within this chapter are not listed in order or importance.

Timeframe: LONG: 3-5 years or more, SHORT: 0-3 years, and

ONGOING.

Responsible Party: ALL: includes boards and staff members, PC: Planning Commission, TB: Township Board, ZA - Zoning Administrator, ZBA: Zoning Board of Appeals

Community Character

A community's "character" is an intangible item that identifies the attributes that make a community unique. While a community's character will continually change over time, attempting to preserve it can be a very important part of maintaining a community's cultural

heritage and traditions. A community's "quality of life" are those factors that, when taken in totality help define the viability of a community as a place to live, work, and play.

Goal: *Maintain the quality of life and small-town character of Briley Township while adapting to the modern needs of residents.*

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
<p style="font-size: 2em; font-weight: bold; text-align: center;">1</p> <p style="text-align: center;">Community Character</p>	<p>OBJECTIVE 1 Encourage social, governmental, and economic practices that maintain the tranquil community character of Briley Township while balancing future growth and development.</p>		
	(1) Implement the goals and objectives of the Township Master Plan and Township Recreation Plan.	LONG	ALL
	(2) Coordinate with the Township Board and appropriate departments, agencies, and organizations.	ON-GOING	ALL
	(3) Create opportunities for community interaction such as events.	ON-GOING	ALL
	(4) Encourage public feedback on a variety of projects within the Township.	ON-GOING	ALL
	<p>OBJECTIVE 2 Encourage the maintenance of clean and attractive properties in the Township.</p>		
	(1) Ensure that Township-owned public spaces remain clean and attractive by providing maintenance by the Township.	ON-GOING	ALL
	(2) Ensure that private properties remain clean and attractive by enforcing a blight and/or nuisance ordinance.	ON-GOING	ZA, PC
	<p>OBJECTIVE 3 Protect the dark skies of the Township.</p>		
	(1) Educate the public and local officials on the benefits of dark night skies.	SHORT	PC, TB
	(2) Adopt lighting standards to retain dark skies	SHORT	PC, TB

Government Services

Governmental institutions owe their constituents an efficient and open organization by continually seeking ways in which to operate most cost-effectively. Efficient and consistent delivery of services to the public is critical in achieving this goal. Cooperation and collaboration

between local units of government is also an important part of achieving this goal. Open lines of communication with the public will help to assure constituents that this is being pursued.

Goal: Provide services efficiently and responsibly to meet the needs of the residents, property owners, business people, and visitors.

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
2 Government Services	OBJECTIVE 1 Promote intragovernmental, intergovernmental, and regional cooperation on issues of mutual concern.		
	(1) Work cooperatively with adjacent units of government in providing guidance and input on decisions that impact Briley Township.	ON-GOING	ALL
	(2) Maintain communication with other governmental units and agencies on matters of mutual concern.	ON-GOING	ALL
	(3) Maintain communication with other governmental units and agencies on matters of mutual concern.	ON-GOING	ALL
	(4) Work cooperatively with all community organizations within and around Briley Township to meet the goals and objectives defined in this Master Plan.	ON-GOING	ALL
	(5) Investigate the uniform development and adoption of land use controls among other local units of government.	ON-GOING	PC
	(6) Investigate the sharing of services with other local units of government where feasible.	ON-GOING	ALL

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
<p style="font-size: 2em; text-align: center;">2</p> <p style="text-align: center;">Government Services</p>	<p>OBJECTIVE 2 Engage the public in the process of local government.</p>		
	(1) Engage in public input regularly to ensure government is responsible to the people.	ON-GOING	ALL
	(2) Promote the involvement of volunteers in the government process.	ON-GOING	ALL
	(3) Utilize the Briley Township website to communicate with the public.	ON-GOING	ALL
	(4) Encourage community and stakeholder collaboration.	ON-GOING	ALL
	(5) Obtain and Maintain RRC Certification	ON-GOING	ALL
	<p>OBJECTIVE 3 Make responsible and informed decisions and sound fiscal policy.</p>		
	(1) Utilize the proactive master planning process as a check and balance on decision-making.	ON-GOING	ALL
	(2) Ensure a responsible fiscal policy and budget process to finance the Township Government	ON-GOING	ALL
	(3) Create and utilize a sound Capital Improvements Plan	ON-GOING	ALL

Recreation and Beautification

Briley Township is blessed with many natural resources and recreational opportunities. This helps to add to the quality of life and makes the community a more enjoyable place in which to live and work. The township's many recreational opportunities are also very

important in attracting tourists and new residents and businesses. Maintaining and improving these recreational facilities and opportunities is vital for present and future generations.

Goal:

Preserve and improve access to public lands and water; expand and improve recreation trails and parks for the enjoyment of residents, visitors, and future generations; and engage in community beautification.

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
3 Recreation and Beautification	OBJECTIVE 1 Provide ample and quality recreation for residents and visitors.		
	(1) Maintain and implement an updated Township Recreation Plan that identifies and prioritizes needed community recreational facilities.	LONG	PC
	(2) Support cooperative recreational planning and development with adjacent governmental units.	ON-GOING	ALL
	(3) Preserve and maintain public recreation areas and access sites.	ON-GOING	ALL
	(4) Pursue outside funding resources, such as grants, for land acquisition and recreational development.	LONG	ALL
	(5) Provide a sufficient number of public amenities (restrooms, picnic tables) in key locations around the Township.	ON-GOING	ALL
	(6) Implement zoning language to allow for small pocket parks.	SHORT	PC
	(7) Integrate the Dark Skies concept into the Townships and promote to visitors.		
	OBJECTIVE 2 Support the expansion and maintenance of trail systems in Briley Township.		
	(1) Work with the MDNR, local snowmobile groups, and neighboring communities to ensure the existence of designated snowmobile routes to enhance the winter recreational base throughout Briley Township.	ON-GOING	ALL
	(2) Work with the MDNR, ATV/ORV groups, and neighboring communities to ensure the existence and maintenance of ATV/ORV trails and routes throughout the Township.	ON-GOING	ALL
	(3) Work with MDNR, MDOT, and local organizations and trail groups to expand and maintain non-motorized trail systems throughout the Township.	ON-GOING	ALL

