

HAMLIN TOWNSHIP

MASTER PLAN UPDATE 2021



July 2021 – Update
Hamlin Township Master Plan

HAMLIN TOWNSHIP

FUTURE LAND USE PLAN UPDATE

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TABLE OF CONTENTS

- Chapter 1 – Why Master Plan
- Chapter 2 – Overview and Vision
- Chapter 3 – Issues and Goals Identification
- Chapter 4 – Existing Conditions
- Chapter 5 – Natural Features
- Chapter 6 – Regional Setting and Potential Growth
- Chapter 7 – Policy, Management, and Recommendations
- Chapter 8 – Land Use Requirements
- Chapter 9 – Future Land Use Plan and Zoning Plan
- Chapter 10 – Implementation

CHAPTER 1

WHY MASTER PLAN?

Hamlin Township was established in 1861 and has the largest residential population of any Township in Mason County, Michigan. The Township is located north of the City of Ludington and boasts a wide variety of unique natural and recreational resources, including Hamlin Lake and Ludington State Park. The map on the following page illustrates Hamlin Township's location within the County and State. The Hamlin Township Master Plan presents a vision for land use and development for the next five to ten years. The Master Plan is both visionary and strategic, outlining goals and objectives for the future and guiding land use policy. It is visionary in the sense that the anticipated future of the Township is being recognized. It is also strategic in that the Plan lays out essential goals and means to reach them.



Why Is a Master Plan Needed for the Township?

Master Plans are authorized by the Michigan Planning Enabling Act (110 of 2006). This act describes the basic purpose and requirements of Master Plans including the need to:

1. Promote the public health, safety, and general welfare;
2. Encourage the use of resources in accordance with their character and adaptability;
3. Avoid the overcrowding of land by buildings or people;
4. Lessen the congestion on public roads and streets;
5. Facilitate provisions for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and
6. Consider the character of each community and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

Lawful Zoning Ordinances Need a Master Plan

In order for a community to have a legally defensible zoning ordinance, a Master Plan is needed that is designed "to promote the public health, safety, and general welfare; to

encourage the use of lands in accordance with their character and adaptability; and to limit the improper use of land...." to name only a few reasons prescribed by the Michigan Planning Enabling Act (P.A. 33 of 2008). The Master Plan is intended to prepare the area to properly manage its growth and provide a reliable basis for public and private investments. The Master Plan is also intended to serve as a means to protect and enhance the quality of life in Hamlin Township. It accomplishes this by fostering orderly, manageable, and cost effective growth and establishing a framework for future decisions. This will enable the residents to truly enjoy the qualities that make Hamlin Township a great place to live. The Plan will serve as a decision making tool for public and private decision makers, including the Township administration, boards, and commissions, as well as businesses, community groups, and individuals. It will also be used as a tool for planning commissioners and elected officials in their deliberations on development opportunities and zoning actions.

The Plan's goals and supporting statements will be used to direct development activities and implementation programs. They are also designed to help the Township make decisions that will achieve the best use of land resources.



What is the Difference between the Master Plan and Zoning Ordinances?

The relationship of the Master Plan and Zoning Ordinance is often misunderstood. Stated concisely, the Master Plan is a land use guide for the future; the Zoning Ordinance regulates current land use. The implementation of the Master Plan will depend upon the existence of supporting community services and activities. The following topics will be of primary importance in realizing development of the goals and objectives:

- Updated zoning ordinance
- Targeted road improvements
- Parks and recreation facilities
- Fire and police protection

- Natural resource protection

Using the Plan

The Master Plan can be used in a number of ways. Consistent use of the Plan is of primary importance. The ability to use the Plan to support various development related decisions is directly related to the ability of the Township to demonstrate that the Plan is used consistently, or that departures from the Plan are clearly identified and explained.

Refer to the Master Plan in all Zoning Decisions

Use of the Master Plan ensures that the Township's desires regarding future development are translated into action. These decisions take place one action at a time, whether through re-zonings, site plan reviews, special land use approvals, or variances. It is those every day decisions, added together, that create the future land use pattern for Hamlin Township.

Encourage other decision Making Bodies to Use the Master Plan

The Master Plan should assist in guiding the decision making efforts of others. The planning and development programs of other agencies such as the County Road Commission, Mason County Drain Commission, Mason County Health Department, MDOT and adjacent communities can help in the implementation of the Master Plan.

Keeping the Plan Current.

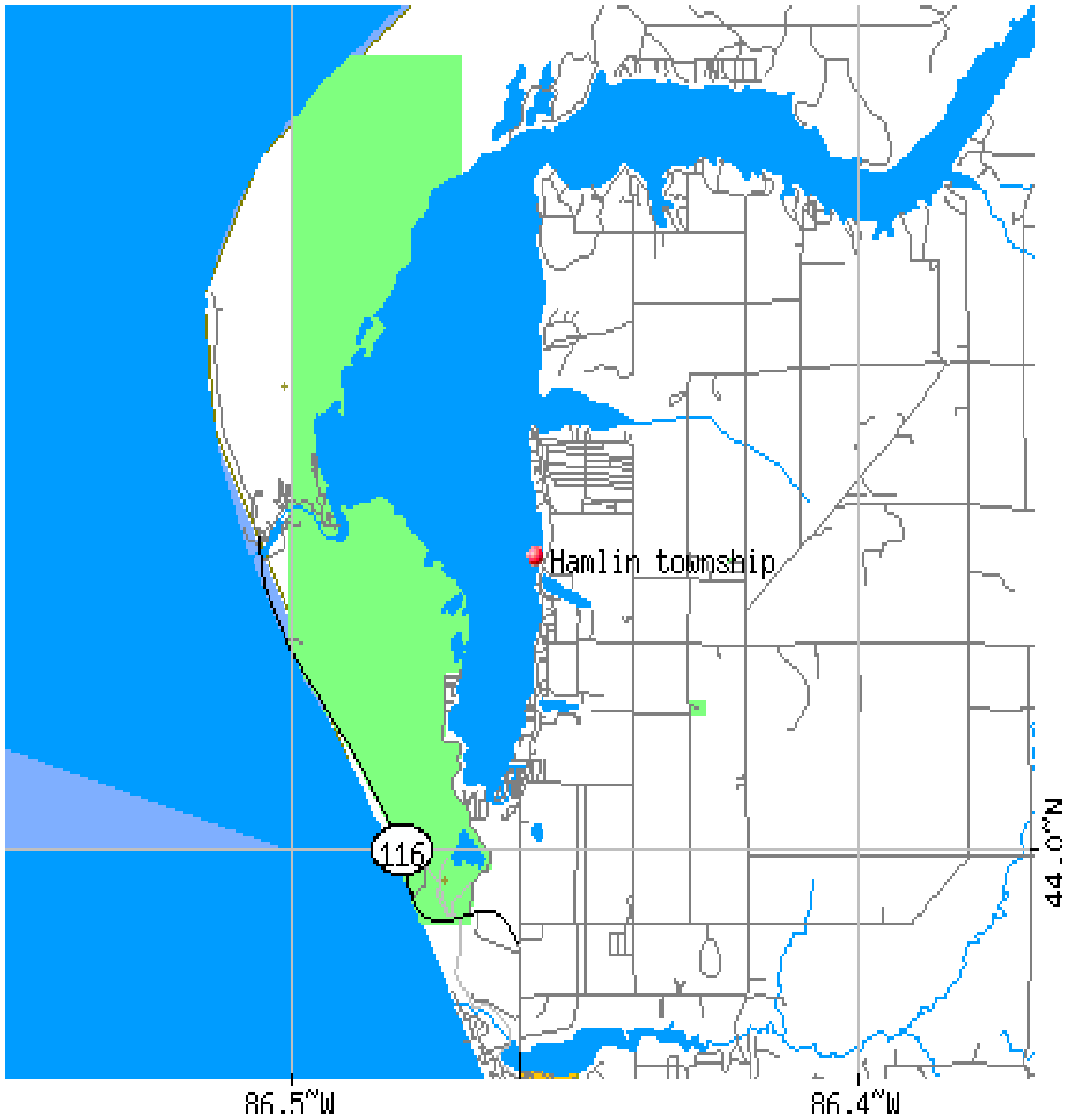
The Michigan Planning Enabling Act mandates that the Plan be reviewed and updated every 5 years. However, to make sure the Plan stays current, the Planning Commission should conduct an annual review. This review will help make the 5 year updates much easier by ensuring that changing conditions have been taken into account. During the reviews any amendments to the Plan can be done at that time to make it consistent with changing community philosophies and needs as well as unanticipated events.

Conclusion

The Master Plan is designed to be a part of an overall process of attaining the form and character of the Township that will provide a safe and attractive environment and a high quality of life for its citizens. A challenging issue facing the Township is its ability to balance the positive aspects of preserving the character of the community and the pressure of development. The ability to maintain a unique yet prosperous community environment will depend heavily on cooperative efforts with other units of government.

The leaders of Hamlin Township have a responsibility to look beyond the day-to-day zoning issues and provide guidance for land use and development through the Master Plan. A properly developed, well thought out Master Plan can be of great value by providing tangible benefits in improved quality of life, more efficient use of financial and other resources, a cleaner environment, and an economically healthy community.

However, the value of the Master Plan is directly related to a willingness to follow its course, and diligence in keeping the plan current and relevant to today's conditions. It is hard work; but the rewards make the effort worthwhile.



CHAPTER 2

OVERVIEW AND VISION

The Hamlin Township Master Plan, previously updated in 2016, is intended to take a long-range view of land use and future development. Much of the 2016 Plan, including many of its goals, objectives, and actions, are still valid and large portions of the older plan have remained intact for the current, focused plan update. As time passes, conditions change, new issues and priorities emerge and new goals begin to take shape. The current update to the Hamlin Township Master Plan addresses these changes and builds upon the foundation laid by the previous Plan.

Hamlin Township can truly boast “one-of-a-kind” status. Hamlin Township harbors some of the most spectacular resources in the world. No where else on earth are these fresh water sand dunes like those on the west side of Michigan, and no where in West Michigan is there an expansive State Park and National Forest/Wilderness Area. Hamlin Lake is more than 12 miles long and 5,000 acres large. Manistee National Forest to the north, towering dunes to the west and miles of undeveloped wilderness all around “Hamlin Lake”, a man-made lake that originated during the logging hey-day when lumbermen dammed the Big Sable River to make an enormous holding pond for trees felled upstream. The State Park comprises about one quarter of Hamlin Lake’s shoreline while the remaining portions of the lake are lined with homes, resorts and small township parks. Aside from areas near the City of Ludington, most of the township is rural in nature, wooded with little agricultural, commercial and industrial uses.

The Master Plan helps the community realize a vision for its future. Goals and strategies should be crafted based on that overall vision.

COMMUNITY VISION

The Master Plan helps the community realize a vision for its future. Goals and strategies should be crafted based on that overall vision.

For Hamlin Township the vision is as follows:

Hamlin Township will remain an uncongested, rural, recreational resort community with well preserved and protected natural resources. Future residential development will maintain the rural character of the Township and complement, not overpower, the natural environment. Agricultural and forest lands will be preserved through the careful consideration of future development and the Township’s sensitive natural areas, natural resources, and water quality will be protected. The Township will accommodate small scale commercial uses that serve the local population and limit the establishment of intense commercial and industrial uses, allowing them to remain concentrated in the adjacent communities of the City of Ludington, Pere Marquette Charter Township, and Amber Township that have the public services able to accommodate such uses.

Ludington State Park:

Ludington State Park is located in Hamlin Township. Ludington State Park is one of Michigan's most popular state parks and in 2017 acquired 100 additional acres.

The Michigan Department of Natural Resources acquired 100 acres which will add some "pristine" sand dunes, wetlands and forests that sit just outside the public lands. The DNR purchased the land from Sargent Minerals-Ludington, LLC – also known as Sargent Sands – a Michigan-based mining company that operates next to the park, under a renewable state permit.

Included in the new tract are about 60 acres of sand dunes which have never been altered, park staff say. The land's \$17 million price tag was covered by several sources, including the Michigan Natural Resources Trust Fund, the Michigan State Park Endowment Fund, and the Land Exchange Facilitation Fund. Also chipping in \$1 million each are The Nature Conservancy and the Charles Stewart Mott Foundation.

This high dune area has long been referred to as the "front door" of Ludington State Park. The 5,300-acre park sprawls north of the city of Ludington, sandwiched between Lake Michigan and Hamlin Lake. To reach it, visitors wind up M-116 and travel past Sargent Sands mining operations before arriving at the state park.

More than one million people visit Ludington State Park each year.

In 2017, [Ludington was the fourth most popular state park in Michigan](#). Reservations for its three modern, forested campgrounds are sought after. It offers fishing, boating, hiking trails, a lighthouse and a huge stretch of beach hugging Lake Michigan.

The new acreage is located on the north end of 372 acres that Sargent has mined for decades, the DNR said.



The Sargent family's earlier land donations to the DNR have included property near the park's entrance. More cooperation between Sargents and the state is possible in the future.

The MI DNR has retained \$1.3 million in Michigan Natural Resources Trust Fund grants as part of the cost for a potential future acquisition. Other sources, including private donations, also are being sought.



CHAPTER 3

ISSUES AND GOAL IDENTIFICATION GUIDING PRINCIPLES

Over the course of the planning process, leaders, committee members and officials identified many community-wide issues for the consideration. After examining the community-wide issues identified during the planning process, the planning issues identified in the current Hamlin Township Master Plan, and topics presented by the project team, a series of principles was developed to guide the Master Plan update. These Guiding Principles are:

1. Protect the Township's Natural Resources and Natural Features
2. Preserve the Township's Rural Character
3. Provide Services and Infrastructure that Meet Needs and the Vision for the Future

TOWNSHIP RESIDENT SURVEY

Hamlin Township conducted a survey of the residents in 2018 to develop a better understanding of the population's attitudes concerning the environment, zoning, land use, public services, and related issues. Approximately 10% of the township's residents responded to the survey. This is contrary to the previous survey where 33% of the surveys sent were responded to. The Hamlin Township Planning Commission tabulated the responses received from the respondents. The results showed that the desires and needs of the township property owners have not significantly changed over the past ten years.

In most recent past surveys, the need to preserve the rural character of the township, and protect the water quality of our lakes and streams were highest priority for our residents. Other priorities for land use and services and transportation included:

- Providing for public service in the area of hiking and natural trails
- Biking and pedestrian paths
- Road repairs
- Keeping the percentage of residential, commercial and industrial uses the land the same.
- The residents requested a return for mass transportation like a Dial-A-Ride Service.

The 2018 survey respondents placed the same emphasis on:

- Keeping the rural character
- Adding biking and hiking paths

- Continued road repair and resurfacing
- Protecting our lakes and streams
- Keeping our percentage of residential, commercial and industrial land use the same
- Monitoring of junk on residential premises
- Control of speeds on our roadways
- Reducing noise primarily from fireworks
- Controlling water runoff and erosion
- A call for mass transportation

The Hamlin Township Planning Commission recommended that due to the small percentage of respondents to the survey, and the fact that the results indicate no significant change in the desires of the township property owners that the Master Plan Goals continue to work towards the primary goals listed above.

The Planning Commission suggested ideas for accomplishing some of the goals as referenced above:

- While maintaining roadways, incrementally widen the roads to include a marked hiking and biking pathway, especially along Lakeshore Drive where the summer time usage is very high.
- Add speed limit signs along the roadways.
- Increase the frequency of junk monitoring and enforcement.
- Provide educational materials on property septic system maintenance, the use of no or low phosphorous lawn fertilizers and the use of vegetative buffer strips along the lake and stream banks.
- Encourage a high presence of nighttime sheriff patrol in the township during the month of July.

Due to the importance to the township of the recreational viability of Hamlin Lake, and the importance of water quality to our property owners, the Planning Commission also recommended that a renewed emphasis be placed on lake water quality including pursuing the development of a Hamlin Lake Watershed Council among the municipalities in the Hamlin Lake Watershed Communities.

The Planning Commission also recommended that a millage increase request for support of mass transportation be placed on the next election ballot held at the township. This was a recommendation based on the survey results.

The Planning Commission recommended that the next survey be mailed in the spring with a summer return date corresponding when a large percentage of property owners are active in their Hamlin Township property. Recommendations as of November 19, 2019.

Hamlin Township's population per the 2000 U.S. Census Bureau is 3,192 persons. Of this number, 1,598 were males and 1,594 were females with 17.3% being 65 years and over and 78.3% being 18 years and over. 2020 U.S. Census Bureau numbers show an increase of 8.9% from 2010 (3,408 to 3,711). This was the largest percentage increase in population for any township in Mason County. Hamlin Township continues to be the largest residential township in the county.

Recently, Connecting Mason County, (which is a grassroots effort), has been actively exploring Broadband Internet Access throughout Mason County. The organization recently completed a county-wide survey of which they received 1,171 responses representing over 9% of Mason County households and representation from all townships.

Hamlin Township had 11.84 percent response rate of which 8.18 percent had no access.



LAKE STUDY SURVEY

The Hamlin Lake Improvement Board conducted a survey of Riparian owners around Hamlin Lake as part of The Hamlin Lake EPA Phase 1 Diagnostic Feasibility Study. This survey was distributed in August of 1991. Although the segment of the population surveyed is limited to lake property owners and specific to uses on Hamlin Lake and its water quality, it directly relates to land use affecting more than just Hamlin Lake. The survey addressed several key points. Residents were asked their opinions on physical problems with Hamlin Lake that they felt needed to be addressed, possible sources of pollution, wetland regulation, tenure of residence, and occupancy status of the homes. The three major problems residents felt needed to be addressed in the study were excessive rooted plant growth in the lake itself, inadequate septic systems and excessive algae growth. Residents felt that septic seepage was the primary cause of pollution to the lake. Over 95% of the respondents stated that they would like to see local regulations protecting the wetlands. Homeowner information revealed that the majority of lakefront property owners have observed the lake for quite some time and that most were seasonal owners. Over 50 percent of the respondents said they have observed the lake for over 20 years. However, 55.9 percent said they only occupy their home part of the year. Based on recent interaction with the public and discussions among community leaders, the attitudes reflected in written surveys are still prevalent today.

This Master Plan update was developed under the assumptions that the community overall wants to:

1. Protect the water quality of inland lakes.
2. Protect rural character and natural features.
3. Maintain low density and low intensity single family uses.
4. Limit commercial development in areas zoned for commercial within the Twp.
5. Encourage industrial development in areas with appropriate infrastructure to service the development (e.g., in the City of Ludington, Amber Township, Pere Marquette Charter Township).

GOALS AND OBJECTIVES

Based on the vision statement from Chapter 2 and the Guiding Principles found above, a series of broad land use and development goals were developed. Each of these goals are supported by more specific objectives. Many of the objectives are followed by action items that, if completed over time, will help implement the recommendations of this Plan. The goals and objectives of this Plan are outlined below, organized by the Guiding Principle that they most closely follow. Many of the goals and objectives from the previous Plan update were found to still apply to the current vision for the Township and have been modified or kept in their entirety for this update.

Protect the Township's Natural Resources and Natural Features



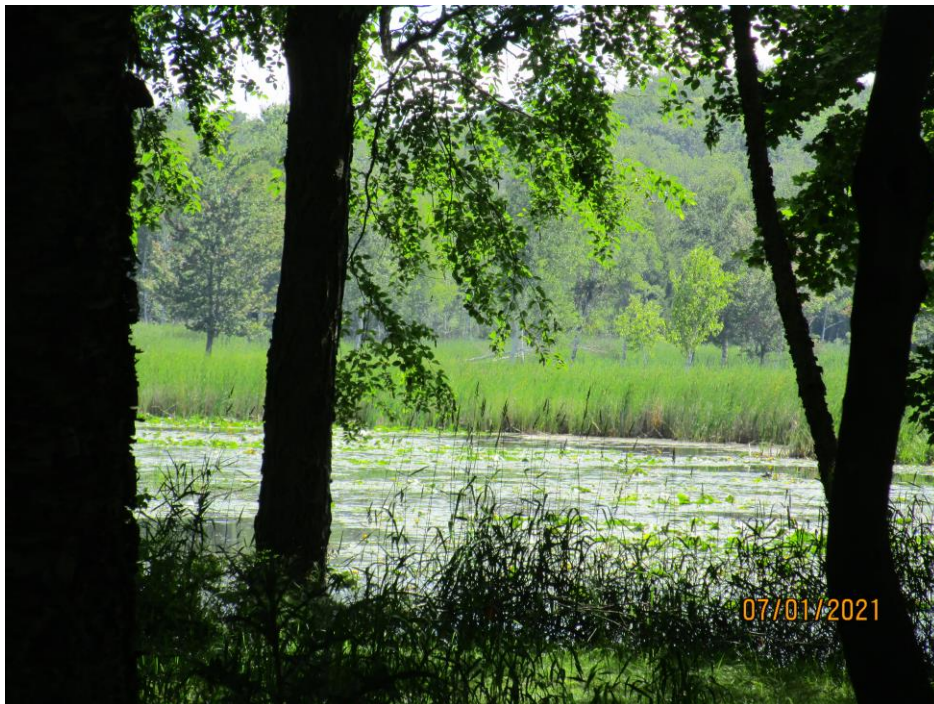
Goal

Protect the water quality of Lake Michigan and the Township's inland lakes, rivers, and streams.

Objectives

1. Coordinate efforts on water quality protection.
 - a. Encourage proper riparian land management practices within the Township to reduce nutrient loading into Hamlin Lake, Hamlin Lake Bayous, Lincoln Lake, and the Lincoln River.
 - b. Work with adjoining jurisdictions and groups like the Big Sable Watershed Restoration Committee and the Hamlin Lake Preservation Society to establish water quality protection standards within regional watersheds.
 - c. Promote the establishment of a regional watershed council to further water quality protection activities in the area.

2. Coordinate storm water and runoff controls with appropriate agencies to protect the water quality of lakes, rivers, and streams.
 - a. Establish storm water management standards that prevent direct discharge of storm or melt water into surface water.
 - b. Encourage the use of Low Impact Design (LID) storm water control techniques like rain gardens, bio-retention areas, and bioswales.
 - c. Encourage proper maintenance on storm water basins and traps through slit traps and buffer strips using such tools as 433 agreements, maintenance agreements and special assessment districts.
3. Establish consistent water quality protection standards for waterfront properties.
 - a. Evaluate current anti key holing or funneling regulations along water bodies.
 - b. Review current shoreline protection standards for waterfront lots and consider the inclusion or revision of language to discourage of the use of herbicides, pesticides, and phosphorus fertilizers within shoreline greenbelts/vegetative buffers.
 - c. Enact zoning ordinance regulations that prohibit the clearing or grading of land without proper zoning approvals and erosion control permits.



Goal

Preserve the Township's unique natural features and resources, such as forests, farmlands, wetlands, floodplains, and dunes.

Objectives

1. Implement a conservation program that preserves unique natural areas through public education, easement development, and land acquisition.
 - a. Utilize the existing environmentally sensitive areas inventory to prioritize areas of the Township for preservation, including shorelines, drainage ways, steep slopes, wetlands, porous soils, and erodible soils.
 - b. Develop an overlay zoning district that provides additional protective measures for environmentally sensitive areas including:
 - Prohibition of development within sensitive areas.
 - Increased setbacks from natural features.
 - Vegetative buffers.
 - Limited development densities.
 - Land use restrictions in environmentally sensitive areas.
 - Mandatory Planning Commission site plan review.
 - A required natural features inventory as a part of the site plan review process.
 - Minimum open space preservation requirements.
 - c. Work with groups like the Natural Resource Conservation Service and the Land Conservancy of West Michigan to educate residents on the importance of conservation and specific opportunities for conservation of lands within the Township.
 - d. Encourage participation in the Michigan Department of Environmental Quality's wetland banking program.
 - e. Encourage property owners to implement land preservation techniques such as conservation easements.

Preserve the Township's Rural Character



Goal

Promote development patterns and land preservation techniques that preserve open space, agricultural lands and forest lands.

Objectives

1. Implement a program that distributes information on and promotes planning issues, regulations, and land preservation programs for the education of residents.

- a. Utilize local resource groups, like the Natural Resource Conservation Service, the Land Conservancy of West Michigan, and MSU Extension to provide relevant information to residents.
 - b. Distribute information about the importance of preserving open space and other unique resources through Township newsletters and on the Township website.
2. Promote clustering of development, design flexibility, and innovation that protects and enhances natural amenities and open space.
 - a. Encourage residential developments that use natural land features and open space design criteria for the preservation of community character and quality of life.
 - b. Suggest that proposed development(s) with sparse natural vegetation provide natural plantings, fence rows, and other landscaping as scenic buffers and wind breaks.
3. Work with large landowners to pre-determine where splits will be placed on their land. Consider alternative development methods that will permit them to realize a higher financial return for their efforts while protecting rural character.
4. Explore financial tools to promote open space preservation like conservation easements, transfer or purchase of development rights, and land banking.
5. Work with area conservation groups to educate property owners about non-regulatory incentives for preserving wildlife habitat and open spaces (including conservation easements).



Goal

Provide commercial development to serve the basic needs of residents and visitors while maintaining the rural recreational character of the Township.

