

# Township of Fremont

## 2020 - 2040

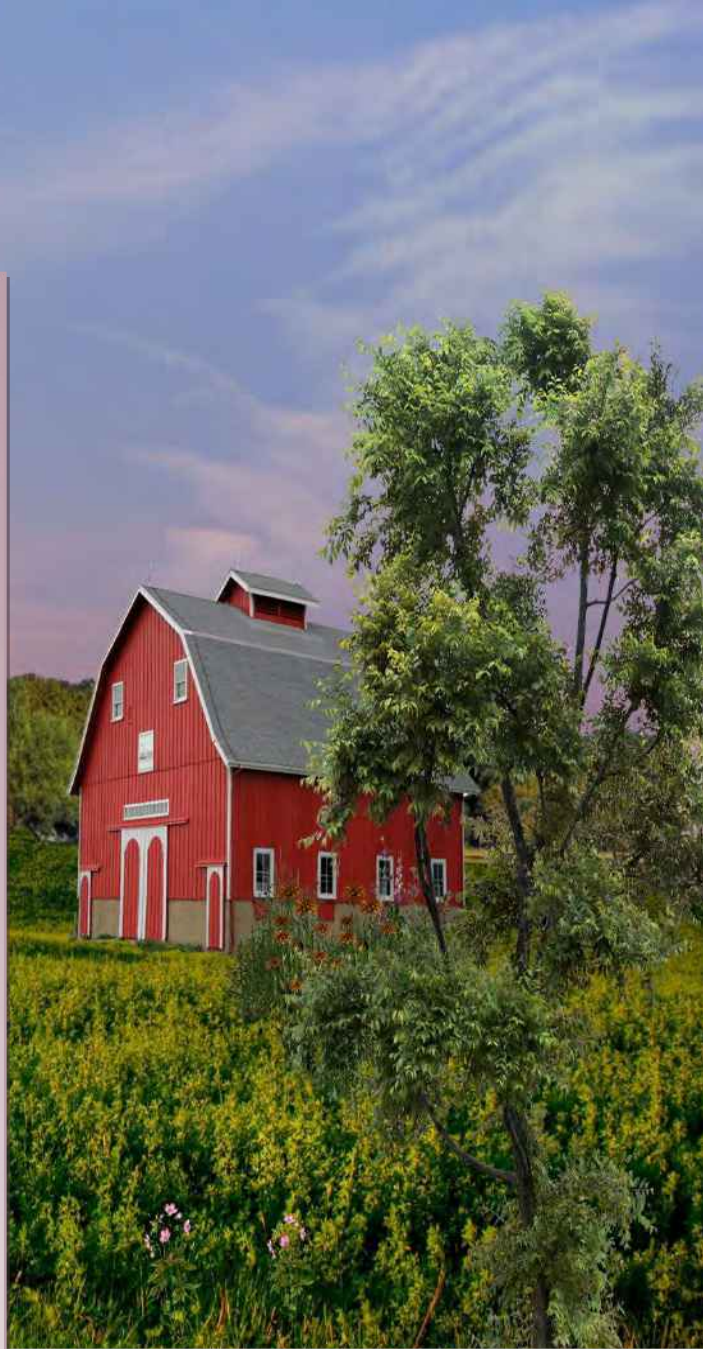
### Master Plan

Prepared by

Fremont Township Planning Commission

With Assistance from:

Tuscola County Economic Development Corporation



## **Acknowledgements**

### **Fremont Township Board of Trustees**

Matt Blatt -Supervisor

Amy Holbrook – Clerk

Charles Sherwin – Treasurer

John Welke – Trustee

Ron Curell - Trustee

### **Fremont Township Planning Commission**

Ken Bragg – Chair

Lyle Fryers – Zoning Administrator

Amy Holbrook - Secretary

Kyle Thom

Tyler Ireland

Terry Glowicki

Rose Ann Laskowski

Kim Vaughan

### **Tuscola County Economic Development Corporation**

Stephen D. Erickson – Executive Director

Jim McLoskey – Communications Director

### **East Michigan Council of Governments**

Bill Ernat - Regional Planner

# Table of Contents

Table of Contents .....1

Introduction .....2

Plat Map .....6

Community Profile .....7

Fremont Township Location Map .....8

Fremont Township Demographics.....9

Natural Features and Environment/Climate..... 16

Topography/Soil Condition.....17

Land Use and Development.....18

Zoning Plan.....24

Existing Land Uses.....25

Transportation.....26-28

Strategic Planning .....29-31

Strategic Planning Implementation .....32-34

Future Land Use and Development.....34-35

Possible Action Steps .....35-39

## Map Section 1-13

1- Population Density

2- Fremont Township Slope

3- Fremont Township Elevation

4- Soil Associations

5- 2005 Wetlands

6- Fremont Township Hydric Soils

7- Fremont Township 1978 Land Use

8- Fremont Township 2005 Land Use

9- Fremont Township Zoning

10- Prime Farmland

11- Fremont Township Transportation Network

12- Fremont Township Road Classification

13- Fremont Township Future Land Use

Appendix - Public Involvement Survey..... A

## INTRODUCTION

Comprehensive master planning is a process that determines community goals and aspirations in terms of community development. The result is called a master plan and expresses public policies on transportation, utilities, land use, recreation, and housing.

The Master Plan is one of the most important decision-making and priority-setting tools used by the Board of Trustees, Planning Commission and Township Departments. The master plan guides coordinated development and sets high standards of public services and facilities in the Township. Achieving Fremont Township's vision is at the core of this master plan.

Development and formal adoption of this Master Plan follow the Michigan Planning Enabling Act of 2008, as amended in 2010. Michigan enabling statutes require that zoning be in conformance with the Master Plan. At its most basic level, a master plan provides the foundation for local zoning laws. This Master Plan goes beyond that fundamental requirement. It describes Fremont Township's current condition, articulates a community-defined vision, communicates guiding principles for future development and conservation, and publishes a set of action items for implementing the vision.

The plan envisions Fremont Township as a municipality with residential areas of distinctive qualities, together with natural, agricultural, commercial and industrial areas. The recommendations contained here address Fremont Township as a whole. Although the plan is specifically for and about Fremont Township, it also considers adjacent and nearby areas such as Indianfields, Dayton, Watertown, and Rich Townships to provide a greater context for the recommendations herein.

The Township has written this plan with the anticipation that officials, organizations and residents will actively use it: the Board of Trustees, in making decisions regarding regulations and spending; the Planning Commission and Zoning Board of Appeals (ZBA) when analyzing applications for development; other boards and agencies (including those outside the Township such as Michigan Department of Transportation (MDOT)) in determining how or whether to proceed with projects or studies, and residents and businesses, as a source of information.

The Planning Commission, which is comprised of local residents, business owners, and Township officials, worked to frame a public outreach strategy and guide the Master Plan's development. The Planning Commission with approval from the Board of Trustees hired Tuscola County Economic Development Corporation as a consultant to guide the Planning Commission through a planning process and to write the Master Plan.

### *Fremont Township History*

According to Indian traditions, Fremont Township was once an important portion of the hunting grounds of the Chippewa Indians. In April of 1855 James Wells and his family were the first Township residents. Fremont Township was officially organized during a Board of Supervisors meeting held in Vassar. The first Township meeting was held at the home of James Wells on April 6, 1857.

The first mail route was from Lapeer to Vassar through Fremont Township once a week. The first postmaster was Ezra Tripp who opened a small grocery store in Section 34 and was the first person engaged in the mercantile business. In 1864 a hotel was opened in section 30 known as Kelley's Tavern and was the first house opened to the public.



The first steam engine in the Township was owned by Rosell and Rosenberger and came to section 27 in 1866. In 1865, Dexter Choat founded and named Mayville, where the post office was later moved to in 1890. A fire in 1873 destroyed most of Mayville, which was then rebuilt. In 1882, the Port Huron & Northwestern railroad was finished through Mayville and later sold to Flint & Pere Marquette Railroad in 1889. This line connected Mayville to the world with shipment of primarily lumber and farm products.

The Village of Mayville was officially incorporated by Local Act 326 of 1887, approved January 31, 1887, with immediate effect. By 1900, this unbroken wilderness had become a thriving area. It was not considered boastful to say that Mayville was one of the best residential and business towns in Michigan at the turn of the century. Since 1860, Mayville has become home to lumber mills, grist mills, grocery stores, hatcheries, factories, hotels, taverns, furniture stores, a newspaper, automobile dealerships, hardware stores, mercantile stores, lawyers, shoemakers, drug stores, liverys, banks, barber shops and medical offices. Many of those businesses are no longer in existence, but some still survive. There was once even an opera house and a movie theater. Throughout its history agriculture is the largest economic sector in Fremont Township.



Former North Grove - One Room School House

## Purpose of the Master Plan Update

The Fremont Township Planning Commission has devised the following Master Plan Update as a guide for the management of the future growth, development, and investment within the community. This comprehensive policy document is intended to guide economic progress and Township development. It should serve as both a conceptual road map and a destination, providing clear goals and objectives for the future, as well as a means to achieve them.

The purpose of this master plan is to provide clearly defined policies that encourage residents, business owners, and developers to make investments in properties with a legitimate expectation of what the future landscape of Fremont Township will look like.

It is also the purpose of this master plan to assist Township leaders and professionals in making carefully considered decisions imperative to the community's long-term health and vitality. A sound and strategic master plan helps ensure that Township remains a desirable place to live, work and visit as well as maintaining Fremont Township's highly-valued identity.

## Using the Master Plan?

The master plan is intended as a guide for Township officials in land use, development, zoning, and capital improvement decisions. The Fremont Township Board, the Fremont Township Planning Commission and the Township residents should strive continuously to ensure effective use of this document and should reference the master plan in order to:

- \* Review development proposals -to confirm that the proposal meets all goals and objectives of the master plan.
- \* Review rezoning requests - to confirm that the request is consistent with the Township's criteria to consider re-zonings including existing conditions, the future land use map, the appropriate timing of the change, consistency with the goals and policies of the master plan, and potential impacts to the Township.
- \* Provide for a basis for amendments to the Zoning Ordinance and Zoning Map - to help realize and enforce plan goals.
- \* Understand expectations for the future land use pattern and desired land use types in the community to guide new development and redevelopment.
- \* Identify and recommend physical improvements to important resources such as roadway, access management, streetscape and entryways, non-motorized pathways, parks, and public facilities

## The Differences Between a Master Plan and a Zoning Ordinance

The master plan provides a general direction on the future development patterns, policies and actions for community leaders to consider. While the master plan does not change the zoning ordinance or zoning of any property, some of the Master Plan's recommendations will be implemented through text and map amendments. Some of the other differences between the master plan and zoning ordinance are listed below:

<b>Master Plan</b>	<b>Zoning Ordinance</b>
<b>Provides general policies - a guide</b>	<b>Provides specific regulations - the law</b>
<b>Describes what should happen in the future.</b>	<b>Describes what is allowed and not allowed today with existing conditions.</b>
<b>Includes recommendations that involve groups or agencies.</b>	<b>Deals only with development-related issues under Township control.</b>
<b>A flexible document able to respond to changing conditions.</b>	<b>Fairly rigid requires a formal amendment to change.</b>



**FREMONT TOWNSHIP HALL**



This is a detailed historical map of the Fennellville area, showing property lots, owner names, and acreage. The map is divided into a grid of sections, with various owners such as W. Fenner, J. Beckstein, Stevens & Co, and others. The map also shows roads, rivers, and other geographical features. The title 'Fennellville' is prominently displayed in the center.



# Community Profile

*The Community Profile serves as a starting point for understanding Fremont Township and its unique characteristics.*

## ***Planning Area***

Fremont Township is a general law township located one quadrant south of the center quadrant in Tuscola County. The Township has a land area of approximately 23,000 acres comprising of 36.76 square miles. Fremont Township is bordered by Indianfields Township to the north, Dayton Township to the east and Vassar Township and Juniata Township to the west. Watertown Township (Tuscola County) to the south and Rich Township (Lapeer County) is to the south. Washburn Road is the western border road and Brown Road is the southern border road.

The Village of Mayville is the largest community in Fremont Township. Michigan state highway M-24 runs North/South then East/West through Mayville. Cat Lake Road is our eastern most road. M-46 runs along the northern boundary of the Township.

Fremont Township is within close proximity to several major urban communities including the Tri-Cities of Saginaw, Bay City, and Midland (50 to 60 miles) as well as Flint (32 miles) Lapeer (20 miles), and Detroit (68 miles).

## ***Map 2: Fremont Township Location Map***





## Fremont Township Population -Demographics

### *Historical Population*

Percentage of Fremont Township to County Population			
Year	Fremont Township	Tuscola County	Percentage of Tuscola County Population
1860	96	4,886	2.0%
1870	664	13,714	4.8%
1880	850	25,738	3.3%
1890	1,193	32,508	3.7%
1900	1,240	35,890	3.5%
1910	1,031	34,913	3.0%
1920	1,122	33,323	3.4%
1930	893	32,924	2.7%
1940	935	35,694	2.6%
1950	954	38,258	2.5%
1960	1,034	43,305	2.4%
1970	1,328	48,603	2.7%
1980	1,913	56,961	3.4%
1990	2,143	55,498	3.9%
2000	2,504	58,266	4.3%
2010	2,362	55,729	4.2%

(Source: U.S. Federal Census Bureau)

### Map Section Page 1 - Population Density Map



<b>Table 2: 2010 Population</b>		
	<b>Fremont Township</b>	
Subject	#	%
<b>Total Population</b>	<b>3,312</b>	<b>100.0%</b>
under 5	173	5.2%
5 to 9 years	205	6.2%
10 to 14 years	272	8.2%
15 to 19 years	213	6.4%
20 to 24 years	156	4.7%
25 to 29 years	151	4.6%
30 to 34 years	189	5.7%
35 to 39 years	170	5.1%
40 to 44 years	230	6.9%
45 to 49 years	283	8.5%
50 to 54 years	250	7.5%
55 to 59 years	269	8.1%
60 to 64 years	200	6.0%
65 to 69 years	192	5.8%
70 to 74 years	116	3.5%
75 to 79 years	85	2.6%
80 to 84 years	70	2.1%
85 years and over	88	2.7%
Median age (years)	42.7	
16 years and over	2,625	79.3%
18 years and over	2,537	76.6%
21 years and over	2,414	72.9%
62 years and over	678	20.5%
65 years and over	551	16.6%

Source: U.S. Federal Census 2010

generational group is also the first generation to be fully vested in retirement plans such as 401K's. This group has traditionally been the economic driving force of the nation's economy.

It is predicted that the next largest group to replace the Baby Boomer generation is the Millennial generation. However, in Fremont Township there are more residents in Generation X and Generation Z. While it is too early to tell if a majority of Generation Z residents will remain in the Township, it is encouraging to see that there is a healthy percentage of Generation X residents. It is also encouraging to see that there is a healthy percentage of Millennials residing in the Township. These two groups will form the majority of the population in the future.

**Table 2** on the left is the age breakdown for the 2010 federal census. For planning purposes, the age brackets breakdowns are very useful. Planners generally agree that there are currently 5 generational groups in our population. The Greatest Generation – residents born in 1945 and before. Baby Boomers – residents born in 1946 to 1964. Generation X – residents born in 1965 to 1980. Millennials – residents born in 1981 to 1996, and Generation Z – residents born in 1997 to 2010.

According to the 2010 Federal Census Fremont Township residents are classified as follows:

16.6% Greatest Generation,  
30.3% are classified as Baby Boomers,  
17.8% are classified as Generation X,  
15.7% are classified as Millennials,  
19.6% are classified as Generation Z.

For planning purposes, it would be beneficial to analyze the wants and needs of the Baby Boomer generation. According to a recent study by Harvard's Joint Center for Housing Studies 80% of Baby Boomers in the nation own homes and two-thirds of them have stated they wish to remain in their home instead of retiring to another location, such as Florida or Arizona. The Baby Boomer

Table 3: Comparative Population									
Municipal	2010 Census Population	2010 Population Estimate	2011 Population Estimate	2012 Population Estimate	2013 Population Estimate	2014 Population Estimate	2015 Population Estimate	2016 Population Estimate	Percentage of County 2016 Estimate Population
<b>Tuscola County</b>	55,729	55,695	55,390	54,716	54,221	53,991	53,804	54,014	100.0%
Arbela Township	3,070	3,117	3,088	3,062	3,042	3,037	2,998	2,982	5.5%
Fremont Township	3,312	3,386	3,342	3,305	3,278	3,258	3,246	3,216	6.0%
Millington Township	4,354	4,414	4,383	4,354	4,324	4,286	4,260	4,233	7.8%
Millington Village	1,072	1,072	1,066	1,053	1,046	1,040	1,036	873	1.6%
Tuscola Township	2,082	1,831	2,004	2,180	2,204	2,214	2,204	2,197	4.1%
Vassar Township	4,093	4,175	4,134	4,075	4,032	4,012	3,980	3,955	7.3%
Watertown Township	2,202	2,079	2,032	1,988	2,010	2,108	2,118	2,131	3.9%
<b>Genesee County</b>	425,790	425,056	421,773	418,029	415,553	412,813	410,442	413,090	100.0%
Forest Township	4,702	4,736	4,667	4,617	4,593	4,523	4,551	4,542	1.1%
Thetford Township	7,049	7,376	7,229	7,080	6,972	6,915	6,850	6,814	1.6%
<b>Lapeer County</b>	88,319	88,197	88,066	88,221	88,307	88,237	88,444	88,310	100.0%
Rich Township	1,623	1,600	1,600	1,581	1,705	1,640	1,539	1,575	1.8%

Source: 2016 Population Estimates Program-American Fact Finder

**Table 3** above shows the population for Fremont Township and its neighbors. The populations depicted are the 2010 Federal Census and the Population Estimates for the years of 2010 to 2016 as listed in the U.S. Census Bureau’s American Fact Finder. While some of Fremont Township’s neighbors are estimated to have significant population fluctuations Fremont Township’s population appears to be fairly stable and shows sign of moderate growth.