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
<p style="font-size: 2em; font-weight: bold; text-align: center;">3</p> <p style="text-align: center;">Recreation and Beautification</p>	(4) Work with the MDNR and MDOT to facilitate snowmobile and ATV/ORV routes into Atlanta to access local businesses.	ON-GOING	ALL
	(5) Support the expansion of non-motorized trails throughout the Township.	ON-GOING	ALL
	(6) Implement strategies in the Atlanta Trail Town Plan	ON-GOING	ALL
	OBJECTIVE 3		
	Engage in a community beautification effort.		
	(1) Coordinate with local service clubs to implement a community beautification program.	ON-GOING	ALL
	(2) Preserve and protect all healthy trees growing on public property or public right of way and replace or add to the stock when needed.	ON-GOING	ALL
	(3) Create distinctive gateways into Atlanta	LONG	ALL
	(4) Implement streetscape projects to increase the attractiveness of commercial areas.	ON-GOING	ALL
	(5) Develop design standards and façade programs that improve aesthetics downtown.	LONG	ALL
	OBJECTIVE 4		
	Increase the usage of recreational amenities in Briley Township.		
	(1) Encourage the marketing of the recreational amenities in Briley Township to residents and visitors.	ON-GOING	ALL
(2) Develop a signage/wayfinding program for recreation facilities.	SHORT	ALL	

Natural Resources

The protection of a community's natural environment is imperative in maintaining the quality of life and ensuring that future generations live in healthy surroundings. A clean and attractive environment helps to

attract new businesses, residents, and tourists. Economic development and environmental protection are both necessary for a sustainable, healthy community.

Goal: *Protect and preserve natural resources while integrating them into the community character and economy of Briley Township.*

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
4 Natural Resources	OBJECTIVE 1 Protect land resources and water quality.		
	(1) Evaluate the environmental impact of all new development.	ON-GOING	PC
	(2) Encourage a land use pattern that is oriented to and respects the natural features and water resources of the area. Evaluate the type and density of proposed developments based on soil suitability, stormwater management, the slope of the land, the potential for groundwater and surface water degradation and contamination, compatibility with adjacent land uses, and impacts on sensitive natural areas like wetlands greenways, and wildlife corridors.	ON-GOING	PC
	(3) Encourage the continued natural use of wetlands as groundwater recharge and stormwater holding areas.	ON-GOING	PC
	(4) Protect shoreline areas from development impacts through conservation techniques like landscaping, conservation easements, and resource education programs.	ON-GOING	PC
	(5) Encourage greenbelt areas adjacent to the lake, pond, streams, and wetlands to protect water quality and critical wildlife habitat and support the education of the public as to the benefit and purpose of greenbelts.	ON-GOING	ALL
	(6) Encourage the use of native plant species and naturalized landscape designs, where appropriate, in development.	ON-GOING	PC
	(7) Educate the public on regulations and standards to protect and preserve the quality of the air from degradation due to fumes, odors, smoke, dust, and other pollutants.	ON-GOING	ALL

IMPLEMENTATION STRATEGIES				
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY	
4 Natural Resources	(8) Support natural resource education and technical programs that assist landowners, businesses, and communities.	ON-GOING	ALL	
	(9) Explore the feasibility of the purchase of development rights or conservation easements as a land use tool. Disseminate this information to residents.	ON-GOING	ALL	
	(10) Continue involvement in the Michigan Green Communities program to work towards sustainable projects, programs, and policies.	ON-GOING	ALL	
	(11) Incorporate measurable and sustainability targets and indicators in line with the Michigan Green Communities Program	LONG	ALL	
	(12) Work with local utility providers to conduct energy audits on Township owned facilities	SHORT	ALL	
	OBJECTIVE 2			
	Emphasize the Township's waterfront and forested assets for recreation opportunities and tourism.			
	(1) Encourage and explore opportunities for recreational use of the waterfront.	LONG	TB, PC,	
	(2) Retain and improve public water access sites for residents, seasonal residents, and visitors.	ON-GOING	ALL	
	(3) Protect and encourage hunting, fishing, and other outdoor recreational opportunities in the area.	ON-GOING	ALL	
	(4) Educate the public on the impacts of fertilizer and pesticides on local watersheds.	ON-GOING	ALL	
	(5) Work with the District Health Department to educate residents on septic maintenance and the impact on the ecosystem from septic system failures.	ON-GOING	ALL	

Infrastructure, Community Facilities & Community Services

Community facilities, infrastructure, and services (i.e., water, sewer, fire, police, schools, etc.) constitute the backbone of a community. Having well-designed and managed infrastructure and services greatly

adds to the “livability” of a community. The continued maintenance of these facilities is essential and requires constant oversight.

Goal: Provide the necessary transportation routes, utilities, community facilities, and community services to meet the needs of the residents and visitors.