Objectives

1. Maintain limited areas for small commercial centers that are consistent with the rural recreational character of the township.
2. Require amenities within commercial developments like open space areas and outdoor seating.
3. Maintain design standards that require new commercial development to reflect the rural character of the Township. Provide for:
 - Building and parking areas of limited size.
 - Design standards for commercial buildings.
 - Parking at the side or rear of sites.
 - "Build to" lines for structures.
 - Limited signage and controlled lighting.

Goal

Enact development standards and site plan review measures that preserve rural character in the Township.

Objectives

1. Limit the amount of industrial activity within the township to the existing activity.
2. Ensure that new development does not deter from the rural recreational and natural aesthetic character of the township by implementing development standards and site plan review criteria.
 - a. Consider development options and incentives within the Zoning Ordinance to encourage the preservation of rural character. Options to consider include:
 - Additional allowed development density for the provision of additional open space, private recreational opportunities, or connections to adjacent greenways in proposed developments.

- Allow smaller minimum lot sizes in exchange for preserving larger tracts of parent parcels for agricultural and open space preservation.
- b. Consider requiring planned unit development review or clustering for developments of over a certain size (e.g., more than 10 dwelling units).
 - c. Consider requiring a certain percentage of open space in all developments. Depending on the nature of the development, allotments of open space could range from 15-50%.
 - d. Consider providing buffer areas around active agricultural operations to prevent conflicts with surrounding land uses and minimize the development of conflicting land uses in adjoining areas.
 - e. Consider the development of greenways throughout the Township by coordinating the interconnections of open spaces between parcels during site plan review.
 - f. Consider requiring naturally landscaped common setback areas for new residential developments adjacent to arterial or collector roads.
 - g. Consider incorporating site design and performance standards into residential, commercial, and industrial areas to ensure the safety and welfare of property owners and residents and to prevent the loss of natural areas and vegetation from unnecessary land disturbance.
 - h. Consider establishing standards and site plan review measures that specifically address the protection of natural features like woodlands, landmark trees, rolling topography, wetlands, etc.
3. Consider restricting development within areas identified as floodplain, wetland, or vital to the identity of the Township and its rural character.
 4. Consider developing an escrow policy and consistently seek professional assistance when evaluating development proposals.

Provide Services and Infrastructure that Meet Needs and the Vision for the Future

Goal

Expand and improve parks and recreation facilities to meet the needs of residents and visitors that capitalize on recreational opportunities presented by the Township's abundant natural features.

Objectives

1. Develop an integrated park system through the use of trails, bike paths, and greenbelts that will link residential areas, community parks, and state recreational areas.

2. Maintain and update the Township recreation plan, and submit that plan to the Michigan Department of Natural Resources (MDNR) for approval.
3. Provide additional park and recreational property and amenities for the use of Township residents and visitors.
 - a. Provide for increased public access to water resources through land acquisition, conservation and other recreation easements, donations, and access tools.
 - b. Provide additional park properties within the Township to better serve the recreation needs of residents.
 - c. Provide additional active and passive recreation opportunities at existing and/or new park properties.
4. Identify opportunities for state and federal funding for parks and recreational facilities, and submit proposals to obtain such funding.

Goal

Provide a diverse, efficient, and safe transportation network to serve Township residents and visitors.

Objectives

1. Establish an access management plan to provide for safe and efficient vehicular traffic between public roads and private development.
 - a. Consider requiring vehicular connections between properties to prevent a series of dead-end roads that cause circulation problems, public service issues, and public safety concerns.
 - b. Consider prohibiting direct driveway access along county roadways within larger residential developments during the site plan review process.
 - c. Consider requiring traffic calming measures to keep speed limits low in and around new residential developments.
2. Re-evaluate private road standards to prevent future problems with providing public services and connecting street networks.
3. Consider providing access to local bus service for Township residents and visitors. Work with the Ludington Mass Transit Authority, local officials, and local transit advocacy groups to identify funding opportunities that could allow the Township to be included in the regional dial-a-ride system.
4. Consider improving walk ability and bicycle routes within the Township.

- a. Consider working with the appropriate agencies to provide integrated pedestrian access and connections to neighboring areas in new developments.
- b. Consider working with the appropriate agencies to provide bicycle and pedestrian connections between residential neighborhoods, parks, commercial areas, and adjoining jurisdictions.
- c. Work with the Mason County Road Commission and Michigan Department of Transportation to provide safer conditions, such as widened shoulders, for bicyclists and pedestrians along roads within the Township.
- d. Adopt a complete streets resolution that considers all modes of transportation when designing and implementing street construction or improvement projects.

Goal

Maintain and improve necessary public facilities and services to adequately serve Township residents and visitors and further the Township's vision for the future.

Objectives

1. Maintain and improve existing infrastructure.
 - a. Implement a Capital Improvement Plan that specifies the timing and cost of providing or expanding public facilities in specific areas.
 - b. Continue to investigate the potential for providing public sewer to waterfront areas to protect long-term water quality.
 - c. Work with the Mason County Road Commission to develop a street improvement plan to coordinate projects and improvements.
2. Improve public storm water drainage facilities to help prevent damage to roads and other infrastructure during heavy precipitation events.
 - a. Work with the Mason County Road Commission to identify areas where road damage, road flooding, and washouts occur during heavy precipitation events.
 - b. Identify potential areas for stormwater storage facilities near problem sites.
 - c. Encourage the development of a plan for the creation of stormwater storage facilities near problem sites to prevent future damage to critical infrastructure.



IMPLEMENTATION TABLE

The table on the following pages identifies the priority levels and general implantation timing for the objectives for each goal in this chapter. Each objective has been assigned a priority of low, medium, or high importance. The objectives have also been assigned a timeframe for completion. Objectives are either identified for completion in the short-term (within the next five years), or over the long-term (five years or more in the future). If an objective is something that should be addressed in the short-term, but work will continue for a period of time longer than five years into the future, the objective is considered “ongoing.”

Protect the Township’s Natural Resources and Natural Features

Goal: Protect the water quality of Lake Michigan and the Township’s inland lakes, rivers and streams:

	Timeframe	Priority
Objective 1: Coordinate efforts and water quality protection	Ongoing	High

	Timeframe	Priority
Objective 2: Coordinate storm water and runoff controls with appropriate agencies to protect the water quality of lakes, rivers, and streams.	Ongoing	High
Objective 3: Establish consistent water quality protection standards for waterfront properties.	Ongoing	High
Goal: Preserve the Township's unique natural features and resources, such as forests, farmlands, wetlands, floodplains, and dunes.		
Objective 1: Implement a conservation program that preserves unique natural areas through public education, easement development, and land acquisition.	Ongoing	High

Preserve the Township's Rural Character

Goal: Promote development patterns and land preservation techniques that preserve open space, agricultural lands, and forest lands.

	Timeframe	Priority
Objective 1: Implement a program that distributes information on and promotes planning issues, regulations, and land preservation programs for the education of residents.	Ongoing	Medium
Objective 2: Promote clustering of development, design flexibility, and innovation that protects and enhances natural amenities and open space.	Ongoing	Medium
Objective 3: Work with large landowners to pre-determine where splits will be placed on their land. Consider alternative development methods that will permit them to realize a high financial return for their efforts while protecting rural character.	Ongoing	Medium
Objective 4: Explore financial tools to promote open space preservation like conservation easements, transfer or purchase of development rights, and land banking.	Ongoing	Medium
Objective 5: Work with area conservation groups to educate property owners about non-regulatory incentives for preserving wildlife habitat and open space (including conservation easements).	Ongoing	Medium



Goal: Provide commercial development to serve the basic needs of residents and visitors while maintaining the rural character of the Township.

Timeframe Priority

- Objective 1: Maintain limited areas for small commercial centers that are consistent with the rural recreational character of the township. Ongoing Low
- Objective 2: Require amenities within commercial developments like open space areas and outdoor seating. Ongoing Low
- Objective 3: Maintain design standards that require new commercial development to reflect the rural character of the Township. Ongoing Low



Goal: Enact development standards and site plan review measures that preserve rural character in the Township.

Timeframe Priority

Objective 1: Limit the amount of Industrial activity within the Township to the existing activity. Ongoing Low

Objective 2: Ensure that new development does not deter from the rural recreational and natural aesthetic character of the township by implementing development standards and site plan review criteria. Ongoing Low

Objective 3: Consider restricting development within areas identified as floodplain, wetland, or vital to the identity of the Township and its rural character. Ongoing Low

Objective 4: Consider developing an escrow policy and consistently seek professional assistance when evaluating development proposals. Ongoing Low

Provide Services and Infrastructure that Meet Needs and the Vision for the Future

Goal: Expand and improve parks and recreation facilities to meet the needs of residents and visitors that capitalize on recreational opportunities preserved by the Township's abundant natural features.

Timeframe Priority

- | | | |
|--|------------|------|
| Objective 1: Develop integrated park system through the use of trails, bike paths, and greenbelts that will link residential areas, community parks, and state recreational areas. | Ongoing | High |
| Objective 2: Maintain and update the Township recreation plan, and submit that plan to the Michigan Department of Natural Resources (MDNR) for approval. | Short-Term | High |
| Objective 3: Provide additional park and recreational property and amenities for the use of Township residents and visitors. | Ongoing | High |
| Objective 4: Identify opportunities for state and federal funding for parks and recreational facilities, and submit proposals to obtain such funding. | Ongoing | High |

Goal: Provide a diverse, efficient, and safe transportation network to serve Township residents and visitors.

Timeframe Priority

- | | | |
|--|---------|--------|
| Objective 1: Establish an access management plan to provide for safe and efficient vehicular traffic between public roads and private development. | Ongoing | Medium |
| Objective 2: Re-evaluate private road standards to prevent future problems with providing public services and connecting street networks. | Ongoing | Medium |
| Objective 3: Consider providing access to local bus service for Township residents and visitors. | Ongoing | Low |
| Objective 4: Consider improving walk ability and bicycle routes with the Township. | Ongoing | High |

Goal: Maintain and improve necessary public facilities and services to adequately serve Township residents and visitors and further the Township's vision for the future.

- | | | |
|---|---------|--------|
| Objective 1: Maintain and improve existing infrastructure. | Ongoing | Medium |
| Objective 2: Improve public storm water drainage facilities to help prevent damage to roads and other infrastructure during heavy precipitation events. | Ongoing | High |

CHAPTER 4

EXISTING CONDITIONS

OVERALL LAND USE

Land, Water, and Ownership

Hamlin Township by virtue of its location along Lake Michigan and its varied types of land and water features, is a unique community. Many special considerations regarding the use, function, and preservation of these features need to be addressed. The seasonal and resident population place different demands on the resources of the township.

Hamlin Township encompasses 34.3 square miles. There are 7.1 square miles of surface water and 27.2 square miles of land surface. Unique features associated with the land portion of the township include 2,576 acres of sand dunes, approximately 613 acres of various wetlands, and 10,107 acres of forest and woodlands, together representing over three-fourths of the land area of the township.

Of the 27.2 square miles of land area, 6.1 square miles are state owned, leaving approximately 21.1 square miles in private and quasi-private ownership and subject to township regulations. The township also has extensive shoreline areas associated with the abundant water resources. These areas are unique in that they often require special land use considerations. In Hamlin Township, there are 7.7 miles of Lake Michigan shoreline, 32.0 miles of Hamlin Lake shoreline, and 3.1 miles of Lincoln Lake and Lincoln River shoreline.



CURRENT LAND USES

Considering the development portions of the township, residential areas are the overwhelming land use type. Single-family residential development occupies 1,341 acres (2.1 square miles), while mobile home parks make up approximately 80 acres. There are approximately 33 acres of commercial area in the township. Industrial activity is limited to oil and gas extraction. There are no manufacturing businesses in the township. Oil and gas operations occupy approximately 18 acres scattered throughout the township. (See Zoning Reports for construction of new single family dwellings in Hamlin Township)

TRANSPORTATION

Street and Highway

Network for the most part; Hamlin Township is a termination or destination point. In the same way the township acts as a suburban community to the City of Ludington, it also acts as an extension of the city's transportation system. US-31 limited access highway terminates into US-10 immediately southeast of the township. US-10 acts as a major regional link to the City of Detroit and the east side of the state. US-31 links the area to outstate communities of Illinois, Indiana, and Ohio.

Within the township, two major transportation corridors exist. M-116 extends north along the Lake Michigan shoreline from the City of Ludington and terminates at the Ludington State Park. Jebavy Drive runs north-south through the eastern part of the township. To the south, it connects with the US-10/US-31 corridor, and to the north, it joins Angling road, extending to the east before eventually connecting with the two-lane US-31 north of Scottville.

Three collectors (Jagger, Decker, and Dewey Roads) run east-west and join M-116 and Lakeshore Drive to Jebavy Drive. The portion of the township north of Upper Hamlin Lake is geographically isolated from the remaining township road network. This area can only be accessed from the northeast via adjoining Victory and Grant Townships. The only road leading to the residential areas along the north shore of Hamlin Lake is Nurnberg Road. This road is unpaved and falls under the jurisdiction of Grant Township.

For instance, Hamlin Township roads are heavily traveled. With a most recent traffic count on N. Jebavy Drive, near the Hamlin Township Hall on Friday, May 21, 2021 beginning at 11:00 am for one hour, there were 168 cars counted. On Sunday, May 23, 2021 beginning at 11:30 am for one hour, there were 441 cars that were counted. On Wednesday, May 26, 2021 beginning at 11:00 am, there were 664 cars that were counted and on Saturday, May 29, 2021 beginning at 10:00 a.m., for two hours there were 588 cars that were counted. (Traffic count numbers were provided by volunteer and long time resident of Hamlin Township and also resides on Jebavy Drive Mr. Jim McCarthy)

Complete Streets

The Complete Streets movement has been gaining increased attention in communities across the county. The State of Michigan requires local transportation agencies to consider all roadway users in all phases of transportation projects through Complete Streets legislation passed in 2010. Public Act 135 defines Complete Streets as “roadways planned, designed, and constructed to provide appropriate access to all legal users, whether by car, truck, transit, assistive device, foot or bicycle.”¹ It is important to consider all modes of transportation when designing and constructing transportation improvements to provide equitable opportunities for those with differing transportation needs, financial means, and physical abilities. Additionally, integrating complete streets practices can help encourage safe and active transportation, decrease pollution, and reduce the incidence of childhood obesity, social isolation, and serious health conditions. The Township should consider adopting a Complete Streets Resolution that supports the inclusion of safe and diverse transportation opportunities in future transportation projects.

Non-Motorized Transportation Options

Due to its rural nature, Hamlin Township has very little dedicated pedestrian and bicycle infrastructure. Sidewalks are impractical in most areas of the Township, as distances between neighborhoods, commercial areas, and public spaces are often greater than people are willing to walk. However, some of the major roads within the Township have widened shoulders and help provide a safer environment for bicyclists.

Visions for the future of the community prioritized walkability, accessibility, and improved and expanded pedestrian and bicycle facilities. The Township should consider creating pedestrian and bicycle connections between residential neighborhoods, parks, commercial areas, and adjoining jurisdictions. These connections could be made by sidewalk, shared-use pathways, or bicycle lanes and widened road shoulders.

POPULATION, HOUSING, AND INCOME

This section of the Plan describes the population, socioeconomic, and housing characteristics and trends of Hamlin Township. Generally, the data used to compile this information was collected from the U.S. Census Bureau.

Population

Hamlin Township has seen an increase in housing and population over the past several years.

Hamlin Township Data from fiscal year **4-1-2019 to March 31, 2020**, there were 88 land use permits issued (+9% from 2018); 111 projects permitted (+1% from 2018); 22 new homes; 0 modular housing; 2 pole housing; 9 garages; 13 remodeling/additions; 481 new units (including doublewides, modular and pole barn houses) from 2000 through 2019; 6 zoning variances granted; 2 variances denied; 1 variance postponed; 0 special land use granted; 0 site plan reviews; and, a total of 46 Board of Review Appeals were reviewed. The Planning Commission passed several amendments to the zoning ordinance in 2019. The assessed value for 2020 is \$298,530,800 (+4%); and the taxable value is

\$245,587,236 (+4%). There were 138 building permits in 2019 with a value of \$10,528,338 (+36% from 2018).

Assessor reported, based on documents filed by Pere Marquette Township, Amber Township, Branch Township, and Victory Township, Hamlin Township ranks first in the number of permits issued and first in estimated value represented by those permits in fiscal 2019.

Hamlin Township ranks first in dwellings with 23, followed by Branch Township (3); P.M. Township (14); Summit Township (6); and, Free Soil Township (5). The average cost of a new build, single family dwelling in 2019 county wide was \$257,298. Of the 53 new homes constructed in Mason County in 2019, 23 (or 43%) of the total were built in Hamlin Township.

2019 was a banner year for residential construction in the township. While the number of permits was actually down slightly from the previous year, the value represented by the 138 permits issued revealed an increase in value of \$3,826,890 or 36% over the previous year. The county wide average of new home construction in 2019 was \$257,298. The same figure in Hamlin Township was \$345,129. This is a difference of \$87,831, or 25%, above the average.

Hamlin Township Data from fiscal year **April 1, 2020 to March 31, 2021**, there were 86 land use permits issued (-3% from 2018); 98 projects permitted (-12% from 2018); 15 new homes; 3 modular housing; 3 pole housing; 11 garages; 15 remodeling/additions; 23 pole barns/accessory buildings.; 502 new units (including doublewides, modular and pole barn houses) from 2000 through 2020; 7 zoning variances granted; 0 variances denied; 0 special land use granted; 1 site plan review; 1 zoning change; and, a 48 Board of Review Appeals were reviewed. The Planning Commission passed several amendments to the Zoning Ordinance in 2020. The tentative assessed value for 2021 is \$311,353,800 (+5%); and the taxable value is \$253,360,998 (+4%).



Hamlin Township continued to show steady growth as the primary residential unit in Mason County. The Township annually issues between 80 and 100 permits covering over 100 projects. This indicates a yearly increase in both assessed and taxable value of

between 4% and 6%. Township records show that 502 new residential dwellings have been constructed in the Township in the period 2000 to 2020 averaging 25 new dwellings annually. Sales as well as cost to build show a steady growth in value over the past several years. Hamlin Township now has several homes that have sold in excess of one million dollars and others that appraise at more than that value.



The 2020 Census data information released shows According to the first 2020 U.S. Census figures released, as of April 1, 2020 Michigan's population grew 2% over the past decade to 10,077,331 residents. However, Michigan is one of seven states in the country to lose a U.S. House Congressional Seat. Michigan's increase in population was up nearly 194,000 residents and topped 10 million residents which had not happened since the Great Recession in 2007. According to the 2020 U.S. Census, there are 331,449,281 people living in the USA, six states to gain House Seats (TX, CO, FL, MT, NC, OR) AND 7 states to lose US House Seats (CA, ILL, MI, NY, OH, PA, WV).

Also, the 2020 Census data released showed an increase in Hamlin Township's population by 8.9% or 303 residents since 2010 again making it the most populated township in Mason County. The Census data showed that Hamlin Township's 2020 population count was at 3,711 compared to 3,480 in 2010. Hamlin Township had the largest Township population increase in Mason County. Some Township's in Mason County showed a decrease.

44 percent of Michigan Townships gained in population in the past decade. Macomb Township (Macomb County) and Lyon Charter Township (Oakland County) showed the largest increased, in terms of number, with an increase of 12,083 people (12%) and 8,726 people. The township with the largest population gain, by percentage, is Pickford Township (Chippewa County) with an increase of 75% up 1,196 people to 2,791 total. The five counties with the largest gains overall are Ottawa County (12.3%), Grand Traverse County (9.5%), Kent County (9.2%), Allegan County (8.2%) and Washtenaw County (8%).

The Michigan Independent Citizens Redistricting Commission will use the new data to begin drawing its maps for State Legislative and Congressional Districts.

Per a review of Township 2021 Assessment Records, it shows that there is 75% of residents claiming a permanent residence in Hamlin Township in 2020 with 25% being seasonal or second homes.

The percentage of permanent residences in the township has grown as numbers indicate that 27% were seasonal or second homes in 2012. However, Hamlin Township has seen a hugh growth in single family construction over the past eight years.

The West Michigan Shoreline Regional Development Commission (WMSRDC) developed population projections for Hamlin Township through the year 2040. While it is impossible to predict population growth with one hundred percent certainty, it is important to consider these forecasts when planning for the future. The population projections created by WMSRDC in 2011 indicate that the Township population will continue to grow, but at a slower rate than recently experienced. According to WMSRDC, these population projections were developed using the traditional cohort survival technique and historical trends.

The following table shows the WMSRDC population projections for Hamlin Township through 2040.

Hamlin Township Population Projections

	2010	2020	2030	2040
Population	3,408	3,460	3,513	3,566
Percent Change (as compared with 2010)	0.0%	1.5%	3.1%	4.6%

Hamlin Township is the largest resident township in Mason County.

RECREATION

Hamlin Township, with its Lake Michigan and Hamlin Lake shorelines, provides a very unique opportunity for recreation. The quality of outdoor recreation is the direct benefit of a quality environment and is recognized as such. These unique features and quality environments highly influence the decisions made by vacationers and persons considering a permanent move to Hamlin Township. Along with these areas, schools, public buildings, churches, and golf courses also appear. Hamlin Township has five Township owned parks that provide a variety of recreational opportunities to residents and visitors.

These parks primarily offer passive recreational options and access to Hamlin Lake. Wilson Hill/Hamlin Lake Township Park offers additional active recreation amenities like playground equipment and horseshoe pits.

1. Long Skinny Park located on N. Lakeshore Drive between the South and Middle Bayous on lower Hamlin Lake. This park is broken up by privately owned land as

well as public land. It currently features picnic areas, grills, fishing access, benches and provides magnificent views of Hamlin Lake.



2. Middle Bayou Park is a very small triangular shape piece of land. A person may have access to swimming, fishing and a bench for viewing of Hamlin Lake. Hamlin Lake is accessible by a ladder built into the seawall many years ago. A grassy area could be utilized for towels, etc. Limited parking.



3. North Bayou Park is located on the lower lake near the North Bayou of Hamlin Lake. This park includes a rustic boat launch. A person can fish from shore, launch a rowboat, paddle boat, sail boat or kayak. Views of Hamlin Lake can also be obtained. Limited Parking and a porta-jon are also provided. There is a parking area off Duneview Drive that the Township owns and maintains.



- Wilson Hill/Hamlin Lake Township Park is located on Upper Hamlin Lake. This park consists of a shelter, electricity, horseshoe pits, picnic tables, grills, boat ramp, dock, playground equipment, sand box, port-a-potty and running water fit for drinking.



5. South Bayou Park is located on the South Bayou of Hamlin Lake. This park consists of a boat ramp, docks, picnic tables, grills, fishing, port-a-potty, sand box, and playground equipment.



The Ludington State Park is another significant recreational resource located within the township. Persons utilizing the park range from 800,000 to 900,000 annually and it is almost 100% full each summer. Park visitors utilize the facility for overnight camping and day use. The state park offers tent and trailer camping, swimming beaches on both Lake Michigan and Hamlin Lake, picnicking, extended hiking trails, and a water trail for canoe enthusiasts. The state park is partially within the Nordhouse Dunes Wilderness Area, located between Hamlin Lake and Lake Michigan. The state park is classified as a regional recreational facility.



Other important recreational facilities in the township include private resorts. These facilities provide access to Hamlin Lake, boat rentals, and lodging. Resorts provide the opportunity for vacationers coming to Hamlin Township to remain for extended periods of time ranging from 3 to 7 days. Many vacationers are repeat customers who return to the Township annually. There is a desire within the Township to provide additional recreational amenities and opportunities for Township residents.

Generally, there is a desire for additional public access to Hamlin Lake, specifically on the lower lake where public boat launch facilities are lacking. There is also a strong desire for additional park property and recreational amenities within the Township. The Township should continue to update the Recreation Plan and seek opportunities to expand recreational offerings within the Township. Efforts to create safe pedestrian and bicycle connections between neighborhoods and parks should also be continued. The map on the following page shows the locations of public parks within Hamlin Township.

TOURISM

Commercial lodging visitors are generally the group that most businesses think of as the tourist population. This group includes visitors staying at campgrounds, motels, hotels, and resorts. Vacationing commercial lodging visitors are probably the most significant tourist group in the township. Generally, this group utilizes the southwest, east, and northeast shores of Hamlin Lake where well-developed lodging facilities cater to them. Information from the 2008 property assessment roll shows that there are 15 resorts operating within the township. Almost all are exclusively located on the shores of Hamlin Lake. In the past three to five years, many resorts on Hamlin Lake have dissolved. In some instances, resorts were redeveloped as a condo. Other resorts have been split and resold for private residential development. A subgroup of these tourists could be classified as the seasonal resident population. This group is important to Hamlin Township because it tends to have a higher level of income than the overall resident

population and spends dollars over a longer period than visiting tourists. Another group that makes up the tourist population consists of area or regional residents that utilize an attraction and/or service for a single day. They may drive 1 to 3 hours to fish, boat, ski, picnic, or attend festivals. Origin and destination information for a five-county area surrounding Mason County shows a significant attraction to out-state travelers. With 31 percent, Illinois appears to be the strongest generator of travel to Mason County from outstate sources. An additional 22 percent of out-state travel comes from Ohio, and 21 percent originates from Indiana.



