

CLAYTON TOWNSHIP PLANNING COMMISSION

**CLAYTON TOWNSHIP
MASTER PLAN
FOR
LAND USE**

**GOALS AND OBJECTIVES FOR GROWTH
MANAGEMENT**

March 2008

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CLAYTON TOWNSHIP PLANNING COMMISSION

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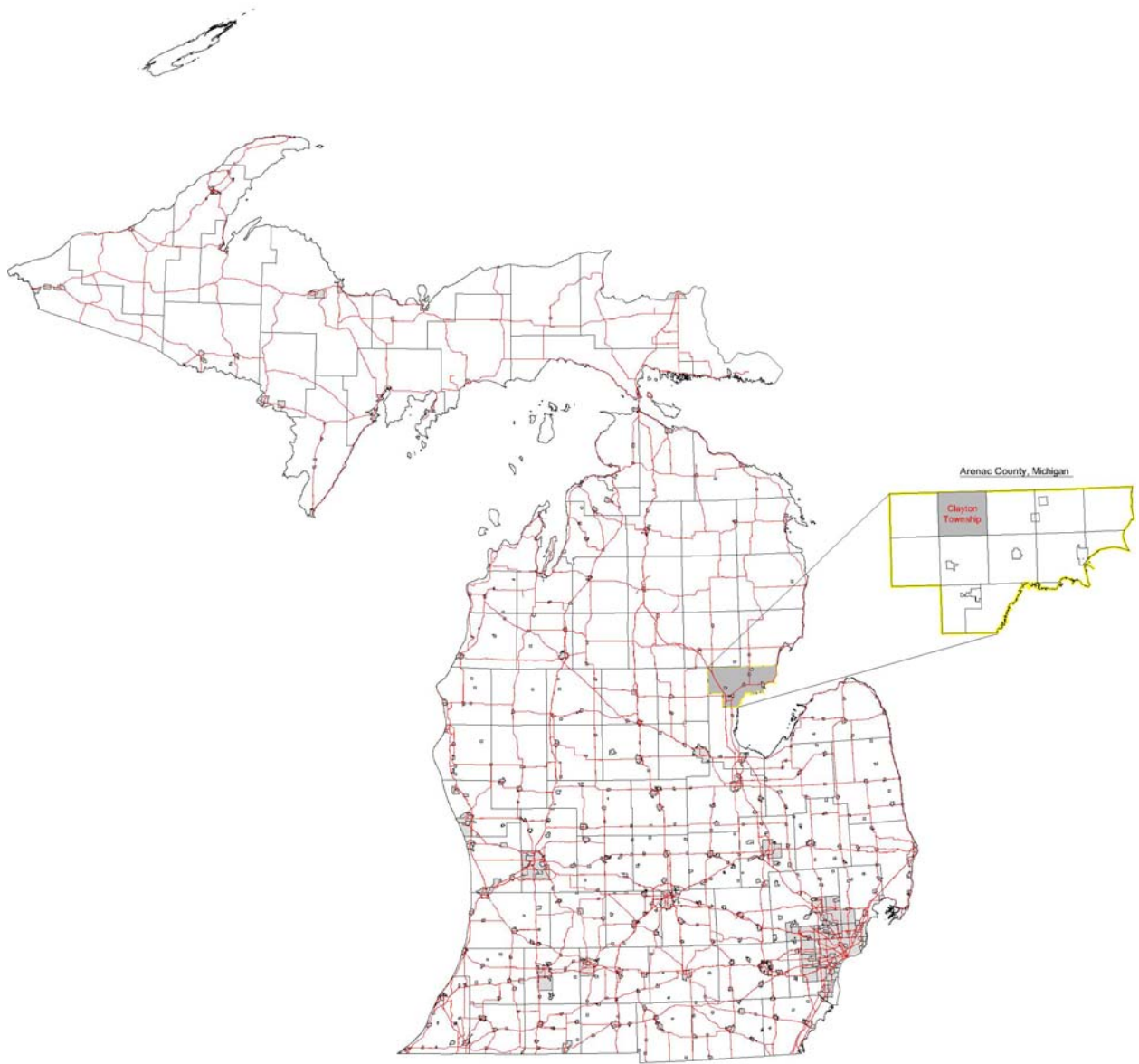
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Clayton Township, Arenac County, Michigan

Clayton Township Master Plan

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SECTION ONE

Introduction

Clayton Township is a small rural township with an agricultural and logging heritage. It is virtually surrounded by creeks and branches of the Rifle and AuGres River with the central portion of the township consisting of a rich farming area. It is a quiet, close-knit community where most, not involved in farming or local businesses, commute to nearby towns for work and shopping.

The residents of Clayton Township wish to retain this heritage of a rural, agricultural community. They see a potential to develop a village center at Maple Ridge on Melita Roads and will continue to allow home-based enterprises to serve other commercial needs.

In the near term little change may be apparent, but this Clayton Township Master Plan for Land Use sets out guidance to continue the community as its residents wish it to be and begins to address the changes that are starting to occur that may be substantial within 15-20 years. Changes indicated for the future of the township include the lack of heirs able or wishing to continue the farming operations that dominate the landscape and have been the social core of the community, and younger generations moving away from the area while newcomers, most often retirees from greater Detroit and other urbanized areas, take their places.

SECTION TWO

SECTION TWO BACKGROUND

A. Regional History

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

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

Arenac County (originally a part of Saginaw, Midland and Bay Counties) was organized in 1883 during the timber boom, which lasted through the last half of the 19th century. The Saginaw Bay watershed includes approximately 865 miles of rivers which were used to float "white gold" (white pine logs) to sawmills in Saginaw,

there converted to lumber and shipped on to the burgeoning East and Midwest. From 1851 to 1897, the last big year, the Saginaw River floated 25 billion board feet of lumber in pine logs, enough to build one million medium-sized homes or pave a road ninety feet wide all the way to the moon. Michigan's "green rush" was worth a billion dollars more than California's "gold rush".

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

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

businesses, or back to the State for non-payment of taxes. Dozens of once thriving timber towns became ghost towns throughout the region.

The first permanent settler in Clayton Township was Luther P. Daniels, who arrived in the township in 1865. Two years later the Gorsvents settled, followed soon by the Claytons, Smiths, Defords, and Monroes.

The first road was constructed in 1863 by a lumber company and a bridge was built in 1882 over the Rifle River by Bay County (whereof Clayton Township was a part). These first works of infrastructure opened the township to a great and continued influx of settlers.

In the past there were three villages within Clayton Township: Melita, Maple Ridge, and Shearer. Melita was located on one of the first gravel roads in Arenac County at the intersection of the current roads of Melita and Maple Ridge Road. In the 1880's it had a general store, a saw and shingle mill, and a post office.

Shearer was a flourishing town during the 1880's and 1890's located along the northern county line where Dobler Road currently jogs into Ogemaw County south of Skidway Lake. It was on a narrow gauge railroad running from Tawas City to Alger and had a turntable for reversing the locomotives on the tracks. Full-length pine logs were shipped from the village to be used for masts at the shipyard in Marysville south of Port Huron. When the timber around Shearer was lumbered away, Shearer was abandoned.

William Smith founded Maple City in 1869. The village in the 1870's grew to

have a saw and grist mill, a school, a post office, a general store, and a boarding house, later to become a cheese factory, and in the 1880's three churches. During the 1880's and 1890's there were also a dentist and doctor, a hotel, and various shops and "fine" stores.

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

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

Recent Past & Present

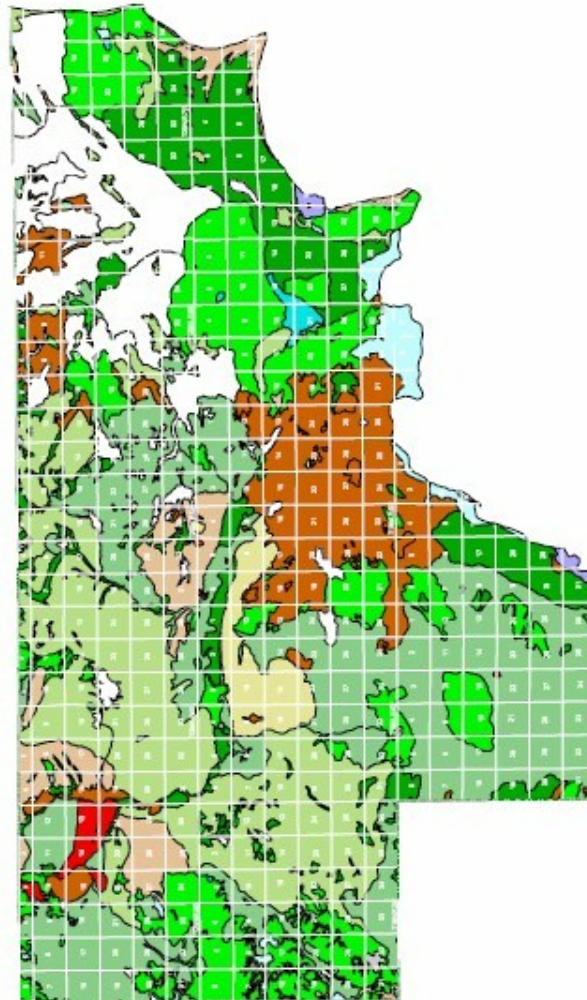
After the lumber boom peaked in the 1880's, fortunes declined. Although the introduction of electricity in the early 1900's brought many new businesses to the area, farming was still important with a significant portion of the township land devoted to agriculture.