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">5</p> <p>Infrastructure, Community Facilities & Community Services</p>	<p>OBJECTIVE 1 Improve and maintain the Township’s public utilities and other amenities to accommodate the needs of residents and visitors.</p>		
	(1) Plan utility improvements to coincide with development, where possible.	ON-GOING	ALL
	(2) Work with local utility companies & communication companies to encourage the placement of utilities underground.	ON-GOING	ALL
	(3) Support the placement of electric car and electric bike charging stations downtown.	SHORT	ALL

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">5</p> <p>Infrastructure, Community Facilities & Community Services</p>	(4) Provide unique and attractive lighting.	ON-GOING	ALL
	(5) Ensure continued safety by maintaining high levels of emergency services by providing adequate staffing and resources.	ON-GOING	TB
	(6) Continue implementation of zoning regulations that require sufficient private road access for emergency vehicles.	ON-GOING	PC, ZBA, ZA
	(7) Include planned improvements to community facilities, public infrastructure, and public safety equipment in an adopted Township Capital Improvements Plan.	ON-GOING	ALL
	(8) Investigate methods to improve access to recycling services.	ON-GOING	ALL
	(9) Work to expand access to high-speed internet throughout the Township.	ON-GOING	ALL
	(10) Continue the wellhead protection program	ON-GOING	TB, PC
	(11) Upgrade street lighting.	ON-GOING	ALL
	(12) Examine the public transportation needs of the residents	ON-GOING	TB, PC
	(13) Maintain and upgrade existing water systems.	ON-GOING	ALL
(14) Continue to assess the feasibility of a sewer system and investigate and pursue matching funds for the creation of a sewer system.	LONG	ALL	

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">5</p> <p>Infrastructure, Community Facilities & Community Services</p>	<p>OBJECTIVE 2 Plan for safe and effective vehicular circulation routes.</p>		
	(1) Maintain and improve the existing road system for a safe and effective flow of all users.	ON-GOING	TB, PC
	(2) Investigate the feasibility of a parking study for downtown.	LONG	TB, PC
	(3) Encourage the development of corridor plans for all primary transportation routes.	LONG	TB, PC
	(4) Support the expansion of public transportation.	LONG	TB, PC
	(5) Work with the County Road Commission to ensure adequate and timely snow removal operations are maintained.	ON-GOING	TB
	(6) Communicate with the County Road Commission, property owners, developers, residents, and other entities to ensure road maintenance priorities are established and implemented.	ON-GOING	TB

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">5</p> <p style="text-align: center;">Infrastructure, Community Facilities & Community Services</p>	<p>OBJECTIVE 3 Create a pedestrian and bicycle-friendly community and implement a Complete Streets Program.</p>		
	(1) Support the development of bicycle paths and pedestrian walkways.	LONG	ALL
	(2) Maintain and increase public amenities for non-motorized travelers such as benches and bike racks.	ON-GOING	TB, PC
	(3) Update the previous 2017 walkability study to accommodate a maintenance plan and current condition assessment of sidewalks.	SHORT	TB, PC
	(4) Ensure there is increased access to sidewalks, parks, and other public areas for individuals with disabilities.	ON-GOING	ALL
	(5) Through the Zoning Ordinance, require design standards that create a more walkable downtown.	SHORT	PC
	(6) Evaluate pedestrian-level design features of public and private places.	LONG	TB, PC
	(7) Establish and promote a wayfinding signage program.	SHORT	PC, ZA, Staff
	(8) Ensure that streets and sidewalks provide a clean and attractive environment for pedestrians.	ON-GOING	ALL

Housing

A diverse and well-maintained selection of housing choices is another vital component of a community. The strength of a local economy is based, in part, on the affordability and selection of the housing stock. As a strong economy is an essential element of a healthy community, adequate housing choices must be available for residents to feel economically secure. In order to have productive community members and attract new citizens to an area, a local community needs a broad mix of demographics to develop a well-rounded economy. This helps to add to the quality of life and makes the community a

more enjoyable place in which to live and work. Housing choices impact more than just what type of structure an individual buys. Access to and the affordability of housing choices impacts overall community development by influencing such factors as access to quality education, church attendance, community organizations, and convenient shopping opportunities. Therefore, a local community must actively seek ways in which to encourage desirable residential development.

Goal: Provide suitable housing opportunities for all income levels and age groups and preserve and enhance existing neighborhood character.

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
6 Housing	OBJECTIVE 1 Maintain the tranquil quality of existing neighborhoods		
	(1) Through zoning, protect residential neighborhoods from the intrusion of incompatible uses.	ON-GOING	PC, ZA, Staff
	OBJECTIVE 2 Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness, and safety		
	(1) Establish and promote programs that assist homeowners with preserving and maintaining older homes as owner-occupied, single-family dwellings.	SHORT	PC, ZA, ZBA
	(2) Establish & promote neighborhood enhancement programs such as street tree plantings, clean-up days, neighborhood gardens, etc. including community pride programs, and bury utility lines where appropriate and feasible.	LONG	PC, ZA, ZBA
(3) Work towards the elimination of structures in disrepair by use of incentive programs and legal approaches.	ON-GOING	PC, ZA ZBA	

IMPLEMENTATION STRATEGIES			
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
6 Housing	OBJECTIVE 3 Encourage a mix of housing development within the Township.		
	(1) Through zoning, direct higher-density housing to lands with the capacity to support such development and are adequately served by public services.	ON-GOING	ALL
	(2) Plan medium and high-density residential development only in those areas that are suitable for such use.	ON-GOING	PC, Staff
	(3) Encourage the development of housing to meet the needs of all household types and income groups including small homes and accessory dwelling units.	ON-GOING	TB, PC, Staff
	(4) Explore and pursue affordable housing funding programs.	ON-GOING	TB, PC, Staff
	(5) Mix residential uses with commercial and office uses where possible.	ON-GOING	PC, Staff
	(6) Identify appropriate locations for senior and assisted living housing.	ON-GOING	PC, Staff

Other Plans & Documents

The goals, objectives, and projects contained within the documents listed below are hereby incorporated into the Briley Township Master Plan:

1. **Briley Township Recreation Plan**
2. **Briley Township Wellhead Protection Plan**
3. **Briley Township Walkability Plan**
4. **Thunder Bay River Waterfront Revitalization Plan**
5. **Thunder Bay River Watershed Plan**
6. **Briley Township Strategic Plan**
7. **Briley Township Downtown Plan**

CHAPTER 8

ECONOMIC
DEVELOPMENT PLAN



Briley Township Master Plan

'Create and ensure a vibrant, collaborative, and prosperous community for current and future generations that maintains Briley Township's character and natural resources through sustainability and resiliency practices as well as provides opportunities for flourishing businesses and industries to enhance employment opportunities for residents.'