CHAPTER 5

NATURAL FEATURES

The natural features of Hamlin Township are some of the Ludington community's greatest assets. The Township's shorelines, beaches, dunes, woodlands, and water bodies are treasured by local residents and visitors alike. Outdoor recreational opportunities are plentiful and residential development patterns make it clear that residents enjoy living in the Township's beautiful natural settings. Over the course of the planning process, it became clear that protecting the area's natural resources is of the utmost importance. Preservation of the Township's natural resources not only enhances the quality of life for residents, but helps sustain the local economy and region's rural character. Planning and development decisions in Hamlin Township must consider the benefits that natural resources can provide and the impacts of their destruction or alteration. This chapter provides a description of Hamlin Township's natural resources, special environments, and preservation areas.



GEOLOGY

The physical features of Hamlin Township were primarily formed by the actions of the Lake Michigan lobe of the Wisconsin glacial ice sheet. According to the Soil Survey of Mason County, Michigan, the glacial activity "...produced five dominant land features – moraines, till plains, outwash plains, lake plains, and drainage ways" in Mason County.

Winds then altered these features and created the dunes that line the Lake Michigan shoreline. Glacial deposits in the area generally range from 200 feet to 800 feet thick.

SOILS

According to the Soil Survey of Mason County, Michigan, there are five general soil associations present in Hamlin Township:

- Dune Land – Nordhouse – Quartzipsamments Association – Dune land and gently sloping to very steep, excessively drained, sandy soils on dunes. These soils are found along the western edge of the Township between Hamlin Lake and Lake Michigan and west of Lakeshore Drive.
- Grattan – Epworth Association – Nearly level to steep, excessively drained to moderately well drained, sandy soils on lake plains and outwash plains. These soils are generally located between Hamlin Lake and Jebavy Drive, south of the North Bayou of the Lake.
- Entic Haplorthods, Sandy Association – Nearly level to hilly, excessively drained, sandy soils on morains and outwash plains. A small area of these soils is located in the northeast corner of the Township along the northern edge of Hamlin Lake.
- Covert – Pipestone – Saugatuck Association – Nearly level and undulating, moderately well drained and somewhat poorly drained, sandy soils on outwash plains and lake plains. These soils are generally located in the eastern portion of the Township between Jebavy Drive and the Township’s eastern border, south of Fountain Road.
- Fern – Marlette Association – Nearly level to very steep, well drained, sandy and loamy soils on moraines and till plains. These soils are generally found in the northeast portion of the Township between Hamlin Lake and the Township’s eastern border north of Fountain Road.

The suitability of Township soils for building site development and septic field absorption vary. Seasonal high water tables in the southeast portion of the Township limit building and septic field development. Soils along the eastern shores of Hamlin Lake vary from rapidly draining to poorly drained and cause concerns for septic field development in both cases. Rapidly drained soils can allow septic fields to contaminate ground water, while poorly draining soils can prevent the proper functioning of septic fields. Specific site characteristics will ultimately determine the feasibility of development throughout the Township and should be considered as future development is proposed.

FLOODPLAIN

The Federal Emergency Management Agency (FEMA) develops Flood Insurance Rate Maps (FIRMs) for each County in the United States. According to FEMA, the FIRM is “the primary tool for state and local governments to mitigate the effects of flooding in their communities.” The National Flood Insurance Program was created in 1968 to

reduce future damage and provide an insurance program that would help protect property owners from losses. The FIRM shows areas subject to flooding, based on historic, hydrologic, hydraulic and meteorological data as well as flood controls. The maps identify a base flood elevation (BFE), sometimes referred to as the 100-year flood zone. These are areas with a 1% chance of flooding in any given year. The maps also identify the areas with a 0.2% chance of flooding in any given year, sometimes called the 500-year flood zone. FEMA points out that these are only probabilities, not forecasts. Therefore, there is a 26% chance of a flood occurring in the 100-year flood zone during a 30-year period, the term of a residential home mortgage. FEMA is currently conducting a Great Lakes Coastal Flood Study. This comprehensive storm and wind study of the Great Lakes basin will ultimately be used in updating the coastal flood hazard information and FIRMs for Great Lakes coastal communities. This new hazard analyses defines cross-shore transects to represent terrain and variability of shoreline features. There is also analyses of storm-induced erosion which may occur within coastal areas. The products, wave run up and storm surge elevations, will be used to identify coastal Special Flood Hazard Areas (SFHA) Wave run up is the vertical height above the surge elevation to which water will rush. Within the coastal SFHA, there are two primary zones: Zone AE and Zone VE. Coastal AE Zones contain a wave height component, ranging from 0 to 3 feet in height. VE Zones have a wave component that is greater than 3 feet in height. The map on the following page shows the locations of flood zones identified by FEMA within Hamlin Township.

Regional FEMA FIRMs were updated in 2021 and the new maps went into effect August 24, 2021.

Flooding Hazards

Generally, most flooding events occur in the winter and early spring as a result of heavy rainfall and snowmelt. Heavy precipitation events, which recent data show to be increasing in frequency and intensity, can cause localized flooding at any time of the year. Flooding can cause road closures, damage infrastructure and private property, and create safety and health risks. Additional information about community vulnerability to flooding can be found in the Vulnerability Assessment created during the Resilient Ludington planning process. In June of 2008, a large storm dumped around 11 inches of rain on areas of Mason County in six hours.³ According to Sue Conradson's article "Friday the 13th Flooding in Northern Michigan" in Flood News for Michigan Floodplain Managers, local rivers flooded, roads were closed to traffic or washed out, and many local homes were damaged. The flooding stranded many Hamlin Township residents as access roads were closed. Water levels at the Hamlin Dam were measured at nearly two and a half feet higher than normal summer levels and Ludington State Park was evacuated due to the fear of dam failure and campground flooding. It is important for the Township to consider the impacts of intense precipitation events and flooding on infrastructure, private property, and residents when planning for future development. The Township should discourage development within flood prone areas and identify ways to limit the impacts of storm water runoff resulting from large storms.

WATER RESOURCES

One of the most unique and attractive amenities in Hamlin Township is the abundant surface water resources. Nearly 8 miles of Lake Michigan shoreline make up the western edge of Hamlin Township. An additional 32 miles of Hamlin Lake shoreline lies within the township, while its southern border is formed by over 3 miles of Lincoln Lake and Lincoln River shoreline. Hamlin Township has 4,555 acres of surface water inland from Lake Michigan. This equals 20.7 percent of the total township surface area in rivers, streams, lakes, and reservoirs. Lakes make up 98.7 percent of the total surface water.

Hamlin Lake Study

The Hamlin Lake EPA Phase 1 Diagnostic-Feasibility Study was completed in August of 1992. This document is the culmination of 2 years of tributary and in-lake sampling of Hamlin Lake. The study encompassed the entire Big Sable River watershed but focused heavily on sub-basins immediate to Hamlin Lake.

The following summary information is based on the findings and recommendations of the lake study. Data from the study was used throughout this plan in analyzing land use alternatives for Hamlin Township. Joint databases were maintained for the Hamlin Township Land Use Plan and the Hamlin Lake Study for the correlation and exchange of data sets between the two projects. This approach allowed in-depth information concerning land use practices and impacts to water quality to be incorporated into the planning process.

Diagnostic study findings indicate that water quality conditions in Hamlin Lake are dictated largely by external (i.e., watershed) influences. Based on sampling conducted during the course of study, the lake does not exhibit significant or prolonged thermal stratification during Ice free periods. As a result of the intermittent mixing of the water column, sufficient dissolved oxygen levels are maintained throughout the water column to inhibit internal phosphorus release from profundal (i.e., deep water) sediments. Thus, internal phosphorus recycling and fertilization in Hamlin Lake is largely mitigated by natural processes (i.e., lake morphometry and wind action).

Detailed historical studies of Hamlin Lake have shown the lake supports highly productive macrophyte (i.e., rooted plant) and fishery communities (Michigan Department of Conservation, 1932, 1943). The lake continues to maintain abundant plant growth and an excellent warm-water fishery. The type and distribution of aquatic plants provide habitat and cover critical to sustaining a quality fishery. Although, in select areas, nuisance plant growth does occur. In terms of water quality and trophic state, Phase 1 sampling results indicate the lake is borderline mesoeutrophic.

The watershed of Hamlin Lake is approximately 23 times the surface acreage of the lake. Of the tributaries monitored as part of the Phase 1 sampling program, the Big Sable River contributed the largest phosphorus load to Hamlin Lake. Due to the considerable base flow and the vast size of the Big Sable River sub basin relative to the other minor tributaries, this finding was not unexpected. Although Dennis Creek does not represent a major source of pollution input to Hamlin Lake, the creek consistently exhibited

substantially elevated phosphorus concentrations when compared to the Big Sable River and the Middle Bayou drain. The increased concentrations measured in Dennis Creek are likely related to the predominance of agricultural activity in the Dennis Creek watershed sub-basin.



The impact of runoff and septic seepage from shore lands adjacent to Hamlin Lake is significant in that, water quality problems associated with shore land activities tend to be manifested in localized areas near shore. Most often, it is the near-shore problems that most lake residents consider to be of paramount concern since excessive plant growth or bacterial levels diminish the recreational and aesthetic appeal of the lake. Given the relatively high density of development adjacent to Hamlin Lake and the limited suitability of area soils to adequately treat septic system effluent, there is a real potential for excessive pollution loading and near-shore water quality problems.

A model used to estimate the impact of phosphorus loading to Hamlin Lake predicted that, at current loading levels, the ambient phosphorus concentration in the lake is at a level slightly below the entropic threshold concentration of 20 microgram/liter. This data suggests that a small increase in phosphorus loading to Hamlin Lake above current levels will cause the lake to rapidly shift to a more entropic state. An entropic lake is a body of water whose oxygen level is depleted because of organic pollutants (e.g., lawn and farm chemicals, seepage, etc.) This should be of primary concern because it can fundamentally shift the balance of the lake. An entropic lake will often experience depleted fish populations and higher weed growth which can severely impact the quality of

recreational experiences on the lake. In severe cases it can impact public health. (e.g., no body contact warnings). In light of this consideration, it is imperative that a plan be implemented to reduce controllable sources of pollution loading from the watershed to a level that will preserve and protect lake water quality over the long term.

To this end, it was proposed that the Hamlin Lake management plan include the following components:

- Shoreland Management Practices
- Geographic Information System (GIS) Mapping and Analysis
- Land Use Planning and Zoning
- Wetlands Protection
- Agricultural Best Management Practices (BMPs)
- Forest Land Management • Conservation Easements
- In-Lake Improvements
- Water Quality Monitoring Groundwater

Groundwater and its availability are critical to the sustainability of Hamlin Township's rural population. Mason County is fortunate to have Lake Michigan as an available water source; however, the expansion of this source to Hamlin Township is not likely to occur in the near future. For this reason, Hamlin Township will remain largely dependent on groundwater as its primary source of potable water.

Glacial deposits are a very complex series of unconsolidated materials that include sand and gravel. Water that occupies the pore space within these deposits and the underlying bedrock is groundwater. Most of Michigan's groundwater is produced from surficial glacial sands and gravel.

Both the composition and thickness of glacial deposits vary greatly. These glacial deposits range from 200 feet to over 700 feet in thickness. This is pertinent when considering the availability of glacial drift aquifers. Glacial drift aquifers are layered throughout the drift formations and tend to be highly mineralized.

This then, makes the availability and vulnerability of glacial drift aquifers important to the drinking water supply for Hamlin Township, since glacial drift aquifers are sensitive to contamination from surface activities. There were two sites in Hamlin Township with groundwater contamination by the brine from well-drilling operations. Both of these sites have been cleaned up.

Surface Water and Watersheds

There are three river basins within Hamlin Township. The Little Manistee River basin lies north of Hamlin Lake, along the crest of the Lake Michigan barrier dunes system to the north side of Big Sable Bay.

The Big Sable River basin encompasses most of the central section of the township. Approximately 7 percent of the basin is covered by steep slopes occurring primarily around Hamlin Lake. There are numerous areas of wetlands within the basin, with the largest concentration being located in the west portion of the basin.

The Lincoln River basin occupies a small portion of the southern part of the township and also features some steep slopes. Numerous wetlands are scattered throughout the basin and along Lincoln River. This basin is classified as having severe erosion potential in 51 percent of its land area.

Nonpoint source pollution problems have become a greater concern in recent years. Nonpoint pollutants result from a wide range of sources associated with such activities as urban development, mining, agriculture, septic system failure, and construction projects. These sources may contribute pollutants, such as sediments, nutrients, pathogens, chlorides, and toxins.

Although an assessment of these problems is beyond the scope of this plan, some key examples of possible concern have evolved and now require attention. These include:

- Septic tank failure and the inability of soil to absorb containments prior to reaching ground and surface water.
- County drains and natural drainage systems that are inadequate and accentuate problems such as flooding and ponding. However, in 1986-1987 the Black Bass Bayou Drain was constructed in Hamlin Township which runs in the southern portion of Hamlin Township leading to the South Bayou of Hamlin Lake.
- Wetlands that are extensive in the township and that provide an opportunity for groundwater recharge, wildlife refuges, and pollution abatements.
- Lakeside residents and property that have special problems. Hamlin Lake has been degraded due to non point pollution problems. According to the 2008 Lake Water Quality Assessment for Impaired and Threatened lakes-Mason County, the MDNR describes an impaired lake a "failing to meet one or more of the state water quality standards." Hamlin Lake falls within the impaired lake (freshwater) category and is experiencing problems supporting recreational demands. Hamlin Lake (in the Big Sable River Watershed) is listed as not supporting the fish consumption designated use due to mercury in fish tissue.

(An impaired or threatened water body is any water body that is listed according to section 303(d) of the Clean Water Act. A water body is considered impaired if it does not attain water quality standards. Standards may be violated due to an individual pollutant, multiple pollutants, thermal pollution, or an unknown cause of impairment. A water body

is considered threatened if it currently attains water quality standards but is predicted to violate standards by the time the next 303(d) list is submitted to EPA. The 303(d) list is a comprehensive public accounting of all impaired or threatened water bodies, regardless of the cause or source of the impairment or threat.)

Hamlin Lake offers a smorgasbord of fish. Tiger muskie, northern pike, large and small mouth bass, perch, crappie, blue gill and over 600,000 walleyes, planted several years ago. The fishing doesn't cool down in the winter either. Tip-ups and shanties dot the ice as fisherman pull in pan fish and walleye.

Seasonal Lake level Change for Hamlin Lake begins when all the ice is off Hamlin Lake. The Michigan Department of Natural Resources and the Ludington State Park begins the process of raising Hamlin Lake to summer levels. The process usually takes two to four weeks, depending upon precipitation during the period. The summer level is maintained at approximately two feet above the winter level.

SPECIAL ENVIRONMENTS

The environmental conditions in an area such as Hamlin Township are paramount when considering the development of future land use policies. By addressing environmental aspects, decisions can be made that ensure the future health and economic viability of a community. Lack of proper consideration for natural systems may result in expensive mitigation measures and loss to overall quality of life that is so vital to this community. This section will attempt to address those natural systems within the township that could have the greatest impact on or be impacted by future land use practices.

Influences on natural systems are not bound by governmental borders and, thus, may require multi-jurisdictional cooperation and regulation in order to completely address impacts upon them, This is very important when considering programs that are developed at the township level for the purpose of environmental protection. This will be especially important when considering the preservation of Hamlin Lake and associated surface water drainage systems.

The regions outlined on this map were designated by using a combination of steep slopes, wetland, and floodplain information. Many of these environmentally sensitive areas are associated with the vulnerability associated with groundwater contamination; severe erosion; unique natural resources; and general public health, safety and welfare.

Natural Shoreline Restoration

One of the biggest threats to Michigan's inland lakes is the loss of near shore habitat. According to the [National Lake Assessment results](#) indicate that fifty percent (50%) of Michigan's inland lakes were rated as poor with another 20% rated as fair for lakeshore habitat. It is clear that high impact development such as removing native plants on the land and in the water, excessive impervious surfaces (buildings, driveways etc) and seawalls are causing problems for inland lakes. Studies have shown that when habitat is lost both on the land and in the water this harms the birds, reptiles, insects, fish and other wildlife that depend on certain plants for their survival. HLPS wants to help change this trend through promotion and implementation of lake friendly landscaping, erosion control methods and policies. These lake friendly practices help keep the lake clean, maintain or restore habitat for fish and wildlife and create a beautiful place to enjoy nature. (Information was obtain from the Hamlin Lake Preservation Society)

Wetlands

Significant wetland complexes are present in many areas within Hamlin Township. Wetlands are described by the State of Michigan as being land characterized by the presence of water at a frequency and duration sufficient to, under normal circumstances, support wetland vegetation or aquatic life and are commonly referred to as bogs, swamps, or marshes.

In general, many wetlands are associated with the rivers, lakes, and streams in Hamlin Township. Significant wetland acreage exists around Hamlin Lake, particularly in the vicinity of the North Bayou. The majority of these wetlands is classified as wooded and contains woody vegetation of either shrubs or trees.

Wetlands are a valuable ecological resource that can function in a variety of ways and can provide for many public benefits. They may provide essential breeding, nesting, and foraging grounds for fish and wildlife; and they house threatened and endangered species while providing various recreational opportunities for a wide cross-section of the population. Wetlands stabilize the water table within a watershed through surface water retention. Certain wetlands may minimize stream bank erosion while filtering out nutrients and sediments from surface water runoff. They may act as groundwater recharge areas for aquifers.

Wetlands are protected under a variety of state and federal laws. The Michigan Wetlands Protection Act (P.A. 203 of 1979) provides for the preservation, management, protection, and use of regulated wetlands. A regulated wetland falls under the provisions of the act if it meets one of the following criteria:

- If it is contiguous to the Great Lakes and/or to any inland lake, pond, river, or stream;
- If it is more than 5 acres in size and in a county with a population of 100,000 or more;
- If it is more than 5 acres in size and in a county of less than 100,000 persons where the MDNR has completed its wetlands inventory for that county; or
- If, regardless of its size or location, it is designated by the MDNR as an environmentally important area.

Mason County neither has a population of over 100,000 nor does it have an MDNR conducted wetlands inventory. This leaves many of the noncontiguous wetlands within the township unprotected by the state permitting and review processes.

In 2014, the Michigan Department of Environmental Quality (MDEQ) completed a Landscape Level Wetland Functional Assessment (LLWFA) for Ludington area watersheds. The LLWFA utilizes National Wetland Inventory (NWI) data and assesses wetland function within the Ludington area, including Hamlin Township. The LLWFA evaluated a wide variety of wetland functions including:

- Flood Water Storage;
- Streamflow Maintenance;
- Nutrient Transformation;
- Sediment and Particulate Retention;
- Shoreline Stabilization;
- Ground Water Influence;
- Wildlife Habitat;
- Carbon Sequestration; and
- Pathogen Retention. The LLWFA illustrates the loss of area wetlands over time that performs these valuable functions. In order to protect water quality, limit flooding, and preserve wildlife habitat, the Township should carefully consider the impacts of future development on remaining wetlands.

The map on the following page shows the locations of wetlands and potential wetland restoration areas within Hamlin Township.

Forest and Farmlands

Much of Hamlin Township is occupied by mature forest and both deciduous and coniferous woodlands. By glancing at the existing land use map or aerial photograph one can easily see the extent of wooded areas. The extent of farmlands is far less obvious. In fact, prime soils that support optimum crop yield are all but nonexistent in the township with minor exceptions inland from Lake Michigan. There is a micro-climate zone; however, that supports specialty fruit and vegetable crops. There are few orchards and other truck crops in the central and eastern areas of the township.

Unique Habitats and Species

The Michigan Natural Features Inventory (MNFI) collects, analyzes, and updates information regarding rare and endangered species as well as significant ecological communities. This information is essential when planning for sensitive land development; the conservation and management of natural areas; and the project, permit, and site plan review procedures.

These unique ecological features have state, national, and international significance. In some instances, they may be protected under federal or state regulations. Protection from degradation is however, in most cases, tenuously inadequate. For this reason, site-specific information is regarded as sensitive and will not be presented in this document. This data was used in the determination of future land uses for Hamlin Township in accordance with this plan.

A concentration of these sites exists within the state owned land of the Ludington State Park. This is partially due to the uniqueness of this shoreline community but is more probably a function of concentrated research efforts on state-owned and managed lands. As of October of 1988, 50 elements of either special concern or threatened or endangered species and/or communities were listed by MNFI s for Mason County.

PRESERVATION AREAS

Hamlin Township has a very high percentage of unique and environmentally sensitive land types. State and federal protected species and ecologically significant areas are also prevalent. These are important natural features to the township. They include such areas as wetlands, floodplains, lake, river, shorelands, steep slopes, critical dune areas, and forest. They are the primary reason for the quality of life In Hamlin Township and should be preserved or left largely undeveloped.

An important goal of this plan is to protect and preserve the natural beauty and environmental quality of the township. The township's zoning regulations should provide strong regulations to protect natural features and environmentally significant areas. Overlay zones, environmental regulations, and design standards can all be incorporated into the zoning ordinance. The township should also, where appropriate, adopt separate "police power" (non-zoning) regulations. The protection of the natural environment and the retention of open space/undeveloped lands are important elements of this plan.

Sand Dunes

The state of Michigan recently enacted the Michigan Sand Dunes Protection Act. (P.A. 222), as amended, to control use and to preserve critical sand dune areas through zoning regulation. Currently, where critical dune areas fall under the Township's jurisdiction, the review process, according to the provisions of the act, is being carried out by the MDNR.

The majority of the designated critical dune areas lie within the Ludington State Park and the Nordhouse Dune natural areas. Both recreational areas fall under state jurisdiction. Portions of the critical dune areas southwest of Hamlin Lake and are in private ownership. Private lands within critical dune areas are held by Epworth League Assembly, Sargent Mineral Company, and Piney Ridge Resort.

Nearly the entire area west of Hamlin Lake is classified as a critical sand dune area by the MDNR and falls under the Sand Dune Protection and Management Act (Act 222 of 1976). As discussed earlier, most of the land falls under state ownership. However, there is a significant amount of private property lying within the critical dune area in the southwest portion of the township. Special provision in the form of permitting requirements and site plan review standards should be developed for this area. The township should consider creating a Lake Michigan Shoreland District in the zoning ordinance that would incorporate necessary development standards and environmental regulation to protect the Integrity of these lands. Site condominium and soil erosion control regulations may be useful regulatory tools for these areas.

Wetlands

A significant area of the township contains hydric soils and wetlands. A large area of hydric soils with an associated high water table exists in the east-central portion of the township. Wetlands lie within this area and are associated with natural drainage corridors to the North and Middle Bayous of Hamlin and Lincoln Lakes. Large areas of wetlands have been lost to development along Hamlin Lake and its drainage area. These wetlands are vital to the environmental integrity of Hamlin Township's surface water hydrology.

A majority of the Township's sand dunes are located on lands owned by the State of Michigan. The township should encourage a "no net loss" policy for the preservation of wetlands and the protection of surface water quality. A local wetlands ordinance would allow the township to incorporate local review standards and to develop criteria into a comprehensive wetlands program that would include mapping and evaluating wetland functions throughout the township. Hamlin Township should also work with neighboring jurisdictions to prevent degradation of the wetlands from upstream impacts.

Environmentally Constraining Areas

These areas consist of steep slopes, soils having poor septic system capabilities, and floodplains. Limitations to development exist within these areas. Problems associated with erosion, surface and groundwater degradation, utilities placement, and potential property loss can be substantial. Overdevelopment in these areas can be very detrimental to the function of natural systems within the township. This would be in direct conflict with the goals and recommendations of this plan as they pertain to the protection of natural resources and community character.

Site plan review criteria should present detailed information on such things as soil types and capabilities, slope, drainage, and existing vegetation. Soil erosion and storm water regulations would also aid in minimizing off-site impacts. Areas with severe limitations should remain undeveloped and should be designated as permanent open space.

Agriculture

Much of Hamlin Township is not suited for agricultural production. Only 1 percent of the township is considered to be actively farmed. However, the prime agricultural area is located within Section 11. In fact, over 90 percent of the active farmland can be found in a single section and is entirely in the form of fruit production (approximately 150 acres). The fruit production in Hamlin Township can be classified as unique farmland and should be preserved as such. By designating this area as unique farmland, the township can convey its intention to have it remain as an active fruit farming operation. Provisions should be made in the zoning ordinance to discourage residential development in this area. However, Sections 35 and 36 allows activities such as "U-Pick" blueberry operations.

CHAPTER 6

REGIONAL SETTING AND POTENTIAL GROWTH

When planning for future development in Hamlin Township, it is important to recognize the Township's relationship to surrounding communities, whose growth and development can impact conditions in the Township. Recent development within the Township has primarily been residential in nature, slow commercial and little or no industrial growth. Commercial and Industrial growth have occurred in adjacent communities. This chapter contains descriptions of existing regional conditions and potential growth that are relevant to planning efforts in Hamlin Township.