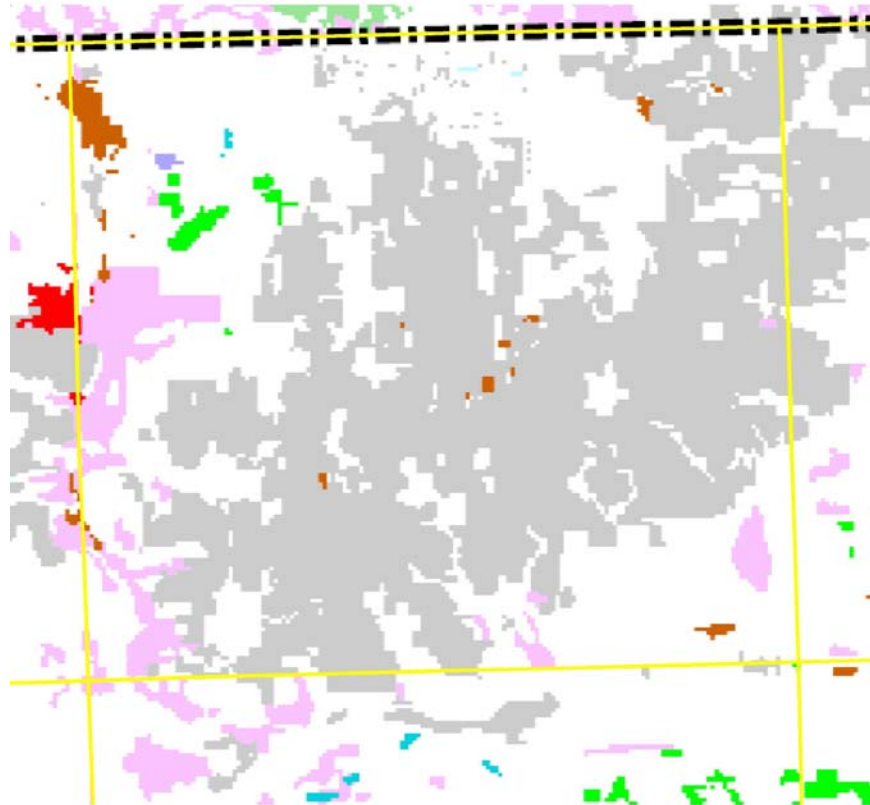
The lack of employment opportunities within Clayton Township causes many residents to commute or even relocate to

areas that have a higher employee demand. The increase in seasonal homes and permanent homes for retirees in the area has caused Clayton Township to grow as a rural residential community despite its lack of employment opportunities. Its

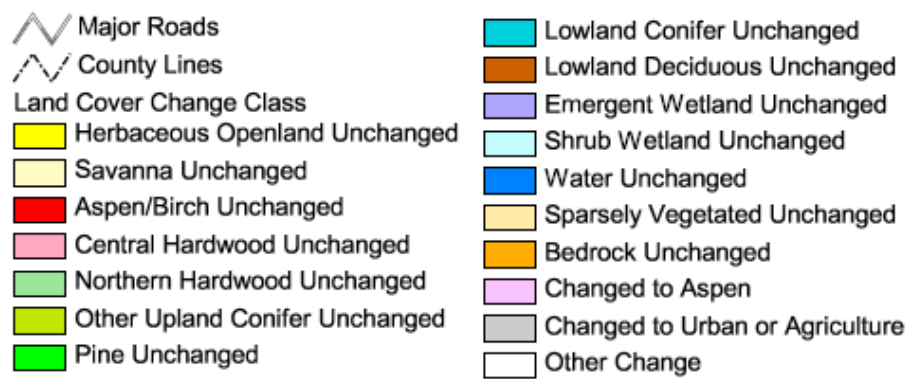
bounty of forests, creeks and farmlands provide current and prospective residents a pleasant rural life that they desire.

Fig. 10. J. J. Cameron and D. A. Akmal
at College Station, Texas, on a farm that y
1937





Clayton Township Land Cover Change, 1800's to 1978



B. Geography

General Geography

Clayton Township (T20N, R4E) is one of twelve townships located in Arenac County. It is nestled between Moffatt Township to the west and Mason Township on the east, and Deep River Township to the South with Ogemaw County located to the north. The township comprises approximately 32.1 square miles of land.

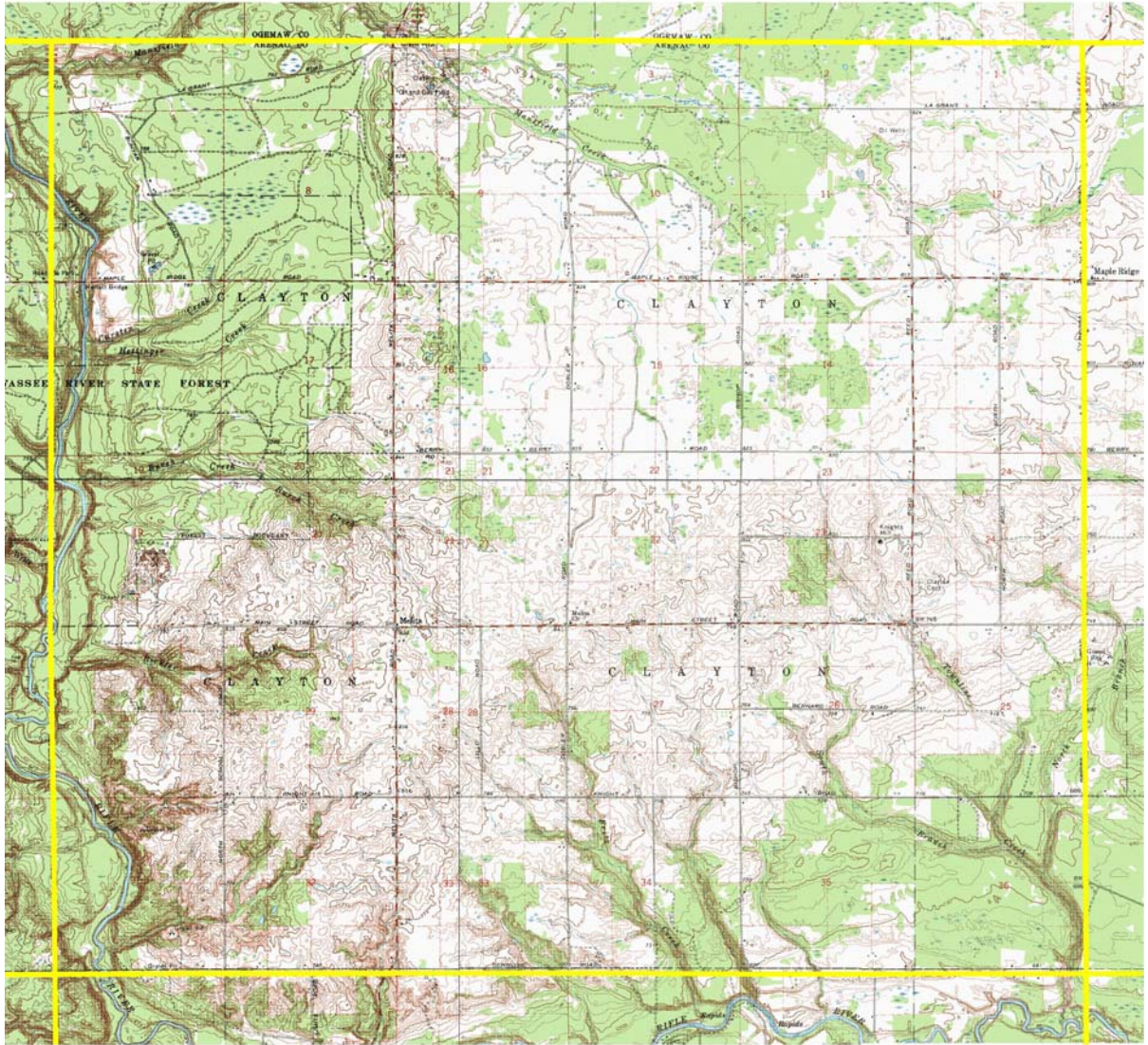
The terrain of the township varies from relatively flat along the central plains on the northerly side of the township to steep banks along the streams and creeks to the west and eastside of the township that feed into the Rifle River. The flattest areas are the Clayton oil and gas field in Sections 1 through 4 and 9 through 12.