## ***Fremont Township Estimated Resident Income***

<b>Table 4: 2016 Resident Income &amp; Benefits Estimates (In 2016 Inflation Adjusted Dollars)</b>						
	<b>Fremont Township</b>					
	<b>Households</b>		<b>Families</b>		<b>Married-couple Families</b>	<b>Nonfamily Households</b>
<b>Subject</b>	<b>\$</b>	<b>%</b>	<b>\$</b>	<b>%</b>		
Total households	1,349		897		728	452
Less than \$10,000	103	7.6%	36	4.0%	0.0%	16.4%
\$10,000 to \$14,999	83	6.2%	11	1.2%	0.0%	15.0%
\$15,000 to \$24,999	144	10.7%	95	10.6%	11.1%	10.2%
\$25,000 to \$34,999	155	11.5%	92	10.3%	10.2%	15.3%
\$35,000 to \$49,999	375	27.8%	262	29.2%	30.1%	24.6%
\$50,000 to \$74,999	238	17.6%	211	23.5%	25.7%	5.1%
\$75,000 to \$99,999	145	10.7%	102	11.4%	11.3%	9.5%
\$100,000 to \$149,999	85	6.3%	85	9.5%	11.3%	0.0%
\$150,000 to \$199,999	0	0.0%	0	0.0%	0.0%	0.0%
\$200,000 or more	21	1.6%	3	0.3%	0.4%	4.0%
Median income (dollars)	\$42,629		\$45,324		\$46,563	\$30,000
Mean income (dollars)	\$49,309		\$54,109		N/A	\$39,160

Source: 2016 American Fact Finder

**Table 4** above is the estimated income for Fremont Township households. The largest single income bracket for the Township is \$35,000 to \$49,999 per year. This income bracket would indicate that a majority of Fremont Township households have a moderate income. However, when the low to very low-income brackets are combined, the majority of Fremont Township households have low to very low annual incomes.

<b>Table 5: 2016 Mean Income</b>			
	<b>Fremont Township</b>		
<b>Mean Income Source</b>	<b>Number</b>	<b>\$ Mean Income</b>	<b>%</b>
Income From Earnings	912	48,982	67.6%
Income From Social Security	571	17,459	42.3%
Income From Retirement	339	17,867	25.1%
Income From Supplemental Security	108	8,873	8.0%
Income From Public Assistance	102	564	7.6%
Food Stamp/SNAP benefits (past 12 mo.)	318	0	23.6%

Source: 2016 American Fact Finder

**Table 5** above provides information concerning the 2016 estimates for Mean Income and its sources. The estimates indicate that the majority of residents derive their income from earnings. The second and third largest income sources for residents are from Social Security and retirement benefits.



## Employment

Employment within a community can be assessed in two different ways. One is based on the resident's employment by occupation while the other is based on a resident's employment by industry. Employment by occupation describes the kind of work a person does on the job, as opposed to the type of industry an individual works in, which relates to the kind of business conducted by a person's employer.

<b>Table 6: Employment by Occupation - Fremont Township</b>						
Subject	2012	2013	2014	2015	2016	Average Number Employed
Civilian employed population 16 years and over	1,374	1,376	1,431	1,441	1,443	1,413
Management, business, science and arts occupations	361	274	226	238	219	264
Service occupations	298	357	366	317	277	323
Sales and office Occupations	271	216	277	337	309	282
Natural resources, construction and maintenance occupations	191	189	168	98	193	168
Production, transportation and material moving occupations	253	340	394	451	445	377
Total	1,374	1,376	1,431	1,441	1,443	

Source: 2016 American Fact Finder

**Table 6** above provides the employment by occupation estimates for 2012 to 2016 and the average number employed in each sector. The largest employment sector is production, transportation, and material moving occupations. According to the Bureau of Labor Statistics, transportation and material moving occupations is projected to grow 6 percent from 2016 to 2026. This is about as fast as the average for all occupations. Material moving workers are expected to be needed to move materials in nearly all sectors of the economy.

The second highest employment sector is in service occupations. Occupations in this category cover a wide range of occupations such as fire fighters, food service workers, and personal care assistants. According to the Bureau of Labor Statistics, occupations in the service sector are projected to grow faster than average from 2016 to 2026.

The third highest employment sector is in sales and office occupations. According to the Bureau of Labor Statistics employment of sales and related occupations is projected to grow 3 percent from 2016 to 2026, slower than the average for all occupations. Sales workers in the services and wholesale sectors will continue to be in demand because these occupations remain critical in building and maintaining customer bases for businesses. The economy is moving increasingly more into e-commerce presenting more opportunities for business growth.

**Table 7** below, lists the employment by industry for the estimated years of 2012 to 2016 and the average employed in each sector. The largest numbers employed in this classification is in educational services, health care, and social assistance.

<b>Table 7: Employment by Industry - Fremont Township</b>						
Subject	2012	2013	2014	2015	2016	Average Number Employed
Civilian employed population 16 years and over	1,374	1,376	1,431	1,441	1,443	1,413
Agriculture, forestry, fishing, hunting and mining	39	24	44	52	53	42
Construction	141	113	79	42	119	99
Manufacturing	282	288	283	304	302	292
Wholesale trade	0	0	0	4	2	1
Retail trade	165	115	176	226	236	184
Transportation, warehousing and utilities	51	66	117	131	125	98
Information	21	21	20	12	4	16
Finance, insurance, real estate, rental and leasing	55	56	56	46	26	48
Professional, scientific, management, administrative, waste management services	36	66	100	87	63	70
Educational services, health care and social assistance	345	360	303	287	301	319
Arts, entertainment, recreation, accommodation and food services	132	133	100	96	32	99
Other services, except public administration	73	122	141	149	131	123
Public administration	34	12	12	5	49	22
Total	1,374	1,376	1,431	1,441	1,443	

Source: 2016 American Fact Finder

According to the North American Industry Classification System the Health Care and Social Assistance sector comprises establishments providing health care and social assistance for individuals. The sector includes both health care and social assistance because it is sometimes difficult to distinguish between the boundaries of these two activities. The industries in this sector are arranged on a continuum starting with those establishments providing medical care exclusively, continuing with those providing health care and social assistance, and finally finishing with those providing only social assistance. The services provided by establishments in this sector are delivered by trained professionals. All industries in the sector share this commonality of process, namely, labor inputs of health practitioners or social workers with the requisite expertise. Many of the industries in the sector are defined based on the educational degree held by the practitioners included in the industry.

The Educational Services sector comprises establishments that provide instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities, and training centers. These establishments may be privately owned and operated for profit or not for profit, or they may be publicly owned and operated. They may also offer food and/or accommodation services to their students.

## Housing

According to the Michigan Planning Association, to thrive, communities need an adequate supply of housing. The housing stock must include affordable and accessible for-sale and rental units, not only to meet social equity goals, but in order to ensure community economic, cultural and demographic diversity. Communities must develop that housing stock without sacrificing sound regulations to protect the environment and public health.

<b>Table 8: Housing Occupancy</b>		
Subject	#	%
<b>Total housing units</b>	<b>1,434</b>	<b>100.0%</b>
<b>Occupied housing units</b>	<b>1,270</b>	<b>88.6%</b>
<b>Vacant housing units</b>	<b>164</b>	<b>11.4%</b>
For rent	25	1.7%
Rented, not occupied	0	0.0%
For sale only	24	1.7%
Sold, not occupied	5	0.3%
Seasonal	20	1.4%
All other vacants	90	6.3%

Source: U.S. Federal Census 2010

**Table 8** above provides information concerning the housing make-up in Fremont Township in 2010. While this information has more than likely changed, since 2010 it is the most accurate information available. From the information provided there were 1,270 occupied housing units in the Township in 2010. There were 164 vacant housing units. The table depicts the various categories of vacant housing.

<b>Table 9: Households by Type</b>		
	Number	%
<b>Total households</b>	<b>1,270</b>	<b>100.0%</b>
Family households (families)	912	71.8%
With own children under 18 years	341	26.9%
Husband-wife family	723	56.9%
With own children under 18 years	243	19.1%
Male householder, no wife present	68	5.4%
With own children under 18 years	33	2.6%
Female householder, no husband present	121	9.5%
With own children under 18 years	65	5.1%
Nonfamily households	358	28.2%
Householder living alone	298	23.5%
Male	148	11.7%
65 years and over	48	3.8%
Female	150	11.8%
65 years and over	84	6.6%
Households with individuals under 18 years	402	31.7%
Households with individuals 65 years and over	367	28.9%
Average household size	2.57	
Average family size	3.01	

Source: U.S. Federal Census 2010

**Table 9** on the left provides information on the various types of households in Fremont Township from the 2010 Federal Census. The majority of households are family households. The majority of family households are husband and wife family households. About half of the husband and wife households had children under 18 years of age. This was also the trend for male householders with no wife present and for female householders with no husband present.



There were 358 or 28.2% of household that were considered non-family households. This would include couples who were living together. There were 298 single householders and 11.7% were male and 11.8% were female. However, a larger percentage of the single female householders were senior citizens.

## ***Natural Features and Environment***

Two of the community assets most often praised by Fremont Township's citizens throughout the comprehensive planning process were the local natural resources and rural character. From its picturesque farms to its beautiful natural features, the landscape of the community plays an important role in the quality of life of area residents. However, recent construction of buildings in rural areas and changes in commercial properties has raised concerns about the long-term protection of the area's natural resources and rural character.

## **Climate**

Area climate data indicates the community climate is continental - characterized by larger temperature ranges than in other areas at the same latitude near the Great Lakes which have more moderate temperatures. Due to prevailing westerly winds, the area rarely experiences prolonged periods of hot, humid weather in the summer or extreme cold weather during the winter. The prevailing winds provide for some lake effect snow showers. However, the prevailing winds primarily provide for increased cloudiness during the fall and early winter seasons.

Temperature data shows summers are dominated by moderately warm temperatures with only 13 days exceeding 90°F on average. In general, the warmest month of the year is July with an average temperature of 83.9°F. The highest recorded temperature of 101°F was set in July of 1988.

The highest recorded temperature of 101°F was set in July of 1988. Winter's coldest temperatures are moderated by the community's proximity to Lake Huron. The temperature in Fremont Township has dropped below 32°F for only 155 days at most and below 0°F for 13 days at most. In general, the coldest month of the year is January with an average temperature of 13.6°F. The coldest recorded temperature of -25°F was set in January 1976.

Due to its proximity to Lake Huron, Fremont Township has an extended growing season, averaging 123 days annually. The average date of the last freezing temperature in the spring is May 22 while the average date of the first freezing temperature in the fall is September 24. On average, the growing season (April to September) receives 19.33 inches of precipitation annually, approximately 60% of the total annual average. These conditions are favorable for the variety of crops grown in the community.

The average annual snowfall for the community is 35.8 inches. In general, January produces the highest snow levels, with an average of 11 inches annually. The highest recorded monthly total snowfall was 25.7 inches in December of 2000. The greatest seasonal total of 54.5 inches of snow was recorded in 1972. On average, the total annual precipitation water equivalent (rain) is 31.9 inches per year. On average, September produces the highest rain levels, with 4.22 inches. The highest recorded one-day rainfall was 7.28 inches in September of 1986.

## **Topography**

Fremont Township is dominated by relatively level areas ranging from 700 feet above sea level in the northwest portion of the community to the “Mayville Hills,” a moderately hilly area rising to nearly 900 feet above sea level in the southeast portion of the community.

### **Map Section Page 2 and 3 Slope and Elevation**

## **Soil Conditions**

A firm understanding and knowledge of the soil types and soil suitability within Fremont Township is useful when considering future land use development. For example, some soil types limit infiltration of fluids, presenting limitations to the placement of on-site wastewater treatment systems (e.g., septic tanks and tile fields). These limitations can be very important to developers since lands outside the Village service area rely on individual wells and on-site wastewater treatment systems.

Based on soil information, several maps were developed for Fremont Township to indicate those areas subject to development and building constraints. While many of these constraints can be overcome, the engineering costs may be substantial. For example, soils characteristics of high slopes and poor drainage can limit or impede construction efforts.

Based upon a 1986 soil survey by the U.S. Department of Agriculture Soil Conservation Service, there are four major soil associations within Fremont Township. A soil association is a group of soils that commonly occur in proximity to one another.

### **Pipestone-Granby-Chelsea Association**

This soil association occurs mainly along the western portion of the Township in a narrow band near the central portion. The soil survey describes this association as consisting of nearly level to gently rolling, sandy soils. Drainage ranges from somewhat poor to poor. The survey further states that most areas of this association are used for crops, pasture, or woodland. The suitability for cultivated crops is considered fair. The Granby and Pipestone soils are considered poorly suited to building development due to wetness. However, the Chelsea soils are considered well-suited for building, with the only major limitation being slope.

### **Perrin-Wasepi-Gilford Association**

The survey describes this association as nearly level and gently undulating loamy and sandy soils. Drainage ranges from moderately well-drained to very poor drained. Most areas are used for cropland or woodland, with some areas used for sand and gravel mining. The suitability for cultivated crops is considered fair, with wetness cited as a limitation. The suitability of the Gilford and Wasepi soils is poor for building development, and that of the Perrin soils is fair to poor.

### **Marlette-Capac-Spinks Association**

This association consists of nearly level to steep loamy and sandy soils, ranging from well-drained to somewhat poorly drained. This association is found in the northeast, south-central and southeast portions of the community. The survey states that most areas of this association are used for cultivated crops, pasture or woodland. Wetness, slope and erosion (both wind and water are considered to be major limitations for agricultural purposes. The suitability for building sites ranges from good to poor. Slope and depth to the water table are the major limitations.

## **Houghton-Adrian Association**

This association consists of nearly level organic (muck) soil. These occur in a narrow band running diagonally from the northeast to the central portions of the community. The wetness of these soils generally makes them unsuitable for agriculture or building sites. Major uses are limited to woodlands and wildlife habitat.

## **Map Section Page 4 - Social Association**

### **Woodlands & Wetlands**

Fremont Township includes a substantial amount of forested land and many wetlands – both wooded and emergent. These features represent important natural resources which can provide critical wildlife habitat, recreation areas, and harvestable timber, as well as providing valuable services such as pollution filtration and storm water detention (e.g., flood control).

Based on the Land Institute Access Association (LIAA's) 2005 land use/land cover analysis, forests of all types cover approximately 7,890 acres or about 34% of Fremont Township's land area. These wooded acres occur in most parts of the community but are particularly prevalent in the central and western portions of Fremont Township.

The 2005 land use/land cover analysis shows that wetlands account for approximately 961 acres or about 4% of the Township's land area. Wetlands are unique ecosystems that filter out nutrients and sediments and help to maintain and enhance the clarity of lakes and streams.

## **Map Section Page 5 - 2005 Wetlands**

### **Surface Water**

Fremont Township falls within the Cass River Basin Watershed. Streams and drains within the community include Evergreen Creek, Balder Drain, O'Brian Drain and Fremont Drain. According to the 1993 Fremont Township Master Plan, Fremont Township also has a number of small ponds and lakes - most the result of past sand and gravel mining operations. According to the 2005 land use/land cover analysis, surface water accounts for 159 acres of Fremont Township.

### **Groundwater**

Groundwater is the exclusive source of drinking water for Fremont Township. Therefore, Fremont Township's groundwater quality is very important to the overall health of the community, future development options and to the quality of the area's water features. According to the Tuscola County Health Department and the Tuscola County General Development Plan, most of the county is fortunate to have an adequate supply of groundwater, generally within 100 feet of the surface. In addition, the vulnerability of drinking water aquifers to surface contamination is moderate to relatively safe.

According to the April 2006 Michigan Department of Environmental Quality's Public Water Supply Chart, the Village of Mayville water system is derived from groundwater and serves a retail population of 1055 (the Village does not add fluoride to this public supply). The surrounding areas of the community are serviced through individual wells.