NEIGHBORING LAND USE AND ZONING

Land uses surrounding Hamlin Township can best be described as having a very mixed and interdependent relationship. In addition to Hamlin, Grant, and Pere Marquette Townships; the Villages of Custer and Free Soil; and the City of Ludington and Scottville have their own zoning regulations. The remainder of the county falls under county regulation. (Recently, Free Soil Township and Amber Township are exploring the idea of pulling out of county zoning and going on their own.)



The Ludington growth area, directly south of Hamlin Township, has undergone considerable transformation in recent years and now contains nearly one-half of the county's population. Commercial activity has increased considerably immediately east of Ludington, with the development of several large-scale shopping areas and lodging facilities. Industrial activity has also increased within the Ludington and Pere Marquette Township Industrial Parks.

Changes in zoning and land use policy have changed along the US-10/31 corridor more rapidly than anywhere else. In recent years, many acres have been rezoned to commercial use from less-intensive residential and agricultural uses. Commercial activity has extended toward Hamlin Township north along Jebavy Drive from US-10. This area has been rezoned for commercial use by Pere Marquette Township.

TRANSPORTATION LINKAGES

The US-31 limited access highway terminates east of Ludington and just south of Hamlin Township. The east-west US-10/31 linkage from Ludington to Scottville has recently been upgraded to five lanes to accommodate the northward extension of the US-31 highway. These two routes provide excellent linkage to remaining state and interstate transportation systems. The eventual completion of the US-31, limited access highway between Holland and Grand Haven will have a significant impact on the US-10/31

confluence. In addition, the Michigan Department of Transportation (MDOT) is considering a route study for extension of US-31 north from the existing termination point to the Mason-Manistee County line.

Transportation corridors represent not only the circulatory "spine" of the township but also potential commercial (as well as residential) development opportunities. In some cases, they represent current or potential utility corridors. Policy guidelines for the development of major transportation corridors need to be carefully thought out, especially regarding such things as building setbacks, curb cuts, driveway spacing, strip commercial development, and frontage requirements. It may be helpful to visualize each transportation corridor as a type of development "watershed".

SEWER AND WATER SERVICES

The City of Ludington provides water and sewer to an expanding service area. Pere Marquette Township's portion of this system provides these services to the area north of Ludington to the Hamlin Township line (the Lincoln River). Services also extend east along the US-10/31 corridor and include the City of Scottville. A 4-inch force main along M-116 provides sewer service into Hamlin Township for the Ludington State Park and the Tamarack Village Trailer Park. The City of Ludington provides primary and secondary treatment for sewage. The source of public water for the distribution system is Lake Michigan. Water supply utility information shows this service area to be limited to the City of Ludington, parts of Pere Marquette Township, east along the US-10/31 service route in Amber Township, and to the City of Scottville.

REGIONAL PARKS AND RECREATION

Ludington State Park

The Ludington State Park draws about 800,000 to 900,000 visitors per year. This level of activity is expected to remain constant in coming years.

Nordhouse Dunes Wilderness Area

This area represents a conservation area owned primarily by the State of Michigan. It has the potential to increase in popularity. The United States Congress designated the Nordhouse Dunes Wilderness in 1987 and it now has a total of 3,450 acres and is managed by the Forest Service.

Over the past 13,000 years, as the level of Lake Michigan rose and fell, winds swept the exposed sand from the lakebed into a series of rolling dunes, some reaching 140 feet in height. Most of the present dunes date back between 3,500 and 4,000 years.

A wide beach lies between the waves of water and the waves of sand. Unlike the vegetation at most active sand dunes, here you'll find woody patches of juniper, stunted jack pine, some small stands of northern hardwoods, and dune marshes with wetland species such as hemlock and larch. Many of the dunes are lightly covered in dune grass. Set along approximately 7,300 feet of undeveloped shoreline, Nordhouse Dunes is the only designated Wilderness on Michigan's Lower Peninsula.

A limited trail system of about 14.5 miles is minimally marked and sometimes hard to follow. The Nordhouse Dunes Trail (1.4 miles) offers the best view of the dunes. The trails can be accessed from the nearby Lake Michigan Recreation Area on the northern boundary.

Manistee National Forest

The forest provides habitat and, therefore, hunting opportunities.

Camping and Day Use Areas- A wide range of camping opportunities are available on the Huron-Manistee National Forests. There are 37 developed campgrounds and 2 Day Use Areas, in addition to over 25 primitive campgrounds. Dispersed camping in a tent is allowed in most areas of the forest.

Hiking, Horseback Riding - Over 330 miles of trails are available for hiking on the Huron-Manistee National Forests. Some of which are shared trails with horses. The hiking and horse trails are often linear, while the interpretive (nature) trails are usually loops of varied lengths.

Biking - There are over 100 miles of bike trails across the forest. Some trails are shared with hikers and horseback riders.

Canoeing and Boating –There are 4 Nationally Designated Wild and Scenic Rivers on the Huron-Manistee National Forests and many other rivers, lakes, streams, and ponds. Canoeing and small boating (under 20hp and/or 26ft) are the most prevalent boating opportunities on water within the boundaries of the Huron-Manistee National Forest. Please visit the Michigan DNR website for detailed information on what is needed for legal boating.

HOUSING

A land use problem occurring throughout the area is the recent proliferation of small-lot residential development scattered throughout rural areas. This reduces rural character and environmental quality while increasing the cost of providing community services. Hamlin Township's key location and close proximity to the growing economic center of Ludington will likely create an increase in the demand for housing as development continues. Another pressing regional housing issue is the need for additional senior housing. With the area's aging population, local municipalities need to consider ways to provide a variety of housing options to meet the needs and desires of older citizens. The existing development patterns and presence of municipal utilities in the City of Ludington and Pere Marquette Township make these places more suitable for the development of large-scale senior housing developments. Recently, Hamlin Township as well as the entire county have experienced a housing shortage and a "seller's market".

CHAPTER 7

POLICY, MANAGEMENT, AND RECOMMENDATIONS

Planning, management, and township policies can lead to local programs that identify, incorporate, and utilize natural systems in land use practices. This approach is fundamental to the township if it is to exist as a unique place to live or visit. The natural amenities of the township and their various ecological functions are a high priority consideration.

Planning and management guidelines can be used to maximize the quality of life and provide a more pleasing environment. Without proper planning and management, haphazard development is almost certain to have a negative impact.

By establishing a sound information base and a well-conceived plan, local governments and citizens can provide the best available means for protecting and preserving resources. Such a planning program should encourage and facilitate desirable uses of the environment as well as regulate and limit undesirable land uses and development practices.

WETLANDS MANAGEMENT

Wetlands pose a great limitation to development for several reasons. Their water table makes them unsuited for septic disposal systems, and in order to build on them, landfill is required, which destroys the wetland and eliminates its role in the ecological system. As valuable as wetlands are, they are a declining resource. Nationally, about 50 percent of all wetlands have been lost. Wetlands serve as valuable habitat for wildlife, spawning grounds for fish, water purifiers, groundwater recharge areas, temporary storage basins for stormwater and floodwaters, and for a myriad of other purposes. Declines in certain fish and wildlife can be directly attributable to the loss of wetland habitat.

The following measures can be effectively translated into a sound wetlands management strategy:

- Mitigation is an increasingly common component of applications and permits. Mitigation refers to methods for eliminating or reducing potential damage or destruction to wetlands, ways to repair or restore unavoidable damage, and creation of new wetlands to offset the loss. The most common procedure is to compensate for wetlands destroyed by creating new habitat on site or, where necessary, at another nearby location. A balance between development and environmental protection is what is demanded. Development and Implementation of reasonable mitigation measures is critical to wetlands protection programs.
- Avoidance, at all costs, is another option in attaining environmental protection and quality land development that proceeds efficiently according to all applicable federal, state, and local regulations. Many people believe the easiest way to plan and get efficient development approvals is to avoid wetlands altogether.

- Wetlands banking is similar to maintaining a bank account. A developer undertakes measures to create, restore, or preserve fish and wildlife habitat in advance of an anticipated need for mitigation for projected construction impacts. The benefits attributable to these measures are quantified, and the developer receives mitigation credits from the appropriate regulatory and/or planning agencies. These credits are placed in a mitigation bank account from which withdrawals can be made. When the developer proposes a project involving unavoidable loss of wetland acreages, the losses (debits) are quantified using the same method that was used to determine credits; and a withdrawal equal to that amount is deducted (credited) from the bank. This can be repeated as long as mitigation credits remain available in the bank.
- Wetland development regulations should be developed as a township ordinance and linked with the MDNR. The primary benefit from development and administration of local wetlands protection program is greater control over the protection and alteration of wetlands within the community. State law authorizes municipalities to provide more stringent definition and regulations of wetlands than provided by the MDNR. At a minimum, the ordinance should include provisions requiring any proposals for development to obtain the necessary state and federal permits, including any wetlands permits prior to consideration for a zoning permit of any kind. There should be requirements that all newly created lots be buildable (i.e. that lots must have sufficient non-wetlands area to meet minimum size, setback, parking, and accessory use requirements). The review process should guarantee that newly created lots and development applications meet the standards of the term "buildable lot" as defined in the ordinance and a statement that lots created by circumventing this process are not legally developable or eligible for variance review.

In addition, the township should consider:

- Ensuring that local subdivision controls require that all lots be buildable and that wetlands be identified on all information that is submitted for review.
- Having available, for display, full size color drawings of township wetlands.
- Establishing, as goals, the concept of avoidance of wetlands for development.
- Coordinating wetlands planning and enforcement with adjacent units of government,
- Appointing local officials to coordinate wetland permit review with the MDNR.
- Initiating improved mapping of wetlands on a parcel-by parcel basis.
- Disseminating wetlands information in a campaign to educate the public.

Wetlands management should be an integral part of the township's goals regarding protection from unsuitable growth and development as well as a means to preserve water quality.

Most of the wetlands within the Hamlin Lake watershed are contiguous to the Big Sable River, Hamlin Lake or minor tributary streams. These wetlands act to cleanse and purify runoff waters in addition to providing cover and habitat for fish and wildlife. The extensive wetlands in the vicinity of the headwaters of the Big Sable River appear to be providing a recharge area that sustains the river's base flow. Considering the impact of the Big Sable River on the water quality of Hamlin Lake, and protection of the wetland area contiguous to the river is essential of long-term water quality protection.

Recently, the Michigan Department of Environmental Quality performed a Landscape Level Wetland Functional Assessment for Ludington area watersheds. The LLFWA identifies the locations of wetlands in the region, where wetlands have been lost over time, and the types of functions that wetlands perform. The LLFWA can be a valuable tool for the Township for managing its wetland resources. The map in Chapter 5 of this plan illustrates the National Wetland Inventory (NWI) data for wetlands within Hamlin Township.

WATERSHED MANAGEMENT

Some evaluation must be made of the efficiency of drainage between watershed and water body. A very small percentage of the total area of a watershed actually borders directly on the body of water, yet the land area that is drained is linked by a flow system that transmits water from all land in the watershed. If, for example, improved drainage channels do not connect the bulk of a drainage basin to the water body, the movement of runoff may be slow, and much of the water may be retained, infiltrated, or evaporated. On the other hand, if the basin is interlaced with channels that together form an efficient flow network that is connected directly to the water body, little water is lost en route. Smaller subbasins with rapid drainage should be protected from their potential to be major polluters by limiting the extent and density of development.

The following is a list of five basic guidelines for subbasin management:

1. Prohibit channelization of wetlands.
2. Minimize storm sewers, ditches, and channel improvement. Instead, promote local disposal of stormwater by alternative means such as natural and regional systems.
3. Minimize the total area of impervious surface cover; instead, encourage the use of stone, brick, and similar pervious materials where hard surfaces are necessary.
4. Guide development into the higher parts of subbasins, and maintain forest and other natural features in the lower parts of subbasins.
5. Where the upland portions of subbasins are steep and linked directly to the lake by a stream, provide some means of reducing runoff (e.g. detention ponds or flow dissipaters).

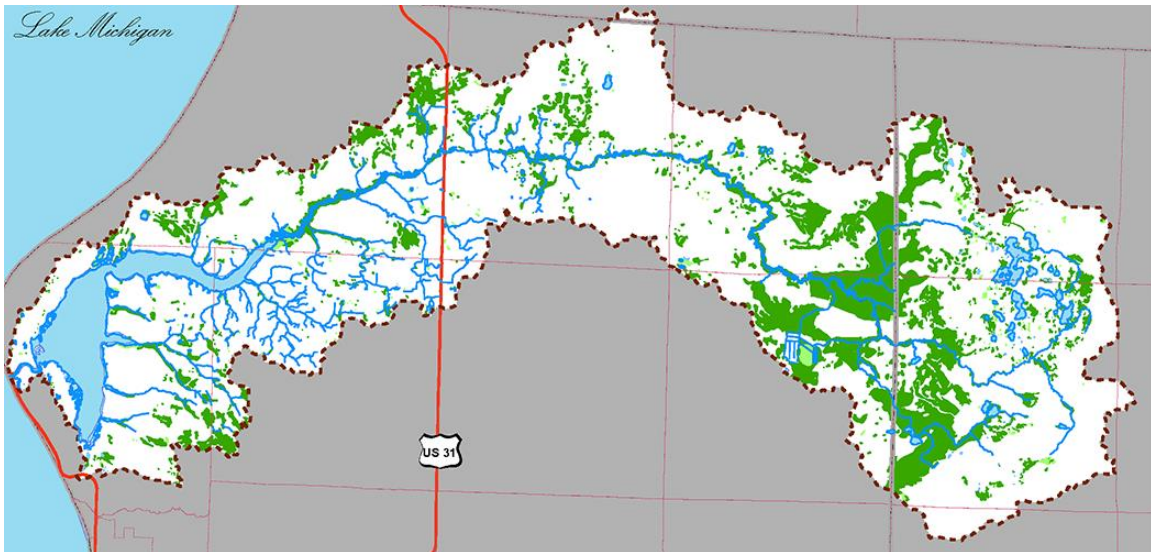
It would be unreasonable to expect a planning program to implement all of these guidelines successfully. The planning objective is to reduce the impact of developments as much as possible, while accommodating development consistent with the established goals.

The subbasin part of a watershed management program should focus on means of minimizing change in the following three components:

1. Discharge
2. Water Quality
3. Flow Efficiency

Although any form of development will inevitably produce changes in these factors, the planning program should strive to minimize the negative influence that overdevelopment has on overall water quality.

One of the difficulties inherent in uniform zoning safeguards is that the Hamlin Lake watershed encompasses several zoning jurisdictions (i.e. Hamlin, Victory and Grant Townships, the Village of Freesoil, and Mason and Lake Counties). Rather than attempting to work with the various units of government on an individual basis, the dissemination of information related to water quality protection and environmental planning may be facilitated through establishment of a watershed council. Under provisions of the Local River Management Act (P.A. 253 of 1964), a watershed council can be established by the state Water Resource Commission upon petition of 3 or more local units of government lying wholly or partially within the Hamlin Lake (Big Sable River) watershed. Each governmental unit within the watershed may have a representative on the council. The act enables local units of government to cooperate in planning and implementing water management programs within their common watershed. Specific land used controls and environment zoning provisions should be drafted; and steps taken to promote coordination of environmental planning throughout the watershed. The Township should work with other regional jurisdictions and entities to investigate the creation of a watershed council to promote watershed and water quality within the region.



LAKE MANAGEMENT

Lake management is intended to provide guidelines and outline methods for management of the Hamlin Lake watershed to protect it from degradation, while making it available for public appreciation. Lake management policies should involve implementing a program that actively promotes the use of phosphorus-free lawn fertilizers, proper lakeside landscaping, and septic system maintenance. Specific guidelines for each element of the program can be developed, and this information mailed to all lake residents on an annual basis. Management practices can also be incorporated into Hamlin Township's web site and into future issues of the Hamlin Currents, a newsletter published quarterly by the Hamlin Lake Preservation Society.

Regulations for waterfront properties in Hamlin Township are provided in the Waterfront Overlay District in the Township Zoning Ordinance.

The Hamlin Township Zoning Ordinance provides land use and design regulations for waterfront properties through the use of the Waterfront Overlay District. These regulations are applied to properties in addition to the standards of the underlying zoning district. The Waterfront Overlay district prohibits certain detrimental uses and activities, calls for increased setbacks from bodies of water, and requires the maintenance or implementation of shoreline vegetative buffers. The Waterfront Overlay District standards apply to all properties within five hundred feet of Hamlin Lake, Lincoln Lake, and the Lincoln River.

In-lake improvements are proposed to consist of nuisance aquatic plant control, beach construction in select locations, and limited stump removal. The improvements are proposed to be financed by individual property owners (as opposed to public funds). The Hamlin Lake Preservation Society or Hamlin Lake Board may provide technical assistance and guidance. Specifically, the Lake Board (through its consultant) would provide information on preferred plant control and stump removal methods and MDNR permit acquisition requirements. Again, information on construction methods and MDNR regulatory criteria would be provided to interested property owners.

Water quality monitoring of Hamlin Lake and its major tributaries is being recommended to expand on the data collected during the Phase 1 study. While extensive sampling of Hamlin Lake and select tributaries was conducted during the course of the initial study, the sampling program was not of sufficient duration to monitor long-term changes in lake water quality. Also, in recent years, invader species, such as zebra mussels, have colonized the Great Lakes. It is likely that Invader species (not necessarily zebra mussels) will soon infest Hamlin Lake as well. In light of these considerations, the objectives of the proposed water quality monitoring program for Hamlin Lake are as follow:

- To detect water quality trends in the Lake's upper and lower basins;
- To monitor current biological conditions and invasions of exotic species;
- To detect water quality trends in tributary waters; and
- To locate and characterize areas for oil, gas, brine, and septic contamination.

The lake is currently being used primarily for residential and resort development. Planning for this increased pressure is a prudent action to prevent problems before they arise. If properly managed and promoted, Hamlin Lake can be unique well into the future.

RECREATION MANAGEMENT

The following enhancement techniques can be used to effectively preserve, protect and enhance the recreational opportunities in Hamlin Township:

- Better Lake Access
- Bicycle and Pedestrian Trail System
- Historical Features Promotion
- Park Development

The 32 miles of Hamlin Lake shoreline in Hamlin Township are a valuable public asset; but, unfortunately, they are not generally accessible to the public. Public access areas provide this access with a measure of necessary control. Existing road ends have the advantage of access but do little to provide for adequate parking and public control. In most cases, frontage is limited, and adjacent land is privately owned. Access areas on larger tracts of much of the access to Hamlin Lake are private. It is important that the Township maintain and improve public access to the Lake and other natural resources. Public land has the obvious advantage over public ownership; but, normally requires greater township commitment.

Individual access areas could be developed to contain:

- A convenient entrance from a public road;
- A parking area
- Rest room facilities
- A sign system to identify and locate the area along the public road.
- A more elaborate facility might also contain picnic areas, play areas, lighted parking, water supply and shelters.

In many instances, township acquisitions, development, or maintenance of the access areas should be considered. The areas could be developed as strictly lake access or as a basis of a more ambitious township park. Cooperative agreements between the county and township could be arranged to specify individual responsibilities and guarantee permanent public access.

Bike trails provide an excellent method for the public to fully appreciate the lake and travel to and from the parks throughout the area. Located on existing roads and public right-of-way, the bike trail system could be identified now but actually developed over a period of time as roads are repaired and upgraded and land is acquired. The routes should include Hamlin Lake as much as possible and should provide for various length loops. Highlights along each route could include historic sites, lake access, parks, and varying scenery.

Recognition and interpretation of archeological and historical sites lend another highlight to the trail system. A coordinated "trail of history" that clearly interprets the historical sites, their interrelationships, and their impact on the regional history could be considered. The method for displaying any interpretive material would probably vary from simple descriptive signs to structures with displays and text in park environments. Natural focal points for the "trail of history" could be the Big Sable Lighthouse, the Hamlin Lake Dam, the Epworth community, and the schoolhouse on Fountain Road. Interpretive and route information could be disseminated at the Mason County Library, White Pine Village or Ludington State Park.

Several grant programs for the acquisition of sites, as well as the development of facilities, are available through the MDNR. Parks can be developed by local units of government without grants but may be too expensive to become reality. Grant money is available to communities that have an approved recreation plan and matching funds. A plan is important and must follow specific guidelines to be approved. Hamlin Township maintains a Recreation Plan that was last updated in 2010. It is important for the Township to continuously review and update the Recreation Plan to comply with Michigan Department of Natural Resources (MDNR) requirements in order to remain eligible for MDNR Trust Fund grants.



STORM WATER MANAGEMENT

Without careful planning, as a community, changes from rural to suburban to urban, storm water runoff becomes an increasing hazard. Natural drainage flows are intensified when rooftops and pavement replace vegetated areas that previously slowed runoff and allowed infiltration through soil. The urbanization process leads to increased flooding problems, degraded water quality, and unstable stream channels.

By planning for a storm water system ahead of community growth, control measures can be implemented at the same time as new development occurs. An effective management program will prevent flooding problems and will also ensure water quality protection and the maintenance of recreation, wildlife, and aesthetic values of local water bodies.

The relatively low density of Hamlin Township today makes storm water management a realistic and realizable goal. In a typical management program, storm water is stored on site and released at a rate that approximates predevelopment runoff rates. Stored, sediment and attached pollutants may be settled out. When applied throughout a drainage basin, runoff management can substantially reduce major investments in downstream flood, pollution, and erosion control projects; in addition to providing higher quality surface waters. In general, the amount of runoff increases as the intensity of land use increases. This is related to two facts: (1) Intensive human activities generate large amounts of surface residue; and (2) the impervious surfaces associated with intensive

land uses generate fast-flowing runoff that flushes the residue from the land. Carried to the lake or stream, these residues constitute a serious source of pollution.

Preserving critical storm water storage areas in floodplains and wetlands is one of the most important elements of storm water management. To the extent feasible, it is better to preserve and use the natural drainage system than to replace it with a man-constructed system. Existing wetlands are excellent natural retention areas for storm drainage. Just as a natural stream includes a channel for conveying frequent low flows and a floodplain to accommodate the storm water from infrequent major storms, a community's entire storm water network should include a primary system for the 5- to 10- year frequency storm events and a secondary system for the 100-year event flows. The primary system reduces inconveniences from wet yards, flooded roads, and parking lots. The secondary system is the channel for runoff from major storms. Buildings should not be located in its pathway.

Modern storm water control focuses on watershed management to identify the best locations for effective and efficient storage and treatment of storm water. Often, this permits watershed facilities to be shared by several developments at lower cost than individual on-site retention. Multiple-purpose facilities may require more land area on a site, but community maintenance cost savings may be substantial.

By obtaining information early in the site planning review process, including data on existing and proposed drainage and location in the small subbasin, off-site impacts from new developments can be minimized. It is likely that the local government will have to finance some public works, provide maintenance of the stormwater system, and perhaps establish utility fees for tap-ins and flow contributions. Proper maintenance is crucial to a well-functioning storm water system. Continuing maintenance needs should be factors in the design of storm water facilities. Methods to finance that required maintenance should be established as part of the storm water management program.

Adoption of a local storm water management ordinance can be the first step toward implementing local policies by setting forth requirements for on-site storm water systems. Each developer should be required to submit a storm water management plan for review along with other aspects of the development proposal prior to site plan or preliminary plat approval. The plan should include site data on water resources, topography, soils, existing drainage patterns, predevelopment and post development runoff calculations, general location, and description of the proposed storm water system(s).

Both the primary and secondary systems must be identified. Since storm water management is inseparable from erosion control and use of wetlands, they should also be addressed in local regulations. Requirements for on-site detention may be waived if suitable off-site retention areas are identified. The local regulatory ordinance would set performance standards but would leave the choice of measures up to the developer.

The Township can also work in cooperation with the Mason County Drain Commission on storm water issues.

FLOODPLAIN MANAGEMENT

In order for a community to qualify for the National Flood Insurance Program, it must commit itself to floodplain management, which protects new construction from future flooding. Floodplain management is an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans and any regulations aimed at the future use of the floodplain. These regulations may take the form of portions of zoning, subdivision, or building regulations or a floodplain ordinance. Minimum floodplain management standards published by the Federal Insurance Administration include review of building permits for all new construction and, when improvements to existing structures are more than 50 percent of the market value, to ensure that sites are reasonably free from flooding. In flood prone areas, the community must also require proper anchoring of structures, the use of construction materials and methods that will minimize flood damage, adequate drainage for new subdivisions. New or replacement utility systems must be located and designed to preclude flood loss. Zoning is the most widely used tool to regulate land use within floodplains. Utilizing performance standards for permitted uses in the flood fringe and floodway ensures judicious use of the land compatible with the intention of minimizing potential flood damage. The floodplain management plan should ensure judicious utilization of the floodplain while minimizing potential flood damage.

The following outline provides the measures to implement a floodplain management program:

Improve utilization of Floodplain Areas by:

- Effective floodplain management standards that protect new construction from future flooding.
- Identification and detailed mapping of the floodplain to identify the floodway and flood fringe.
- Enactment of floodplain zoning to limit floodplain uses that do not suffer unduly from the action of floods; uses based upon performance standards in the flood fringe and floodway.