Several streams flow across Clayton Township. The Mansfield Creek runs from the south to the north and then crosses the northwest corner of the township flowing east to west to the Rifle River. Townline Creek and Fritz Creek flow from the north to south across the south line of the township to the Rifle River. Also, Cursten Creek, Hettinger Creek, Burch Creek, and Richter Creek flow from the east to the west towards the Rifle River.

The highest point of the Township is along Melitia Road in the central part of the township with an elevation of around 850 feet above sea level. Most of the plains area used for farming range from 810 to 830. The lowest is along the west and south side of the township along the Rifle River with an elevation of around 675.

The Township is partially forested which is utilized as woodlands. The remainder of the township is agricultural which is primarily from the center of the township running northeast across the township. Some areas of forested and scrub-shrub wetlands exist throughout the township.

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



Quadrangle Map for Clayton Township

Geology

The processes that gave rise to the land within the Township provided the elevations, shaped the contours, deposited the underground formations of various minerals including deep oil and gas deposits, and much shallower limestone and gypsum, carved the river valleys, and laid down the parent materials for the soils.

Bedrock Geology

The bedrock geology of Clayton Township is that of the Michigan Basin: sedimentary rock of limestone, dolomite, shale, and sandstone laid down in ancient seas of the Paleozoic Age up to 500 million years ago. Above these sedimentary rock formations is a layer of glacial drift material in varying thickness deposited during the late Pleistocene period.

Surface Geology

The surface geology of Clayton Township is glacial in origin. As the last glacier receded, the melting ice flowed toward what is now the Saginaw Bay. As the melt waters ran downhill, valleys were cut forming the now present streams and their tributaries. The variability of the streams and tributaries in the lengths and direction of flow can be contributed to the randomly located and irregularly piled glacial deposits. The deposited materials formed the end moraines of fine textured till located in the northeast to central parts of the Township, which contain the fertile soils on which agriculture takes place.

Soils Overview

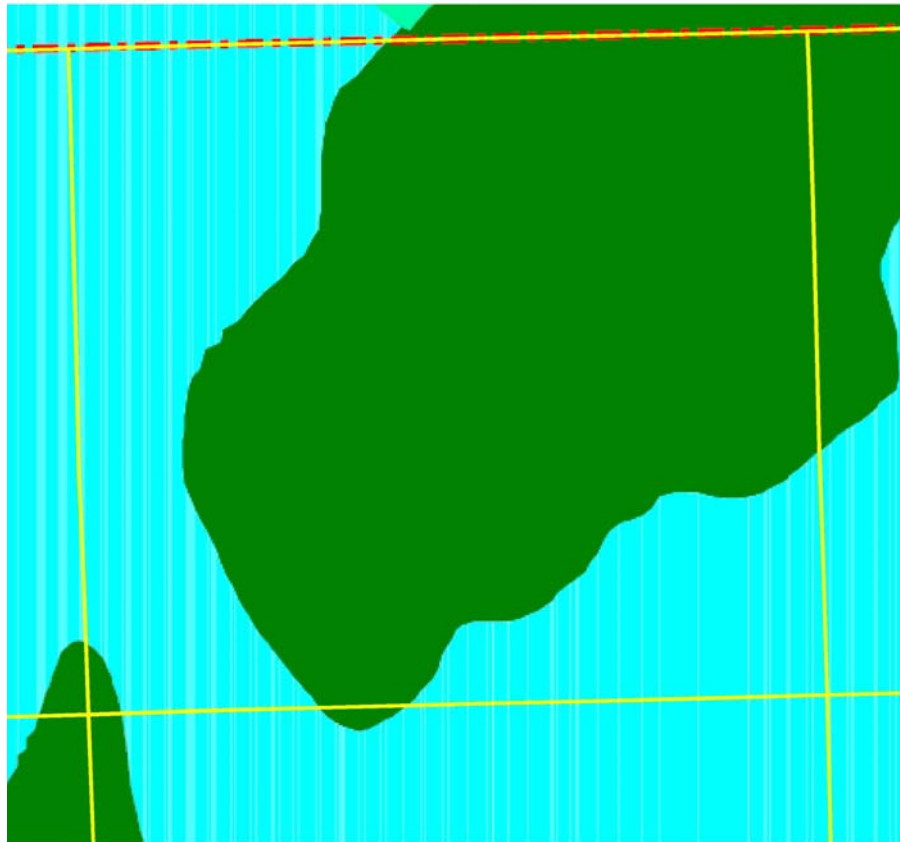
Clayton Township's topography and soils were formed by glacier deposits and erosion from over 10,000 years ago.

The most prevalent soil association is the Nester-Isabella-Kawkawlin-Twining association. This association consists of mainly level to sloping terrain. Consisting of well drained to somewhat poorly drained soils from loamy glacier till. Areas of these soils associations run from the southwest corner of the township to the northeast. These soils are typically well suited to farming, but may require some artificial drainage. The soils use for building sites or recreational areas is limited because of high water table and slow permeability.

The next prevalent soil association is the Grayling association. These soils are nearly level to undulating, well drained to moderately well drained sands. This soil association is found in the northwest corner of the township and a small area in the southeast corner of the township. These soils have only slight limitations for use as building sites due to their high permeability.

The next prevalent soil association is the Rubicon association. These soils are level to rolling, well drained to moderately well drained sands. This soil association is found in a small area along the north side of the township and in the southeast corner of the township. These soils have very limited development issues.

The least prevalent soil association is the Rubicon-Gladwin-Nester association. These soils are level to steep well drained to somewhat poorly drained soils from varied materials. This soil association is found along the Rifle River on the west and south side of the township. The Rubicon soils are typically poorly suited to crops, but have few limitations for use as building sites and recreational areas.



Clayton Township Quaternary Geological Map

Legend	
	Major Roads
	County Lines
Geology class	
	Water
	Peat and muck
	Postglacial alluvium
	Dune Sand
	Lacustrine clay and silt
	Lacustrine sand and gravel
	Glacial outwash sand and gravel and postglacial alluvium
	Ice-contact outwash sand and gravel
	Fine-textured glacial till
	End moraines of fine-textured till
	Medium-textured glacial till
	End moraines of medium-textured till
	Coarse-textured glacial till
	End moraines of coarse-textured till
	Thin to discontinuous glacial till over bedrock
	Exposed bedrock surfaces
	Artificial fill

Hydrology

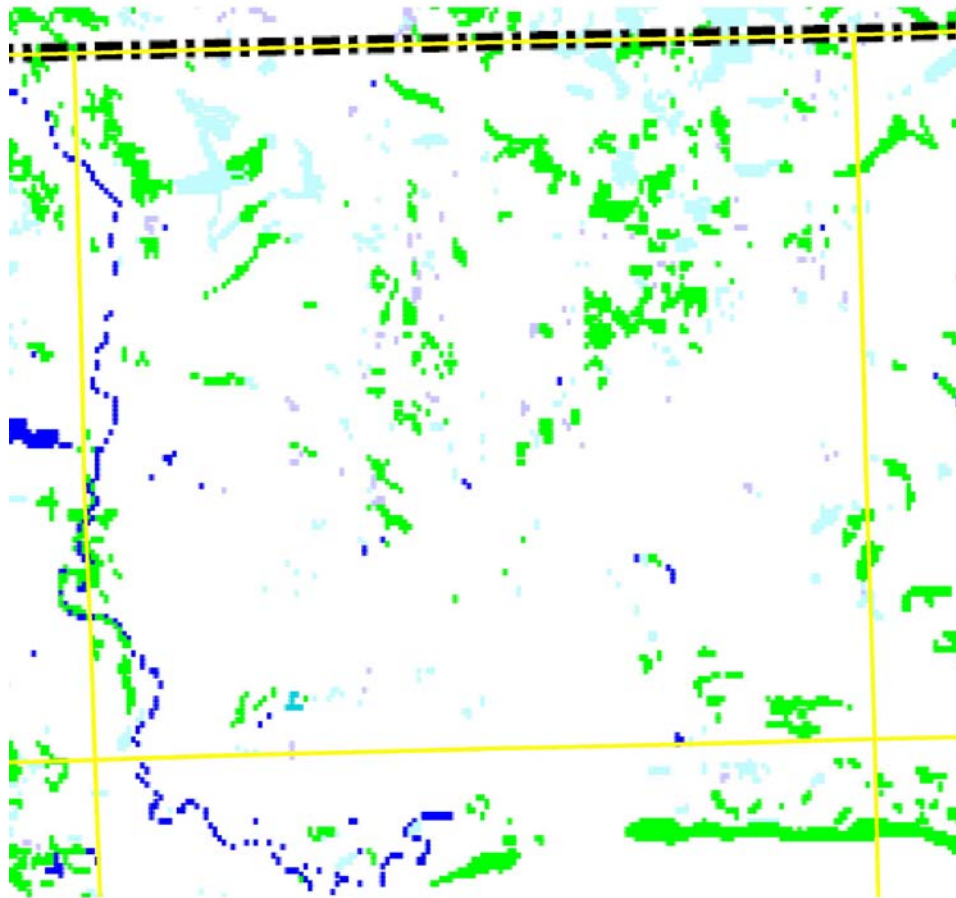
The streams, creeks, and tributaries flowing across the Township provide an abundant supply of fresh water to help recharge the underground aquifer with clean water. The streams that originate or are substantially fed within the Township include: Mansfield Creek, Townline Creek, Fritz Creek, Cursten Creek, Hettinger Creek, Burch Creek and Richter Creek. The Township has no municipal water supply therefore, residents and businesses use individual wells to supply water. Almost the entire township falls within the Rifle River Watershed. A small portion of the northeast corner of the Township falls within the AuGres River Watershed.