-Briley Township Economic Development Vision

Introduction

Since economies are not limited by political boundaries, they are becoming more and more interlinked as trade and technology continue to create a more interconnected, interdependent world. This connection is shifting the economy from a manufacturing-based economy ('old economy') to a knowledge- and service-based economy ('new economy'). However, strong economies require a balance between the slower-growing 'old economy' industries (e.g. manufacturing, agriculture, etc.) and the rapidly growing 'new economy' industries (e.g. high tech, research, etc.) to be competitive in attracting jobs and private investment.

Prosperity Region developed the Regional Prosperity Initiative (RPI) to increase collaboration among regional partners in an effort to work towards shared regional prosperity goals and strategies. Briley Township is an active partner with the Northeast Michigan Council of Governments (NEMCOG) to implement the goals of the Regional Prosperity Initiative.

Northeast Michigan is part of an 11-county prosperity region, which includes Alcona, Alpena, Cheboygan, Crawford, Iosco, Montmorency, Ogemaw, Oscoda, Otsego, Presque Isle, and Roscommon Counties. The Northeast Michigan

In addition to implementing the RPI, NEMCOG plans for regional economic development through the implementation of the *Comprehensive Economic Development Strategy for Northeast Michigan* (CEDS). The mission of the CEDS is to create sustainable economic development through public-private collaborations that result in increasing employment opportunities, income, and overall quality of life in Northeast Michigan.

Challenges & Opportunities

Residents identified many challenges and opportunities within the public input survey. Survey

results are integrated into the sections below.

Challenges

Lack of Business Diversity & Opportunities

According to survey respondents, the predominant economic development challenge in Briley Township is the lack of business diversity and opportunities. Respondents stated there is a lack of restaurants, grocery stores, service shops, and big box and locally owned businesses. Strong

economies need to have diverse businesses to be resilient to economic changes. Diverse businesses support each other as the economy grows.

Some respondents indicated government regulations and other organizations prevent or discourage businesses from locating in the

township. Township officials and local organizations should proactively work together to attract, retain, and support businesses. These efforts will create jobs, enhance community vitality, and support entrepreneurs.

Lack of Job Opportunities & Younger Workers

About 55% of survey respondents feel the township does not have adequate job opportunities, citing stagnant economic growth, a lack of professional jobs, and a lack of a skilled trades program. Other respondents noted there is a lack of interest in the township's available work opportunities. As was previously mentioned in this plan, Montmorency County's unemployment rate is consistently higher than the State of Michigan, and Briley Township's median household income is approximately \$23,000 less than the state. The lack of job opportunities causes workers to leave in search of higher paying, professional jobs as well as preventing younger families from moving into or returning to the area.

Younger workers are an indicator of a strong economy since they are the primary contributors. According to Chapter 2, Briley Township has a large portion of individuals between the ages of 45 and 64 years, which is indicative of an older workforce. The township has a smaller proportion of individuals aged 25-44 years, which will result in a lack of workers able to replace the older ones when they retire.

Lack of Infrastructure

An area's ability to provide high quality, reliable, and well-maintained infrastructure contributes to its quality of life and its ability to attract business development. However, infrastructure is costly in rural areas due to the low population density. Survey respondents indicated the township lacks the necessary water, sewer, broadband, and cellular service infrastructure to attract and retain residents and businesses. Respondents cited the township needs a new sewer system. Over 70% of respondents stated access to reliable, high-speed internet and cellular service is a problem in the township. According to Connect Nation's *The Michigan Broadband Map* (published October 6, 2023), the majority of Briley Township is either

unserved or underserved by broadband, except for small areas along the northern border of the township and around Atlanta.

During the COVID-19 pandemic the region experienced an increase in people moving into the area as workers were able to telecommute. After the pandemic, many workers have a hybrid work schedule of remote and office work. Some respondents noted Briley Township is a suitable location for a remote work hub.

Vacant Buildings & Unattractive Building Facades

Respondents noted the township has vacant storefronts and residences as well as buildings that need façade improvements. Attractive businesses and homes will attract residents, visitors, and other businesses to an area.

Lack of Housing Availability & Affordability

An increase in available, affordable housing will increase consumer spending and people's ability to improve their economic mobility, which will lead to greater economic growth. However, roughly half of the respondents feel there is a lack of quality, affordable housing in the township, citing limited rental properties and newer/updated, cheaper homes in nearby communities. About 93.3% of the township's housing stock is made up of single-family homes, while only 1.3% of the housing stock are apartments and duplexes. Despite the lack of diversity in the housing stock, the majority of respondents would like to see more single-family homes on large residential lots and senior housing. Since 2010, only 1.8% of the housing units were built in the township due to the difficulty in finding qualified contractors and people employed in construction within the region. The majority of the township's housing stock (68.9%) was built prior to 1980 with 26.0% built prior to 1960.

In addition, the Montmorency County Housing Commission was disbanded, which makes it more difficult to acquire information and resources for housing and training programs, and to provide access to affordable public housing.

Opportunities

Survey respondents indicated the township’s small town, rural character and its accessibility to various recreational opportunities and the surrounding natural environment make Briley Township an attractive place to live. M-32 travels through the southern portion of the township, connecting it to the employment hubs and highways in Gaylord and Alpena.

Over 60% of respondents support partial tax

abatements to attract and retain new businesses and jobs. However, some respondents cited the need for limitations on the scope and time frame for the abatements. In addition, over 85% of respondents support township officials working with the Chamber of Commerce to develop the township’s tourism industry. Some respondents also supported industrial and manufacturing development in the township citing they would like to see light industrial, electrical & parts assembly, research, and repair/restoration developments.

Local Economic Development Goals & Strategies

In an effort to work towards its economic development vision, Briley Township has developed goals and strategies for three focus areas: Community Support, Economic Expansion, and Talent Advancement. The strategies are a call to action for all citizens, organizations, businesses, elected officials, and other communities, not only the responsible parties listed. Even though Montmorency County does not have an entity that focuses solely on economic development, the County Board of Commissioners’ secretary handles economic development funding, and the Otsego County Economic Alliance (OCEA) assists with

retaining, attracting, and expanding industries.