Assist Existing Uses in the Floodplain by:

- Continuing participation in the National Floodplain Insurance program and better defining property within that floodplain.
- Publicizing and encouraging citizen participation in the floodplain insurance program.

Encourage the Enlargement of Open Space Areas in the Floodplain by:

- Targeting high flood hazard areas for open space uses.

- Assisting in the redevelopment of these areas through the acquisition of property and demolition of deteriorating structures.
- Capitalizing on the aesthetic assets of the floodplain by obtaining funding to acquire land and monitor open space areas.



GROUNDWATER MANAGEMENT

Groundwater quality should be protected by avoiding undesirable development in recharge areas and wetlands. Good surface water management is the basis for groundwater protection measures. Consideration should be given to the extent of groundwater contamination by septic tanks and the potential for chemical or toxic substance leaks and spills by Industrial or transportation activities.

AGRICULTURAL BEST MANAGEMENT PRACTICES

Agricultural best management practices are farming practices designed to promote soil conservation. At present, runoff from agricultural lands has been identified as a source of pollution for the Township's bodies of water. Steps need to be taken to reduce agricultural runoff to the extent possible. Fortunately with passage of the 1985 and 1990 Farm Bills, The United States Department of Agriculture (USDA) administered cost share programs for farmers who are placing additional emphasis' on agricultural best management practices that focus on water quality protection. Soil conservation cost-share programs are generally coordinated directly by the USDA's Soil Conservation Service (SCS), the Cooperative Extension Service (CES), and the USDA Agricultural Stabilization and Conservation Service (ASCS). Cost shares for eligible conservation practices can be secured directly through these agencies.

To date, agricultural lands have been mapped and limited analysis has been conducted on the types of ongoing agricultural practices. The Mason County Soil Conversation District has been involved in several planning and strategy meetings. Hamlin Township should continue to work cooperatively with the Mason County Soil Conversation District to implement best management practices.

OPEN SPACE MANAGEMENT

A conservation easement is a legal agreement in which the landowner retains ownership of private property but conveys certain specifically identified rights to a land conservation organization or a public body. Conservation easements provide an extremely effective tool for protecting environmentally sensitive lands, such as undeveloped shore lands, steeply sloped bluffs, and wetlands. Essentially, under provisions of a conservation easement, development and other activities which have the potential to diminish the scenic or environmental integrity of the land are limited or prohibited. Most often, conservation easements run with the land in perpetuity. Provisions that may be included in an easement include restrictions on removal of vegetative cover, limited development of steeply sloped or highly erodible areas, and preservation of river corridors and lake shoreland areas. For the landowner conveying a permanent easement, there may be significant reductions in federal income and estate taxes as well as property taxes.



With regard to water quality, conservation easements can provide a mechanism to reduce runoff and nonpoint source pollution loading by protecting critical land areas in the watershed. Specific areas of concern would include undeveloped lake shorelands, stream corridor areas, and wetlands. The granting of conservation easements in Michigan is permitted under provisions of Conservation and Historic Preservation Easement Act (P.A. 197 of 1980). The prominent land conservation organization in the Hamlin Lake area is the Points Betsie Sable Conservancy.

Conservation easements are a legal tool designed to extinguish most or all of the development potential of land in the interest of conservation. The principle advantage of conservation easement over regulation or public acquisition of land is that easements are purely voluntary. Therefore, they are not subject to the legal limitations or political controversy associated with police power regulations of land. Furthermore, easements avoid the acquisition costs and the costs of maintenance and removal of land from local tax rolls associated with government ownership.

Conservation easements have played a role in land conservation in the United States for over 25 years. Because they are "easements in gross" they are not recognized as common law. However, many states, including Michigan, have specifically authorized conservation easements by statute. Michigan Compiled Laws (MCL) 324.2140-324.2144 authorize conservation easements. Prior to 1995, conservation easements in Michigan were authorized by the Conservation and Historic Preservation Easement Act (Act 197 of 1980).

It is estimated that over 20,000 acres of Michigan lands are protected by conservation easements. Because there is no central registry of easements in Michigan, the number of acres protected by conservation easements here is not known. These easements are "held" by a number of different private, charitable organizations throughout the state (most known as "land trusts").

Compared to other states (e.g., Virginia where over 120,000 acres are subject to permanent conservation easements) the easement program in Michigan has yet to have a significant impact statewide. However, it is likely that a growing number of Michigan landowners will be interested in using conservation easements to protect the future of their land. This is because of the significant increase in federal tax benefits to the donors of conservation easements and the increase in the number of land trusts in Michigan using conservation easements as a conservation tool.

In order to promote conservation easements as a means of protecting vital lands and preserving water quality, it is recommended that information on the value of conservation easements be presented to interested parties. The dissemination of information regarding conservation easements could be accomplished through select mailings to owners of environmentally sensitive lands and through local township publications. Specific conservation easement agreements could be coordinated and negotiated directly by the Points Betsie Sable Conservancy or the Land Conservancy of West Michigan.

WOODLANDS AND FOREST MANAGEMENT

The preservation of woodlands and trees benefit the community, the property owner, and the developer in many different ways. Woodland and tree protection prevents a development from completely removing all of the trees and woodlands, possibly creating an undesirable situation, and demonstrates a forward-thinking policy concerning the stewardship of the township's natural resources.

Extensive woodland areas influence water quality by transpiration, reduction of evaporation from soils, filtering rainwater and groundwater, and preventing runoff and soil erosion. Studies have shown that they may impact air quality by filtration of harmful chemicals. They also provide very effective noise and wind screens. Mature trees and woodlands have been shown to generally increase property values. The primary concern is to not have regulations that restrict development to such an extent that the property rights are unfairly inhibited but to provide for a certain degree of preservation of trees or woodlands

The residents in Hamlin Township have expressed a desire to preserve the woodland areas of the community. A basic type of protection is focused on saving individual trees. In areas where there are few actual woodlands remaining, township regulations might require replacement of all trees removed on a particular site or might emphasize preserving individual, mature trees due to the large amount of actual woodland areas.

Woodland protection, as opposed to tree protection, concentrates on the emphasis of preserving larger areas that contain complete environs of ground cover, understory, overstory, wildflowers, shrubs, trees, and wildlife. Within these environs, a multitude of interactions between the living and nonliving components produce an ecosystem that is sensitive to any change. Woodlands protection may evaluate potential impact on a woodland as part of a woodlands permit process. Evaluation of developmental impact might include soils, water, and diversity of species, tree vigor, species tolerance, climatic influence, and wildlife.

Factors that need to be considered when developing regulations are cost, time, inspection and maintenance issues. Increased costs may be generated by having qualified reviews of site plans that encompass planning, landscape architecture engineering, forestry, horticulture, and wildlife disciplinary concerns. The Site Plan might include a detailed tree inventory of a particular site or, ultimately, the entire township.

Forest land management is proposed to involve maintaining contact with the U.S. Forest Service and to review and comment on forest management plans proposed for lands within Hamlin Township. Forest lands provide a valuable resource to the township and should be protected. Woodlots and significantly mature trees and tree stumps should be inventoried and preserved to the maximum extent practicable.



CHAPTER 8

LAND USE REQUIREMENTS

RESIDENTIAL AREAS

Historically, residential development has been the primary type of development in the township. The township's proximity to the City of Ludington and Lake Michigan and its location along Hamlin Lake make it an attractive place to live. The primary housing type found in the Township is single-family residential. Lot sizes are generally large, except along Hamlin Lake where lakefront lots are small. Generally, all of the developable shore land around Hamlin Lake has been developed for residential use; thus, additional residential development is expected to be lower in density and more rural.

COMMERCIAL AREAS

The township has historically had little demand for commercial development. Residents are closely tied to the Ludington employment and business center. The close proximity of the township to the Ludington business community provides residents with easy access to extensive retail and service establishments. This is primarily in the form of small, neighborhood service establishments (convenience stores, electric motor business, and a boat shop) and storage facilities. Some resorts also have small shops to cater to their guests. The main areas where commercial activity occurs are at the intersection of M-116 and Lakeshore Drive and along Jebavy Drive north of Dewey Road. These commercial areas should serve the needs of township residents for the foreseeable future. There has been significant growth in the residential sector of the township in recent years. The existing 87 acres of commercial area is more than the regional average for townships from 2,500 to 5,000 in population. This is, no doubt, attributable to the fact that Hamlin Township is a tourist area.

With the extensive amount of commercial services available in Ludington to the majority of the township residents, the need for commercial land use areas diminishes in the south part of the township. As mentioned earlier, two areas of commercial development currently exist in the east-central and southwest portions of the township. This would seem to indicate that residential areas south of Fountain Road are well-served by existing commercial areas.

The medium-density residential neighborhoods along Hamlin Lake, north of the North Bayou and along the south side of Upper Hamlin Lake, are not well-served by commercial areas to the south and west because of their distance and lack of direct transportation routes. As residential development continues in this area, the need for a limited neighborhood commercial area may arise.

INDUSTRIAL AREAS

The standard land requirements for a typical community would be 12 acres for every 1,000 persons. Hamlin Township currently has 120 acres of industrially zoned land available, partially occupied by oil and gas extraction operations. There are no other known legal forms of industrial activity, although extraction wells are scattered

throughout the township. Existing land use information shows approximately 35 acres being used for oil and gas exploration. The regional average for townships with less than 5,000 people is 14 acres of industrial land.

Three factors make Hamlin Township largely unsuitable to industrial development. First, the road network is not sufficient to handle the transportation needs generated from industrial activity. Second, no public water service is available; and there are no plans to extend the Ludington or Pere Marquette Township sanitary sewer systems north into the township. Third, the rural, recreational character of the community conflicts with the promotion of industrial development.

The regional demand for industrial development is being satisfied by the three industrial parks of Ludington, Pere Marquette Township, and Mason County. The regional transportation route of US-10 reaches these areas, and all have existing water and sewer service with the capacity for future expansion. Currently, Pere Marquette Township has nearly 900 acres that allow industrial uses (88 acres of designated industrial park), with approximately 288 acres available. The City of Ludington has a 55-acre industrial park, and Mason County has approximately 235 acres of industrially zoned land along US-10.

RECREATION

Demands on the Township for recreational opportunities are great. This comes from the many natural amenities and diverse recreational opportunities available to the public. The 2005 community survey shows that the year-round residents work primarily in the Ludington business area and live in Hamlin Township because of its rural and recreational character. Furthermore, the seasonal population has purchased property to utilize the township's recreational resources and to retire there.

Hamlin Township is truly a regional recreational area. The demands for these services are currently being served by the Ludington State Park, Nordhouse Dunes Wilderness Area, the many resorts on Hamlin Lake, and by the seasonal housing stock, which includes many owners from Indiana, Ohio, and Illinois. There are 3,927 acres (6.14 square miles) of state-owned land open to the public, not to mention the extensive Lake Michigan and Hamlin shorelines.

Because of the abundance of regional recreational resources available to the public and access to Hamlin Lake by the 570 parcels, of which 120 parcels are vacant (per 2008 Hamlin Township Assessment Roll), little attention has been given to developing neighborhood and community facilities. There are no township properties developed for community recreation with the exception of the Township Parks. Also, the township does not own any Hamlin Lake frontage that could be used for local recreation in the future.

Input from the community survey and planning process indicates that residents desire more playgrounds, picnic areas, trails, access points on Hamlin Lake, and swimming beaches. The response largely comes from year-round residents who do not own lakefront property. This segment of the population is the majority of the population. They do not wish to use regional recreation areas, such as the Ludington State Park, which has

an annual attendance of 800,000 to 900,000 or would like a quieter, more family-oriented experience.

Recently, problems have arisen from use of road ends as access to Hamlin Lake for swimming and fishing. Standards for recreational development indicate that a community such as Hamlin Township could support from 30 to 40 acres of community recreational facilities. The lack of this land use in the township, along with the expected increase in demand for residential development, indicates a need for local recreational opportunities.

In planning for future recreational needs, the township should provide adequate recreational opportunities for residents and seasonal visitors alike. As the residential population grows, there will be a greater demand on the recreational areas of the township. Growth over the past 10 years has consumed most of the available land adjacent to Hamlin Lake. However, many privately owned parcels still remain vacant and could be used as park land.

The township should provide for and develop recreational facilities for residents. This should be in the form of smaller neighborhood facilities that would complement the existing regional park system. Township residents have shown a strong desire for more neighborhood recreational areas and trails. Park facilities should be places where residents can enjoy playground and picnic activities.

Current planning standards recommended 10 acres of community park land for every 1,000 residents. This would translate to a projected need for 30 to 40 acres of community park land over the planning period. This would be best located adjacent to Hamlin Lake where a swimming beach could be incorporated into the facility. These facilities might also be separated into two, 20-acre parcels and be connected by a trail system.

State and federal programs exist to aid communities in financing park and recreation acquisition and development. The three most utilized programs require the community have a 5-year parks and recreation plan. The programs also require the plan be locally adopted and approved by the MDNR.

Hamlin Township should maintain its parks and recreation plan and apply for state and federal grant assistance for the purpose of providing community recreational opportunities for its residents. The township should also consider the creation of a recreation commission to oversee the site selection, acquisition, maintenance, and promotion of a township parks and recreation program.

CHAPTER 9

FUTURE LAND USE PLAN AND ZONING PLAN

The development of the Future Land Use Plan and Zoning Plan are important components of the master planning process. The Future Land Use Plan for Hamlin Township was created based on input from public meetings, Community Planning Committee discussions, goals and objectives identified during the Resilient Ludington process, and a series of meetings with the Township Planning Commission. The Zoning Plan provides a comparison between the Future Land Use Plan and the Township Zoning Ordinance and should be used when considering changes to the Zoning Map.

FUTURE LAND USE PLAN

The Future Land Use Plan and Future Land Use Map describe a generalized, preferred organization of future land uses in Hamlin Township. The Future Land Use Plan is a general framework used to guide land use and policy decisions within the Township over the next 20 years. The future land use plan was developed through consideration of a variety of factors, including existing land use, public input from the planning process, analysis of community vulnerabilities, desired community character, impacts on natural features, and future growth. The Future Land Use Map shows generalized locations for the broad future land use areas described below.

Residential Areas

The historic residential development patterns of Hamlin Township help create the rural, recreational character that is valued by both residents and visitors. Future residential development should make efficient use of land, protect natural features, and should provide a wide variety of affordable housing choices. Providing a variety of housing options to meet the needs of the Township's aging population is another consideration when planning for future residential development. New residential development should be located and designed so that it maintains the existing rural, recreational character and is compatible with adjacent housing. The following types of residential land use fit with the vision for the future of Hamlin Township.

Low-density Residential Areas

This residential area consists of small lots separated from agricultural areas and adjacent to existing residential development. The intent is to encourage development in areas with good septic tank absorption capabilities. Single-family residences are the primary intended uses, while compatible nonresidential activities, such as schools and neighborhood parks, are also encouraged. These areas are intended to minimize the cost of future public services and to limit the encroachment of higher-density residential development into rural, unique farm, forest, and recreational areas of the community. Because of the importance of the housing stock of any community, these areas must also be protected from higher-density, incompatible commercial and industrial development through appropriate zoning standards. In order to maintain and preserve the high-quality natural and scenic environment of the township's lakes, special attention must be given to

these areas. For example, "keyhole" and PUD regulations in the township's zoning ordinance should limit access by large scale residential developments. Keyhole developments allow an unlimited number of back-lot residents to use lake areas by means of a narrow access. Lot size requirements would also help protect the surface water quality of the lakes in areas not accessible to a sewer system. Much of the township's future residential development is anticipated to occur to this area. Lot sizes should be large enough to assure good septic system performance.

The Low-density Residential Areas are primarily located in the central portion of the Township between the Lincoln River and the North Bayou of Hamlin Lake. Additional Low-density Residential Areas are located along the northern border of the Township.

Medium-density Residential Areas

Medium-density areas are generally intended for small lots in existing residential areas. Single and two-family residential developments are the major intended uses; while other uses, such as apartments, condominiums, senior citizen housing, commercial uses and resorts could be permitted with proper restrictions. It is recommended that these more intense uses be located within areas intended to be served by a full range of public services in the future. Direct access to major thoroughfares by individual home sites should be minimized through subdivision control regulations or PUD procedures. The Medium-density Residential Area has, for the most part, been comprised of lakefront residential lots, marinas, and resorts.

In areas yet to be developed, lot sizes should not be less than 1/3 acre. Density should consider public service capacities, environmental factors, adjacent land use, and overall design. Like low-density areas, zoning regulations should prohibit the use of "keyholing" to access lake areas. Existing commercial operations within these areas will be allowed to continue without interruption. New commercial development will be very closely reviewed, and only those uses determined to be compatible with the predominant residential character and similar to the types of uses that are currently or customarily and typically found in a lake/resort environment will be permitted.

The Medium-density Residential Areas are primarily located near southern and eastern shores of Hamlin Lake and between Hamlin Lake and Lincoln Lake in the western portion of the Township.

Mobile Home Parks

Mobile homes parks provide an opportunity for the placement of a full range of pre-manufactured mobile homes. The smallest and typically oldest of these generally cannot meet the minimum size and square-footage requirements of traditional, single-family residential areas. Many of the modern, HUD-approved (post 1976) mobile homes can be located outside mobile home parks (particularly doublewides), provided that they meet the basic requirements of residential dwelling. However, mobile home parks can continue to provide a suitable and affordable place for all types of mobile homes.

The two mobile home parks within the township, along with several located in surrounding cities and townships, continue to provide adequate space and availability to serve the demand for the foreseeable future. Since these parks are now regulated by the State of Michigan's Mobile Home Commission, only modest requirements can be imposed by the local unit of government without specific approval of the Mobile Home Commission.

There are two areas dedicated for mobile home park uses within the Township: one on the southern shore of Hamlin Lake; and, the other at the northern end of Beaune Road on the northern shore of Hamlin Lake.

Shoreline Residential Areas

The Shoreline Residential Area is intended to allow for a variety of residential uses on waterfront properties while implementing additional land use and design requirements that help protect the environmental quality of the Township's lakes and rivers. These additional land use and design requirements are enforced through the existing Waterfront Overlay District in the Township Zoning Ordinance and include measures such as minimum shoreline setbacks, required vegetative buffers, and prohibited uses. The Planning Commission should periodically review the standards of the Waterfront Overlay District to determine if the standards are adequate for the protection of water quality within the Township.

The Shoreline Residential Areas are located adjacent to the Township's major bodies of water including Hamlin Lake, Lincoln Lake, and the Lincoln River.

Commercial Areas

There is relatively little commercial development in Hamlin Township compared to the adjacent jurisdictions of the City of Ludington and Pere Marquette Charter Township. There is a desire amongst residents to strictly limit new commercial development within Hamlin Township. However, small, consolidated commercial "nodes" exist in three locations within the Township and provide convenient shopping and service establishments near residential areas, resorts, and the Ludington State Park.

Commercial development requires a variety of services and can result in land use changes throughout the township, such as traffic and parking problems and the need for water and sewer services and street lighting. Furthermore, the existence of commercial development attracts additional commercial activities that may be incompatible with adjacent residential areas. By consolidating commercial development in select areas, public services can be provided more efficiently and land use conflicts can be minimized. Limited commercial areas are also allowed in the medium-density and low-density, residential areas. These areas are also intended to serve new growth areas or the motoring public. The uses anticipated for these areas are limited to the types of sales, service and convenience businesses already in existence.

The commercial areas are located at the intersection of Dewey Road and Jebavy Drive, the intersection of Decker Road and Jebavy Drive, and the intersection of M-116 and

Lakeshore Drive. These locations have traditionally been the areas within the Township that provide commercial services to residents and visitors. The Jebavy Drive commercial locations may permit more general commercial activities to meet needs along this major arterial of the Township. Specific regulations still need to address the preservation of the rural character of this area as well as the aspect to having no public sewers.

The commercial area along M-116 and Lakeshore Drive in the southern portion of the township should be developed to meet the needs of the residents as well as the Ludington State Park users. With the introduction of the public sewer to this area, commercial activity could become more attractive. Services such as restaurants or gas stations may be allowed within the area with proper signage, design, and setback regulations to preserve the rural and recreational character of this portion of the township.

Industrial Areas

For the most part, the township is not well suited for industrial development. Such developments should be served by public sewer, water, and other services. Currently, the only areas in the township served by public sewers are planned or used for residential purposes. Additionally, residents feel that there should be no additional industrial development within Hamlin Township. The most appropriate areas for industrial development are generally large, level parcels of land with good soils, access to paved thoroughfares, and separated from residential uses. The future land use map identifies the area currently occupied by the gas and oil extraction industry along Angling Road, at the eastern fringe of the township, as the sole industrial area.

Industrial areas can be desirable components of the township without being undesirable neighbors. Landscaping and comprehensive design can make them attractive working environments and can provide a pleasing appearance compatible with adjacent, less-intensive uses. Well-planned industrial land or industrial parks can be attractive locations for research and development firms and light industrial activities. Industrial uses can also be made compatible with adjacent land uses. Off-site impacts, such as noise, odors, light, and glare, can be prevented through pollution-control measures, setbacks, buffer yards, fencing, landscaping, and other techniques. Unsightly views of parking, loading, and storage areas should be screened from neighboring land uses.

The lone Industrial Area is located on the eastern border of the Township at the intersection of Angling Road and Myers Road.

Recreational and Preservation Areas

Hamlin Township has many natural areas, scenic vistas, wetlands, and other unique natural features. These amenities provide multiple public benefits to both residents and visitors of the area. Parks, open spaces, and natural areas are important factors in determining the quality of life available to residents of the Township. There is a strong desire amongst residents to preserve the open spaces and rural character of Hamlin Township. The Township's rural character can be preserved through the provision of open space on public lands and by limiting intense development on properties with valuable natural resources, open space, agriculturally viable soils, and forests.

Agricultural and Forest Areas

The primary goal for the Agricultural and Forest Area is to preserve the township's natural resources and rural character. This area is intended to allow scattered homes on very large parcels of land in locations that do not impact unique farmland or diminish forest and woodlands. Home sites should be placed in such a manner so as not to degrade the rural character of the area, damage natural systems, or create the need for additional township services. The primary uses intended for these areas are commercial fruit farming, animal husbandry, hobby farms, and scattered residences.

The Agricultural and Forest Areas make up the bulk of the eastern portion of the Township between Decker Road and the upper arm of Hamlin Lake.

Parks, Open Space, and Conservation Areas

The Parks, Open Space, and Conservation Areas identify park land, open space, conservation areas, and environmentally sensitive areas within the Township. This future land use designation can also be used to identify potential lands for acquisition for recreational and conservation purposes. Most of these areas are currently under public ownership and are intended to remain in public ownership for the life of this plan. Expected uses for these areas include public parks, campgrounds, wilderness areas, forest lands, public access sites, and dune areas.

The Parks, Open Space, and Conservation Areas make up the majority of the western portion of the Township, including Ludington State Park. Other locations where this future land use designation are applied include the various Township parks.

Public/Institutional Areas

The Public/Institutional Areas identify the locations of civic institutions that contribute to the sense of place within the Township and provide services to residents. Land uses within these areas can include government facilities, schools, and places of worship. The Public/Institutional Areas are located where Township facilities are found, the most notable being the Township Hall location on Jebavy Drive.



Hamlin Township was established in 1861. It is named after Hannibal Hamlin, Vice President from 1860 to 1864 under President Abraham Lincoln.

The first settlement in Hamlin Township was made by Charles Mears in 1858 in Section Two. The next settlers were Mr. and Mrs. Louis Sladdick. They settled in Section Twelve. The first wedding was Miss Paulina Duquette and Mr. Gibson. The first child born was Mr. Frank Sladdick Sr.



ZONING PLAN

According to Section 33(2)(d) of the Michigan Planning Enabling Act (P.A. 33 of 2008), a community master plan must include a “Zoning Plan” if the local unit of government has an adopted zoning ordinance. The required Zoning Plan must contain descriptions of how future land use categories, within the master plan, relate to the districts on the zoning

map, a proposed schedule of regulations by district, and the standards or criteria to be used to consider the rezoning of land. The following pages describe the general purposes and characteristics of zoning in the Township and opportunities for rezoning.

Relationship to the Master Plan

The Master Plan describes the vision, objectives, and strategies for the future development of Hamlin Township. The Zoning Plan is based on the recommendations of the Master Plan and is intended to identify areas where existing zoning is inconsistent with the objectives and strategies of the Master Plan and guide the development of the zoning ordinance. The Zoning Ordinance is the primary implementation tool for the future development of Hamlin Township.

Residential Districts

The residential zoning districts in Hamlin Township are:

- R-1 - Low-Density Residential District
- R-2 - Medium-Density Residential District
- R-3 - Residential Mobile Home Park District

The main purpose of these zoning districts is to provide a variety of housing options within the Township. The R-1 Low-Density Residential District is intended to accommodate primarily low density single-family residential uses and related public and institutional uses. The R-2 Medium-Density Residential District is intended to accommodate primarily medium density single- and two-family residential development along with occasional multiple-family residential and commercial uses. The R-3 Residential Mobile Home Park District is intended to provide for the development of mobile home parks in limited areas within the Township.