Wetlands found throughout the Township are another source of natural water bodies (see National Wetland Inventory map). National Wetland Inventory Maps are general maps used to provide information on the potential location of wetlands based on soils, topography, and other available data. The United States Fish and Wildlife Service prepared these maps through interpretation of topographic data and aerial photographs. This inventory map may indicate wetlands that are not actually present or it may not show wetlands that are present. According to the National Wetlands Inventory maps, wetlands in the Township range in size from very small isolated pockets smaller than an automobile to larger areas of several acres. These inventories are intended to be used as a planning tool for development, open space designations, zoning, and other planning purposes. Wetlands protection in Michigan is regulated under Part 303, Wetlands Protection, of the Natural Resources and Environmental protection Act of 1994, P.A. 451. Only with an on-

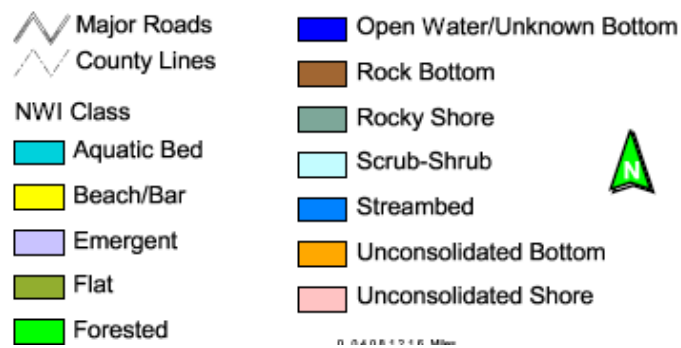
site evaluation done either by the Michigan Department of Environmental Quality (MDEQ) or a qualified private consultant and verified by the MDEQ can the determination of the boundaries and regulatory status of wetlands be made.

A variety of wetland types are scattered throughout the entire township. Larger concentrations of forested wetlands are found in the northerly one-half of the township and in the south portions in conjunction with the small streams and tributaries. Scrub-shrub wetlands are the next most prevalent wetland type in the township, and those features are primarily found in the northerly one-half of the township. Small emergent wetland features are located within the township again primarily in the northerly one-half of the township. These wetland features exist in low lying areas where runoff from surface water, and shallow ground water deposits remain present during portions of the growing season.

Wetlands can provide a variety of functions including sedimentation and pollution control, surface water filtration, storm-water storage and flood control, wildlife habitat, and aesthetics. The habitat within these wetlands varies from emergent vegetation such as cattail, sedges, and various wildflowers to scrub shrub to forested wetlands containing species including, but not limited to, dogwood, tag alder, cedar, silver maple, and cottonwood and green ash. The majority of the wetlands, per the National Wetland Inventory, are found in the northern portion of the Township.



Clayton Township National Wetland Inventory



Fauna and Flora

Clayton Township contains a rich variety of natural resources and habitat types. The habitats include Mesic Northern Forest and Dry Mesic Northern Forests that are pine or pine-hardwood dominated communities often found on glacial lake plains and inland dune ridges.

Additionally, forested and scrub shrub uplands, riverine valleys, floodplain forests, swamps, emergent and scrub shrub wetlands, open agricultural fields currently in production and some which have been left fallow, and small wood lots can be found interspersed within the township. A small portion of the Tittabawassee River State Forest is located in the southeast corner of Clayton Township. This national forest plays an important role in providing economic support to the surrounding communities. Numerous small creeks and streams course through the township before reaching their final destination as they converge with the Rifle and Au Gres Rivers. Some of these watercourses contain cold-water fish including Brook, Rainbow and Brown Trout, along with other species such as panfish and walleye, giving anglers a chance to try their skills. A few small, private inland ponds are found in the township.

The abundant wildlife, which relies on these varied habitats, provides recreational opportunities not only for the residents of the Township, but also for the many visitors to the area. Large and small game hunting for species including white-tail deer, rabbits, squirrels, ruffed grouse, waterfowl and wild turkey, is an activity enjoyed by many. Bird watching and wildlife observation, which have become another preferred recreational activity not only in Michigan but in most other parts of

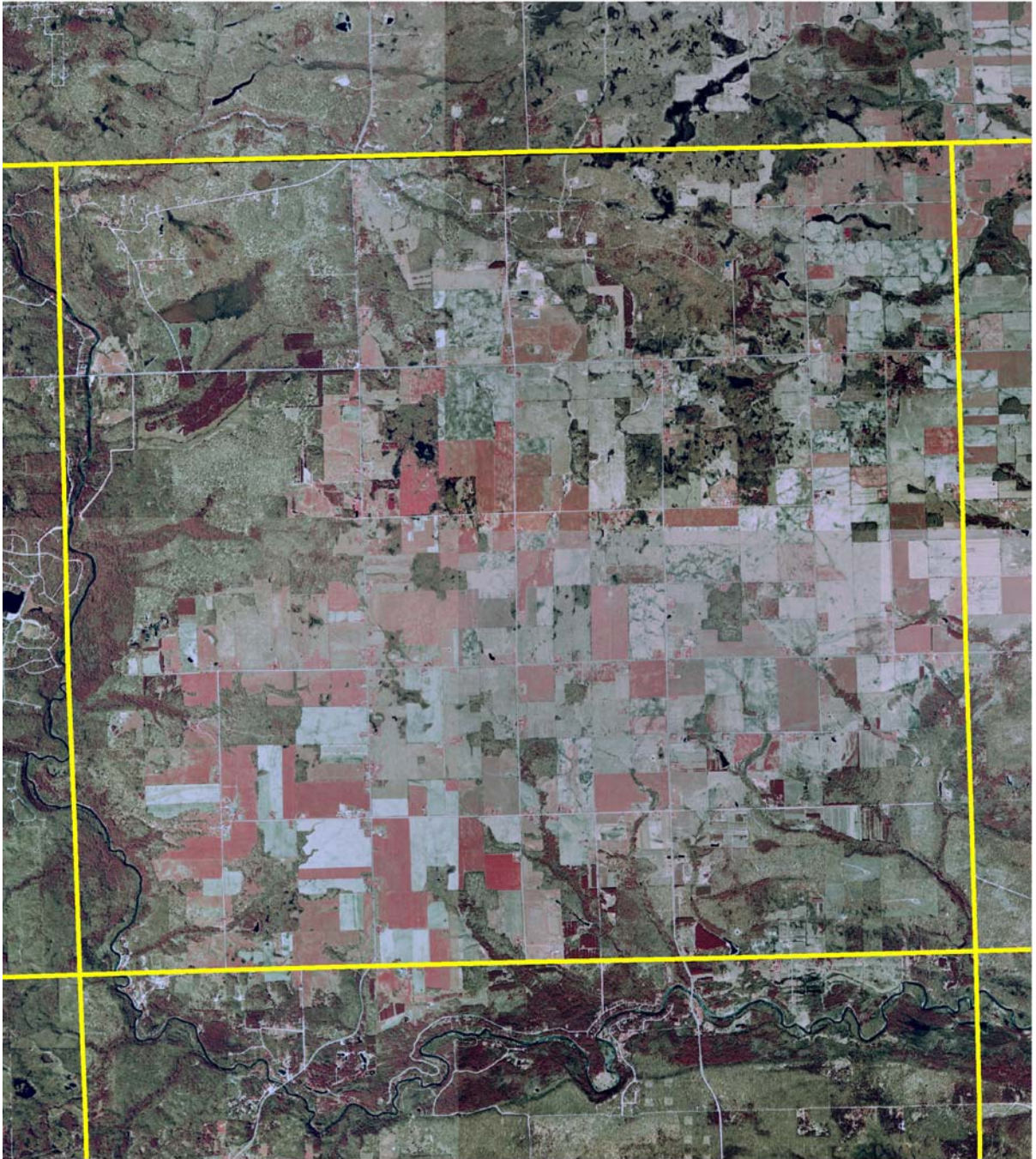
the country as well, afford the participants great viewing opportunities in the Clayton Township area due to the variety of available habitats and accessible lands. Wildlife including deer, fox, coyote, muskrat, and occasionally beaver, utilize the varied habitats during their life cycles including breeding, nesting, and raising young. A variety of smaller animals, reptiles, amphibians, bird species including neotropical migrants, waterfowl, and birds of prey also live and thrive in the area.