As Briley Township implements its economic development plan, the following successful implementation benchmarks will be used:

- Increased labor force participation
- Decreased unemployment
- Increased household income
- Increased working-age population
- Improved educational attainment
- Increased number of businesses

Goals, Objectives & Action Items Key	
Responsible Parties	
Chamber	Chamber of Commerce
Citizens	Volunteers
County	County Staff
EGLE	Michigan Department of Environment, Great Lakes & Energy
LB	Local Businesses
LO	Local Organizations
MDARD	Michigan Department of Agriculture & Rural Development
MEDC	Michigan Economic Development Corporation
NEMCOG	Northeast Michigan Council of Governments
OCEA	Otsego County Economic Alliance
PC	Planning Commission
School	Education Institutions (e.g. Alpena Community College, University Center in Gaylord, etc.)
SBDC	Michigan Small Business Development Center
TARGET	Target Alpena Economic Development Corporation
TB	Township Board
Works	Michigan Works!
ZA	Zoning Administrator/Ordinance Enforcement Officer
ZBA	Zoning Board of Appeals
Timeframe	
Short Term	0-3 years
Long Term	Over 3 years
Ongoing	Continual efforts

Focus Area	Goals & Objectives	Time Frame	Responsible Party
Community Support	Goal 1: Create a strong sense of place through placemaking efforts that reimagine & reinvent Briley Township.		
	1. Develop partnerships with local, state, and federal agencies, and local businesses and organizations.	Ongoing	LB, LO, TB, NEMCOG, MEDC
	2. Implement a community beautification program.	Short	LB, LO, TB, Citizens
	3. Preserve and protect the trees within the township.	Ongoing	TB, PC, ZBA, Citizens
	4. Minimize the impact of development on the natural environment and environmentally sensitive areas.	Ongoing	PC, ZBA, ZA
	5. Continue to support festivals and events, as well as explore new ones to draw people into the township.	Ongoing	TB, Citizens, LB, LO, Chamber
	6. Implement the objectives in the Downtown Development Plan.	Ongoing	TB, MEDC, LB, LO, ZA, ZBA, PC
	7. Develop plans that strategically target investment in the township, including but not limited to recreation and capital improvement plans.	Ongoing	PC, TB, MEDC, ZA, NEMCOG
	8. Protect community facilities that are part of the township’s character and sense of place.	Ongoing	TB, PC, ZBA
	9. Obtain Redevelopment Ready Community Certification.	Long	MEDC, TB, PC, ZA, NEMCOG
	Goal 2: Provide infrastructure improvements to attract individuals and businesses.		
	1. Work with Connect Michigan and internet service providers to ensure adequate internet is available throughout the township.	Ongoing	TB, LB, NEMCOG, County, PC
	2. Implement the Township sewer system plan.	Long	TB
	3. Plan infrastructure improvements to coincide with development, if possible.	Ongoing	TB, PC, ZA, County, LB
	4. Develop the infrastructure required to attract individuals and businesses as well as consider infrastructure services on an as-needed basis.	Ongoing	TB, PC
	Goal 3: Advertise and promote Briley Township.		
	1. Create a targeted marketing strategy to continue to promote the township as ‘Michigan’s Elk Capital.’	Ongoing	TB, LB, Chamber
	2. Participate in a wider tourism marketing campaign in conjunction with neighboring communities or Northeast Michigan as a whole.	Ongoing	TB, Chamber
	3. Utilize social media to market Briley Township and nearby area information.	Short	TB
	4. Develop an inventory of attractions and accommodations to distribute to visitors as well as put on the township’s website.	Short/Ongoing	TB, Chamber, LB

Focus Area	Goals & Objectives	Time Frame	Responsible Party
Economic Expansion	Goal 1: Diversify and expand business opportunities in Briley Township.		
	1. Encourage neighborhood and home-based businesses.	Ongoing	PC, ZA, TB
	2. Develop partnerships with economic development organizations and the private sector.	Ongoing	TB, OCEA, TARGET NEMCOG, MEDC, LB, LO
	3. Work with economic development organizations to promote business retention, expansion, and diversification.	Ongoing	TB, OCEA, TARGET NEMCOG, MEDC
	4. Determine the feasibility of attracting light manufacturing and high-tech industries to the township with tax incentives and partial abatement programs.	Short	TB
	5. Inform business owners and employers about grant opportunities.	Ongoing	SBDC, OCEA, TB, TARGET
	6. Update the Zoning Ordinance with land use and development regulations that support economic development, such as mixed-use developments, provide for adequate buffering/screening between land uses, and direct industrial development toward land adequately served by public roads and utilities.	Short	PC, ZA, TB
	7. Determine the feasibility of creating a Downtown Development Authority, Corridor Improvement Authority, and Tax Incremental Finance Authority.	Short	TB, NEMCOG, OCEA, MEDC
	8. Develop a target market analysis to provide data to support future economic decisions, such as which markets are worth pursuing, which markets are not accommodated in the area, etc.	Short	TB, NEMCOG, OCEA, MEDC
	9. Work with Avery Township to improve/develop the airport.	Long	TB, TARGET, OCEA
	Goal 2: Utilize available programs to facilitate development.		
	1. Utilize brownfield redevelopment programs to redevelop or reuse properties.	Ongoing	TB, EGLE
	2. Develop and provide a financing options package to potential businesses and developers.	Short	TB, MEDC
	Goal 3: Support and promote the local agricultural economy.		
	1. Work with local, regional, and state agencies to attract value-added agriculture, which focus on production or manufacturing processes.	Ongoing	TB, MDARD, PC
	2. Update the Zoning Ordinance to allow farmers to produce, process, and market agricultural products on their properties.	Short	PC, ZA, TB, NEMCOG
	3. Encourage environmentally sensitive farming practices to protect the township's natural environment.	Ongoing	PC, ZA, ZBA, MDARD