R-1 Low Density Residential District



R-2 Medium Residential District



R-2 Medium Residential District



R-3 Residential Mobile Home Park District

Commercial Districts

The lone commercial zoning district in Hamlin Township is:

- C - Commercial District

The purpose of the Commercial District is to accommodate a variety of commercial and service uses intended to serve people residing in the surrounding neighborhoods.

Development in this district is intended to be compatible with surrounding residential uses.



Industrial Districts

The lone industrial zoning district in Hamlin Township is:

- I - Industrial

The intended purpose of the Industrial District is to accommodate a variety of industrial and manufacturing uses in limited areas within the Township. Additionally, the Industrial District allows for the establishment of all uses allowed within the Commercial District.

Special Districts

The following are considered “special” zoning districts in Hamlin Township:

- A - Agricultural, Rural, and Open Space District
- PR - Public, Recreational, and Open Space District
- Waterfront Overlay District • Historic Property Overlay District
- Mobile Home Overlay District

The Agricultural, Rural, and Open Space District (A) is intended to protect the rural character of the Township and accommodate primarily agricultural and low density residential uses. The purpose of the Public Recreational, and Open Space District(PR) is to designate areas for publicly owned lands intended for recreational and conservation purposes. The purpose of the Waterfront Overlay District is to protect the environmental quality of the Township’s lakes, rivers, and watersheds by instituting additional land use and design regulations on waterfront properties. The Historic Property Overlay District and Mobile Home Overlay District are intended to allow uses open to the public on historically significant properties and provide an area for mobile homes to exist outside of a mobile home park, respectively.

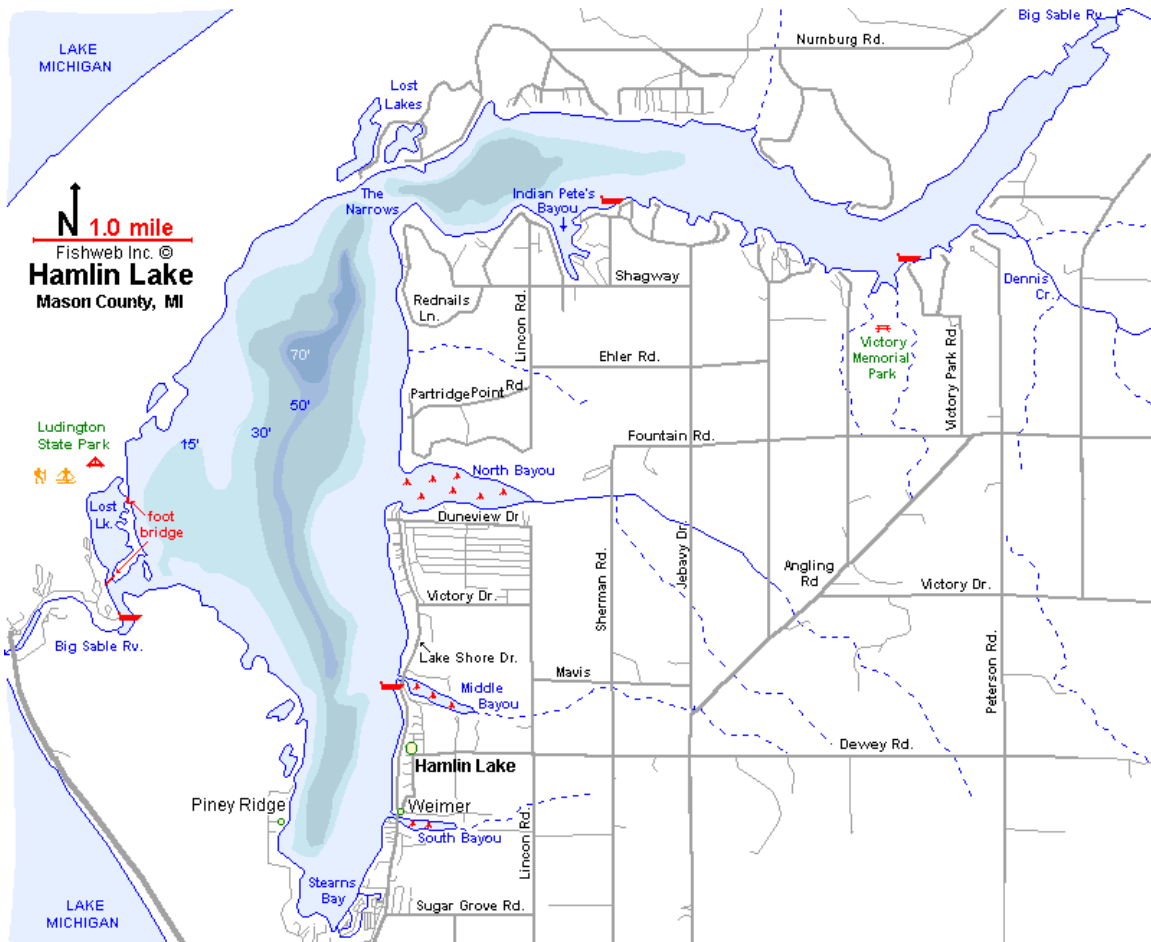
The following table illustrates the regulations of the various zoning districts in the Hamlin Township Zoning.

Comparison of Future Land Use Map Designation and Comparable Zoning Districts

Future Land Use Area	Comparable Zoning District(s)
Low Density Residential	R-1 - Low-Density Residential
Medium Density Residential	R-2 - Medium Density Residential
Mobile Home Parks	R-3 - Residential Mobile Home Park
Shoreline Residential	R-1 - Low-Density Residential R-2 - Medium Density Residential R-3 - Residential Mobile Home Park
Agricultural and Forest Commercial	A - Agricultural, Rural, and Open Space C - Commercial
Industrial	I - Industrial
Parks, Open Space,& Conservation	Public Recreational and Open Space Public/Institutional Public Recreational/Open Space R-1 - Low-Density Residential R-2 - Medium Density Residential A - Agricultural, Rural, and Open Space C - Commercial

Opportunities for Rezoning

As development occurs within Hamlin Township, rezoning requests may be made by property owners and developers. The Township should consider such requests carefully and keep the goals of the Master Plan and desires of residents in mind during the decision making process. Generally, it is intended that a majority of the land within the Township provide for low density residential development while preserving open space and rural character. Rezoning of properties from residential to commercial in the areas of the Lakeshore Drive and Decker Road intersection and the Jebavy Road and Decker Road intersection could be considered if a need for additional service and commercial activity is identified. In order to preserve open space and rural character within the Township, the rezoning of large, unfragmented parcels of the residential districts to Agricultural, Rural, and Open space, could also be considered.



CHAPTER 10

IMPLEMENTATION

As the Township develops, and as people continue to move into the Township to live and recreate, there will be an increasing conflict between development and quality of life issues. The intent of this plan is to allow development to occur, provided the growth does not destroy the quality of life that encouraged people to move to the Township in the first place. This section discusses some of these issues and presents recommendations for proper site planning and design.

LAND SPLITTING

The unrestrained division of parcels of land can result in a complex pattern of narrow, tiered lots, creating illogical development. This not only consumes valuable open space and potential productive farmland, but it also creates problems for land owners, emergency vehicles, road maintenance and access in general. This can generally be prevented by requiring a reasonable lot width and frontage on a public or well-designed and constructed private road: lot depth-to-width ratios; prime and unique agricultural land preservation; and, PUD and private road provisions.

SIGNAGE

Commercial development in the Township will mean an increase in the amount of signage. However, an abundance of signs can create an unsightly appearance and can detract from the residential and rural character of the Township. Too many signs can also, in the long run, create an unattractive business environment that would discourage quality businesses from locating in the Township. Therefore, Township regulations should control the size, type, and location of signage. The regulations should be flexible enough to allow businesses to attract customers but not allow the signage to destroy the character of the community.

CURB CUTS

Curb cuts providing access onto individual properties from public roads can create serious traffic safety and congestion problems. Each curb cut creates a "friction point" where traffic must reduce its speed, often resulting in accidents. The intent of this plan is to encourage M-116 and Jebavy Drive to remain major thoroughfares serving the transportation needs of the Township; therefore, curb cuts serving each and every parcel located on M-116 and Jebavy Drive are discouraged. Alternatives to individual curb cuts should be encouraged. These alternatives include shared driveways; shared parking areas; service drives; rear entrance drives; and, access off of secondary roadways.

PARKING AREAS

Adequate off-street parking should be provided to serve local businesses and to keep parked vehicles off roadways. Parking areas, however, should be properly designed to

protect neighboring properties and the environment. Adequate screening should be provided from road rights-of-way. Storm drainage control should also be implemented through the site plan review process to minimize environmental degradation. Large parking areas should not be allowed entirely in the front yard, as this creates an appearance of a "sea of asphalt." Rather, parking areas should be placed in side or rear yards where they can be partially hidden by the building they serve.

SETBACKS

Proper setbacks from property lines and the right-of-way should be provided for all uses in the Township. Setbacks are necessary to maintain the character of an area, protect natural systems, and buffer adjacent land uses. Setbacks in commercial areas should be wider than normal when adjacent to residential areas.

SCREENING/BUFFERING

Higher-intensity uses, especially those with outdoor sales or storage, should be screened and buffered from the view of motorists and adjacent residential homes. Screening refers to screening devices such as walls, fences, and compact planting of vegetation. Buffering refers to separating land uses, either through the use of setbacks or through transitional zoning.

LANDSCAPING

In order to ensure that the built environment is as attractive as possible, landscaping requirements should be included in the ordinance and site plan review process. Required landscaping could take the form of grass cover and/or shrubs and trees. Parking areas exceeding a certain size should contain some landscaping. Parking lot landscaping, usually in the form of islands, can be used to improve the internal circulation of the lot. Front, side, rear yards should also be landscaped with at least grass cover to improve appearance of high-density residential, commercial, and industrial areas. Maintaining a portion of the lot in a green space will also reduce the rate and increase the water quality of storm water leaving the site.

HOUSING

A serious concern as rural areas develop is the quality and condition of the housing stock. In order to protect the Township and its residents from housing stock deterioration and related problems, the plan recommends that the Zoning Ordinance include regulations for all new dwellings located in the Township. Such regulations should include a minimum dwelling size and/or dwelling width; minimum enclosed storage area; adequate anchoring; aesthetic compatibility; and, conformance to appropriate building codes.

For mobile homes, the Ordinance should also require wheels be removed; that no towing mechanisms be exposed; and, that mobile homes shall meet all requirements of the United States Department of Housing and that the dwellings in the township maintain the public health, safety, and welfare for existing and future Township residents.

JUNK/JUNK VEHICLES

The Zoning Ordinance should also restrict the unsightly accumulation of junk and junk vehicles. The accumulation of junk creates public health and safety concerns, as the junk creates habitats for rodents and insects and creates dangerous environments for children. In addition, junk causes deteriorating property values and generally makes the Township a less desirable place to live. Outdoor storage of junk should be prohibited in all residential areas and should be properly regulated (e.g., fenced and screened) in agricultural, commercial, and industrial areas. The Zoning Ordinance, however, cannot regulate junk problems that are already in existence. Therefore, the plan also recommends that the Township adopt a "police power" (non-zoning) ordinance to regulate existing junk and junk vehicle problems. Hamlin Township Zoning Ordinance currently allows a property owner to have one unlicensed vehicle.

HOME OCCUPATIONS

Home occupations are necessary business uses conducted in a home, usually by the residents of the home itself. Home occupations currently exist within the township. The intent of this plan is to allow these uses to continue, provided that the character of the home and the residential neighborhood is maintained. Regulations regarding signage, outdoor storage, off-street parking, and permitted size of the home occupation should be included in the zoning ordinance.

BASE MAPS

Geographic Information System (GIS) is an analytical tool that can produce maps and drawings from computerized data. As part of the Phase 1 study, a database was created for the entire Hamlin Lake watershed utilizing MIRIS land use/cover data and soil information from the Mason County Soil Survey. The GIS was used to analyze land use types, soil conditions, steeply sloped areas, and environmentally sensitive lands. In addition to the GIS analytical capability, maps that detail land uses, highly erodible and poorly drained soils, excessive slope areas, and other conditions in the watershed can be computer-generated. The GIS will prove extremely useful in analyzing the impact of land use activities and planning for future development throughout the watershed. In 2020, Hamlin Township had digital aerial photographs taken of the Township. The Township has been working with Progressive Engineering on implementing these aerials with the current GIS system. When completed, the GIS system will allow the Township to have parcel lines, roads, parcel sizes, zoning, wetlands, dune areas, environmentally sensitive areas, etc., on each parcel in the Township. When completed this project will be a great asset to the Township.

IMPLEMENTATION TOOLS AND PRACTICES

Zoning Ordinance Standards

The Hamlin Township Board of Trustees and Planning Commission may consider amending the Zoning Ordinance to require design and management standards that reflect the future vision for Hamlin Township. Zoning amendments could address land uses,

building location, building orientation and signage. Potential amendments should be focused on creating more walk able and pedestrian oriented developments, protecting natural resources, and preserving the character of the Township. Building design guidelines (discussed below) could be encouraged or required in the Zoning Ordinance as well.

Design Guidelines

To help preserve the rural, recreational character of Hamlin Township, the Hamlin Township Board of Trustees and Planning Commission may establish a set of design guidelines for buildings in the commercial areas of the Township. Guidelines should address building location, orientation, bulk, entrances, facades, roof lines, window placement, and building materials. The Township should collaborate with local property owners during the creation of the design guidelines to ensure support for the proposed recommendations. Design guidelines are not regulatory documents, but can serve to inform any future zoning standards related to building design and aesthetics. Similar guidelines could be applied to the residential neighborhoods as well, to help maintain their character.

Transportation Alternatives Program (TAP)

The Transportation Alternatives Program was authorized under Section 1122 of the Federal Moving Ahead for Progress in the 21st Century Act (MAP-21). Under the Program, each state Department of Transportation is required to allocate 2% of its total Federal Highway funds for programs and projects defined as transportation alternatives. Examples of transportation alternatives include non-motorized trails; sidewalks; transit stops or stations; and, education and safety programs such as Safe Routes to School. This is a potential funding source for transportation related improvements in the Township. Coordination with the Mason County Road Commission is important when considering potential transportation projects within County road rights-of-way.

Natural Resource Funding Sources

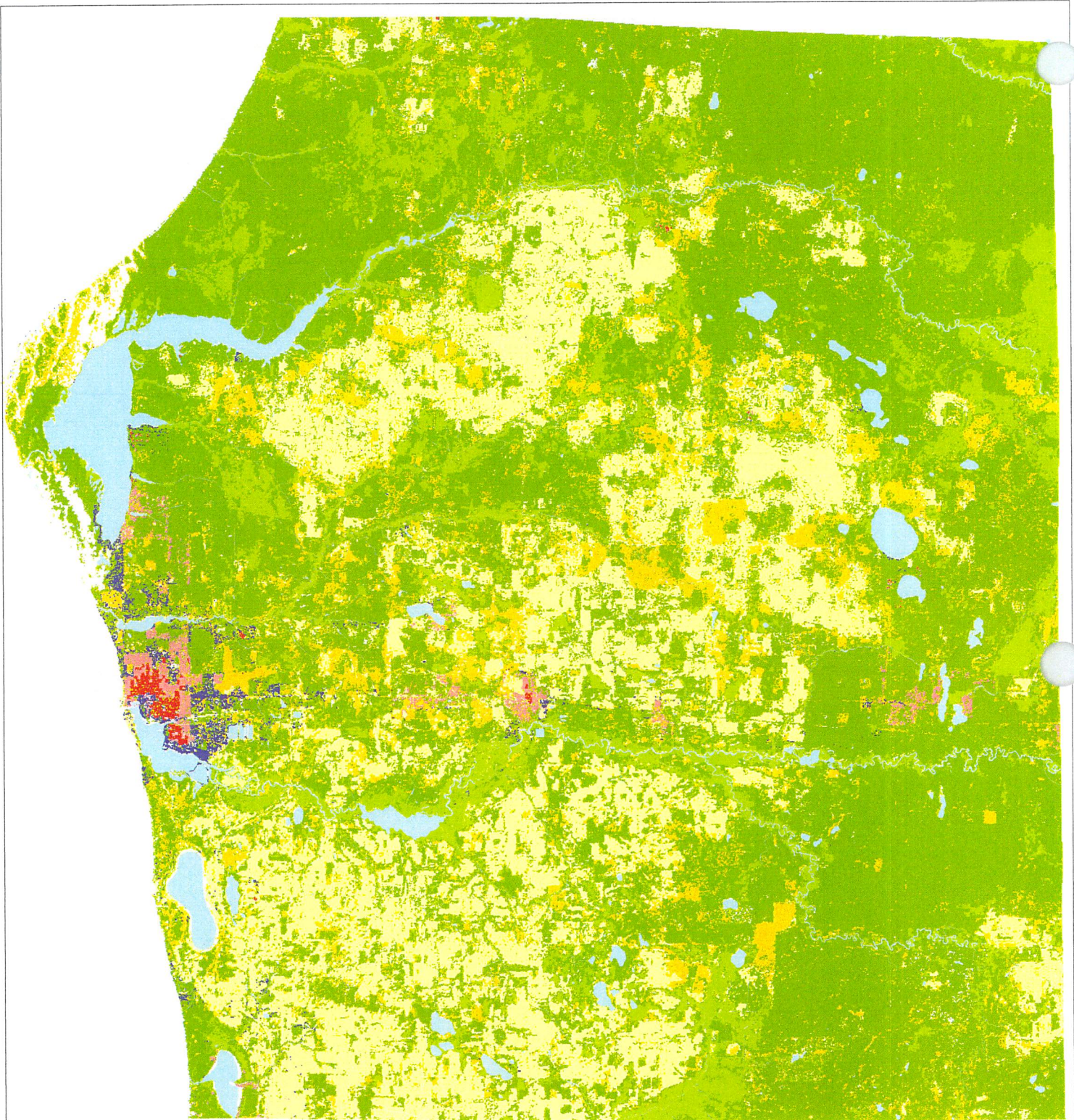
The Michigan Natural Resources Trust Fund (MNRTF) provides funding assistance for state and local outdoor recreation needs, including land acquisition and development of recreation facilities. This assistance is directed at creating and improving outdoor recreational opportunities and providing protection to valuable natural resources. Development project grant amounts range from \$15,000 to \$300,000, with a required minimum local match of 25%. Trails and greenways are a priority project type for MNRTF grants. The Township should pursue these funding sources in an effort to support trail and other recreation projects in the community.

The Michigan Department of Natural Resources' (DNR) Land and Water Conservation Fund provides funding to local governments for the acquisition and development of public outdoor recreation areas and facilities. A local match of at least 50% of the total project cost is required. Grant amounts range from \$30,000 to \$100,000. This funding source could be used to support trail development and the acquisition of properties to expand local recreational opportunities.

The DNR also provides Waterways Program Grants to local governments for the design and construction of public recreational marina and boating access facilities through the Michigan State Waterways Fund. Grant priority may be given to projects where a local match of 50% or greater is made. Grants can be used for design and implementation of a new marina or access projects for infrastructure improvements. This funding source could be used for the development of improvements to public water access points within the Township.



MASON COUNTY 1992 Land Cover Map



Legend

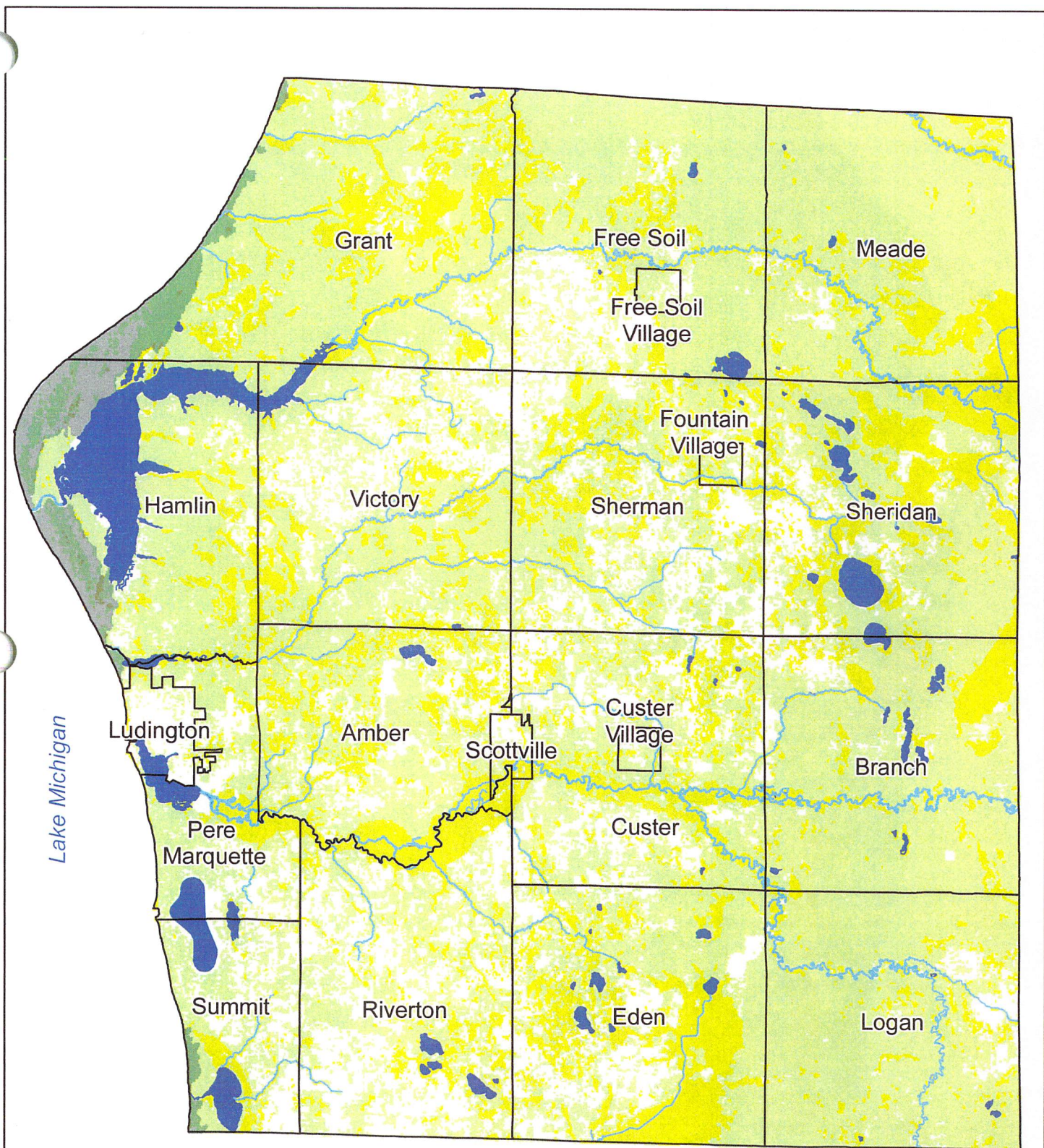
	Low Intensity Residential		Agriculture
	High Intensity Residential		Grassland
	Commercial/ Industrial/ Transportation		Wetlands
	Forest		Water

0 3 6 Miles



Source: Michigan Geographic Data Library
Created by WMSRDC
January 2005

MASON COUNTY Natural Features



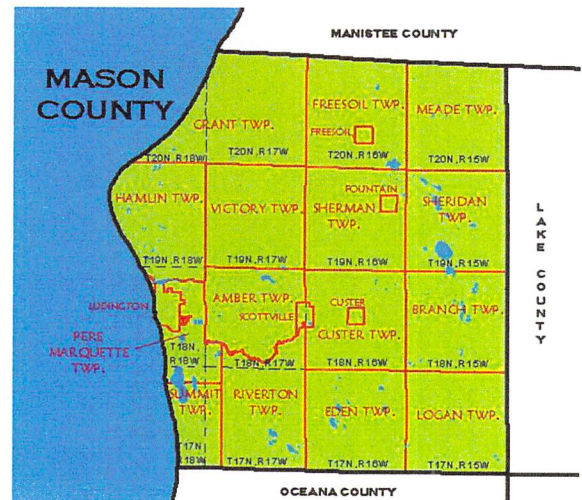
Mason County Road Commission Overview

The Mason County Road Commission (MCRC) maintains the transportation system within Mason County Michigan. Mason County covers 1242 square miles, 495 square miles of land and 747 square miles of water. The county has approximately 1100 miles of roadway within its transportation system. There are three major highways; US-10 which runs east-west, US-31 which primarily runs north-south and M-116 which runs along the shoreline of Lake Michigan. Mason County has two cities, four villages and 15 townships within the county lines.

MCRC has a three member Board appointed by the Mason County Board of Commissioners. MCRC employs approximately 40 people with a majority in operations and the remainder in various support functions, all committed to maintaining and improving the roads.