A wide variety of vegetation can be found within Clayton Township. The tracts of pine-forested canopies can be seen from the roadways while traveling throughout the area. The blaze of yellow and red hardwood leaves in the fall, seen throughout the township adds a welcome splendor prior to the drab browns and grays of winter. The colorful profusion of spring, summer, and fall flowers in the open fields, along the roadways, and in the forests is a delight to gardeners, botanists and the general public. Numerous species of wildflowers, grasses, ferns, trees and shrubs abound throughout Clayton Township and the surrounding area. In addition to the many forms of wildlife including mammals, reptiles, amphibians, birds, insects, aquatic species, trees and flowers normally observed, there are some species which are not as readily visible. This is due in part to the rarity of the species, the preference for isolation and solitude, or requirements for areas of undisturbed habitat. A few species of wildlife listed as threatened, endangered, or special concern under federal and or state law have been identified as having occurred within portions of Clayton Township. The federally enacted Endangered Species Act of 1973, and/or

Part 365, Endangered Species Protection of the Michigan Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended, provides protection for these special resources. A recent response from the Michigan Department of Natural Resources, Wildlife Division indicates that occurrences of two known protected species have been recorded within the Township. *Haliaeetus leucocephalus* – Bald eagle, a large bird of prey and our national symbol, and *Dentaria maxima* – Large toothwort, a small, woodland wildflower, both of which are currently listed as state threatened, have been observed in Clayton Township. The presence of threatened or endangered species does not preclude

activities or development, but may require alterations to project plans. Other state statutes are in place to help protect and preserve the natural resources of the local communities, a few of which include wetlands, and inland lakes and streams protection.

The vast diversity of the natural resources found within the township provides a necessary component for education, enjoyment, and continued appreciation of quality of life for those who reside in and those who visit Clayton Township.



Aerial Photo of Clayton Township circa 1998.

C. Existing Land Use Cover and Uses

Clayton Township has over of 20,540 acres of land. Deciduous forests and agricultural land are almost equal in land cover.

Areas along the Rifle River along the westerly and southerly sides of the township are primarily deciduous forest. Also, a portion of the northeast one-quarter of the township and the southeast corner of the township are predominantly deciduous forests.

Agricultural uses are the predominant land cover through the center portion of the township. Agricultural use extends from the center to the central northern portion of the township and to northern east side of the township.

Other land coverage's consist of scattered woody wetlands and mixed forests. Some small areas of grasslands exist in the southeastern one-quarter of the township as well.

Residentially developed areas of Clayton Township, which constitute only a small percent of township lands, are primarily located along the western edge of the Township. The majority of the township includes agricultural lands as well as rural residences.

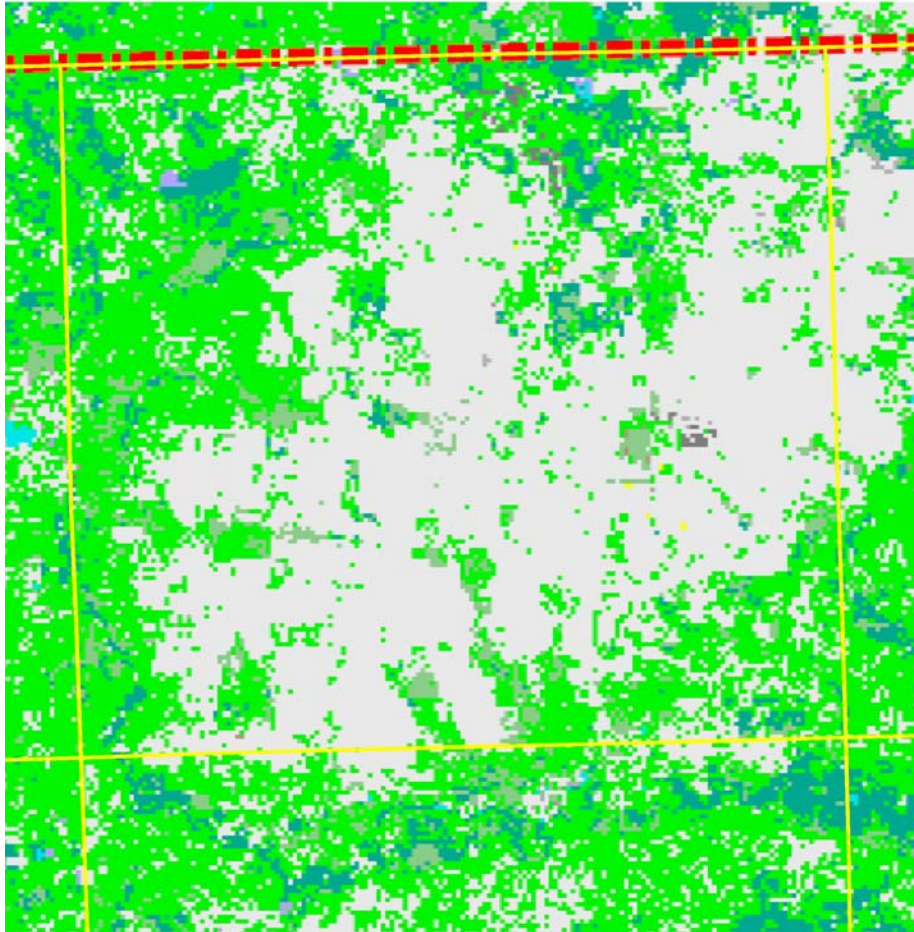
Small farms were consolidated into larger ones over the last 20-30 years until now only a handful of active farms exist. These farms are primarily dairy farms.

There are only two areas of any commercial activity, both located on

Melita Road. There are only two industrial enterprises, one in Section 10 and one in Section 23.

The plat maps (2004, 1993), which follow, illustrate the trends of ownership patterns in the township. Most of the parcels shown are larger parcels of 10 acres or more. Many parcels are over 100 acres. Most of the parcels under 10 acres fall within sections 5, 6 & 18. A few smaller parcels exist around the Melita Corners area. The only small lot size parcels are around the Forest Lake subdivisions in Section 7, 18 & 19.





The State of Michigan owns several parcels in Clayton Township. The AuSable State Forest encompasses portions of Sections 7, 8, 18 & 19 together with Section 36.