Focus Area	Goals & Objectives	Time Frame	Responsible Party
Economic Expansion (cont.)	Goal 4: Market priority development sites to attract commercial and industrial establishments.		
	1. Develop a package with priority development sites with financing options, a list of local and state resources, development suggestions, and cost estimates. Make available online.	Short	TB, MEDC, NEMCOG
	2. Utilize resources to market available sites to developers.	Ongoing	TB, MEDC, NEMCOG
	3. Ensure properties in the township are uploaded to the MEDC Property Search & Analysis website and respond to property needs requests.	Ongoing	TB, NEMCOG
	4. Meet with potential property owners of priority development sites.	Short/ Ongoing	TB, MEDC, NEMCOG, OCEA, TARGET
	5. Create a map of priority development sites.	Short/ Ongoing	TB, PC, NEMCOG
	6. Issue RFQ/RFP for developers.	Short/ Ongoing	TB, MEDC, NEMCOG
	7. Secure development agreement.	Ongoing	TB

Focus Area	Goals & Objectives	Time Frame	Responsible Party
Talent Advancement	Goal 1: Increase public awareness and use of workforce development education & training programs.		
	1. Partner with educational institutions and business leaders to identify local internship, apprenticeship, and entrepreneurial opportunities.	Ongoing	School, TB, Works, NEMCOG, OCEA, TARGET
	2. Meet with businesses to determine their talent needs and ways to assist them in prospering in the township.	Ongoing	LB, TB, OCEA, NEMCOG, TARGET
	3. Create packages to distribute and make available online in an effort to provide potential workforce members with information highlighting the benefits of living in Briley Township.	Short	TB, NEMCOG
	4. Advocate for a Michigan Works! Office in Atlanta	Long	TB, Works
	Goal 2: Attract and retain a talented workforce to Briley Township.		
	1. Promote Briley Township as a telecommute (remote work) community.	Ongoing	TB, NEMCOG

Preliminary Priority Development Sites

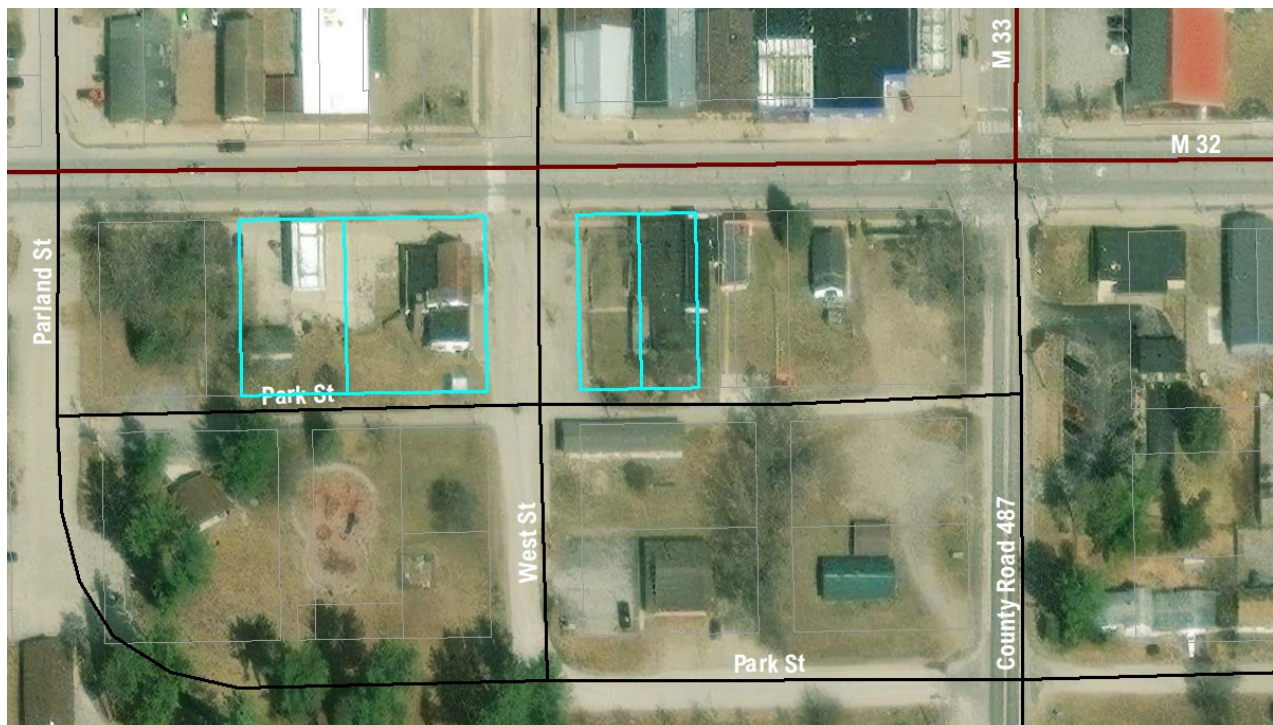
Briley Township intends to participate in the MEDC Redevelopment Ready Communities program. As part of this program, the Township is designating preliminary specific redevelopment sites to target. These priority sites, once specific sites are designated and prioritized, will be reviewed annually and may change throughout the year as

circumstances in the community change and as new information becomes available. The inclusion of these sites in this Master Plan is not meant to preclude alternate areas of redevelopment in the Township if the opportunity for redevelopment becomes available. The following are possible redevelopment sites

Downtown between M-32 and Park Street (parcels 003-407-000-005-00; 003-407-000-008-00; 003-411-000-001-00; 003-411-000-003-00)

The parcels to the west are the former location of an auto repair shop and a closed gas station and the parcels to the east are the location of a former bar. These parcels together total less than one acre. These properties front on M-32 and are located within Briley Township's downtown area. M-32 is a highly traveled corridor between Gaylord and Alpena, so redeveloping these properties is a high priority. The property is currently zoned Old Town