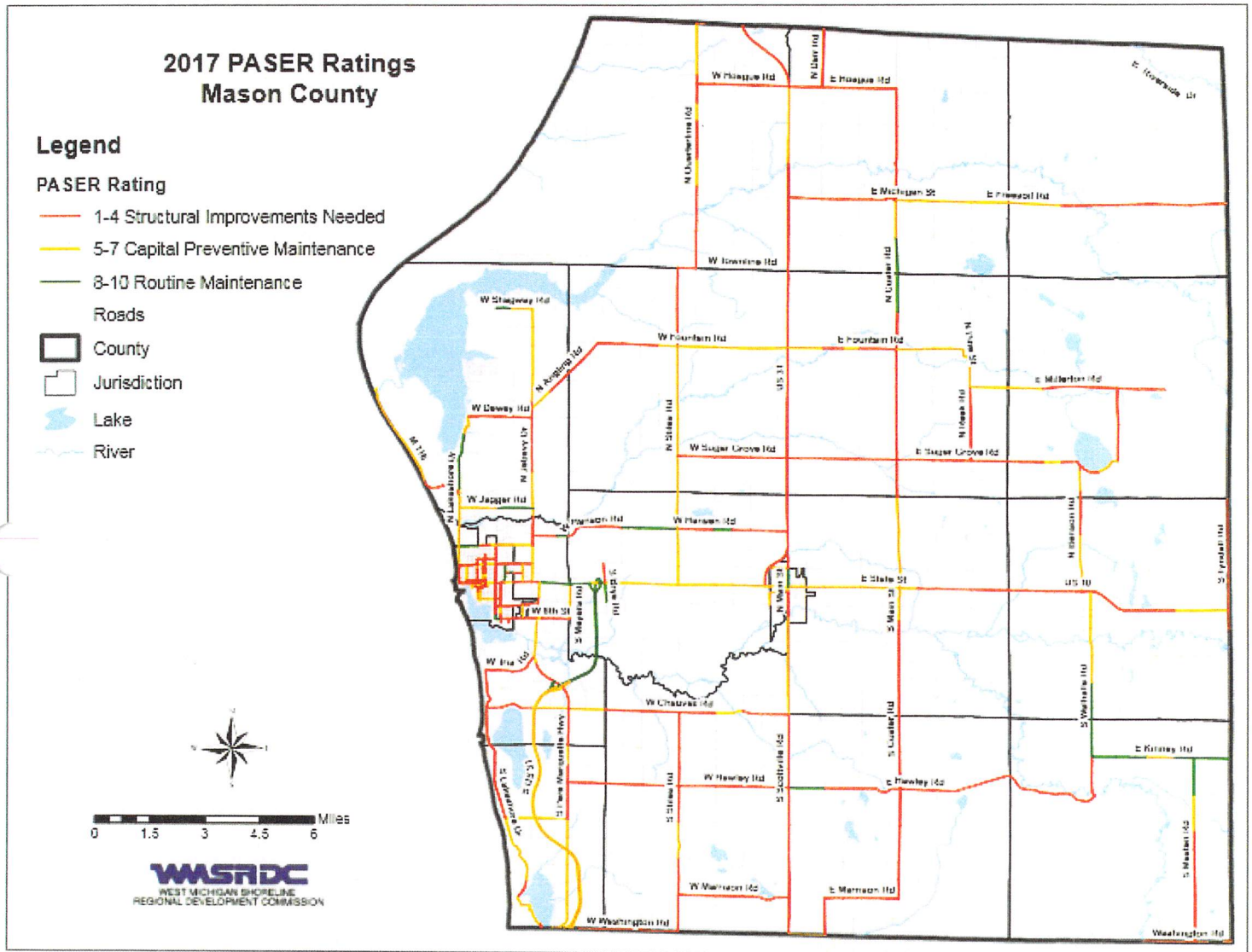
The Maintenance and Operations building for MCRC is located in the city of Scottville. It was built in 1940 and is on 7 acres. It is approximately 18,050 square feet in size.

MCRC currently operates 23 plow trucks in both tandem and single axle configurations. MCRC also operates 13 other general and specialty pieces of equipment to maintain county roads. These include but are not limited to mowers, loaders, graders, semi tractors, bulldozers and excavators.



Primary Roads: 237 miles
 Local Roads: 716 miles
 State Roads: 164 miles
 Bridges (over 20 feet): 39
 Population: ~28,247
 Average Cars per household: 2
 Average Commute time: 17 min

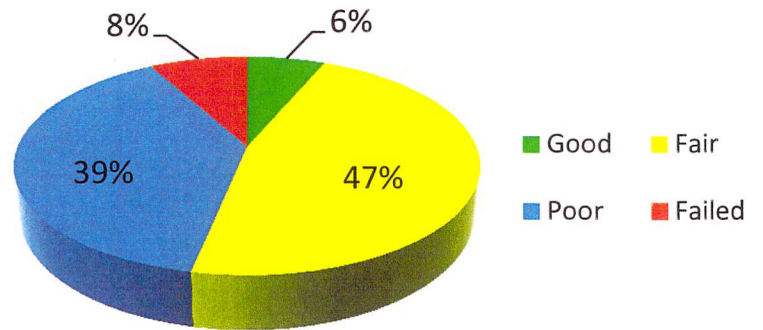
Road Conditions



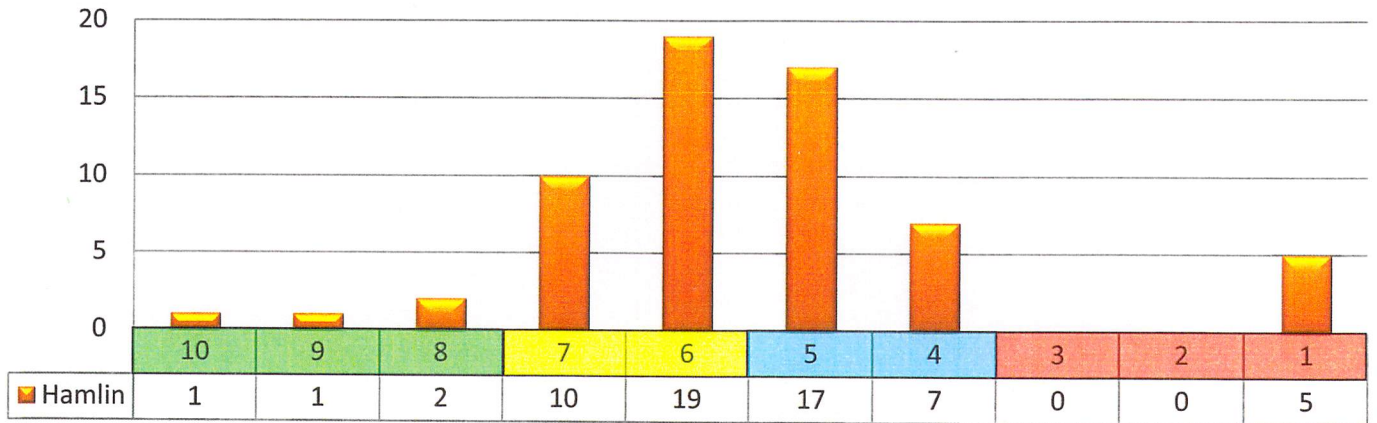
Appendix 7: Hamlin Township Culvert Inventory

- ▶ The township culvert inventory is supported by Michigan's Transportation Asset Management Council (TAMC) for statewide application.

Culvert Condition Percentage



Culvert Condition Inventory - Hamlin Twp



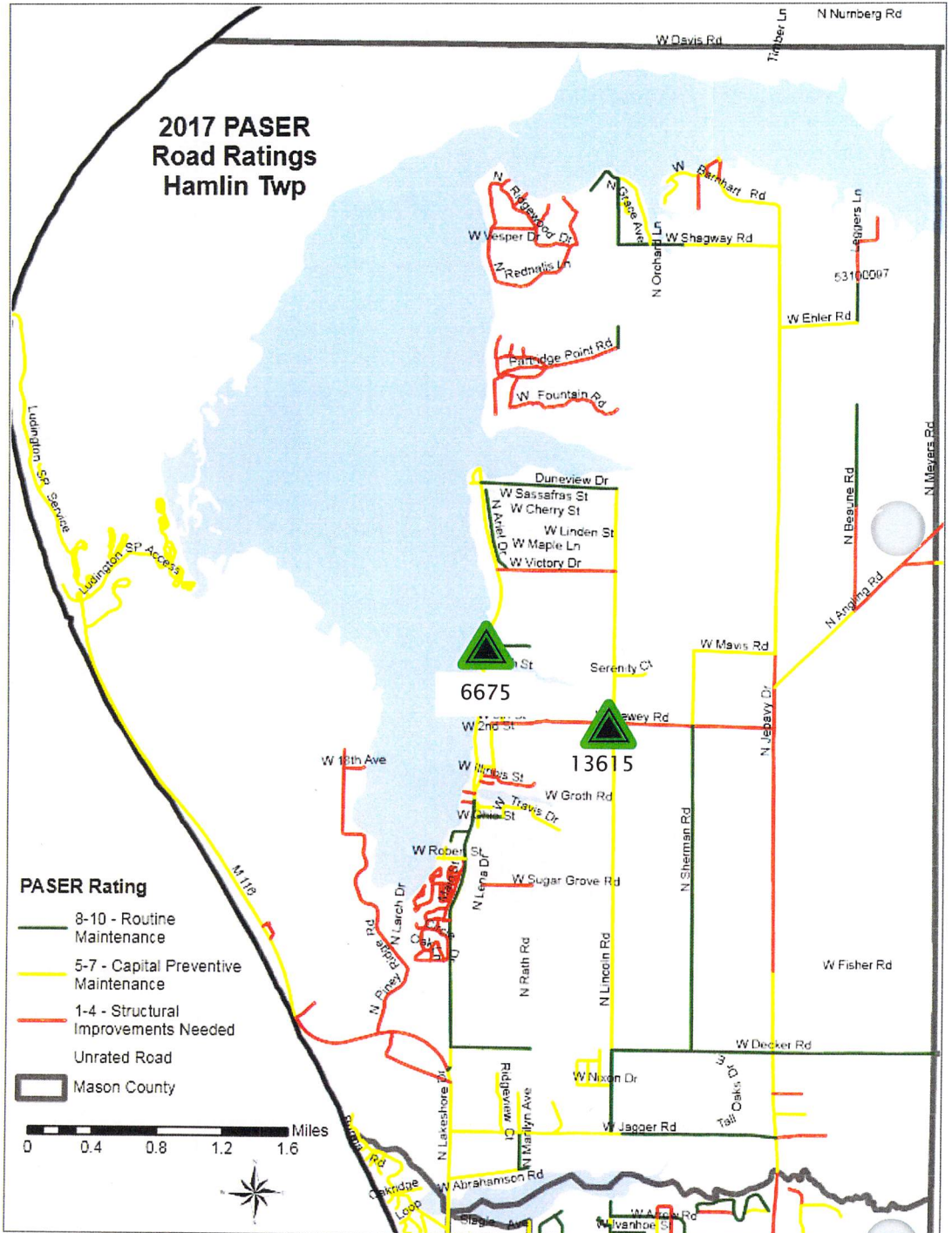
Appendix 7: Hamlin Township PASER & Bridge Map

Total Centerline Miles:

Asphalt - 59.89 miles
 Graded Earth - 1.86 miles
 Unimproved Earth - .92 miles
 Sealcoat Std - .5 miles
 Gravel (not rated) - 22.84 mi
 Composite - 4.02 miles

Bridge Information:

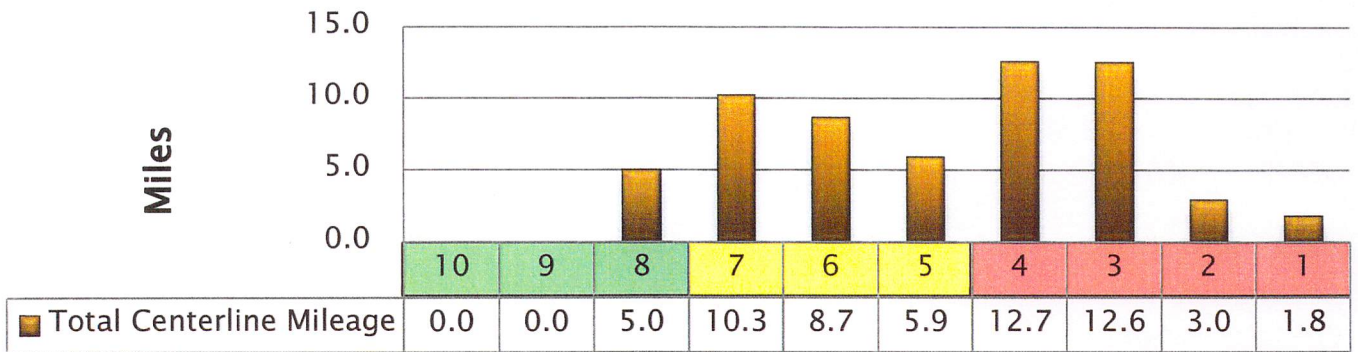
STRU 6675, Condition 5,
 Open
 STRU 13615, Condition 8,
 Open



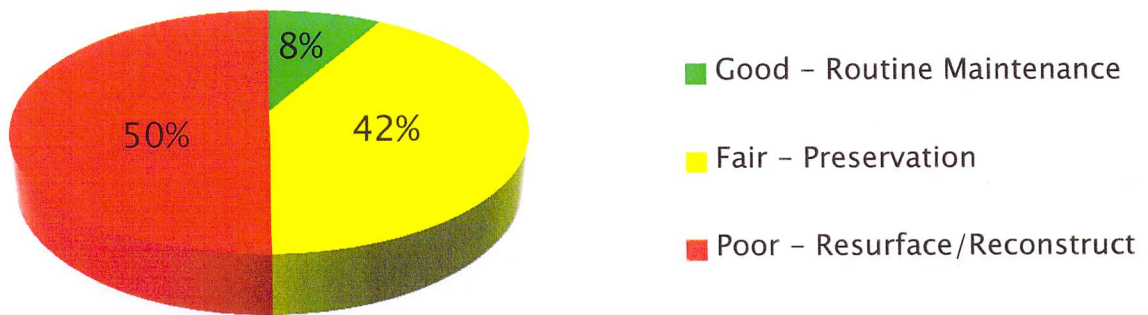
Appendix 7: Hamlin Township PASER Ratings

- PASER ratings describe where the paved surface is positioned in its overall lifecycle. Its primary purpose is to identify the type and timing of road improvements to sustain the roadway in a state of good repair. These rating categories are based on a methodology which is an objective engineering based rating scale of a paved road's surface condition. PASER is supported by Michigan's Transportation Asset Management Council (TAMC) for statewide application.

Paser Rating – Hamlin

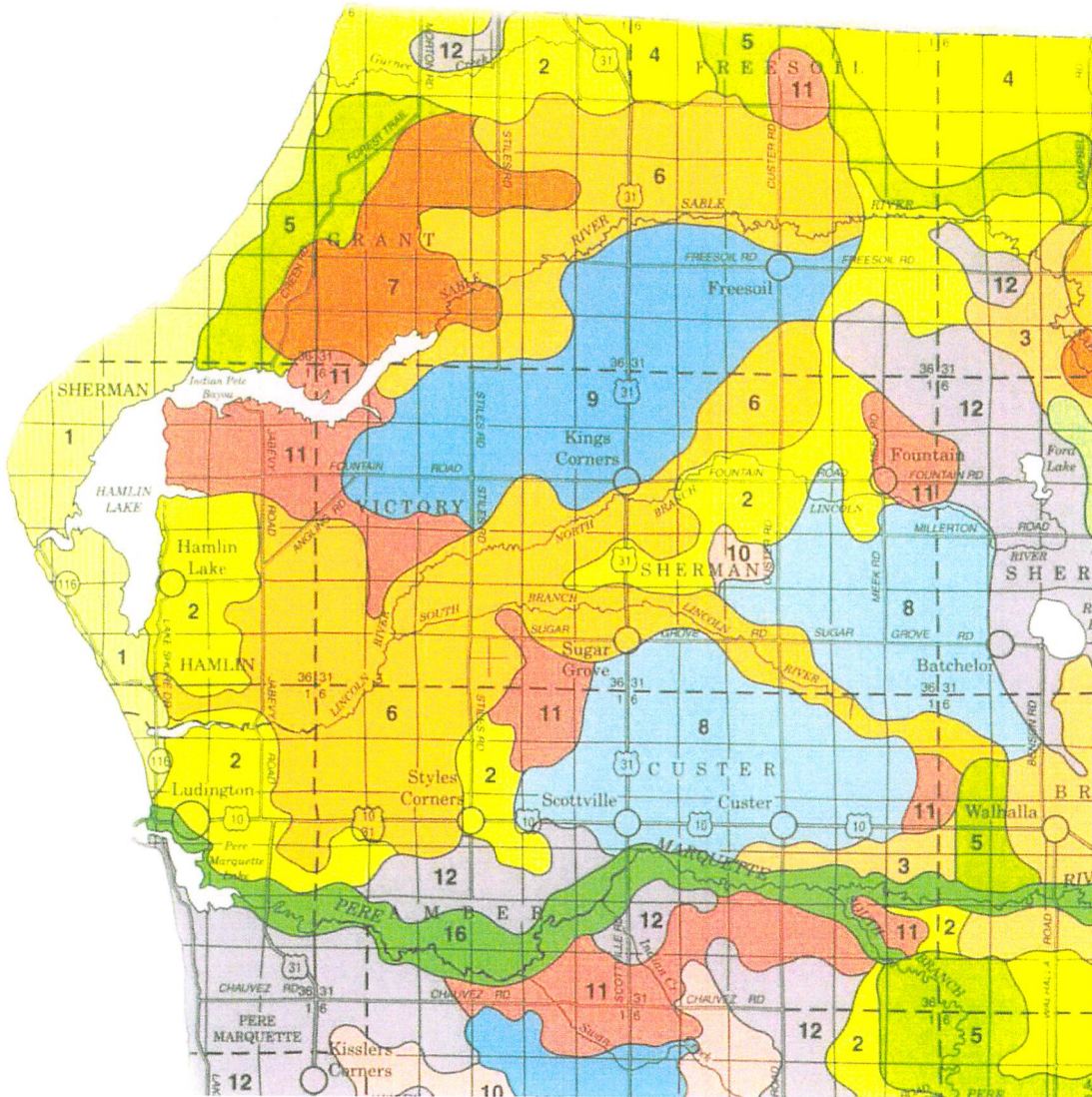


Road Condition Percentage (PASER Rating)



GENERAL SOILS MAP

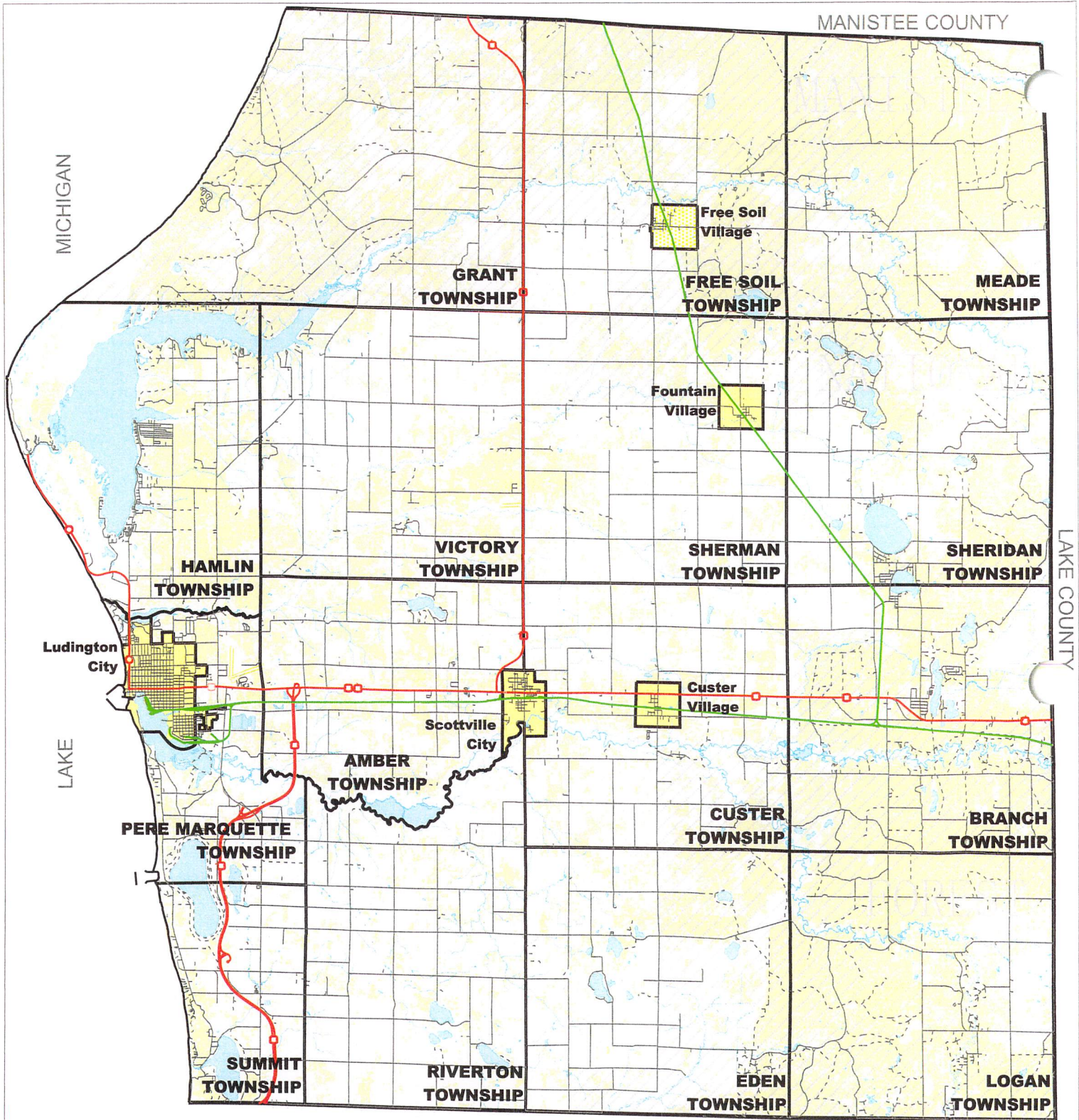
Mason County



- | | |
|---|---|
| <p>AREAS OF NEARLY LEVEL TO VERY STEEP EXCESSIVELY DRAINED TO MODERATELY WELL DRAINED SANDY SOILS AND AREAS OF DUNE LAND</p> <ul style="list-style-type: none"> 1 Dune land-Nordhouse-Quartzipsamments association 2 Grattan-Epworth association 3 Plainfield-Coloma association 4 Typic Udipsamments association 5 Entic Haploorthods, sandy association <p>NEARLY LEVEL AND UNDULATING, POORLY DRAINED TO EXCESSIVELY DRAINED, SANDY SOILS ON OUTWASH PLAINS AND LAKE PLAINS</p> <ul style="list-style-type: none"> 6 Covert-Pipestone-Saugatuck association 7 Entic Haploorthods, sandy-Aeric Haplaquods, sandy Aquic-Udipsamments association <p>NEARLY LEVEL AND UNDULATING, SOMEWHAT POORLY DRAINED SANDY AND LOAMY SOILS</p> <ul style="list-style-type: none"> 8 Ithaca-Arkona association 9 Capac-Wixom association | <p>NEARLY LEVEL TO VERY STEEP EXCESSIVELY DRAINED WELL DRAINED AND SOMEWHAT POORLY DRAINED SOILS</p> <ul style="list-style-type: none"> 10 Perrinton-Ithaca association 11 Fern-Marlette association 12 Coloma-Spinks Fern association 13 Afcic Haploorthods, sandy-Entic Haploorthods, sandy-Hapic Glossudalfs, fine-loamy association <p>NEARLY LEVEL, VERY POORLY DRAINED AND POORLY DRAINED SOILS</p> <ul style="list-style-type: none"> 14 Medsaprsts-Moic Psammaquents association 15 Kingsville-Adrian association 16 Kerston-Carlisle-Glendora association |
|---|---|

Source: USDA/Mich.Dept.Agr.(issued September, 1995)

MASON COUNTY Base Map



MICHIGAN

MANISTEE COUNTY

LAKE COUNTY

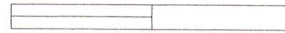
LAKE

OCEANA COUNTY

Legend

- | | | | |
|--|----------------------|--|---------------------------------|
| | Political Boundaries | | City or Village |
| | Two-Track/Seasonal | | Forest |
| | Highways | | Manistee National Forest |
| | County Roads | | Lake |
| | Railroad | | Drains and Intermittent Streams |
| | Airport | | Rivers and Streams |

0 2 4 Miles



Source: Michigan Geographic Data Library
Created by WMSRDC
June 2005



HAMLIN TOWNSHIP ANNUAL REPORT

LAND USE PERMITS * APRIL 1, 2019 TO MARCH 31, 2020

TOTAL PERMITS ISSUED.....88 (+9% from 2018)
 PROJECTS PERMITTED.....111 (+1% from 2018)

LAND USE PERMIT COMPARISONS

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Single Family Dwelling	13	26	26	23	16	22
Modular Housing	0	0	0	1	2	0
Pole Housing	0	0	0	0	1	2
Garages	9	22	19	9	18	9
Remodeling & Additions	10	14	13	26	16	13

TOTAL NEW UNITS (Including Doublewides, Modulares & Pole Barn Houses) 2000 thru 2018....481

HAMLIN TOWNSHIP ZONING BOARD OF APPEALS/PLANNING COMMISSION**

2019 Fiscal Year

Variances Granted.....6	Special Land Use Granted..... 0
Variances Denied.....2	Site Plan Review.....0
Variances Postponed.....1	

**The Planning Commission passed several amendments to the zoning ordinance in 2019

2020 HAMLIN TOWNSHIP MARCH BOARD OF REVIEW

Appeals in Person.....6	6
Mail-in Appeals40	40
GRAND TOTAL	46
2019 Total Appeals.....	40

HAMLIN TOWNSHIP VALUES

	<u>2018</u>	<u>2019</u>	<u>2020(*)(**)</u>
Assessed	\$270,692,600	\$287,002,600	\$298,530,800 (+4%)
Taxable Value	\$223,985,590	\$235,316,844	\$245,587,236 (+4%)

(*)Tentative - Pending State Equalization

(**)Totals are for Ad Valorem only

MASON COUNTY BUILDING DEPARTMENT REPORTS

Building permits issued in the 2019 calendar year:

2019 Building Permits = 138.....	Value Total: \$ 10,528,338 (+36%)
2018 Building Permits = 144.....	Value Total: \$ 6,701,448
2017 Building Permits = 102.....	Value Total: \$ 13,321,447
2016 Building Permits = 91	Value Total: \$ 11,873,120
2015 Building Permits = 122.....	Value Total: \$ 5,653,316
2014 Building Permits = 97	Value Total: \$ 4,171,957

Building Permits by Number of Permits

<u>UNIT</u>	<u>PERMITS</u>	<u>ESTIMATED VALUE</u>
Hamlin Township	138	\$ 10,528,388
P.M. Township	51	\$ 5,034,094
Amber Township	48	\$ 1,313,406
Branch Township	43	\$ 1,238,560
Victory Township	33	\$ 574,030

Building Permits by Estimated Value

<u>UNIT</u>	<u>ESTIMATED VALUE</u>	<u>PERMITS</u>
Hamlin Township	\$ 10,528,388	138
P.M. Township	\$ 5,034,094	51
Summit Township	\$ 2,143,512	32
Amber Township	\$ 1,313,406	48
Branch Township	\$ 1,238,560	43

****County, City & P.M. Township operate on a January 1 to December 31 Fiscal Year**

Estimated Average Cost per Dwelling

<u>UNIT</u>	<u>NUMBER OF DWELLINGS</u>	<u>AVERAGE</u>
Hamlin Township	23	\$345,130
Branch Township	3	\$283,334
P.M. Township	14	\$280,492
Summit Township	6	\$261,843
Free Soil Township	5	\$215,000

The average cost of a new build, single family dwelling in 2019 county wide was \$257,298. Of the 53 new homes constructed in Mason County in 2019, 23 (or43%) of the total were built in Hamlin Township.