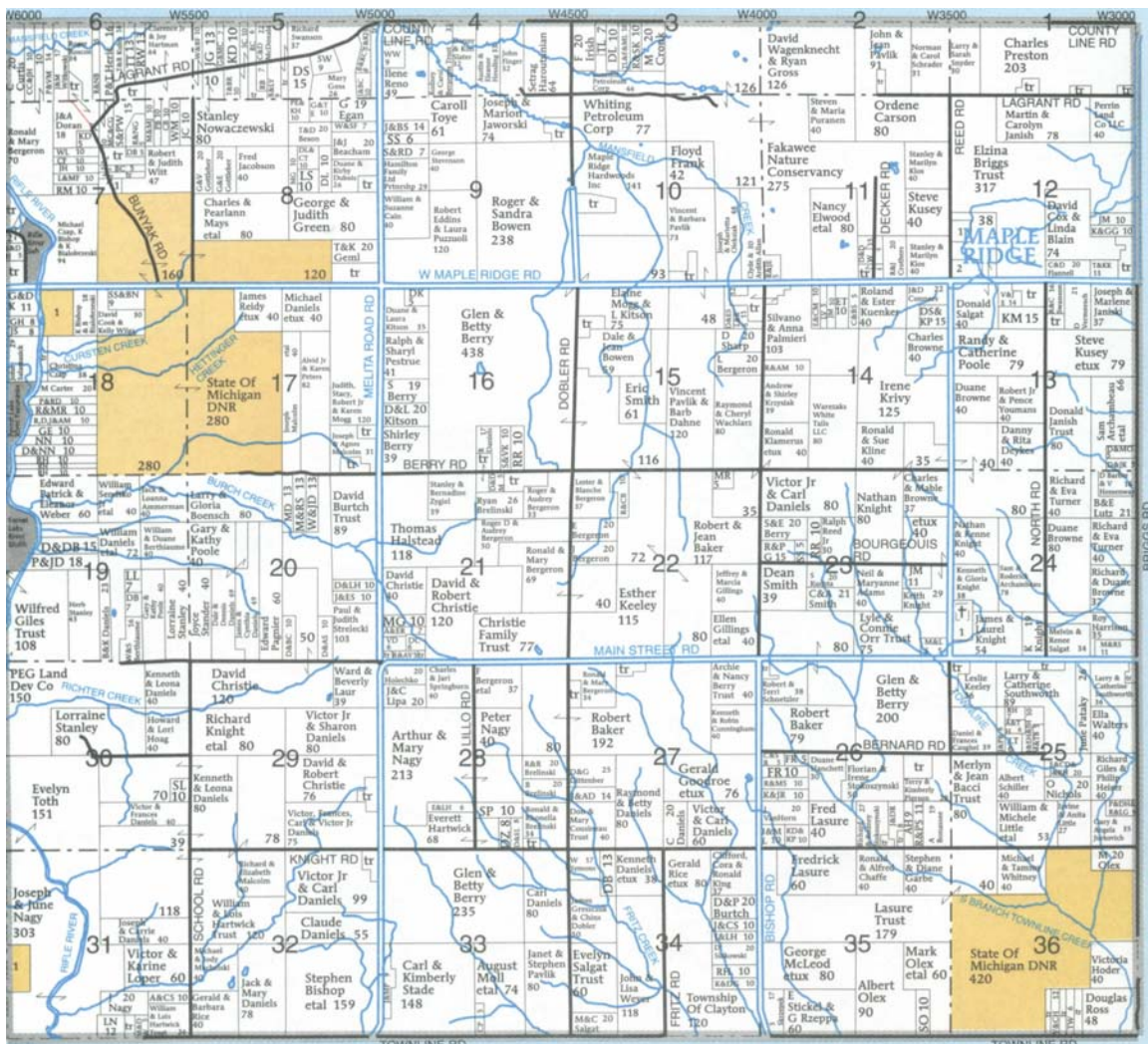
Clayton Township 1992 Land Cover



Land Cover Class

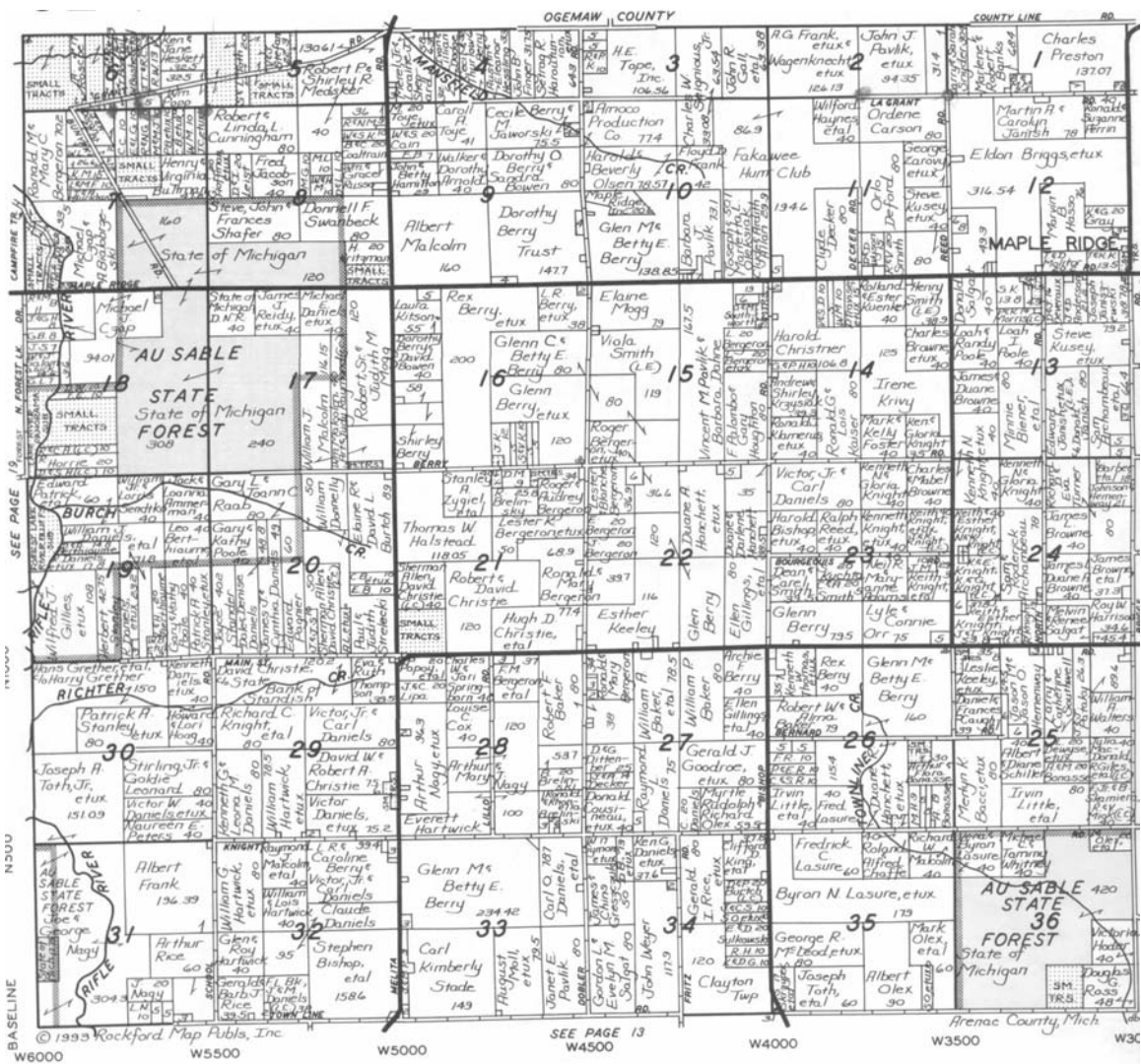
-  Low-Intensity Residential
-  High-Intensity Residential
-  Commercial/Industrial/Transportation
-  Agriculture
-  Grassland/Herbaceous
-  Shrubland
-  Deciduous Forest

-  Evergreen Forest
-  Mixed Forest
-  Open Water
-  Great Lakes
-  Woody Wetlands
-  Emergent Wetlands
-  Bare Ground



Clayton Township 2004 Plat Map

Source: Farm & Home Publisher, Ltd.

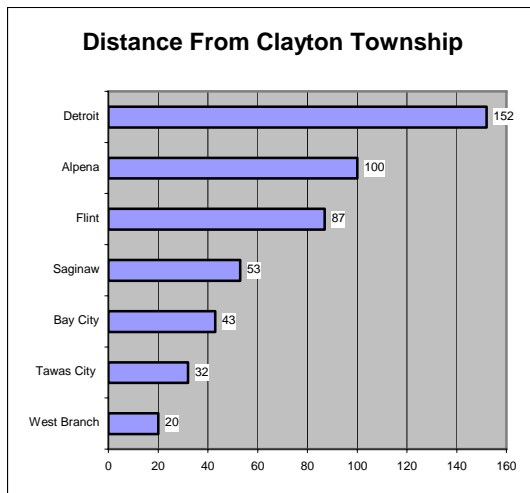


Clayton Township 1993 Plat Map

Source: Rockford Map Publishers, Inc.

D. Transportation, Public Facilities, and Services

Clayton Township is not served by a major state trunk line or a national highway. Only county local roads and private roads service the township. The Township lies within a one-hour drive of several small communities including Oscoda, Au Sable, Tawas City, East Tawas, Alabaster, and Hale. Since interstate highway I 75 is just a short drive to the west, township residents can drive to Saginaw, Midland, Bay City and even Flint allowing them to be within the modern commuter's range.