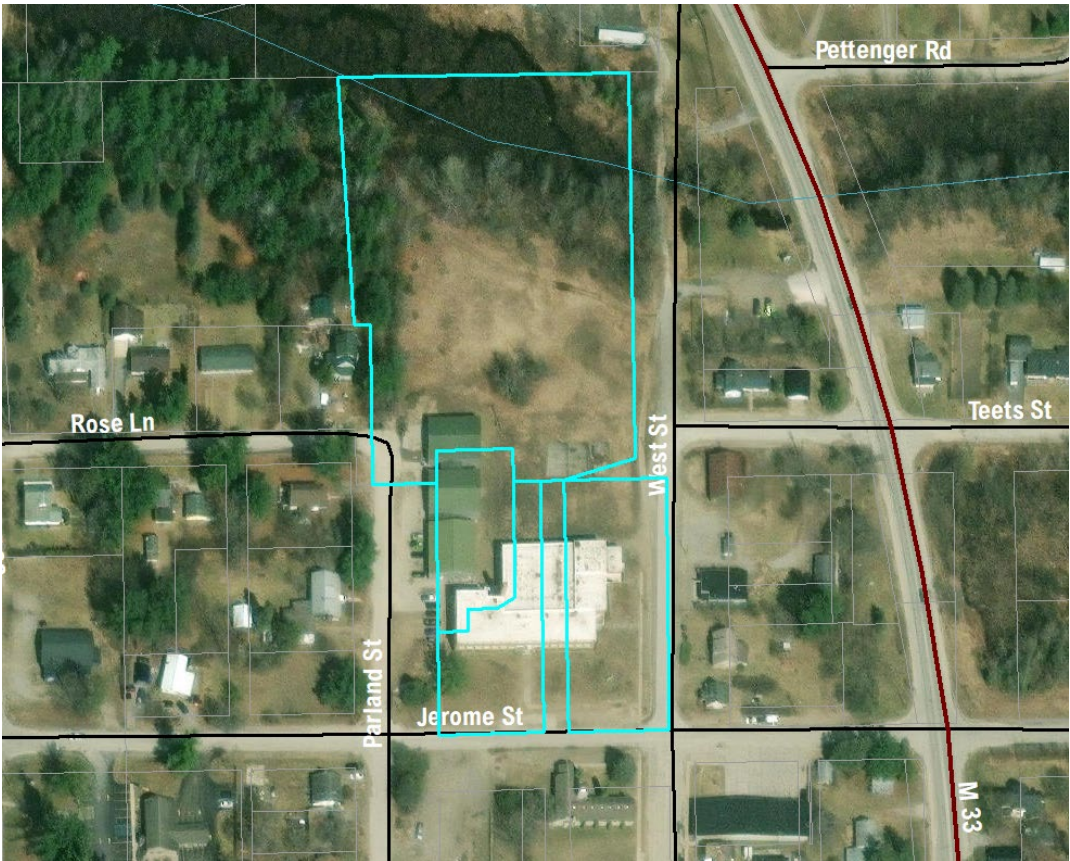
District which allows for downtown shopping areas, professional offices, and uses which serve the surrounding residential areas. The future land use map shows the properties as businesses uses, so a wide variety of uses are appropriate here. The properties should be developed according to the Briley Township Downtown Plan. The zoning ordinance allows for lot line to lot line development with parking to the rear.



Jerome Street (parcels 003-420-000-002-04; 003-405-000-001-01; and 003-405-000-001-00)

This 5.4-acre property contains a former school building with vacant land to the north. This property is unique in that it has the potential for many different uses yet is located in a residential area near the Township offices. The zoning is split between the Old Town District (south portion of the property) and the C-1 District (north portion of the property). The township has proposed changes to

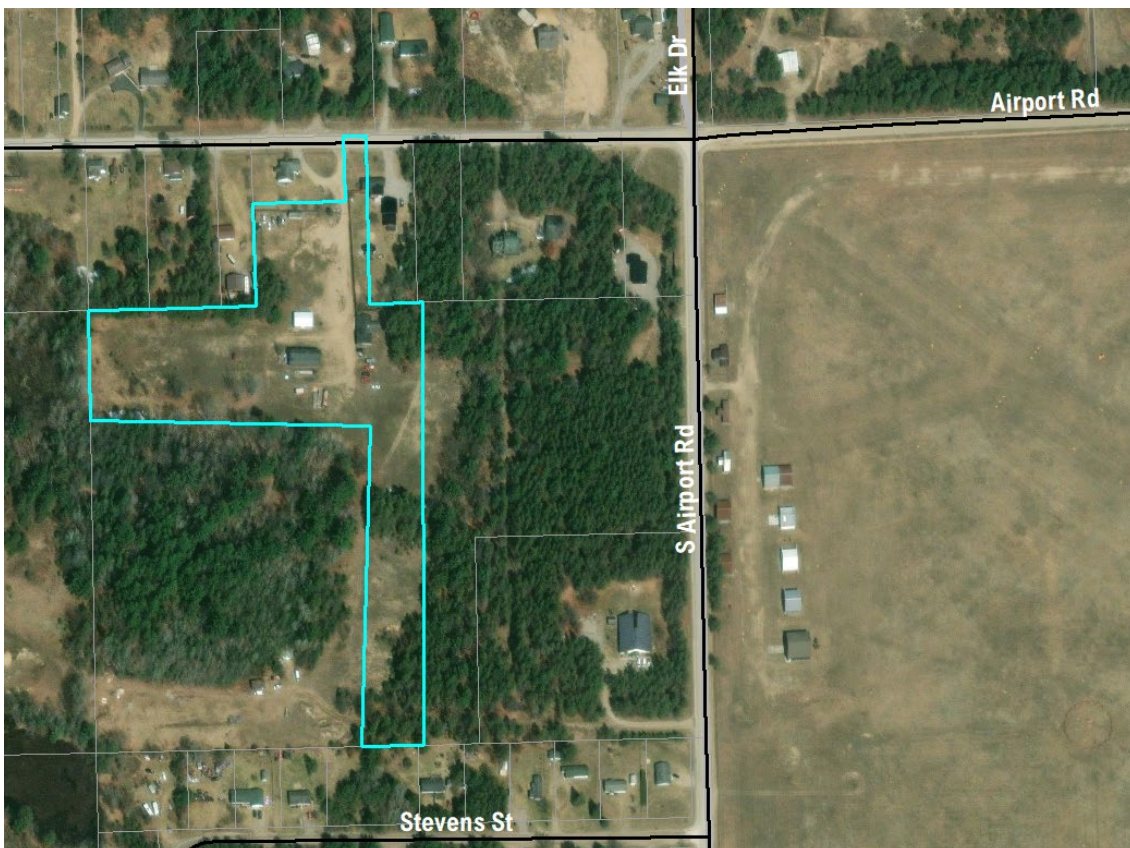
these districts and has broadened the types of uses in each. The property has the potential to be a mixed-use development or to contain a range of light commercial uses. In addition, the township has identified some unique types of uses that will be allowed in the Old Town and C-1 District including food hubs, residential care facilities, and a range of recreational uses.