## **Map Section Page 6 - Hydric Soils**

### **Land Use and Development**

This section will describe recent patterns of land use in Fremont Township and how those patterns changed between 1978 and 2005. To make this comparison, we have used a geographic information system (GIS) to evaluate and compare two different land use maps derived from aerial photographs and other data. The first map was created for the Michigan Resource Information System (MIRIS) in 1978 under the direction of the Michigan Department of Natural Resources. The second map was derived by



the Land Information Access Association using the MIRIS standards and procedures and based on aerial photographs taken in 2005.

Both maps were created by trained technicians following procedures for interpreting aerial photographs and categorizing the land uses identified. In general, land use areas were mapped if they were 2.5 acres or greater in size. For example, a half-acre residential lot in the middle of a forest would be ignored. As a result, these maps provide relatively accurate summaries of land characteristics on a township-wide basis, but not detailed point- by-point analyses.

The land use maps in this section should be interpreted in conjunction with the text and tables to gain a better understanding of the variation and distribution of land uses throughout the township. The data represents the actual use of land as seen from the air and recorded in the land use classification system. This system uses seven major categories, referred to as Level 1 Categories, as follows:

1. Urban/Built (residential, commercial, industrial, transportation, parks)
2. Agricultural (crop land, orchards, feedlots, permanent pasture)
3. Non-Forested (shrub lands, scrub lands)
4. Forested (deciduous, coniferous, mixed, clear cut)
5. Water (streams, lakes, reservoirs)
6. Wetlands (forested, non-forested)
7. Barren (beach, dune, rock)

The seven major categories can be further subdivided into the Level 2 subcategories listed in parentheses above. For example, an area of land used for residential housing would be mapped and categorized as 11 – urban residential use. Performing this analysis, we focused on larger areas of land use, using level 1 and level 2 categorizations.

**Map Section Page 7** depicts the distribution of land uses identified for Fremont Township in 1978. There are approximately 23,000 acres of land in Fremont Township. In 1978, approximately 47% of this area (10,911 acres) was being used for agriculture; about 28% of the area (6,474 acres) was covered with forests, and about 15% of the area (3,525) was classified as non-forest land. Just over 4% of the area, or 974 acres, was classified as urban.

The 2005 land use **Map Section Page 8** shows that land use and land cover changed significantly from that of 1978. In 2005, roughly, 34% of the land area (7,880 acres) was used for agriculture while about 34% of the area (7,890 acres) were classified as forests.

**Table 10** below provides the acreages and percentages of land areas classified for each category in Level 1 and Level 2 for 1978 and 2005. Again, these calculations are based on mapping with <sup>a</sup> limited level of accuracy (e.g. no mapped areas of less than 2.5 acres). Regardless, comparisons of the two maps and related tables present a useful summary of land patterns in Fremont Township and indicate trends in land use over the past 27 or 28 years.

<b>Table 10: Existing Land Use 1978 - 2005</b>					
<b>Level 1</b>	<b>Land Use Code</b>	<b>1978 Land Use</b>		<b>2005 Land Use</b>	
		<b>Acre</b>	<b>Percent</b>	<b>Acre</b>	<b>Percent</b>
<b>Urban</b>	1	974	4	2,560	11
<b>Agriculture</b>	2	10,911	47	7,880	34
<b>Non-Forested</b>	3	3,525	15	3,576	16
<b>Forest</b>	4	6,474	28	7,890	34
<b>Water</b>	5	123	1	159	1
<b>Wetlands</b>	6	<u>1,019</u>	4	<u>961</u>	<u>4</u>
<b>Total</b>		<b>23.026</b>	<b>100</b>	<b>23.026</b>	<b>100</b>
<b>Level 2</b>					
<b>Residential</b>	11	318	1	1,992	9
<b>Commercial</b>	12	55	0	125	1
<b>Industrial</b>	13	38	0	30	0
<b>Transport/Utility</b>	14	6	0	4	0
<b>Extractive</b>	17	537	2	352	2
<b>Recreation/Cemetery</b>	19	20	0	57	0
<b>Cropland</b>	21	10,641	46	7,450	34
<b>Orchard Fruit</b>	22	113	0	4	0
<b>Confined Feeding</b>	23	16	1	13	0
<b>Permanent Pasture</b>	24	141	1	29	0
<b>Other Agriculture</b>	29	0	0	84	0
<b>Herbaceous/Grass</b>	31	2,208	10	1,234	5
<b>Shrub</b>	32	1,317	6	2,342	10
<b>Deciduous Forest</b>	41	6,306	27	7,528	33
<b>Coniferous Forest</b>	42	168	1	362	2
<b>Lake</b>	52	123	1	159	1
<b>Forested Wetland</b>	61	995	4	921	4
<b>Non-Forested Wetland</b>	62	<u>24</u>	<u>0</u>	<u>40</u>	<u>0</u>
<b>Total</b>		<b>23,206</b>	<b>100</b>	<b>23,026</b>	<b>100</b>

**Table 11** below shows the actual net change in Level 1 land use over the nearly three decades from 1978 to 2005 in Fremont Township. In terms of total acreage, the largest change was the more than 3,000 acres decrease in agricultural land uses, a 28% decline. The second most substantial change was the 1,586 acres increase in urban land uses, a 163% increase. As indicated above in Table 10, the vast majority of this change can be attributed to the increase in residential development. (Note that a decrease in extractive land uses offsets some of the change.) There was also a substantial increase in the acreage classified as forested, an estimated increase of 1,416 acres or 22%. There were relatively small net changes in the other land use categories.

<b>Table 11.</b>							
<b>Existing Land Use Net Change: 1978 - 2005</b>							
Level 1 Code	Urban 1	Agriculture 2	Nonforested 3	Forest 4	Water 5	Wetland 6	Totals
1978 Acres	974	10,911	3,525	6,474	123	1,019	23,026
2005 Acres	2,560	7,880	3,576	7,890	159	961	23,026
Change in Acres from 1978	Gained 1,586	Lost 3,031	Gained 51	Gained 1,416	Gained 36	Lost 58	Change 6,178
Change in Percent from 1978	Gained 163%	Lost 28%	Gained 1%	Gained 22%	Gained 29%	Lost 6%	Change 27%

Although the changes described above are substantial, they do not present the whole picture. Over time, changes of land use in one area may offset changes of land use in another. As a result, there may be a much greater amount of change than depicted in the net totals listed above. For example, a farmer may abandon one field and allow it to change slowly to herbaceous plants and shrubs and then to forest. While that same farmer may clear a new parcel of shrubs and turn that into cropland. To fully analyze the type and amount of land use change, we need to consider the acres of land shifting into and out of various categories.

The land use cross tabulations (see Appendix H) gives a much clearer picture of the dynamic nature of land use change. For example, it is estimated that there was a loss of 3,623 acres of cropland (Land Use Code 21); but during the same period, 732 acres of cropland were added. Similarly, Fremont Township added 2,116 acres of forest land in various locations while losing about 700 acres of forest land in other areas. If all of these land use changes are taken into account, we can see that land use changes occurred on about 7,967 acres of land— over 34% of Fremont Township. Given the relatively modest increase in total population, this is a substantial amount of land use change.

#### Analysis of Land Use Pattern in Fremont Township

As documented in the comparison of land use maps, there have been substantial changes in characteristics of Fremont Township from 1978 to 2005, particularly in Fremont Township. In most cases, these changes would be visible to the observer over time. For example, there has been a relatively large amount of residential development throughout the Township along the road corridors. (refer to land use map 1978 land use map located on page 7 shows the pattern of all urban land uses in Fremont Township, as mapped for 2005.) Similarly, there has been a substantial

amount of agricultural land converted to other uses – much of this area would have been visible from the roadways. These land use changes are consistent with well-documented statewide trends of low-density, large lot residential development and the conversion of farmlands to other uses



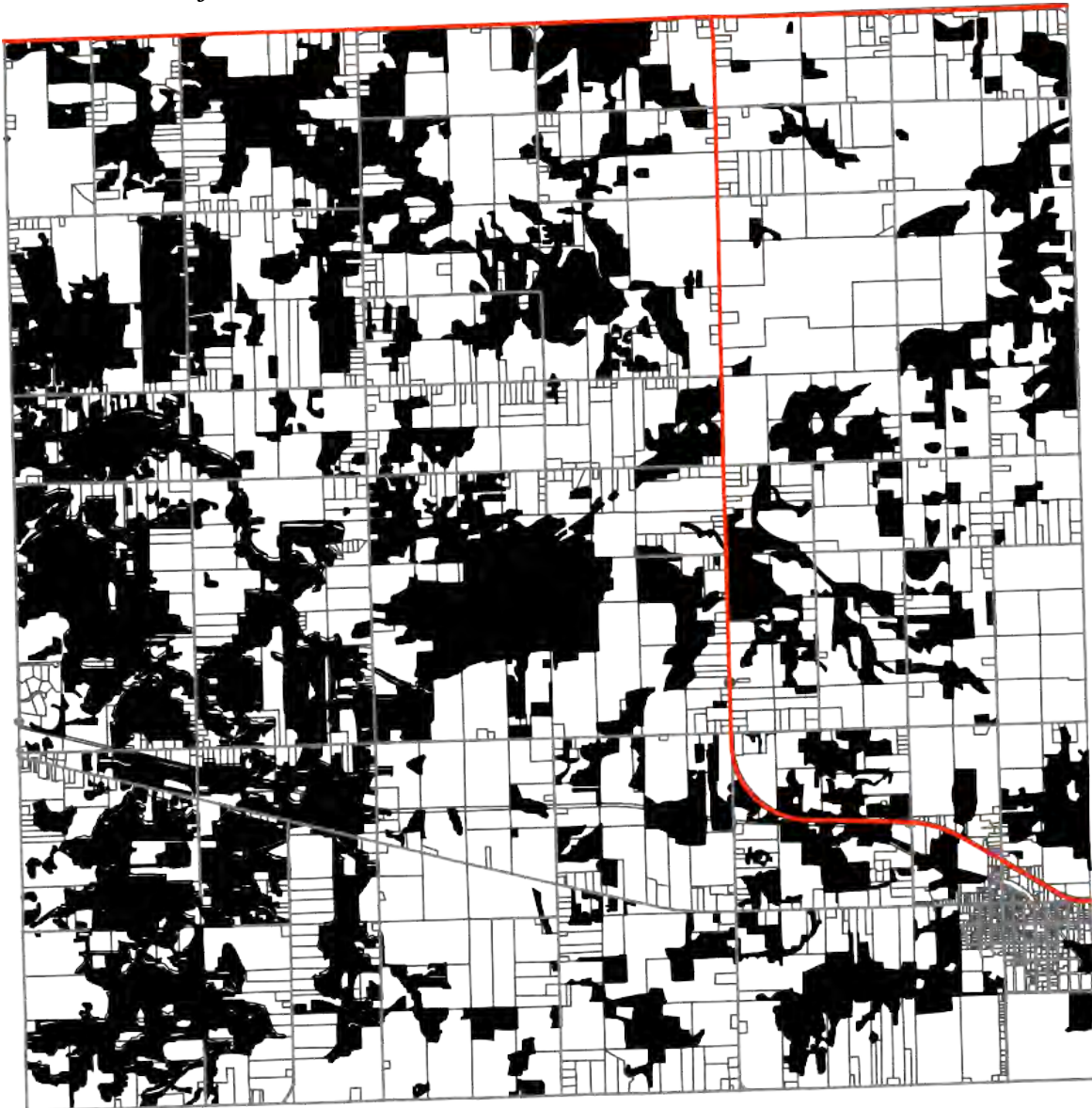
As noted in the section on population, there has been a relatively modest increase in population of Fremont Township over the past 20 years. A higher population translates into an increase in overall population density. However, due to the pattern of low-density residential development, the amount of land used to accommodate each Mayville Community resident has increased. In 1980, the estimated population in Fremont Township was 3,829. Given a total urban area of 974 acres in 1978, there were about 0.254 acres of urban area per person at that time. Using recent population estimates (estimate 4,744) and the total acreage of urban land uses mapped, there were over 0.539 acres of urban land per



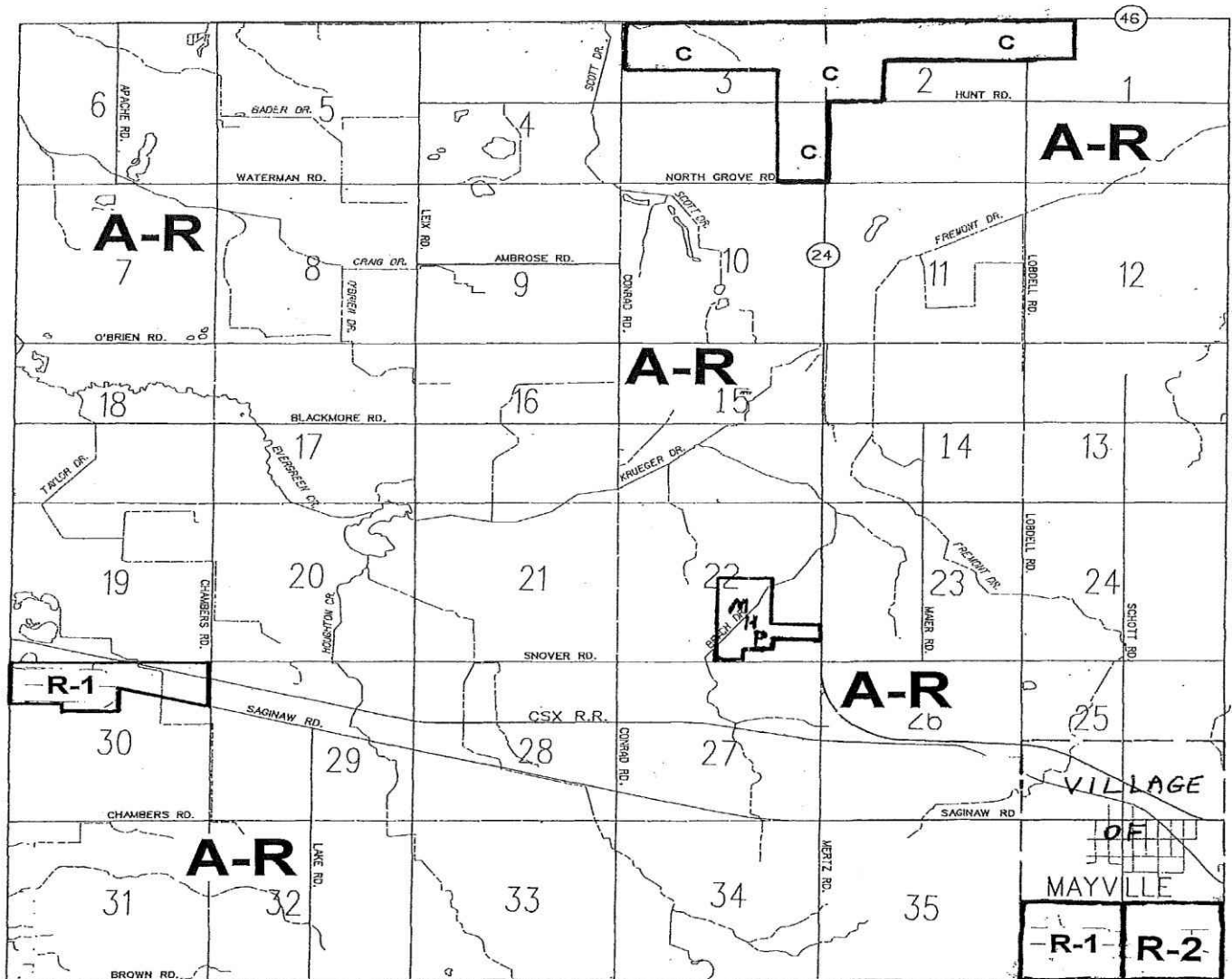
Mayville Community resident in 2005. In other words, the population of Fremont Township is using more than double the amount of urban land to accommodate the resident population today than it did in 1978.

Another substantial change in land use over the years between 1978 and 2005 has been the increase in forested lands. (the representation (Forested Classified Lands) shows the pattern of all forested areas in Fremont Township, as mapped for 2005.) Much of this increase appears to be the growth of trees in areas formerly categorized as shrub and herbaceous grasslands. Additionally, some of this increase in forested acreage resulted from the conversion of cropland (e.g., planted to trees or simply allowed to return to a forested state.)

### *Forested Classified Lands*



**Map 4: Fremont Township Land Use Map - Zoning Ordinance 2009**



<b>A-R</b>	<b>Agricultural-Residential</b>
<b>R-1</b>	<b>Single-Family Residential</b>
<b>R-2</b>	<b>Higher Density Residential</b>
<b>MHP</b>	<b>Manufactured Housing Park</b>
<b>C</b>	<b>Commercial</b>
<b>I</b>	<b>Industrial</b>

According to the 2017 Tuscola County Equalization Report, Fremont Township has a total of 1,882 parcels of land. There are 162 agricultural parcels, 102 commercial parcels, 10 light industrial parcels, and 1,608 residential parcels. While the parcel count does include the parcels in Mayville, it is clear that the largest form of land use in Fremont Township is residential. Fremont Township has a contract for township-wide trash pickup.