Source: Map Quest

Nearby access to Interstate I-75 provides Clayton Township residents with access to the recreational and vacation opportunities throughout northern Michigan and elsewhere in the United States and Canada. The state and federal road system provides access for farmers, commercial and industrial, producers to market their products efficiently throughout the region. The Arenac County Road Commission is responsible for maintaining roads with funds provided by state gasoline taxes and

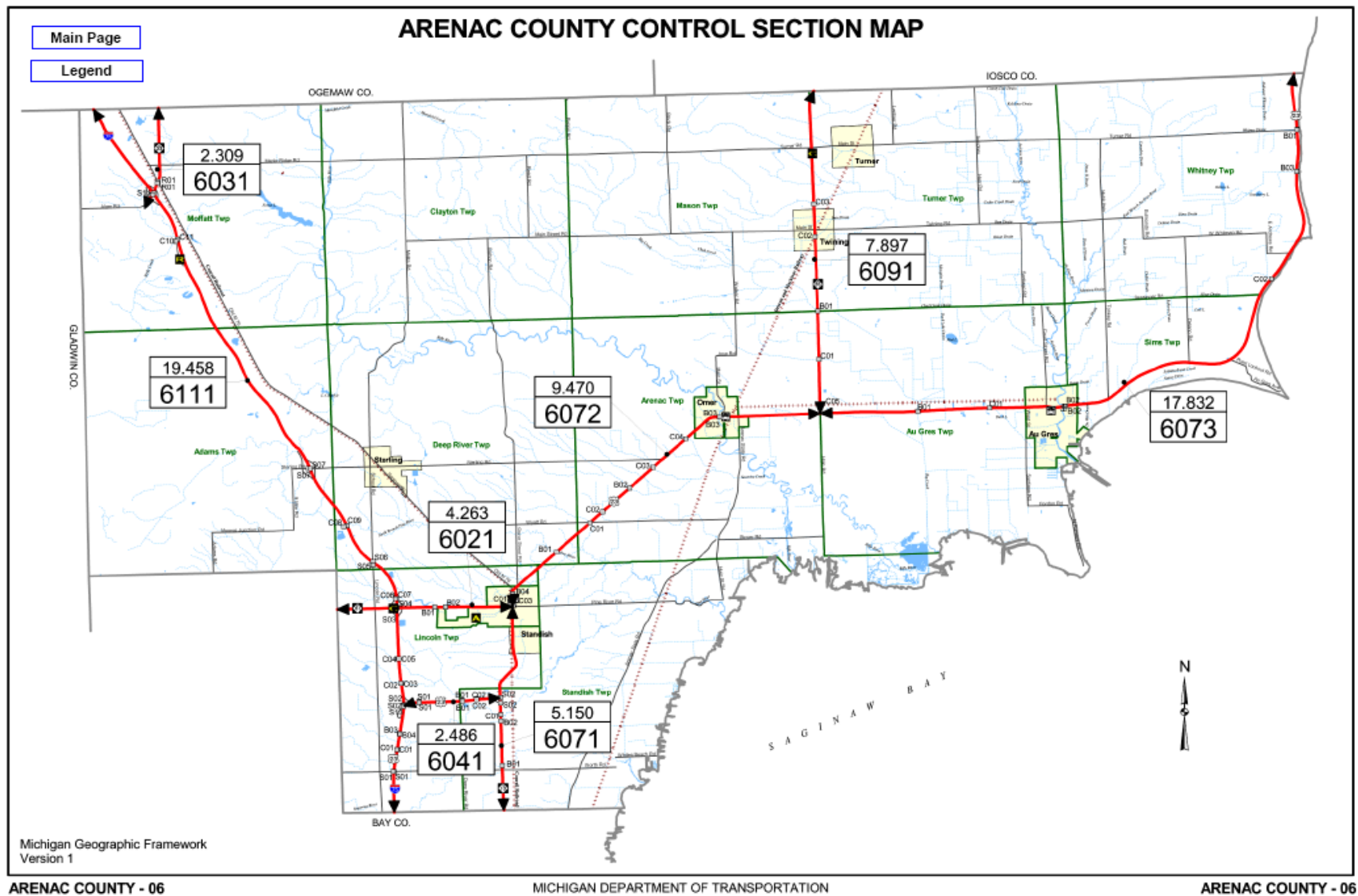
property tax millages. Clayton Township has a voter approved one mill (approximately \$50,000 to \$60,000 per year) to maintain roads in the township and has attempted to do so with Arenac County Road Commission.

Clayton Township Roads	
Primary Roads	19.67 miles
Local Roads	42.15 miles
Source: Arenac County Road Commission	

Rail transportation for freight in Arenac County is provided through the Lake State Railway, formerly the Detroit & Mackinaw Rail Road. The Arenac Transit Corporation provides inter-county bus services for the county residents. Indian Trails Motorcoach provides long distance bus service to the area.

The Midland-Bay City-Saginaw International Airport (MBS) is about an hour away from Clayton Township. The MBS International Airport is the closest commercial airport capable of handling large jets, while the Alpena Regional offers daily flights to Detroit and is a Northwest Airlines airlink.

Utility services in the county are provided by Consumers Energy (electric service), and Verizon (phone service). Internet services are provided by Vogtmann Engineering (broadband) where available and M-33 Access (wireless).



Clayton Township provides general services to the citizens in their community such as assessing, zoning and planning, and elections. Clayton Township provides these several services to the citizens in their community by means of local taxes. Fire protection is provided by the Sterling Area Fire Department, which is located in the Village of Sterling and is operated by volunteer firefighters. The township maintains a large ball park on Fritz Road.

In addition to the Fire Department, medical services are also provided through local funding. Mobile Medical Response (MMR) is responsible for medical emergencies within Clayton Township. Several hospitals are within 30 minutes of Clayton Township. St. Mary's Standish Community Hospital, located in the City of Standish and the West Branch Regional Medical Center, located in West Branch, both offer full medical services.

Police protection is provided by the Arenac County Sheriff Department and the Michigan State Police.

Primary and secondary education is provided by the Bay-Arenac Intermediate School District (ISD) and the Iosco Regional Education Service Agency. Children in Clayton Township go to Standish-Sterling Community Schools, Arenac-Eastern, and Whittemore – Prescott school districts. Higher education is available to the township through Kirtland Community College in Roscommon, Delta College in Bay City, Saginaw Valley State University in Saginaw and Mid-Michigan Community College in Harrison as well as other state universities such as Michigan State University, University of Michigan and Central Michigan University. Alternative

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

E. Economic Profile of Arenac County

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

The population of the county is 17,269, increasing roughly 9% per decade since 1970. The county has a work force of about 5300 persons of which over 36% works outside the county. Unemployment in the county is relatively high when compared to both state and national rates & the unemployment rate in the township is even higher (see Annual Employment Rate below).

Annual Unemployment Rates

	1990	1995	2000
Clayton Twp.			13.8%
Arenac Co.	9.30%	9.70%	7.00%
Ogemaw Co.	10.10%	10.40%	6.20%
Gladwin Co.	10.00%	9.10%	6.60%
Michigan	7.60%	3.80%	3.40%

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

Farming is among Arenac County's largest industries, generating more than \$29 million versus \$24 - 25 million for manufacturing (1998). The largest economic sectors though are services, government and government enterprises, producing annually \$43,392,000 and \$26,858,000 respectively (1998). The services and retail trades employ almost as many people as all the other sectors combined. Many of the jobs in the county are minimum wage with those in the manufacturing sector offering the best wages. The four largest employers in the county are the Standish - Sterling Community Schools, the St. Mary's Standish Community Hospital and First American Healthcare, Inc. and the Standish Correctional Facility of Michigan (1999).

There are four major banks in the county with combined assets of over \$128 million. There is only one certified industrial park, the Standish Industrial Park, located west of downtown Standish on M-61.

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

Major transportation routes cross Arenac County. Interstate I-75 transects the western portion with US-23 splitting off south of Standish and running north along the Lake Huron coast of Michigan. M-65 tees off of US-23 just east of Omer and

provides another northerly route. Michigan trunk line M-61 runs east and west and M-33 north and south through the county. There are three truck companies that deal in the county. Bus passenger service is provided by Greyhound in Bay City. The Lake State Railroad hauls freight in the county. The nearest port is Alabaster, just north of the county line. Air travel and freight can go through the MBS International Airport. (The Standish Industrial Airport has just recently closed.) The largest airlines serving MBS are Northwest, Simmons and United Airlines.

Real estate sales and values in the township and region have grown steadily in recent years and there are no indications that this trend will change.