12901 Airport Road (parcel 003-013-000-020-03)

This 7.6-acre property contains an old auto salvage yard that has been closed. The zoning for this property is partially industrial (a small portion of the east part of the parcel) and partially residential (the majority of the parcel). The recommendation would be to ensure that the parcel is no longer dually zoned. The property is surrounded by residential uses, therefore the future use of the property

should be something that is compatible with residential. While the future land use map shows the majority of the parcel as future residential, a small portion of the property and the parcel to the east is planned industrial. The township should remain open to other types of uses due to the proximity of future industrial and the nearby airport.



11720 M-33 (parcel 003-012-000-310-00)

This 0.5-acre property contains an old gas station. The building has been removed and storage tanks have been removed. This parcel fronts on M-33 just north of downtown Atlanta. While the surrounding area is mostly residential, there are many business opportunities which are available to this property. The future land use map shows the property as business and it is currently zoned C-2 (Heavy Commercial). C-2 is the district that accommodates

uses geared toward heavy traffic, longer business hours, more parking, increased noise, and outside activities. The widest variety of business uses are allowed in this district. In addition, multiple types of manufacturing uses are also allowed in the C-2 District. Therefore, this property has the potential to be extremely flexible to developers in terms of potential uses.



CHAPTER

9

**ADOPTION &
IMPLEMENTATION**



Briley Township Master Plan

Plan Coordination & Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to develop the Briley Township Master Plan was sent on June 8, 2022, to all adjacent communities and other relevant entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing, and entities notified can be found in the Appendix.

After the draft plan was completed by the Briley Township Planning Commission with the

assistance of NEMCOG, the draft was transmitted to the Briley Township Board of Trustees for approval to distribute the plan for review and comment. The draft plan was transmitted on December 6, 2023 to entities notified at the initiation of the plan development. After the required 63-day comment period, a public hearing notice was transmitted to all required entities. A copy of all relevant information can be found in the Appendix.

Public Hearing

A public hearing on the proposed Master Plan for Briley Township, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on February 12, 2024. Section 43 of the Act requires that a 15-day notice of the public hearing be given in a publication of

general circulation in the municipality. A notice of the public hearings was published in the Montmorency Tribune on January 17, 2024. The purpose of the public hearing was to present the proposed Master Plan and to accept comments from the public.

Plan Adoption

The Briley Township Planning Commission formally adopted the Master Plan on February 12, 2024. The Briley Township Board of Trustees

passed a resolution of adoption of the Master Plan on February 14, 2024. After adoption, the final plan was transmitted to all required entities.

Plan Implementation

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

On an annual basis, the Briley Township Planning Commission will review the goals and objectives of the Master Plan and identify and prioritize three to four working objectives per year. These

identified priority items will be the focus of the Planning Commission's activity throughout that particular year. This will allow the Planning Commission to work on a proactive basis in order to better accomplish the goals identified in the Master Plan.

The Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) recommends that all master plans be reviewed and updated, as necessary, every five years. The Briley Township Planning Commission will review the Master Plan on a five-year schedule and develop updates as necessary.

Grants and Capital Improvement Plan

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

looks six years into the future to establish a schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

Recreation Plan

The Townships must have a current DNR-approved Community Recreation Plan to be eligible for recreation grant funding. Background information presented in this Master Plan update would serve as part of a township recreation plan. Additional work would include developing information on existing recreational facilities

within the Township and the region, recreation goals, and an action program for existing and proposed facilities. The DNR-approved Recreation Plan covers a five-year planning period. Grant funds can be pursued for recreation projects identified in the Master Plan and Community Recreation Plan.

Zoning Ordinance

The Master Plan serves as the foundation upon which the Briley Township Zoning Ordinance is based. Section 33 of P.A. 33 of 2008, as amended, requires the Master Plan to contain a Zoning Plan – an explanation of how the land use categories on the future land use map relate to the districts on the zoning map (contained in Chapter 6). The zoning ordinance is the primary tool for implementing the Briley Township Master Plan. This plan recommends the Township zoning ordinance be reviewed to ensure the regulations are consistent with the goals and the future land use plan. At that same time, the zoning ordinance should be reviewed to ensure it conforms to current State of Michigan regulations.

Current zoning standards and allowable uses in each district will be reviewed and evaluated to determine if changes are needed in order to facilitate the orderly development of Briley Township while maintaining its existing rural character and providing for innovative approaches for new development and re-development. Regulations will be reviewed to ensure that they are consistent with the existing character of the Township and do not create an abundance of nonconforming structures. At the time of the adoption of this plan, the Briley Township Zoning Ordinance was being rewritten.