### Map Section Page 9 Zoning

## Existing Land Uses

### *Agricultural*

This category is intended to seek to maintain contiguous areas of farmland. If a significant area of farmland has already been established, it is important to make sure that a large housing development will not occur immediately next door and create conflicts with the agricultural activities.

Most livestock and poultry operations should be allowed by right. However, the most intense livestock and poultry operations should need large setbacks and special exemption approval by the Fremont Township Planning Commission. For those very intense uses, the applicant would have to prove to the Planning Commission that proper methods are used to avoid water pollution and reasonably minimize odors and other nuisances. The standards for very intense livestock and poultry uses should be based upon ‘animal equivalent units’. This is the average weight of animals per acre of land.

Operations involving swine should be more carefully regulated than other types of livestock and poultry operations. This is because these animals are most likely to cause far-reaching odor problems.

### **Map Section Page 10 - Prime Farmland**

**Table 12** below, shows the actual net change in Level 1 land use over the nearly three decades from 1978 to 2005 in Fremont Township. In terms of total acreage, the largest change was the more than 3,000 acres decrease in agricultural land uses, a 28% decline. The second most substantial change was the 1,586 acres increase in urban land uses, a 163% increase. As indicated on page 26 in Table 10, the vast majority of this change can be attributed to the increase in residential development. (Note that a decrease in extractive land uses offsets some of the change.) There was also a substantial increase in the acreage classified as forested, an estimated increase of 1,416 acres or 22%. There were relatively small net changes in the other land use categories.

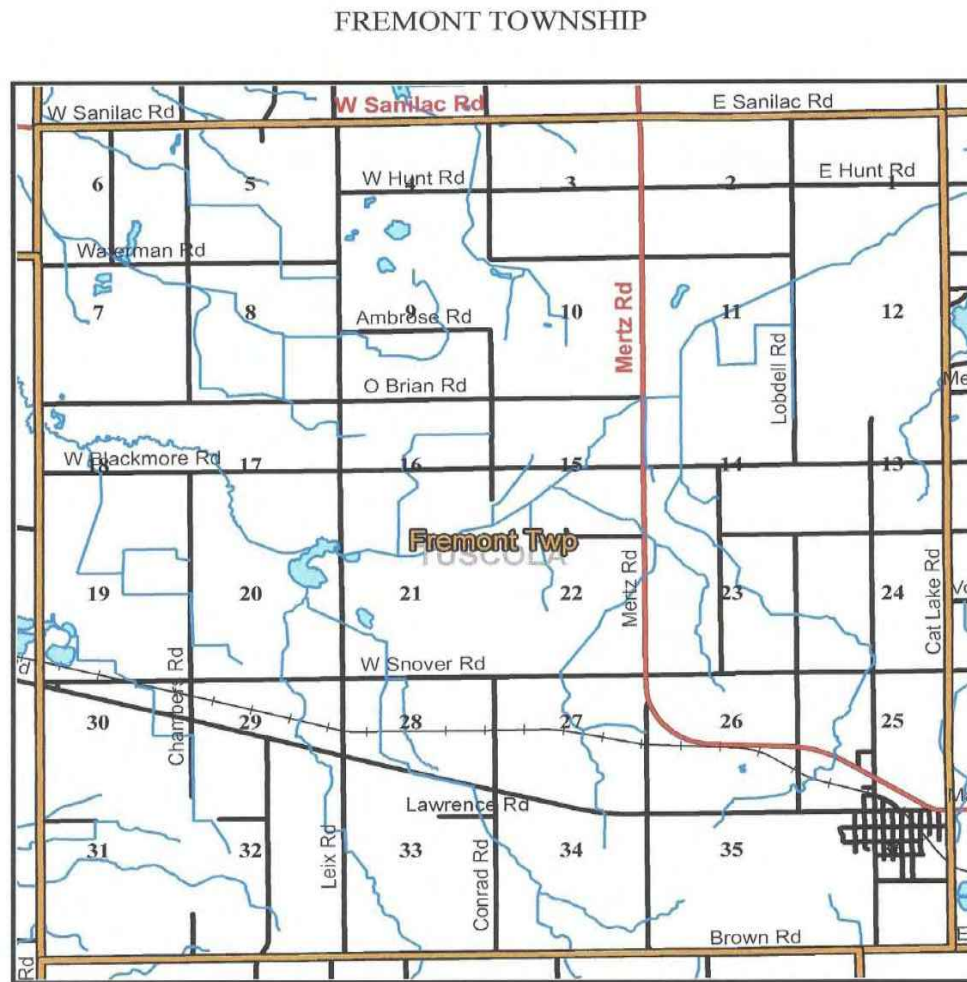
<b>Table 12</b>							
<b>Existing Land Use Net Change: 1978 - 2005</b>							
Level 1 Code	Urban 1	Agriculture 2	Nonforest ed 3	Forest 4	Water 5	Wetland 6	Totals
1978 Acres	974	10,911	3,525	6,474	123	1,019	23,026
2005 Acres	2,560	7,880	3,576	7,890	159	961	23,026
Change in Acres from 1978	Gained 1,586	Lost 3,031	Gained 51	Gained 1,416	Gained 36	Lost 58	Change 6,178
Change in Percent from 1978	Gained 163%	Lost 28%	Gained 1%	Gained 22%	Gained 29%	Lost 6%	Change 27%

## Zoning Plan

(Refer to Fremont Township Zoning Plan for Zoning Requirements).

## Transportation

### *Map Section Page 11 Transportation Network*



The safety, effectiveness and efficiency of local transportation systems are key factors in the development, economic vitality, and public safety of communities throughout Michigan. However, public roadways and other transportation infrastructure are extremely expensive facilities to build and properly maintain. As a result, transportation planners prefer to plan these investments carefully and well in advance of the need. On the other hand, unexpected commercial and residential development can place unplanned and uneven demands on road networks. Therefore, community planners consider the existing condition and capacity of local transportation systems and potential future needs when developing a community's comprehensive plan.



State and Federal funded roads are allocated through two different classification systems. State funding is provided through Michigan Public Act 51 of 1951 (Act 51). Under Act 51, roads are classified into the categories listed and described below:

### **State Trunk lines**

Roads, streets and highways assigned to the Michigan Department of Transportation (MDOT). MDOT is responsible for the maintenance, construction and improvements to these corridors. Their primary purpose is to facilitate through-traffic movements in conjunction with the State-wide highway system.

### **County Primary**

These routes serve longer distance trips between major destination points within the County. Primary roads are planned to facilitate through-traffic movement, while allowing access to homes and businesses.

### **County Local**

Roads that provide access to homes and businesses and are designed for short to medium length trips. These roads connect to the Primary and State Trunk line road.

The *Federal Highway Administration* uses a different classification system called the National Functional Classification (NFC). This system is designed to reflect the function of a roadway, which corresponds with the road's eligibility for certain federal funding opportunities. Under the NFC, roads are classified into the categories listed and described below:

### **Arterial**

Relatively high capacity roads which provide unity throughout a contiguous urban area; medium speed/capacity roads for the rest of the county-wide arterial highway system should have minor access control and channelized intersections.

### **Collector**

Relatively low speed/low volume street, typically two lanes for circulation within and between neighborhoods. The roads serve generally short trips and are meant to collect trips from local streets and distribute them to the arterial network.

### **Local Streets**

Low speed/low volume roads which provide direct access to abutting land uses; non- conducive to through-traffic.

Fremont Township is served by two state highways. The primary east/west highway is M-46. M-46 traverses the state from Port Sanilac to Muskegon and forms the northern boundary of Fremont Township. The primary north/south highway in the area is M-24. M-24 flanks the eastern side of the community, passes through the Village of Mayville, and south through Lapeer into Oakland County.

A number of County Roads link the outlying areas of the community with the two highways. Local county roads running north & south include Washburn Road, Cat Lake Road, Schott Road, Lobbell Road, Maier Road, Conrad Road, Leix Road, and Wire Line Road. Local Roads running east & west include Snover Road, Blackmore Road, Saginaw Road, Brown Road, Phelps Lake Road, O'Brien Road, Ambrose Road, Waterman Road, North Grove Road, Hunt Road and Lawrence Road.

## **Map Section Page 12 - Act - 51 Road Classifications**

### **Rail Service**

The southern portion of Fremont Township is crossed by the *Huron & Eastern Railway*. The railway is operated by the North America Rail Group and runs west to Saginaw and east through Marlette.

### **Airports**

The nearest airports include the Tuscola Area Airport in Caro (10 miles away), the Marlette Airport, and the DuPont-Lapeer Airport, both about 20 miles away, all serving medium to small planes only. Those in need of larger planes or international flights will require a trip to Bishop International in Flint, (38 miles) Oakland County International in Pontiac (48 miles) or MBS International in Saginaw (52 miles).

# **Strategic Planning**

## **Public Input**

Develop and adopt a comprehensive zoning ordinance including provisions for the desire of the community to look into extending commercial/light industrial along M-46 and M-24 to help increase the tax base and provide jobs for Tuscola residents.

Please refer to Appendix A

### **Goal 1**

Arrange future land uses to assure the preservation of the natural features, scenic qualities, and rural character which make Fremont Township an attractive place to live while protecting private property rights.

#### **Objectives**

1. Accommodations future residential, commercial, and industrial development in appropriate locations
2. Manage growth through good planning and appropriate development controls.
3. Preserve high-value agricultural lands, natural features and open space.
4. Discourage land uses that are incompatible with adjacent land uses.
5. Encourage Planned Unit Development (PUD) approaches to future residential, commercial and industrial development.
6. Protect the rural historical assets of the community.
7. Preserve the scenic quality along rural roadways.
8. Clean up or contain sites of environmental contamination.
9. Increase community awareness of land use issues facing Fremont Township.
10. Increase community awareness of new tools and techniques that focus on land use.

### **Goal 2**

Establish a more cohesive sense of cooperation in Fremont Township.

#### **Objectives**

1. Establish future land use development policies and land use patterns that demonstrate cooperative planning across jurisdictional boundaries.
2. Maintain an accurate and up to date comprehensive plan.

### **Goal 3**

Fremont Township should encourage and support and support the development and retention of business and industry that provides good paying jobs in convenient, accessible and logical locations.

#### **Objectives**

1. Provide for the development of new commercial centers (as opposed to "strip" developments).
2. Provide for the development of some additional local light industry.
3. Eliminate the restrictive "spot" commercial and industrial development.
4. Provide for the development of home businesses.

### **Goal 4**

Provide infrastructure and community development services to effectively serve area residents and maintain the rural character which makes Fremont Township an attractive place to live.

#### **Objectives**

1. Direct future development into designated areas where public facilities and services can be efficiently and economically provided in the future.
2. Assure the needs of senior citizens in Fremont Township are addressed.
3. Assure the maintenance of all roadways is adequately funded.

### **Goal 5**

Fremont Township should be a place where all citizens choose to live, work, recreate and give back to the community through volunteerism and leadership.

#### **Objectives**

1. Work to understand the needs of all residents within Fremont Township.
2. Consider Smart Growth tools and other techniques that work to enhance the overall quality of life in Fremont Township.
3. Recognize that the success of this or any other planning process is contingent on the commitment and enthusiasm of the community and its volunteers.

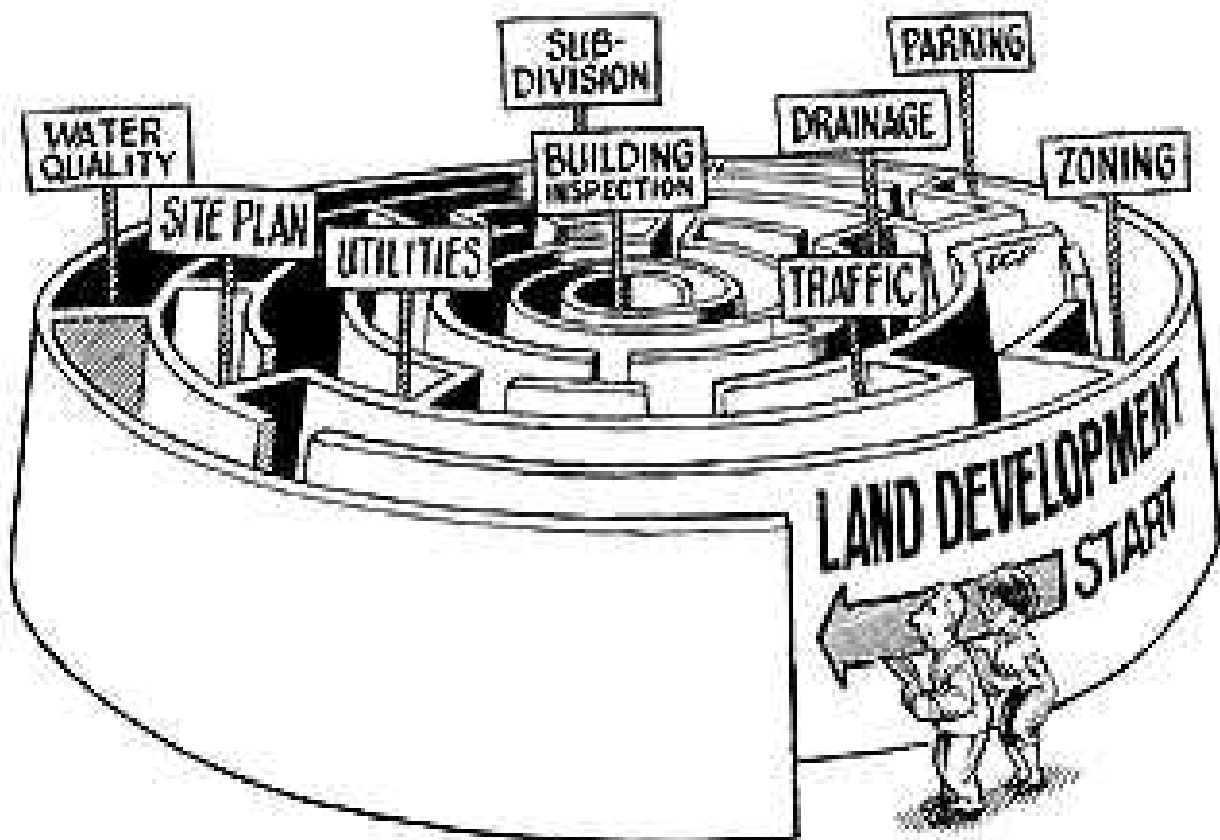


## Goal 6

Utilize the Tuscola County Hazard Mitigation Plan to protect the residents, visitors, and property within the County.

### Objectives

1. Identify projects from the Tuscola County Hazard Mitigation Plan that can be initiated to mitigate damages from local hazards that negatively impact Tuscola County.
2. Seek Funds to complete projects identified in Objective 1.



# Implementation

This section outlines a series of implementation recommendations and strategies to achieve the goals and objectives of the comprehensive plan. The recommendations and strategies outlined in this section are supported by the research and factual information compiled during the planning process.

## *Goal A*

Arrange future land uses to assure the preservation of the natural features, scenic qualities and rural character which make Fremont Township an attractive place to live while protecting private property rights.

### Strategies

1. Develop and adopt a comprehensive zoning ordinance, including provisions for:
  - a) Additional residential, commercial and light industrial development;
  - b) Appropriate lot dimensions and setbacks;
  - c) Cluster development to preserve open space with lot sizes contingent on utilities;
  - d) Landscaping or other screening of new developments from the road views;
  - e) Agricultural zoning districts and continued agricultural operations; and
  - f) Density bonuses for developers who incorporate and maintain the maintenance and use of existing agricultural features such as barns, silos and farmhouse structures.
2. Work together on the development of additional regulations designed to:
  - a) manage the size and placement of signs (e.g., comprehensive sign ordinance);
  - b) control blight and trash; and
  - c) preserve important *view-sheds* (*A viewshed is an area of land, water or an environmental element that is visible and deemed worthy of preservation*).
3. Provide incentives for new residential developments to maintain naturally occurring Vegetation (e.g. trees, wildflowers).
4. Take steps to develop an Open Space/ Farmland Preservation Plan.
5. Conduct an educational program to increase public understanding of the land use issues
6. Provide public education on a Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR) Program.

## ***Goal B***

Fremont Township should encourage and support the development and retention of business and industry that provides good paying jobs in convenient accessible and logical locations.

1. Conduct a market analysis that provides the best strategy for attracting new businesses and consumers into the downtown.
2. Work with local business owners, developers, and other interested citizens to create and conduct an economic development program, including such elements as:
  - a) educational workshops for business owners on current consumer trends, marketing and advertising strategies;
  - b) recruitment strategies to actively seek out successful businesses looking to relocate in Fremont Township
  - c) a variety of marketing strategies and promotions to entice residents and visitors to shop and patronize their establishments;
  - d) special store hours or open houses during community events;
  - e) a brochure that lists all businesses according to the type of establishment or service provided; and
  - f) community festivals and other promotions that give a prominent position to the retail sector
  - g) a job retraining program.