Property Values			
	2000	2007	% Change 2000/2007
Clayton Township			
Real	20,140,250	42,028,400	109%
Personal	2,237,400	2,261,100	1%
Arenac County			
Real	428,378,499	737,470,218	72%
Personal	24,915,198	28,405,815	14%
Iosco County			
Real	918,682,148	1,432,069,890	55%
Personal	66,458,734	61,228,550	-8%
Ogemaw County			
Real	640,778,532	1,130,992,105	77%
Personal	41,087,993	52,795,710	28%
Gladwin County			
Real	692,910,311	1,256,055,192	81%
Personal	32,628,585	34,581,637	6%

F. Demographic Trends

The Clayton Township population from 1990 to 2000 increased from 780 to 1,101 a 30% increase. This is the equivalent of 34.3 persons per square mile. Over this ten-year period, the county population has increased 16%, the state only 7%, while the United States population has increased

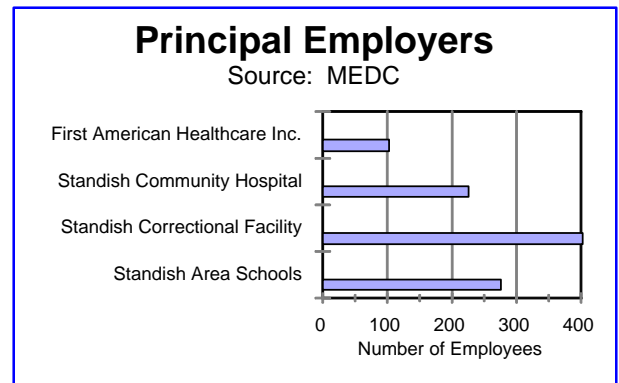
13%. Clayton Township residents, similar to most of the region, are almost all white (98.5%) and are almost equally divided between the sexes, (567 male, 534 female). Most Residents are homeowners (82.7%) where the average household size is 2.65 persons. The median age in the township is 38.1 years, with 11.9% of the population aged over 65 years of age.

Population Trends			
	1990	2000	% Change
Clayton Township	908	1,101	22%
Arenac County	14,931	17,269	16%
Gladwin County	21,896	26,023	19%
Ogemaw County	18,681	21,645	16%
Iosco County	30,209	27,339	-9.5%
Michigan	9,295,297	9,938,444	7%

Source: U.S. Census

Population Projections			
	2010	2015	2020
Arenac County	18,200	18,800	19,400
Gladwin County	28,500	29,900	31,100
Ogemaw County	26,400	28,600	30,800
Iosco County	25,300	25,500	25,800
<i>Source: Michigan Department of Management and Budget, Office of the State Demographer</i>			

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



The average commuting time for township residents is about 35 minutes compared to 25 minutes for the average commuter time for all U.S. residents. This supports the earlier indication that Clayton Township residents travel to local cities such as West Branch, Standish, Tawas City and as far away as Saginaw and Alpena for work.

There has been substantial increase in both seasonal housing construction and conversion of seasonal housing to full-time residency in Clayton Township and other Arenac County townships.

SECTION THREE

SECTION THREE

PLAN OF ACTION

A. Analysis & Discussion of Findings

Clayton Township is a Northern Michigan general law township that is blessed with exceptional geography and natural resources. Virtually surrounded by rivers and creeks flowing to the Saginaw Bay, the boundary areas of the township provide rich resources for outdoor recreation for residents, full and part-time, and for visitors. Some of this land is state forest and most of the rest is held as large parcels for recreational use.

Stretching across the center of the township, roughly southwest to northwest, lies a productive agricultural plain of mainly large dairy farms that, thanks to good milk prices and despite high input costs, are doing quite well. Within these two geographic areas are interspersed single-family homes for residents, most who commute to nearby towns for work or who have home-based businesses. The people of Clayton Township rely too on these other communities for most of their staples. Except for D's Party Store, the networking center of the township, Kelly's Food & Spirits, and Ideal Homes, Inc., the township has no other commercial establishments.

Clayton Township is a quiet, neighborly, rural community that hopes to stay so. This Master Plan for land use sets out the township's design to retain the current character of the township, the farms, family homesteads, home-based

businesses, and limited, local commercial establishments. It projects well-maintained roads for commuting, shopping, and farm-to-market needs, combined with good communication services and relatively near air transportation for an environment of both peaceful living and where local enterprises can prosper in this rural setting. The township will continue to depend upon Arenac County for police, social, and other services, and upon the Arenac County Road Commission for the maintenance and repair of the township's roads.

B. Goals and Determinations

Given the state of Clayton Township and the effects of both local and outside forces, the Planning Commission puts forth the following goals for its future:

- Retain the Township's rural character;
- Retain the high quality of the Township's natural resources;
- Protect and encourage the farming in the township;
- Continue to provide limited, needed services, and facilities for township residents and visitors;
- Develop and maintain a good Township road system;
- Promote and support activities for youth and high-quality education for all;
- Promote the continued development of high-quality health care in and for the region;
- Promote a high-quality communication system for the township, county, and region;
- Promote the development of a Township Village Center.

C. Policies, Strategies, and Actions

Commission proposed the following policies, strategies, and actions.

Retain the Township's rural character.

- Use a zoning ordinance that sets out the types of land uses and development, e.g. forested and farm areas, that will foster the maintenance of these Township characteristics;
- Ensure that high-intensity uses are limited and located properly;
- Allow and encourage home-based businesses compatible with the quiet, rural community.

Retain the high quality of the Township's natural resources.

- Ensure that proper setbacks, buffers, and restorations are a part of project site plan reviews;
- Ensure greenways and links between natural areas;
- Keep high-density and intensity uses away from valuable natural resource areas;
- Provide for native plant species landscaping as project performance and development standards;

Continue to provide needed services and facilities for Township residents, part-time residents, and visitors.

- The Planning Commission and Township Board shall continue to monitor the needs of the Township and to plan to meet future expectations;
- Work with Arenac County and Regional Planning Agencies to promote township needs, e.g. job creation in regional cities and towns, modern communication systems, good roads, and other services.

Develop and maintain good township road system.

- The Clayton Township Planning Commission and Township board should continue to examine the needs for road improvements and to cooperate with the county and surrounding Townships where appropriate, to maintain and improve its Township road system.

Promote and support high-quality education for all.

- Work with the local school districts (K-12, ISD, community colleges) to ensure that the best possible education is available at all levels and to all citizens who wish it;
- Support bond issues where needs are appropriately targeted with fiscal responsibility.

Promote the continued development of high-quality health care in and for the region.

- As a major regional employer and important component of a healthy and aging community, especially for retirees, the Township should work with the local health providers to ensure that it is helping to foster the continued expansion of this sector.

Promote a high-quality communication system for the Township, county, and region.

- In order to foster small local businesses and to create conditions that may help to establish job opportunities, services and infrastructure to support a good system of information technology should be available within the Township and region. Therefore, the Township should work with the

county, other regional and state agencies, and private providers to develop and maintain such services.

Promote the development of a Township village center.

- As the Township evolves in the fairly near future, with dairy farms changing to large crop farming operations and with more new immigrants to the Township likely being retirees, the opportunity for a village center providing services to the local residents appears advantageous. Future land uses in the Melita village reflect this potential eventuality with zoning changes to follow as appropriate and needed.

D. Future Land Use

Based upon the goals of this plan, the lands of Clayton Township are divided into future land use districts. Each district has a primary intent and purpose, as the names suggest, yet the uses and landscape of the districts may overlap and vary regardless of the boundaries set forth. The districts are:

Forest/Recreation,
Agriculture/Rural Residential,
Low Density Residential,
Commercial.

The **Forest/Recreation District** contains state and private forest areas, riparian wetlands, and other lowlands. The district covers much of the boundary areas of the Township. The primary land cover and uses of this district are intended to be forests, recreation, and tourist development.

Limited residential single-family housing should only be allowed as a special use in this district. Of particular concern in this district are forest health, river quality, and the maintenance of river shorelines.

The **Agriculture/Rural Residential District** has most of the agricultural lands within the Township. The intent of the district is to protect and foster farming where it is feasible and to allow other uses compatible with this purpose. These other uses include agricultural and other rural businesses and residential dwellings on one acre or larger parcels.

The **Low Density Residential District** is established primarily for single-family residential purposes as historically practiced. Residential lots in this district should be a minimum of one acre.

Future commercial uses are provided for in the **Commercial Districts** of the Melita village area and along Melita Road. Other commercial activities may be allowed as special uses in other districts as regulated by the zoning ordinance. Lot sizes will be determined by health sanitary requirements, parking, and other specific requirements of an intended use.

Industrial Uses, as evidenced by the existing zoning districts map, may be allowed where appropriate within the districts above as home-based businesses upon thorough review of the potential effects and the site design of a proposed use, or by adding to an existing industrial district.