## ***Goal C***

Provide for residential development that offers an adequate supply of dwelling units in a variety of housing options.

### **Strategies**

1. Develop and hold workshops and seminars on housing needs for local residents.
2. Conduct a thorough housing inventory of Fremont Township.
3. Develop a new senior citizens complex.

## ***Goal D***

Provide future infrastructure development and community services in a manner that will effectively serve area residents and maintain the rural character which makes Fremont Township an attractive place to live.

## Strategies

1. Complete a comprehensive road and transportation study to help obtain and direct future investments.
2. Support the needs of community seniors through several activities, including:
  - Conduct a survey to establish the priorities of community seniors
  - Update and publish the Senior Services brochure annually
  - Develop new programs, services and activities for community seniors

## Future Land Use and Development

### Map Section Page 13 - Future Land Use

This section describes the future land use of Fremont Township established during the community planning process. The future land use classifications were compiled after a review of the current future land use classifications and zoning district definitions used by the Village and Township. The two sets of future land use classifications from 1993 were used as a basis for the future land use classifications in this Comprehensive Plan, resulting in eight proposed land use classifications. Together Maps 19(a) and 19(b) represent the future land use district designations for Fremont Township.

### *Future Land Use Descriptions*

#### **Agriculture - Rural Residential**

This classification is intended to provide for a mixture of rural land uses interspersed among open, undeveloped lands. Appropriate uses will include farming operations, single-family homes on large lots, outdoor recreation facilities and natural protected areas. Residents within this area will need to co-exist with farming operations and will be subject to regulations to protect the natural environment.

#### **Medium Density Residential**

This classification is intended to provide for areas that promote the continuation of the Village style neighborhood land use pattern in areas in and around the Village or in specific locations within the Township. The district will accommodate single-family housing, multi-family housing and duplexes and mobile home parks.

#### **High-Density Residential**

This classification is intended to provide areas for some single-family homes, duplexes, apartments, townhouses and other multi-family residential uses. This land use area is also intended to provide for planned units developments.



## **Commercial**

This classification is intended to provide suitable sites for land uses providing services to highway travelers such as motels and gas stations as well as locations for commercial uses. Development should be attractive and in a convenient commercial cluster. Uses might include retail, food service, hardware, drug stores, convenience stores and health care facilities, lumber and automobile sales.

The client traffic is primarily auto-based, so parking facilities will be necessary. However, flexibility in changing trends and circumstances and unanticipated opportunities that would allow for further growth, the Master Plan supports allowing for a zoning overlap to expand the commercial district to include light industrial. This is important to maximize the district's buildings and changing trends in the commercial district.

## **Light Industrial**

This classification is intended to provide for light industrial operations such as warehousing, assembly, processing and packaging of products from previously prepared materials. The classification does not include heavy commercial or manufacturing uses.

## **Parks and Public Services**

This classification includes lands intended for parkland development, non-motorized trails, natural areas, and public buildings such as a post office, schools and government buildings.



## **Possible Action Steps**

The strategies outlined in this plan reflect potential actions steps for the Fremont Township Planning Commission. It is important to note that the strategies outlined in this plan are subject to change and update. Each strategy should be reviewed annually for accuracy, consistency and timeliness - given changing conditions. In acting on these strategies, the Planning Commission should determine the timetable for plan implementation. The following tables present the priority status of each strategy. The short-term strategies should be implemented in one to two years. The mid-term strategies should be implemented in three to five years.

**Goal A** - Arrange future land uses to assure the preservation of the natural features, scenic qualities and rural character which make Fremont Township an attractive place to live while protecting private property rights.

Strategies	Short Term	Long Term
Develop and adopt a comprehensive zoning ordinance, including provisions for	x	
a) Additional residential, commercial and light industrial development	x	
b) Appropriate lot dimensions and setbacks	x	
c) Cluster development to preserve open space with lot sizes contingent on utility needs		X
d) Landscaping or other screening of new developments from the road	x	
e) Agricultural zoning districts and continued operations	x	
f) Density bonuses for developers that incorporate the maintenance and use of existing agricultural features such as barns, silos and farmhouse structures		X
Work together on the development of additional regulations designed to:	x	
a) Manage the size and placement of signs	x	
b) Control blight and trash	x	
c) Preserve important view-sheds	x	
Provide incentives for new residential developments to maintain naturally occurring vegetation (e.g. trees and wildflowers)		X
Take steps to develop an Open Space/Farmland Preservation Plan		X
Conduct an educational program to increase public understanding of the land use issues facing Fremont Township	x	
Provide public education on a Transfer of Development Rights or Purchase of Development Rights Program.		X

**Goal B -** Establish a more cohesive sense of cooperation in Fremont Township.

<b>Strategies</b>	<b>Short Term</b>	<b>Long Term</b>
Annually review and update the comprehensive plan	x	x
Invite citizens to actively engage in planning and decision-making groups	x	x

**Goal C.** Fremont Township should encourage and support the development and retention of business and industry that provides good paying jobs in convenient accessible and logical locations.

<b>Strategies</b>	<b>Short Term</b>	<b>Long Term</b>
Conduct a market analysis that provides the best strategy for attracting new businesses and consumers into the downtown	x	
Work with local business owners, developers and other interested citizens to create and conduct an economic development program, including such elements as	x	
a) Educational workshops for business owners on current consumer trends, marketing and advertising strategies	x	
b) Recruitment strategies to actively seek out successful businesses looking to relocate in Fremont Township		x
c) A variety of marketing strategies and promotions to entice residents and visitors to shop and patronize their establishments	x	
Special store hours or open houses during community events	x	
A brochure that lists all businesses according to the type of establishment or service provided	x	
Community festivals and other promotions that give a prominent position to the retail sector	x	
A job retraining program		x
Increase communication, promote information sharing, and nurture cooperation between groups that have a genuine interest in the continued success and vitality of Mayville's downtown district	x	

**Goal D.** Provide for and support residential development that results in neighborhoods that are safe, healthy and attractive.

Strategies	Short Term	Long Term
Provide for better enforcement of the current blight and trash ordinance	x	
Enforce community ordinances that protect the health and safety of local residents and encourage the development/rehabilitation of stock in Fremont Township	x	
Organize a series of neighborhood summits with neighborhood groups to determine the desired character of each residential neighborhood		x
Provide incentives for new residential developments to maintain naturally occurring vegetation		x

**Goal E.** Provide for residential development that offers an adequate supply of dwelling units in a variety of housing options.

Strategies	Short Term	Long Term
Develop and hold workshops and seminars on housing needs for local residents	x	
Conduct a thorough housing inventory of Fremont Township	x	
Develop a new senior citizens complex		x

**Goal F.** Provide future infrastructure development and community services in a manner that will effectively serve area residents and maintain the rural character which makes Fremont Township an attractive place to live.

Strategies	Short Term	Long Term
Conduct a comprehensive road and transportation study		x
Support the needs of community seniors through several activities	x	
a) Conduct a survey to establish the priorities of community seniors	x	
b) Update and publish the Senior Services brochure annually	x	
c) Develop new programs, services and activities for community seniors		x
d) Participate in workgroups addressing senior issues in Tuscola County	x	

**Goal G.** Fremont Township should be a place where all citizens choose to live, work, recreate and give back to the community through volunteerism and leadership.

Strategies	Short Term	Long Term
Conduct a survey with the youth and young families in Fremont Township on the types of activities and programming they want in their community	x	



## *Public Involvement*

It is through citizen involvement that important Fremont Township issues are identified. Once identified goals and objectives are established by the Fremont Township Planning Commission. The strategic planning process with the Planning Commission involved three tasks: issue identification, visioning, and tactical planning.

Early on in the planning process the Fremont Township Planning Commission hosted a public opinion survey. Of the surveys that were distributed 67 were returned. A complete copy of the survey is located in the appendix.

The survey responders had the following responses when asked “How long have you lived in Fremont Township?”

a. Less than one year	4
b. 1 – 5 years	9
c. 6 -10 years	8
d. 11 – 20 years	8
e. Over 20 years	38
f. I live outside the Township	1

From the responses the majority of responders have lived in Fremont Township for over 20 years.

When asked, “What is your gender and age?” the responders gave the following responses

a. Male	31
b. Female	25
c. 18 – 30 years old	8
d. 31 – 45 years old	8
e. 46 – 60 years old	15
f. 61 – 75 years old	24
g. Over 75 years old	3

From the responses received a slight majority are male and the largest group of responders were 61 – 75 years old.

When asked, “What is your household composition?” the responders gave the following responses

a. Single, no children	4
b. Single with children at home	1
c. Single, children no longer at home (empty-nester)	4
d. Couple, no children	17
e. Couple with children at home	18
f. Couple, children no longer at home (empty-nester)	22

From the responses received a slight majority of responders are couples with no children living at home. Commonly referred to as empty-nesters.

When asked, “What is your income bracket?” the responders gave the following responses

a. Under \$25,000 per year	9
b. \$25,000 - \$49,999	13
c. \$50,000 – \$74,999	21
d. \$75,000 - \$99,999	11
e. \$100,000 - \$149,999	5
f. \$150,000 – \$199,999	2
g. \$200,000 - \$249,999	0
h. \$250,000 or more	0

From the responses received a majority of responders are in the \$50,000 to \$74,999 income bracket per year.

When asked, “How many people live in your household?”, five responders answered one, 38 responders answered two, 18 responders answered three to five, and four responders answered six or more.

When asked, “What is your Homeownership Status?”, 54 responders said they owned their home and 9 responders said they rented.

When asked, “What is your work situation?” the responders gave the following responses

a. Work in Fremont Township	3
b. Work within 25 miles of Fremont Township	17
c. Work more than 25 miles of Fremont Township	16
d. Self-employed/business owner	3
e. Unemployed	2
f. Retired	29

From the responses received, the majority of responders are retired. The next highest response was for those who are employed within 25 miles of the Township, with a very slight margin of responders who work more than 25 miles away.

When asked, “What is your connection to Fremont Township?” a vast majority of responders stated they lived in the Township

When asked, “Please rate your perception of the following characteristics of Fremont Township from 1 (negative) to 5 (positive), the responders gave the following responses

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Small town character	2	6	13	18	25
b. Sense of community	2	56	23	19	14
c. Employment opportunities	24	26	12	0	0
d. Proximity to employment	17	14	17	7	5
e. walkability	12	16	12	15	5
f. Condition of roads	10	11	19	17	5
g. Traffic	3	3	21	21	14
h. Parks and recreation	10	12	27	11	3
i. Housing quality	4	10	32	11	5
j. Neighborhood quality	2	4	26	22	9
k. Emergency service	3	0	18	25	19
l. Retail, shopping, & dining establishments	22	22	16	3	1

What describes how you view the amount of commercial business in Fremont Township

a. not enough	52
b. just right	12
c. too much	0

What type of new retail/service establishment would you like to see in Fremont Township?

a. Gas station/convenience store	10
b. Food service/produce/general store	24
c. Professional office/healthcare	11
d. Appliance store	9
e. Restaurants	44
f. Technology services	14
g. Other	6
h. None	3

Please rate the following characteristics of Fremont Township from 1 (negative) to 5 (positive)

	1	2	3	4	5
a. encourage telecommunication towers for internet and cell phone services	13	5	17	10	18
b. preserve natural features (woodlands, trees, wetlands, etc.)	4	4	10	14	31
c. develop more early warning tower system	10	5	24	14	9
d. provide housing to meet the needs of seniors and young adults/families	4	10	21	11	15
e. improve zoning and code enforcements	9	9	27	9	9
f. incorporate art into public spaces	17	14	15	5	9
g. improve the appearance of the residential areas	7	7	17	18	15
h. encourage assisted living and other health care establishments	7	11	12	14	19

The previous Fremont township master plan had the following goals. Please rate accordingly.

	Less Relevant	Same Relevance	more relevant
a. Accommodate future reinvestment in FT, while maintaining the historic Township Charter	10	36	14
b. Preserve the historic character of the Township as a defining trait of the community	12	35	12

What are the three most important reasons you want to continue to reside in Fremont Township?

a. Sense of community	14
b. I don't want to leave my home	27
c. rural character	37
d. my neighbors	12
e. family members nearby	28
f. recreation opportunities (lakes, hunting)	8
g. retirement	13
h. close to work	15
i. community services (fire, police, etc.)	3
j recreation opportunities	1
k. abundant open spaces	17
l Other	6
m. I don't reside in Fremont Township	0

Based upon your experience residing in FT, how would you rate the following?

	<b>Good</b>	<b>Okay</b>	<b>Poor</b>	<b>Unsure</b>
Road conditions	13	35	18	0
Ambulance service	37	16	3	8
Police protection	25	25	8	6
Fire protection	38	15	2	8
Recreation Opportunities	8	26	25	3
Zoning enforcement	15	24	7	17



## **Fremont Township Planning Commission**

### **Resolution of Approval of Fremont Township Master Plan**

At a regular meeting of the Fremont Township Planning Commission held on \_\_\_\_\_ at the Fremont Township Hall, 4850 Mertz Road, Mayville, Michigan, the following Resolution of Approval of the Master Plan for Adoption by the Fremont Township Board of Trustees was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**WHEREAS**, the Fremont Township Planning Commission developed a proposed Master Plan Update for the Township, and

**WHEREAS**, the members of the Planning Commission developed the Master Plan Update based on a review of existing land uses, population data, existing and potential community services, and projected future land use needs, and

**WHEREAS**, copies of the proposed Master Plan Update were distributed to surrounding municipalities and the Tuscola County Planning Commission, and

**WHEREAS**, the Planning Commission conducted a public survey in which the results were evaluated for consideration for the Fremont Township Master Plan. All meetings were held with open public comment at all regularly scheduled Planning Commission meetings, and

**WHEREAS**, statutory requirements of the Michigan Planning Enabling Act of 2008, as amended have been completed.

**NOW, THEREFORE, BE IT RESOLVED**, that the Fremont Township Planning Commission hereby approves the 2020 to 2040 Fremont Township Master Plan Update and that the said Master Plan Update be referred to the Fremont Township Board of Trustees for ratification.

#### **ROLL CALL VOTE:**

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Resolution declared \_\_\_\_\_

The undersigned Secretary of the Fremont Township Planning Commission hereby certifies that this resolution was duly adopted by the Fremont Township Planning Commission at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Secretary

Fremont Township Planning Commission

**RESOLUTION OF ADOPTION  
BY THE TOWNSHIP OF FREMONT BOARD OF  
TRUSTEES FREMONT TOWNSHIP MASTER PLAN  
UPDATE**

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

**WHEREAS:** The Fremont 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 retained the services of the Tuscola County Economic Development Corporation and East Michigan Council of Governments, as its consultants to assist the Planning Commission in preparing this plan, and;

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

**WHEREAS:** The Planning Commission has presented the Master Plan to the Fremont Township Board of Trustees for ratification . The Board of Trustees began the 63 day review on \_\_\_\_\_, and;

**WHEREAS:** With the completion of the 63-day public review, a notice of a public hearing has been published in the local paper \_\_\_\_\_ with 15 days prior notice of the public hearing to consider public comments received during the 63-day review, and;

**WHEREAS:** The Master Plan needs a 2/3 vote of Township Board of Trustees for ratification in accordance with Section 43(1) of the Act, and;

**WHEREAS:** The Fremont Township Board of Trustees has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on \_\_\_\_\_, and;

**WHEREAS:** The Fremont Township Board of Trustees has by resolution asserted the right to approve or reject the plan.

**NOW THEREFORE BE IT RESOLVED:** The content of this document, together with all maps attached to and contained herein are hereby adopted by the Fremont Township Board of Trustees as the Fremont Township Master Plan on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

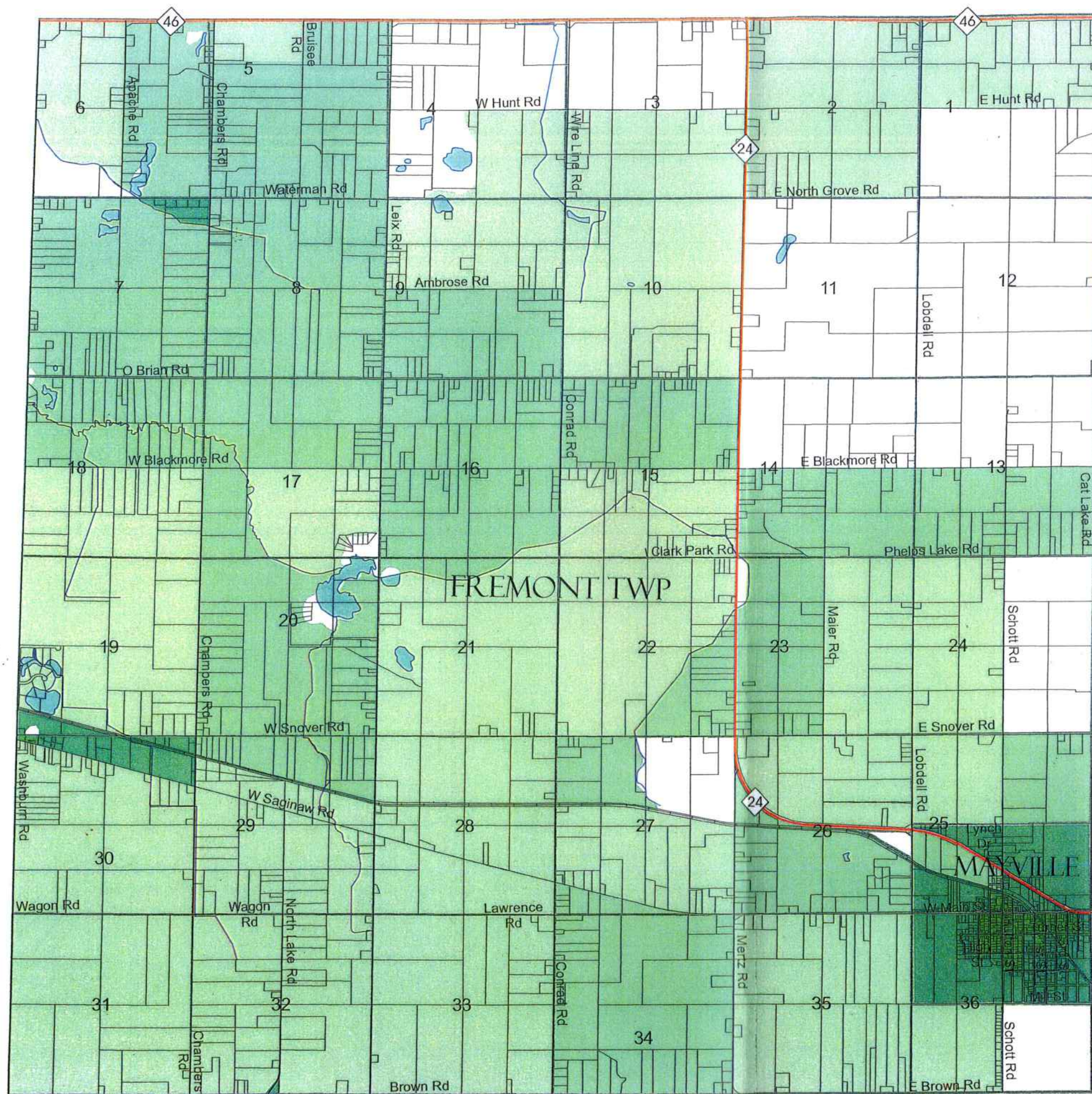
**Certification**

I hereby certify the above is a true and correct copy of the resolution adopted at the \_\_\_\_\_ 2020, meeting of the Fremont Township Board of Trustees.

\_\_\_\_\_,  
Clerk - Township of Fremont

Township of Fremont 2020-2040 Master Plan **DRAFT**










# FREMONT TOWNSHIP

## Population Density

-  Jurisdictions
-  Roads
-  State Highways
-  Railroad
-  Section Lines
-  Lakes
-  Streams
-  Property Lines

## Population per Sq. Mile

-  0.0 - 28.0
-  28.1 - 81.7
-  81.8 - 248.1
-  248.2 - 2857.1
-  2857.2 - 8615.4

0 0.5 1 2 Miles

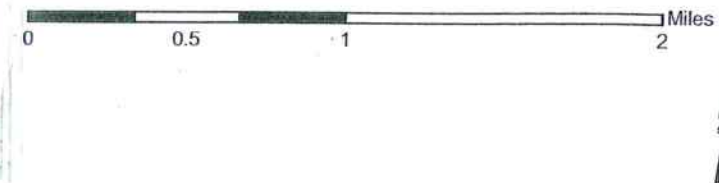




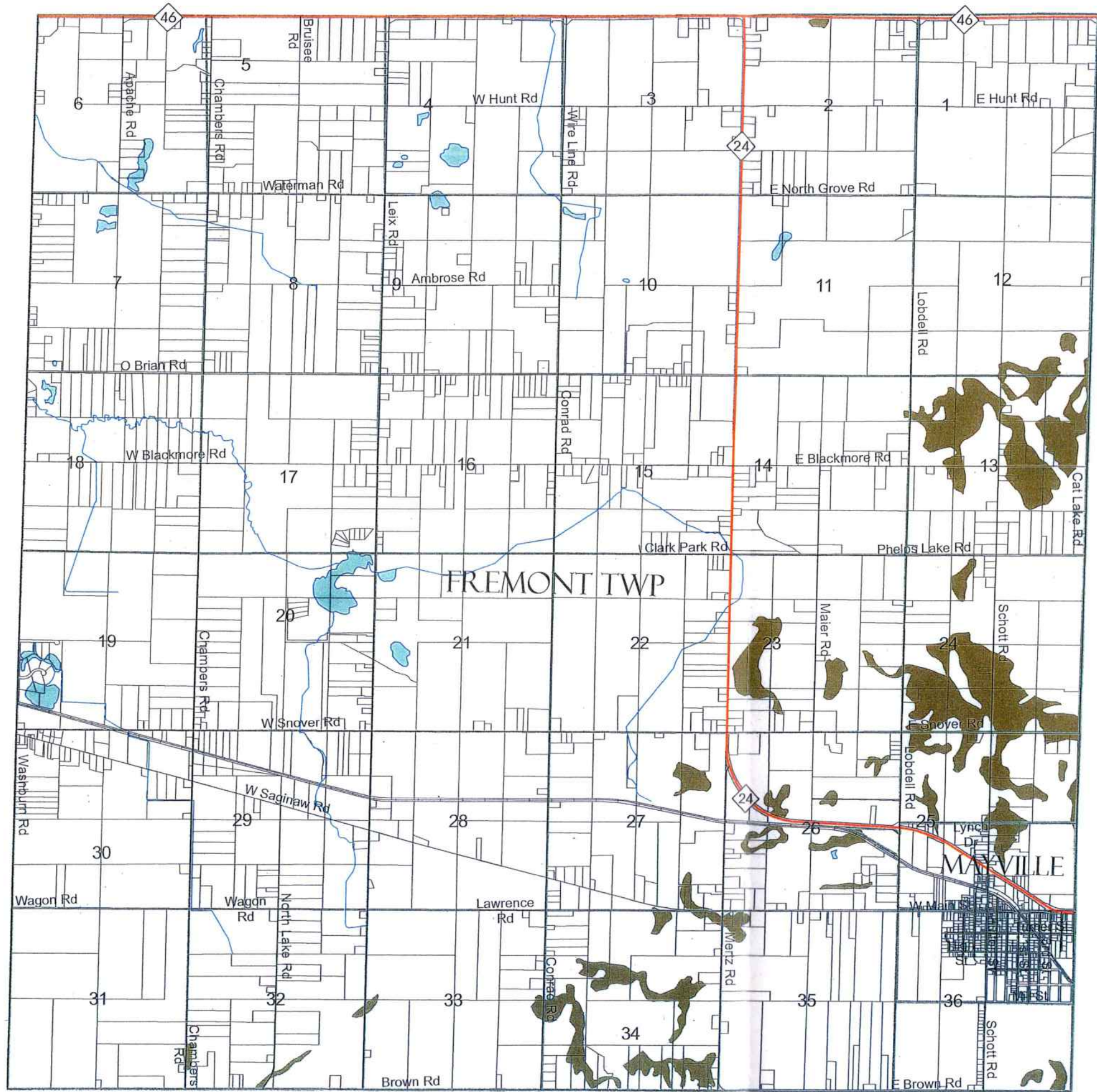
# FREMONT TOWNSHIP

Slope (from soils)

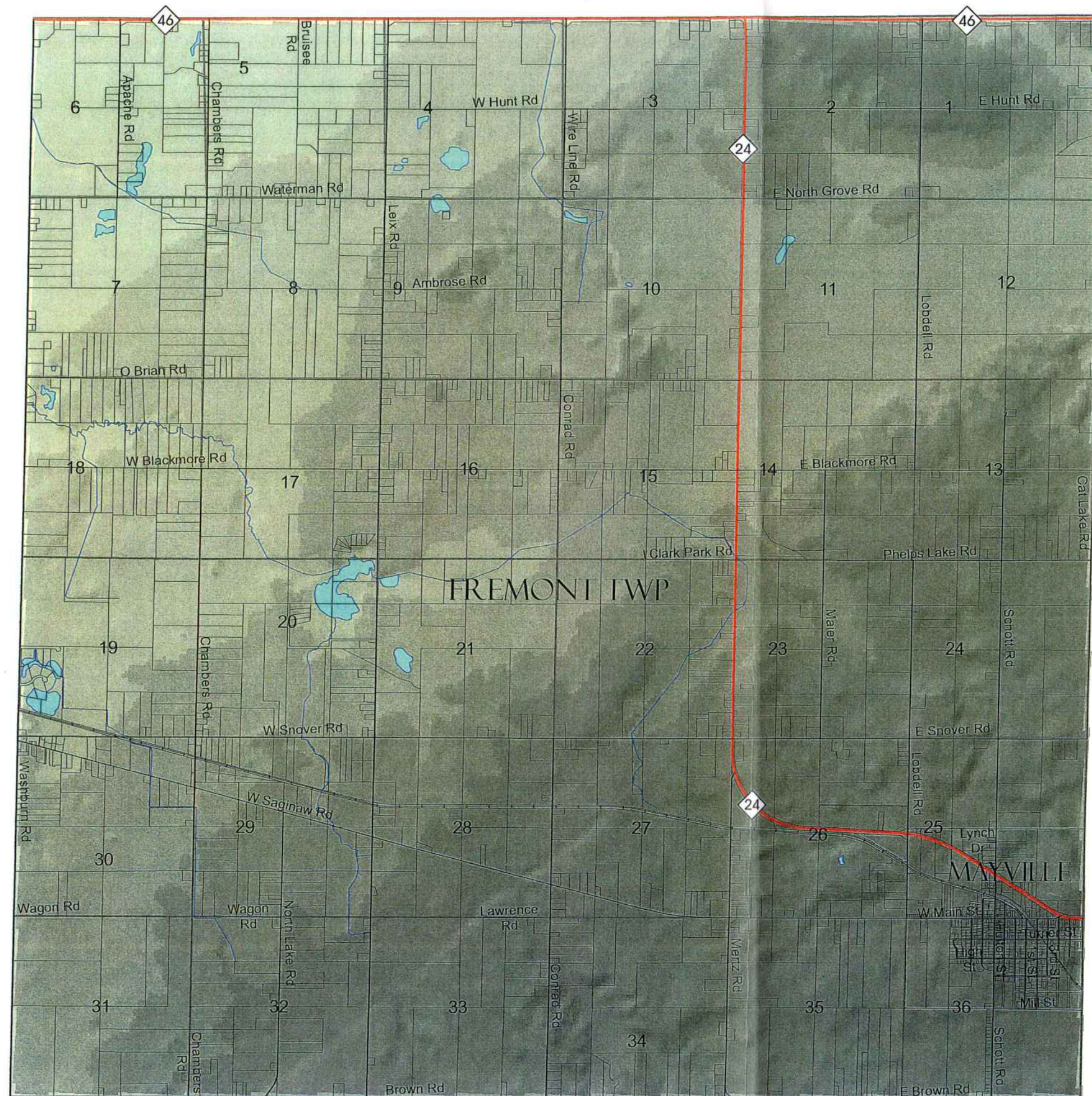
- Jurisdictions
- Roads
- State Highways
- Railroad
- Section Lines
- Lakes
- Streams
- Property Lines
- Slope > 14%



MAP 2







# FREMONT TOWNSHIP

## Elevation

- Jurisdictions
- Roads
- State Highways
- Railroad
- Section Lines
- Lakes
- Streams
- Property Lines

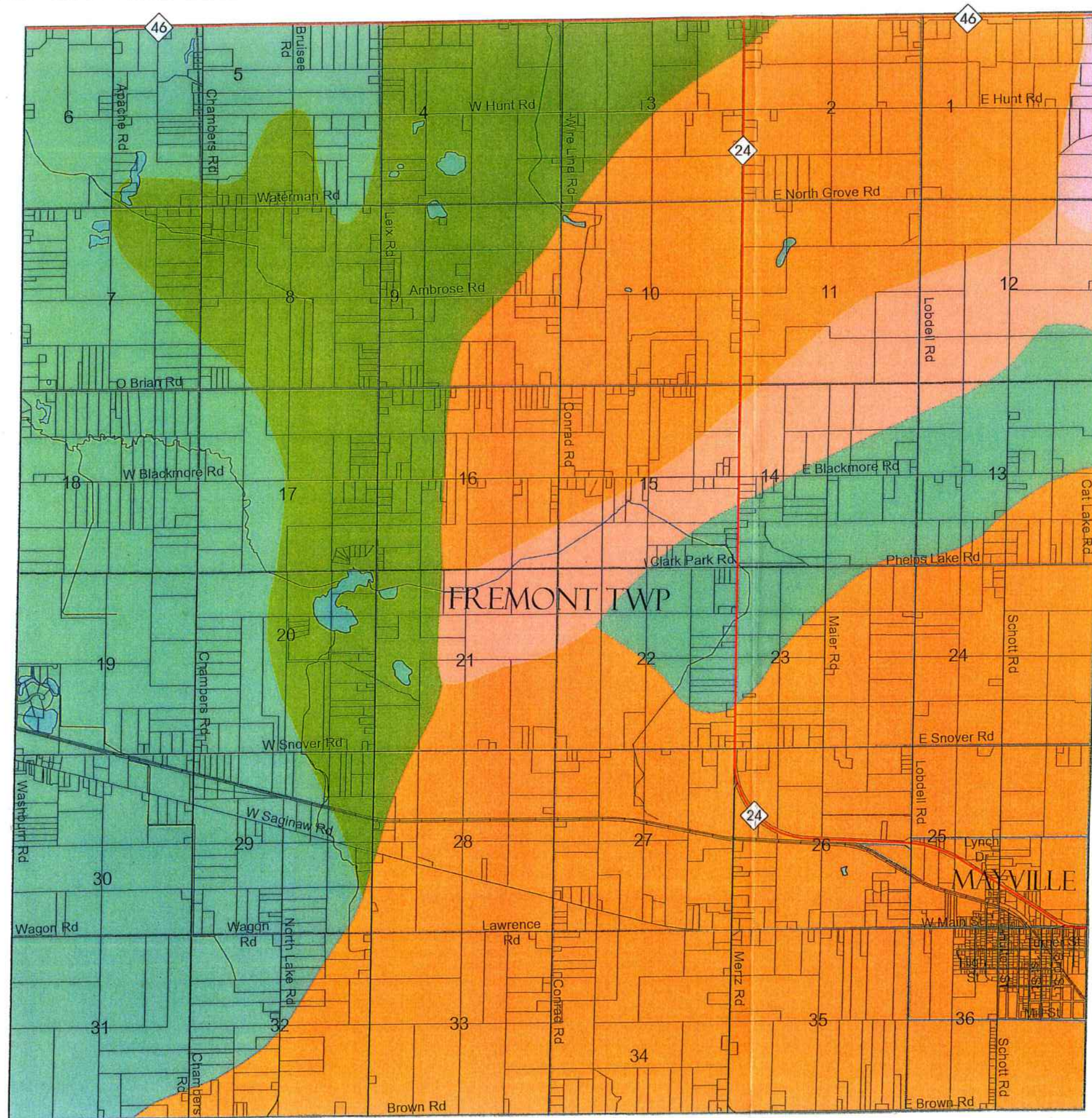
## Elevation (feet)

- 671-715
- 716-746
- 747-771
- 772-796
- 797-830

0 0.45 0.9 1.8 Miles







# FREMONT TOWNSHIP

## Soil Associations

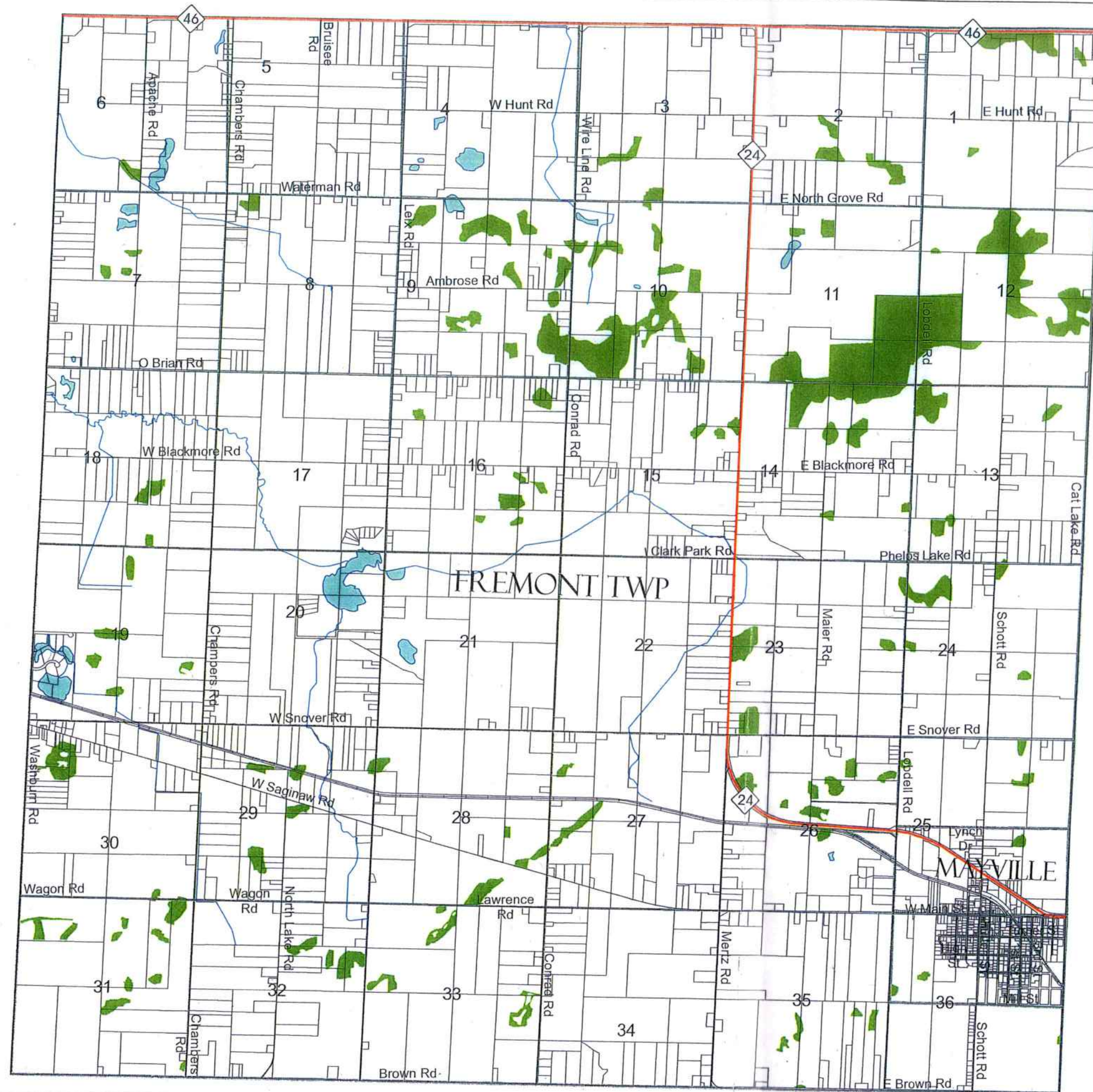
- Jurisdictions
- Roads
- State Highways
- Railroad
- Section Lines
- Lakes
- Streams
- Property Lines
- Houghton-Adrian Association
- Marlette-Capac-Spinks Association
- Perrin-Wasepi-Gilford Association
- Pipestone-Granby-Chelsea Association
- Wixom-Wolcott-Pipestone Association





# FREMONT TOWNSHIP

## 2005 Wetlands



- Jurisdictions
- Roads
- State Highways
- Railroad
- Section Lines
- Lakes
- Streams
- Property Lines
- Land Use Categories**
- Wetlands













0 0.5 1 2 Miles





# FREMONT TOWNSHIP

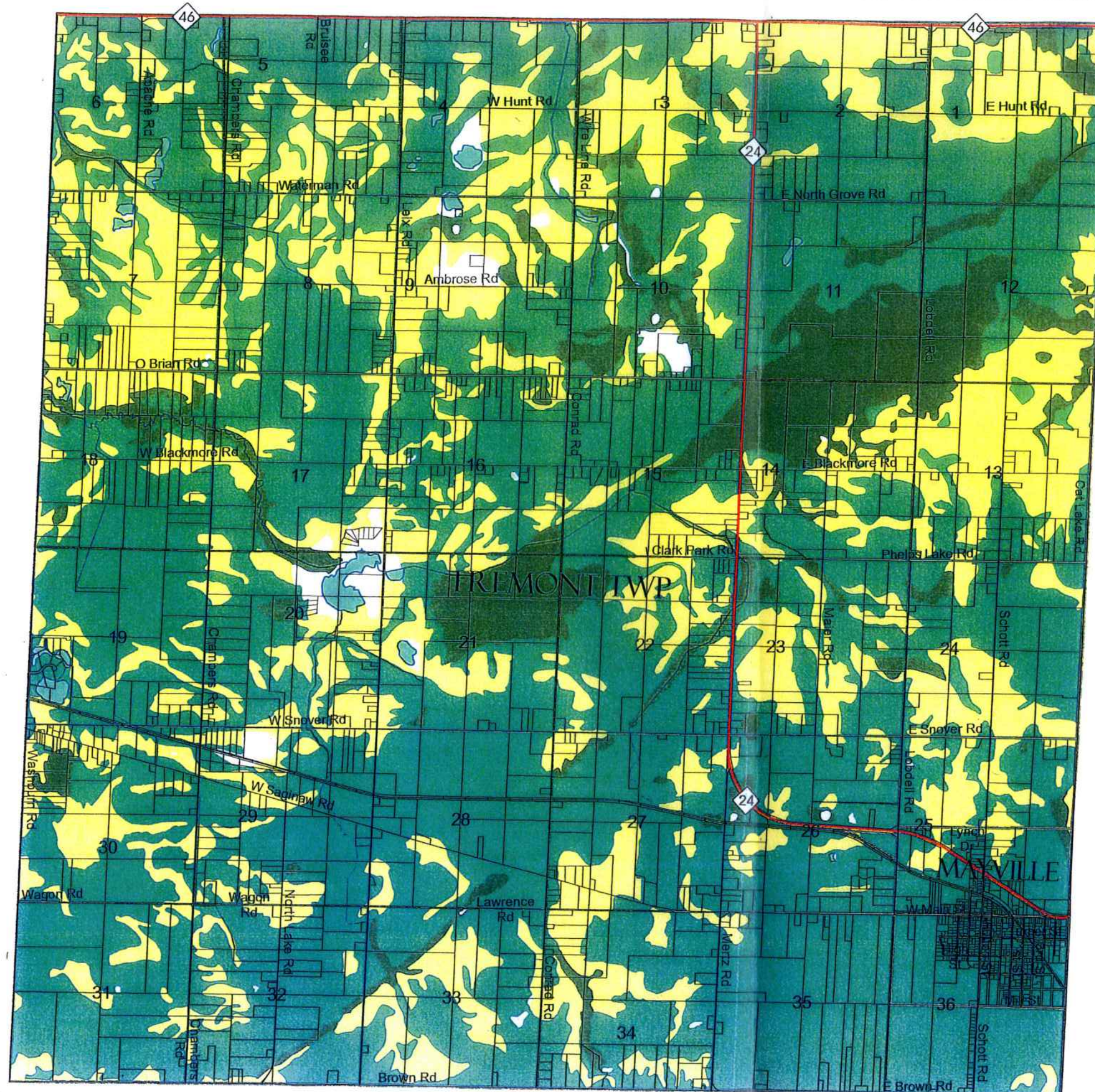
## Hydric Soils

-  Jurisdictions
  -  Roads
  -  State Highways
  -  Railroad
  -  Section Lines
  -  Lakes
  -  Streams
  -  Property Lines
- Hydric Categories
-  All hydric
  -  Partially hydric
  -  Not hydric
  -  Unknown

0 0.5 1 2 Miles






MAP 6






# FREMONT TOWNSHIP

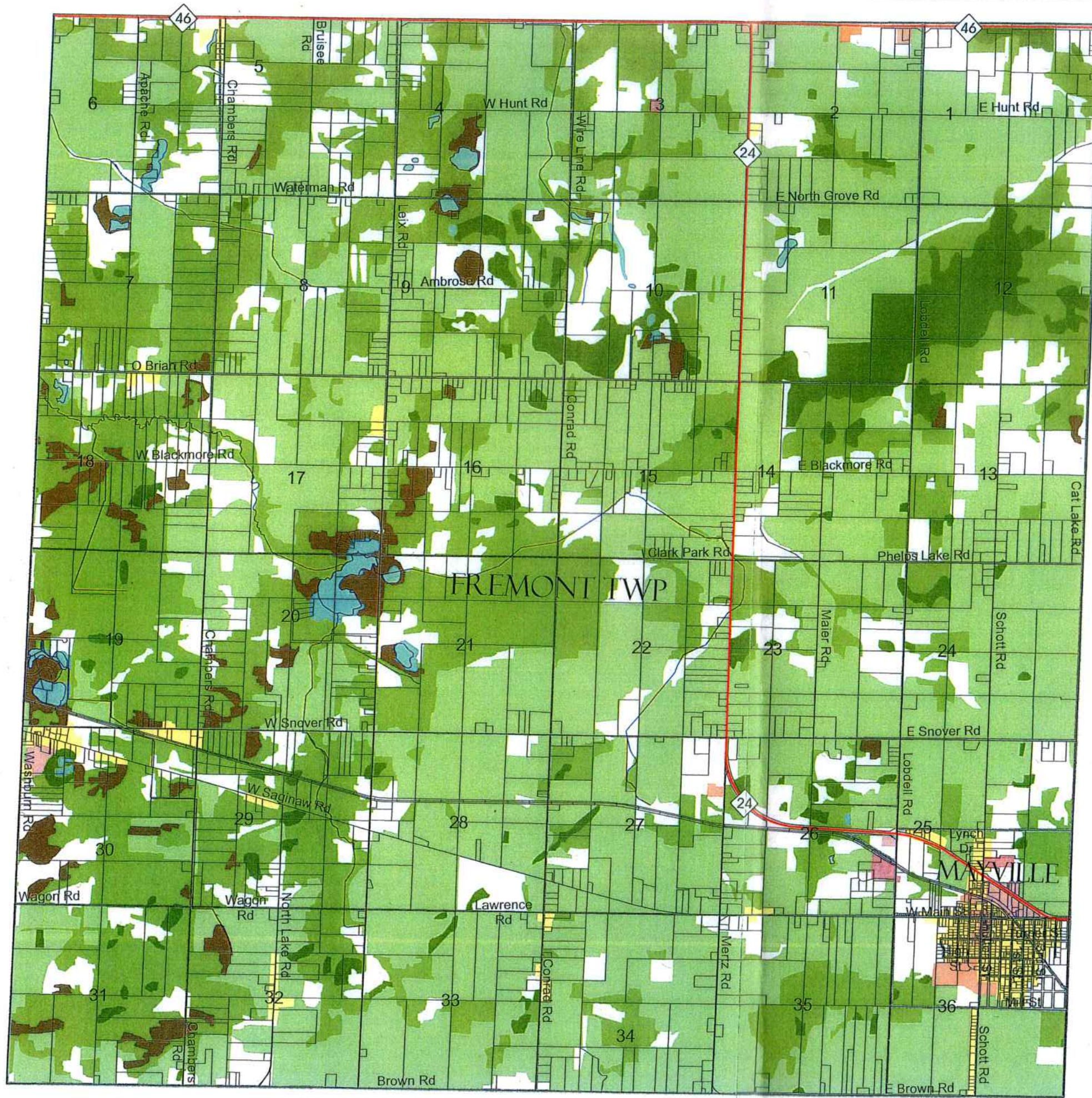
## 1978 Land Use

-  Jurisdictions
-  Roads
-  State Highways
-  Railroad
-  Section Lines
-  Lakes
-  Streams
-  Property Lines

### Land Use Categories

-  Residential
-  Commercial
-  Industrial
-  Transportation, Communication, Utilities
-  Extractive
-  Outdoor Cultural/Recreation
-  Agricultural
-  Non-Forest
-  Upland Forest
-  Water
-  Wetlands

0 0.5 1 2 Miles





# FREMONT TOWNSHIP

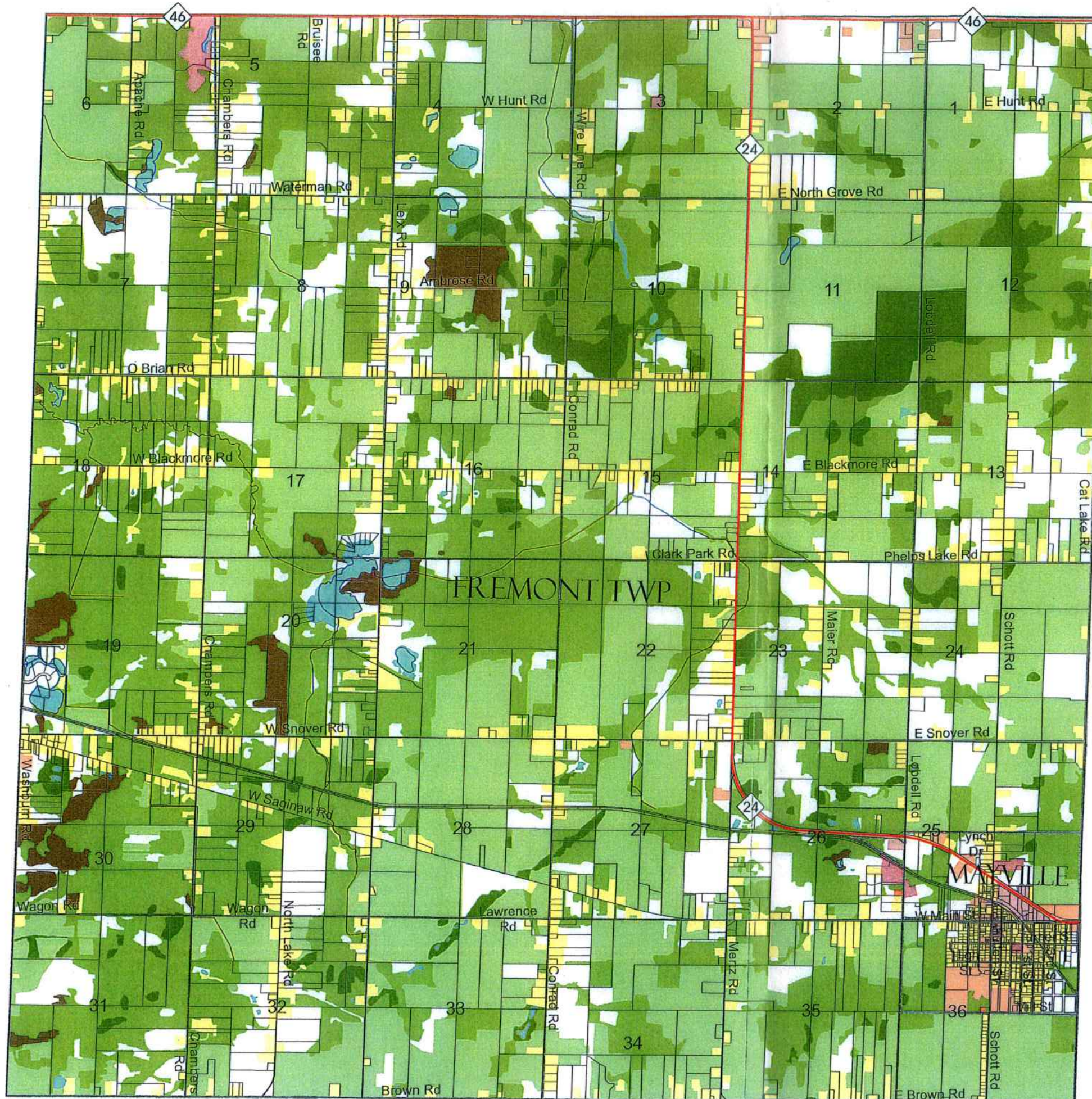
## 2005 Land Use

-  Jurisdictions
-  Roads
-  State Highways
-  Railroad
-  Section Lines
-  Lakes
-  Streams
-  Property Lines

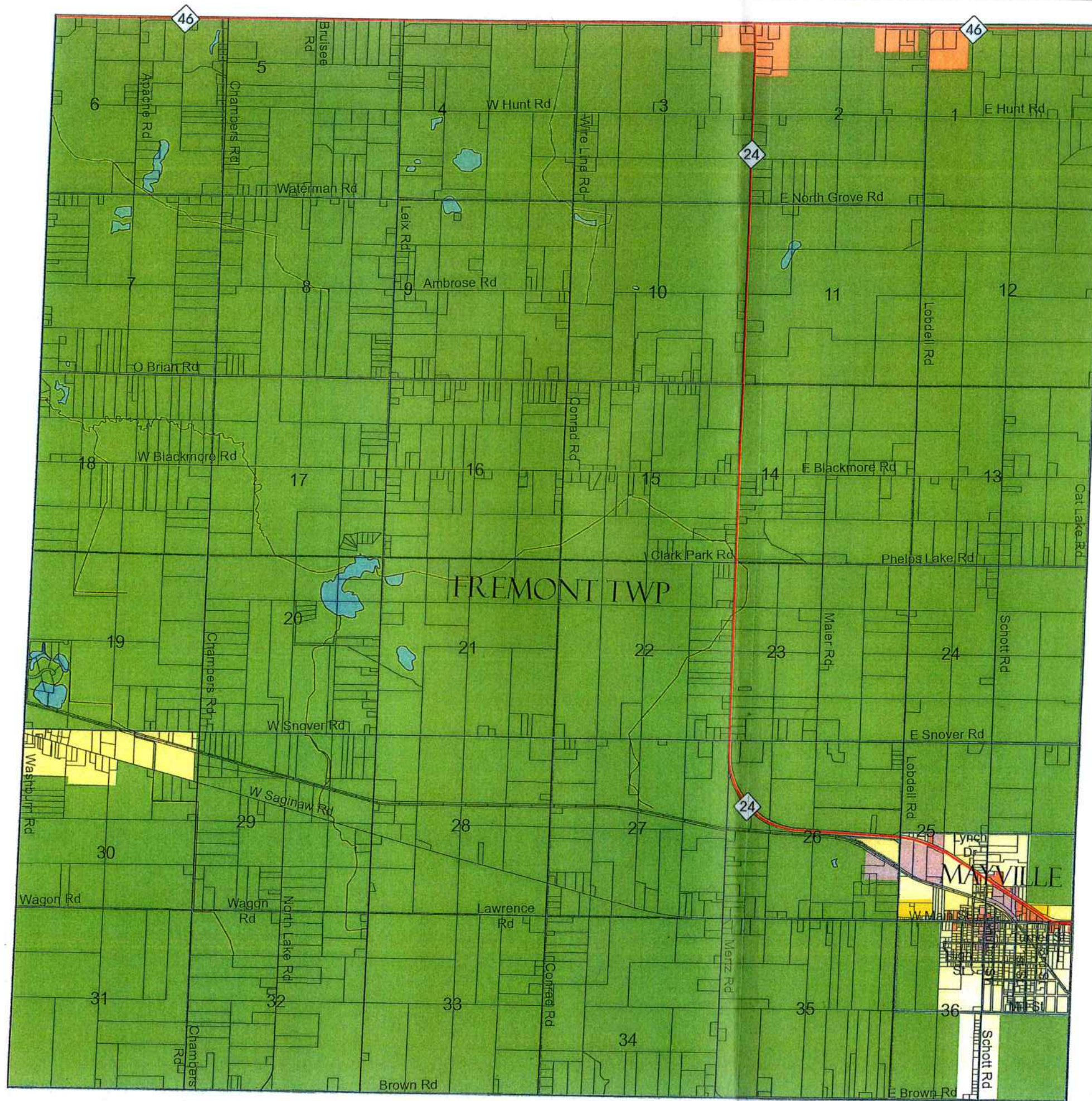
### Land Use Categories

-  Residential
-  Commercial
-  Industrial
-  Transportation, Communication, Utilities
-  Extractive
-  Outdoor Cultural/Recreation
-  Agricultural
-  Non-Forest
-  Upland Forest
-  Water
-  Wetlands

0 0.5 1 2 Miles







# FREMONT TOWNSHIP

## Zoning

- Jurisdictions
- Roads
- State Highways
- Railroad
- Section Lines
- Lakes
- Streams
- Property Lines

### Village of Mayville Zoning

- Ag
- Business A
- Business B
- Industrial A
- Neighborhood Comm
- Residential A
- Residential B
- Residential M

### Fremont Township Zoning

- A-R
- C-1
- I-1
- R-1
- R-2

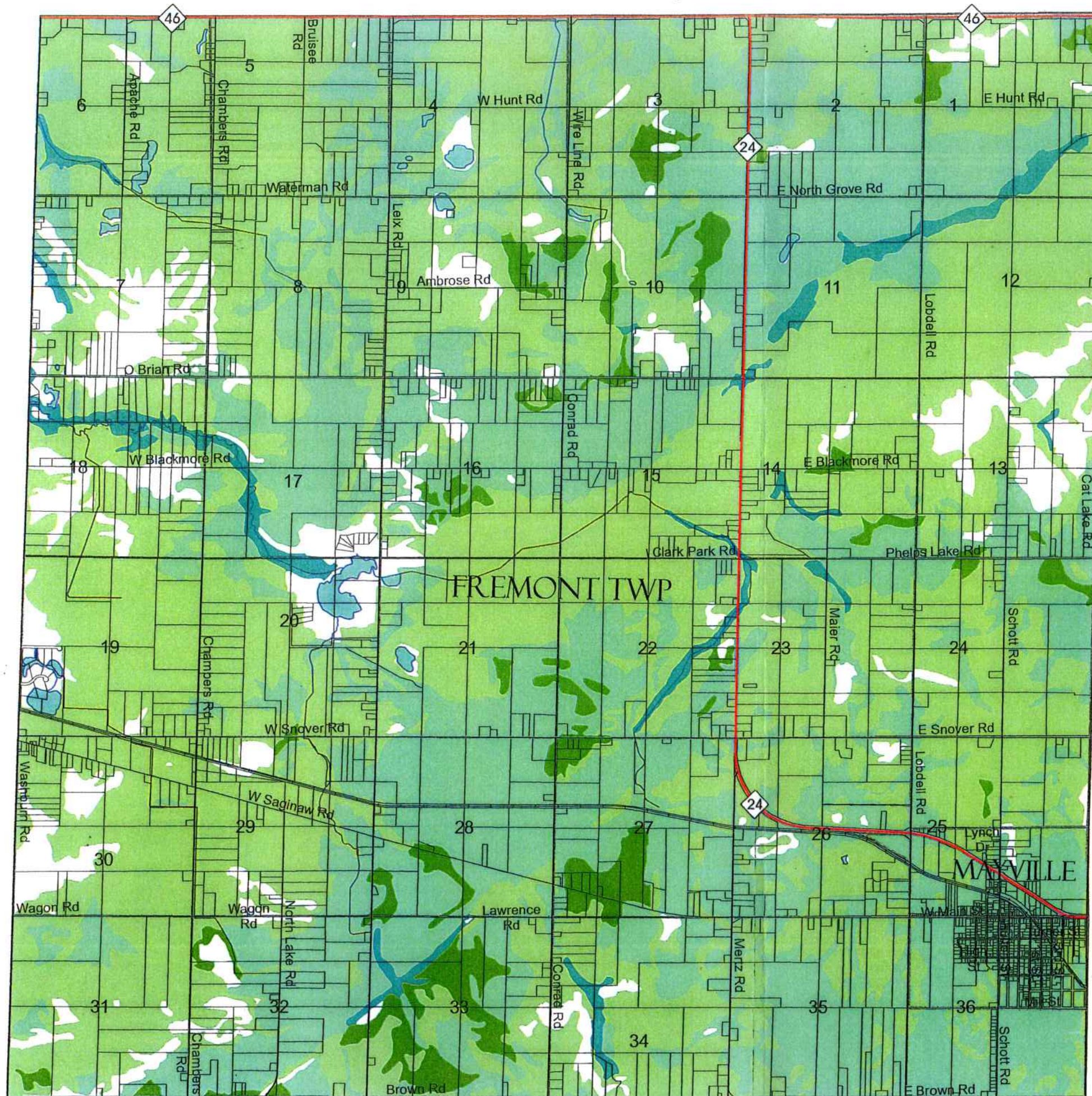
0 0.5 1 2 Miles





# FREMONT TOWNSHIP

## Prime Farmland (from soils)



- Jurisdictions
- Roads
- State Highways
- Railroad
- Section Lines
- Lakes
- Streams
- Property Lines
- All areas are prime farmland
- Farmland of local importance
- Not prime farmland
- Prime farmland if drained
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

0 0.5 1 2 Miles

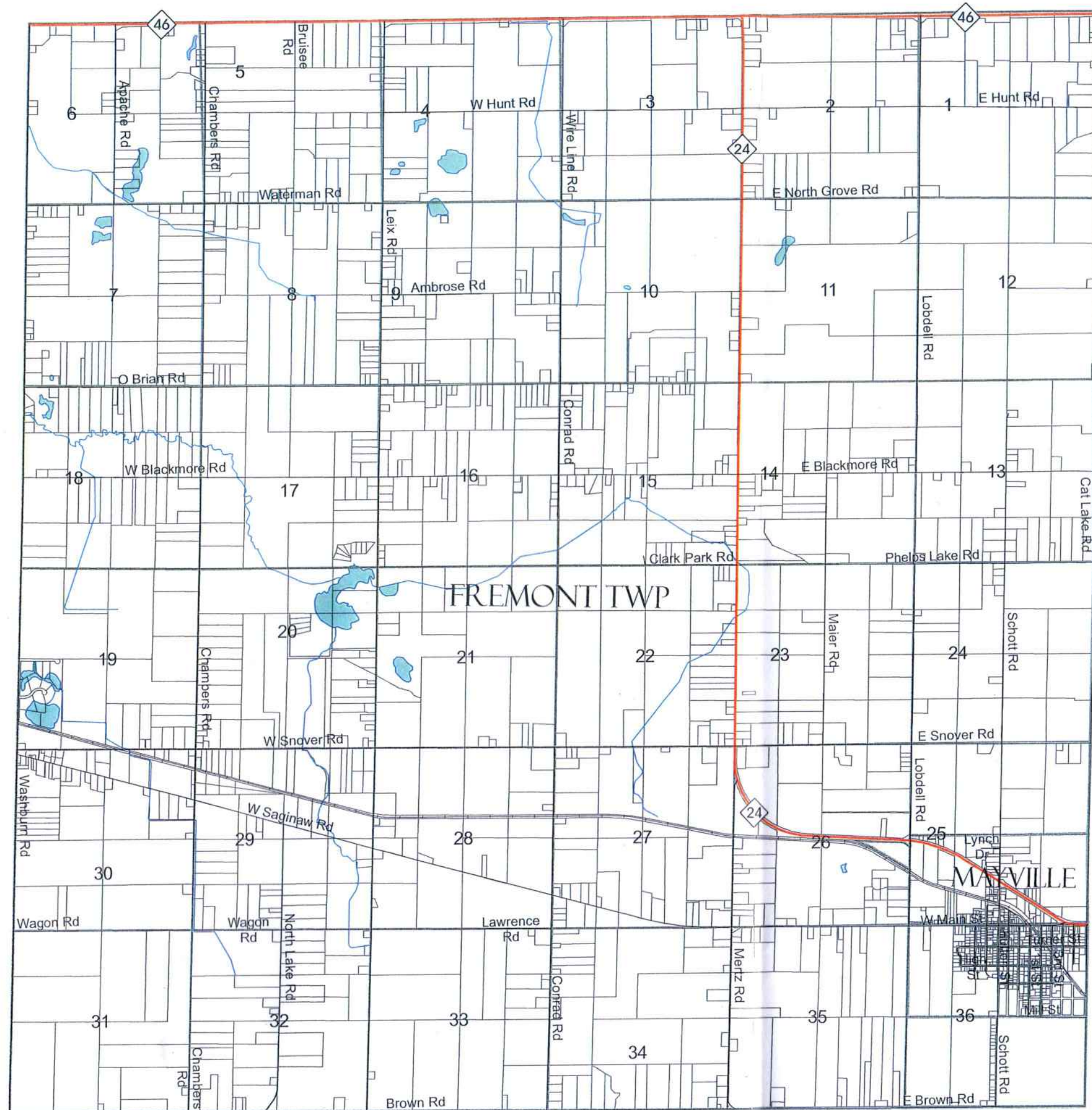




# FREMONT TOWNSHIP

## Transportation Network

-  Jurisdictions
-  Roads
-  State Highways
-  Railroad
-  Section Lines
-  Lakes
-  Streams
-  Property Lines



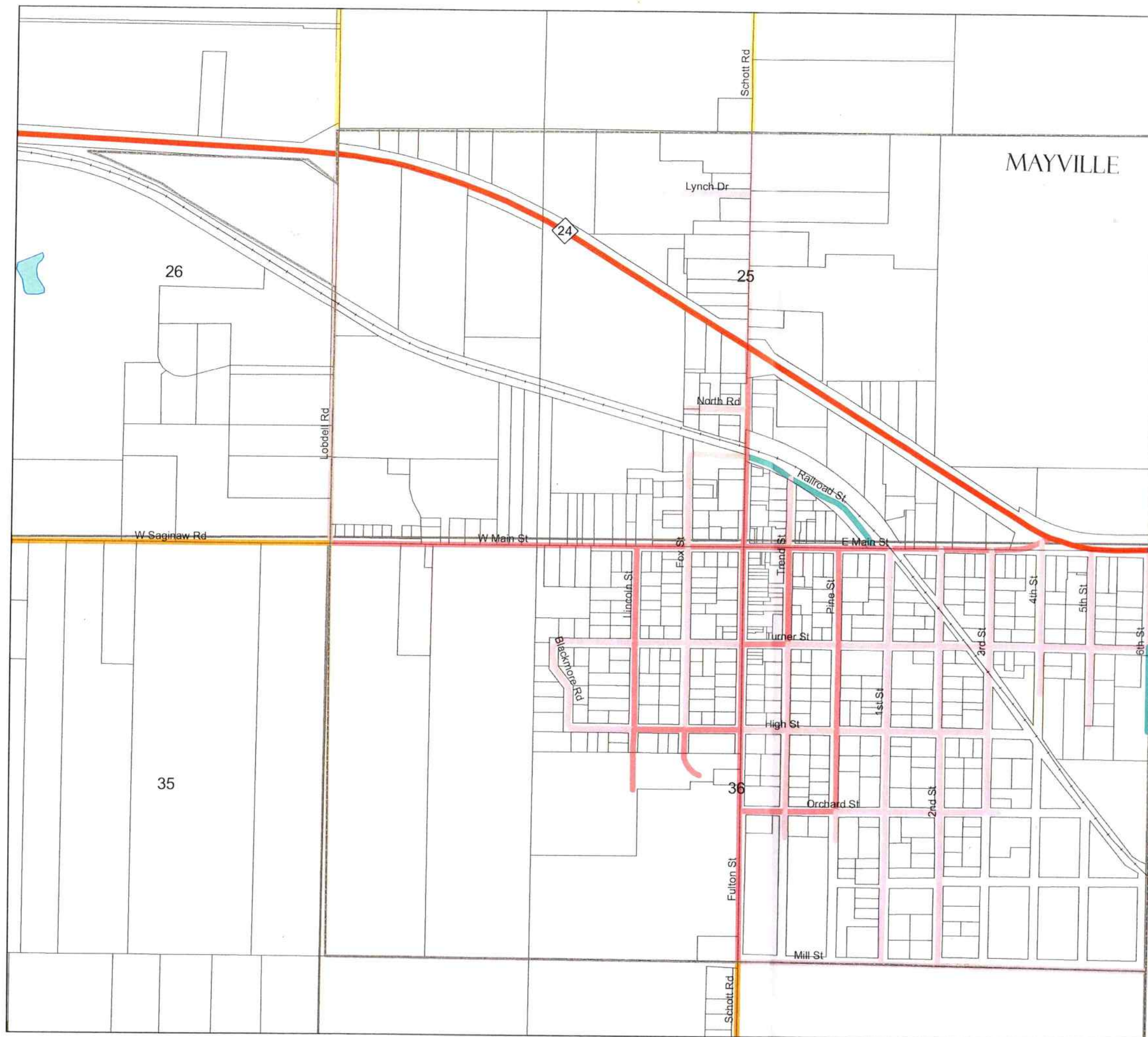
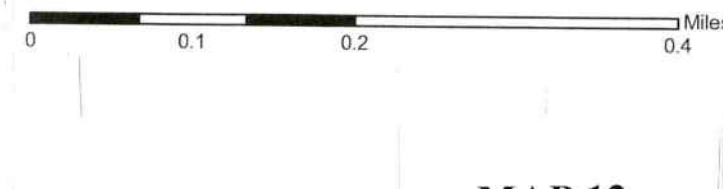


Legend for map symbols and road classification categories:

- Railroad (black line with cross-ticks)
- Streams (blue wavy line)
- Property Lines (thin black rectangle)
- Lakes (blue irregular shape)
- Jurisdictions (black cross shape)

Classification Categories:

- State Trunkline (thick red line)
- County Primary (thick orange line)
- County Local (thick yellow line)
- City Major (thick pink line)
- City Minor (thin pink line)
- Not an Act-51 Certified Public Road (thick green line)
- Section Lines (thin black rectangle)

**MAP 12**



# FREMONT TOWNSHIP

## Future Land Use

- Roads
- State Highways
- Railroad
- ~ Streams
- Property Lines
- Section Lines
- ☞ Lakes
- ☞ Jurisdictions
- Agriculture and Rural Residential
- Light Industrial
- High Density Residential
- Industrial
- Medium Density Residential
- Parks and Public Services

0 0.4 0.8 1.6 Miles



MAP 13