Note: The figures in this report are taken from records of the Mason County Building and Zoning Department as well as P.M Township. Statistics from the City of Ludington are excluded due to the reporting format.

Values are those provided by permit applicants such as contractors, property owners, etc. and are often under reported. The under estimation comes from the belief that the estimated cost effects the price of the permit.

SUMMARY

2019 was a banner year for residential construction in the township. While the number of permits was actually down slightly from the previous year, the value represented by the 138 permits issued revealed an increase in value of \$3,826,890 or 36% over the previous year. The figures examined show Hamlin Township is first by a substantial margin in all measured categories, i.e. number of permits issued, estimated value, average cost per dwelling and number of dwellings.

The most revealing figure to me is the average cost of new homes constructed in the township. The county wide average of new home construction in 2019 was \$257,298. The same figure in Hamlin Township was \$345,129. This is a difference of \$87,831 or 25% above the average.

Respectfully submitted,

Stanley Armstrong
Hamlin Twp. Zoning Administrator

5280' SETBACK

1500' SETBACK

BIG SABLE PT.

LAKE MICHIGAN

HAMLIN LAKE

PINY RIDGE RD.

116

SUGAR GROVE RD.

RATH RD.

JAGGER RD.

LINCOLN LAKE

LINCOLN RD.

SHAGWAY RD.

EHLER RD.

FOUNTAIN RD.

SHERMAN RD.

BEAUNE RD.

ANGLING RD.

DEWEY RD.

LINCOLN RD.

SHERMAN RD.

JEBAVY RD.

FISHER RD.

DECKER RD.


LINCOLN RIVER

LEGEND

 LUDINGTON STATE PARK BOUNDARY

 FLOOD ZONE

 WATER

 TOWNSHIP BOUNDARY

**HAMLIN TOWNSHIP
FLOOD ZONE MAP**

MASON COUNTY, MICHIGAN



NO SCALE

ProgressiveAE

1811 4 Mile Road, NE
Grand Rapids, Michigan 49525-2442
V. 516/361-2654 F. 516/361-1493
www.progressiveae.com

5280' SETBACK

1500' SETBACK

BIG SABLE PT.

LAKE MICHIGAN

HAMLIN LAKE

116

PINY RIDGE RD.

LINCOLN RD.

SHAGWAY RD.

EHLER RD.

FOUNTAIN RD.

SHERMAN RD.

BEAUNE RD.

ANGLING RD.

DEWEY RD.

SUGAR GROVE RD.

LINCOLN RD.

SHERMAN RD.

JEBAVY RD.

RATH RD.

FISHER RD.

DECKER RD.

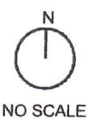
JAGGER RD.

LINCOLN LAKE

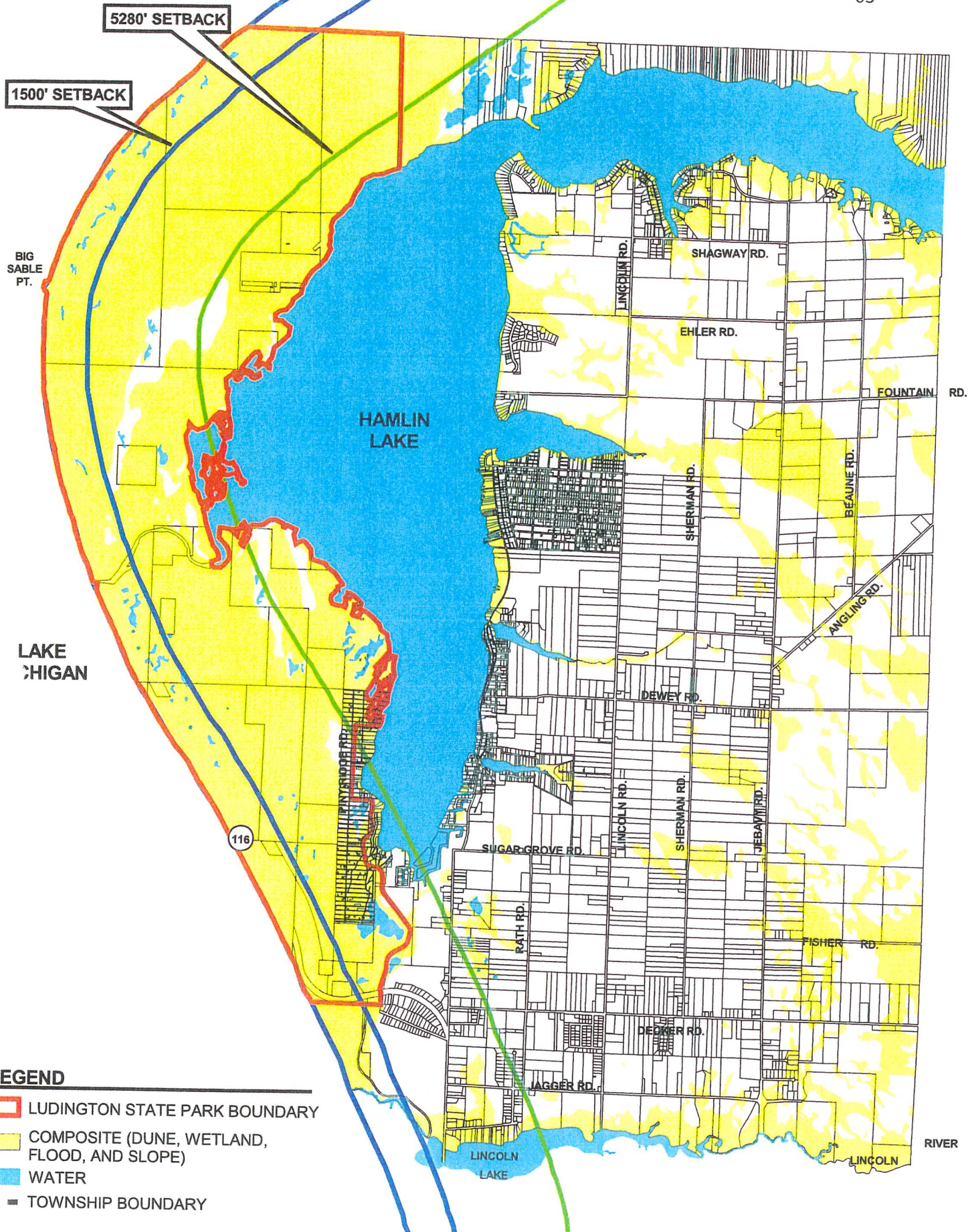
LINCOLN RIVER

- LUDINGTON STATE PARK BOUNDARY
- SLOPES GREATER THAN 18%
- WATER
- TOWNSHIP BOUNDARY

**HAMLIN TOWNSHIP
SLOPES MAP**
MASON COUNTY, MICHIGAN



ProgressiveAE
1811 4 Mile Road, NE
Grand Rapids, Michigan 49525-2442
V. 616/361-2654 F. 616/361-1493
www.progressiveae.com



5280' SETBACK

1500' SETBACK

BIG SABLE PT.

LAKE MICHIGAN

116

HAMLIN LAKE

LINCOLN LAKE

RIVER

LEGEND

- LUDINGTON STATE PARK BOUNDARY
- COMPOSITE (DUNE, WETLAND, FLOOD, AND SLOPE)
- WATER
- TOWNSHIP BOUNDARY

**HAMLIN TOWNSHIP
COMPOSITE MAP**
MASON COUNTY, MICHIGAN



Progressive AE
 1811 4 Mile Road, NE
 Grand Rapids, Michigan 49525-3442
 V: 616/361-2664 F: 616/361-1483
 www.progressiveae.com

5280' SETBACK

1500' SETBACK

BIG SABLE PT.

LAKE SHIGAN

HAMLIN LAKE

116

PINY RIDGE RD.

LINCOLN RD.

SHAGWAY RD.

EHLER RD.

FOUNTAIN RD.

SHERMAN RD.

BEAUNE RD.

ANGLING RD.

DEWEY RD.

SUGAR GROVE RD.

LINCOLN RD.

SHERMAN RD.

JEBAVY RD.

RATH RD.

FISHER RD.

DECKER RD.

JAGGER RD.

LINCOLN LAKE

LINCOLN RIVER

LUDINGTON STATE PARK BOUNDARY

WETLANDS

WATER

TOWNSHIP BOUNDARY

HAMLIN TOWNSHIP WETLANDS MAP

MASON COUNTY, MICHIGAN



ProgressiveAE
1911 4 Mile Road, NE
Grand Rapids, Michigan 49525-2442
V: 616/361-2684 F: 616/361-1493
www.progressiveae.com

5280' SETBACK

1500' SETBACK

BIG SABLE PT.

LAKE MICHIGAN

HAMLIN LAKE

116

PINY RIDGE RD.

SUGAR GROVE RD.

RATH RD.

JAGGER RD.

LINCOLN LAKE

LINCOLN RD.

SHAGWAY RD.

EHLER RD.

FOUNTAIN RD.

SHERMAN RD.

BEALINE RD.

ANGLING RD.

DEWEY RD.

LINCOLN RD.

SHERMAN RD.

JEBAVY RD.

FISHER RD.

DECKER RD.

LINCOLN RIVER

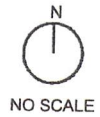
LUDINGTON STATE PARK BOUNDARY

DUNES

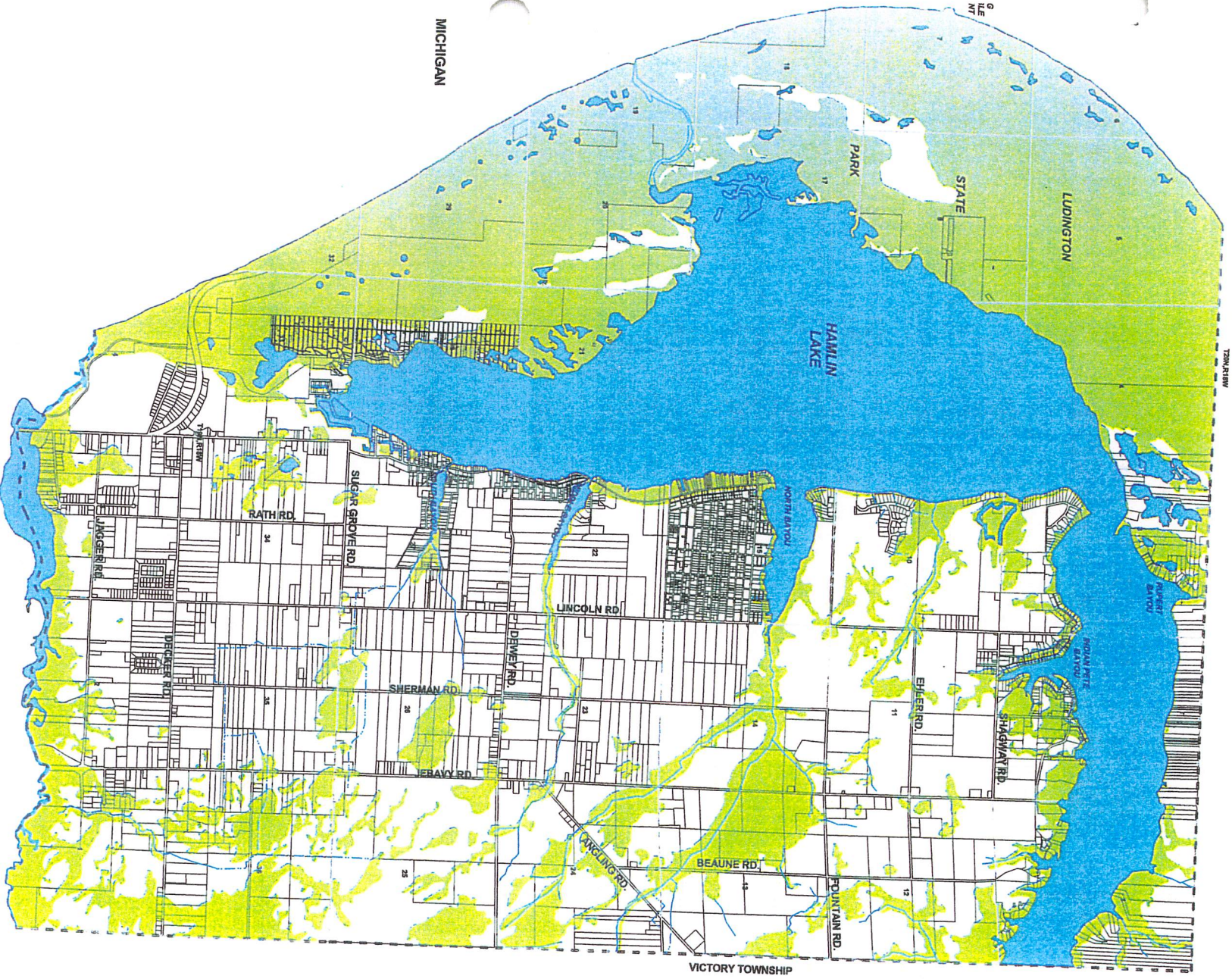
WATER

TOWNSHIP BOUNDARY

HAMLIN TOWNSHIP CRITICAL DUNES MAP MASON COUNTY, MICHIGAN



ProgressiveAE
1811 1/4 Mile Road, NE
Grand Rapids, Michigan 49525-3442
V: 616/361-2664 F: 616/361-1493
www.progressiveae.com



MICHIGAN

LUDINGTON

VICTORY TOWNSHIP

THE ENVIRONMENTALLY SENSITIVE AREAS HAVE BEEN DERIVED FROM A COMBINATION OF:
 GENERALIZED WETLAND MAP
 DESIGNATED FLOOD PLAINS
 CERITICAL DUNES
 * GREATER THAN 18%
 . REFER TO THE INDIVIDUAL MAPS OF THESE COVERAGES FOR ADDITIONAL DETAILS.

HAMLIN TOWNSHIP
ENVIRONMENTALLY SENSITIVE AREAS MAP
 MASON COUNTY, MICHIGAN



NO SCALE

Progressive
 AE
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HAMLIN TOWNSHIP FUTURE LAND USE MAP

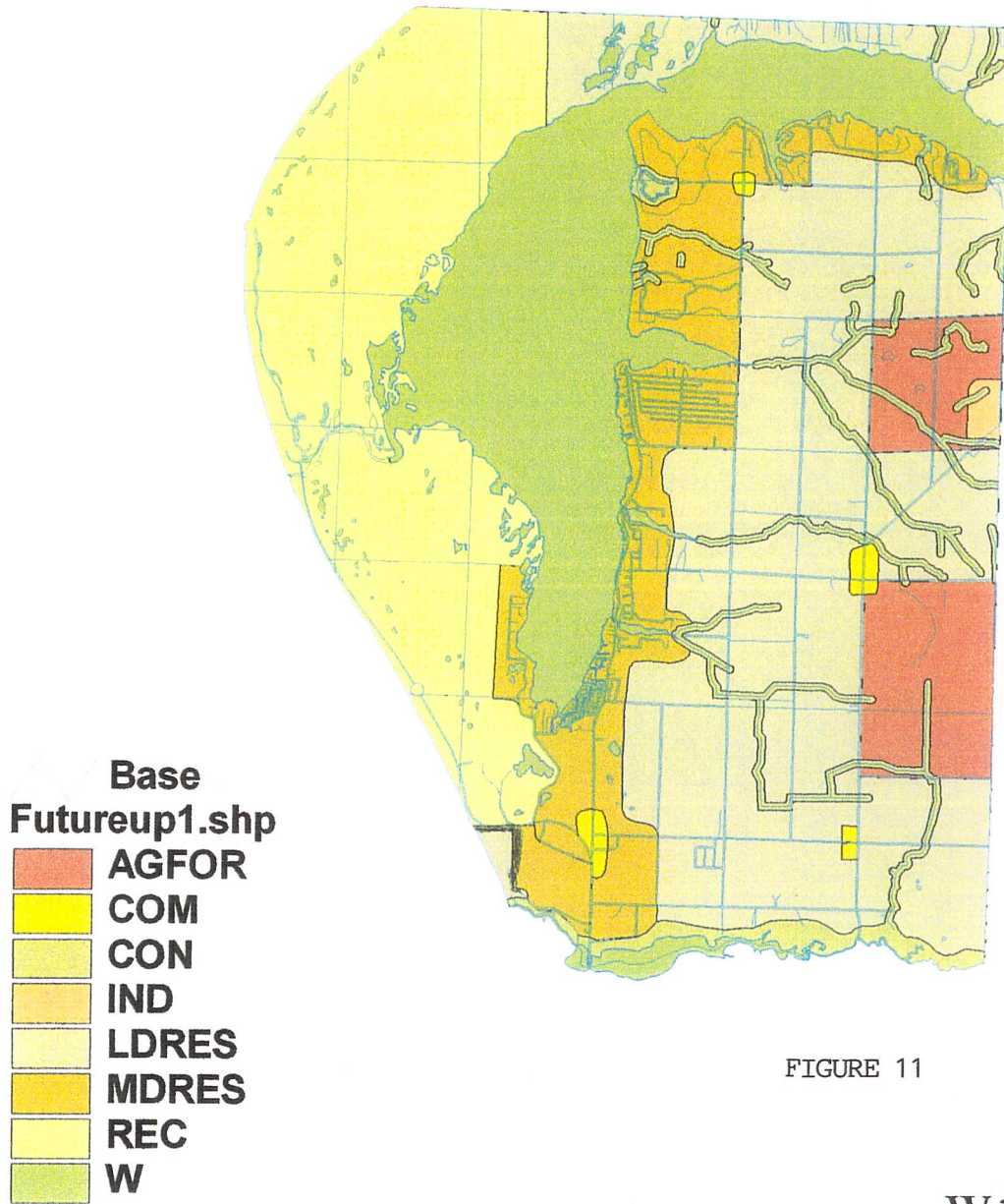
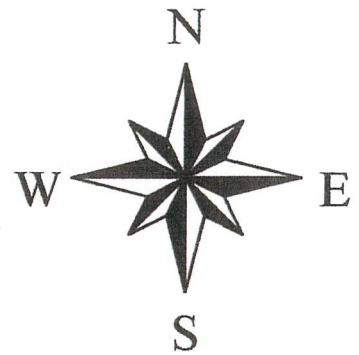


FIGURE 11



Hazard Identification Profile
Hamlin Township

1. NATURAL HAZARDS

1.01 Celestial Impacts: - None Identified.

1.02 Drought:

- Summer 1871: Prolonged drought over much of the Great Lakes region.
- May-September, 1891: Drought devastated Michigan's lumber industry.
- 12 recorded drought events in the area (including Lake, Mason, Muskegon, Newaygo, and Oceana counties) lasting eight months or greater: 1895-1896 (15 months), 1899-1900 (11 months), 1901-1902 (10 months), 1909-1911 (24 months), 1925-1926 (11 months), 1930-1931 (18 months), 1956-1957 (8 months), 1962-1963 (9 months), 1971-1972 (12 months), 1976-1977 (13 months), and 2002-2003 (12 months).

1.03 Earthquake: - None Identified; no significant threat.

1.04 Extreme Temperatures:

- July 1936: Heat wave. 570 deaths statewide, 364 in Detroit.
- Summer 1988: 39 days with temperatures over 90 degrees, statewide.
- January 20, 1994: Record cold. \$50m property damage across Michigan.
- March 2012: Anomalous temperatures. \$209.8m crop damage across Michigan.

1.05 Flooding - Riverine/ Urban:

- September 10-19, 1986: Flooding. Presidential disaster declaration.
- February 9-10, 2001: Flash flood. \$100k property damage, Mason County.
- May 15-16, 2001: Flash flood. \$150k property damage, \$150k crop damage across Mason County.
- Late May-Early June, 2004: Flooding. \$1m property damage, 200k crop damage, Mason County
- June 9, 2004: Flooding. Over 8" rain in 3 hours, \$20k property damage, 31 roads closed, 1 washed out.
- June 13, 2008: Flash flood. Presidential disaster declaration. Up to 11" rain in 6-8 hours, \$3m property damage, \$500k crop damage, Mason County.
- May 3, 2012: Flash flood. \$75k property damage, Mason County.
- April 2014: Flood. (details yet to come), Mason County.

1.06 Fog:

- January 11-13, 1995: Dense Fog. 4 traffic accident fatalities, school closures, and flight delays across Michigan.

1.07 Great Lakes Shoreline Hazards:

- Extreme high water levels in the Great Lakes: 1929, 1952, 1973, 1986, and 1997.
- Extreme low water levels in the Great Lakes: 1926, 1934, 1964, 2003, and 2013.
- Rip current incidents on Lake Michigan, 2002-2012: 77 fatalities, 230 rescues.
- June 1986: Record high water level on Lake Michigan.
- July 13, 1938: Seiche/storm surge on Lake Michigan. 3 drowned in Holland, 1 in Muskegon, and 1 near Pentwater.
- 2013: Record low water level on Lake Michigan.

1.08 Hail:

- Severe hail events (1" or greater) recorded in Mason County since 1991: 7
- **October 3, 2006: .75" hail. \$15k property damage. \$15k crop damage. Hamlin Township.**

1.09 Invasive Species:

- Invasive species exist in Mason County, however no significant events have been identified.

1.10 Lightning: - None Identified.

1.11 Severe Winds:

- April 6, 1997: High wind. \$5m property damage across southwest Lower Michigan.
- May 31, 1998: Thunderstorms & high winds. Declaration of major disaster by President.
- June 18, 2001: High wind. \$100k property damage across central Lower Michigan.
- March 9, 2002: High wind. \$485k property damage across southwest Lower Michigan.
- October 30, 2004: High wind. \$1.15m property damage across southwest Lower Michigan.
- October 4, 2006: Severe thunderstorm winds. \$80k property damage, \$20k crop damage, Mason County.
- **August 2, 2012: Severe thunderstorm winds. \$100k property damage, Hamlin Township.**

1.12 Subsidence: - None Identified.

1.13 Tornadoes: - None Identified.

1.14 Wildfire:

- October 1871: Wildfires. 1.2m acres burned, 200 fatalities, Lower Peninsula.
- May-September, 1891: Uncontrollable wildfires across Michigan during the drought of 1891.
- 1981-2010: Approximately 1 wildfire and 5 acres burned per year on county lands under MDNR jurisdiction (32 total wildfires, 154.6 total acres burned).

1.15 Winter Storms:

- January 26, 1978: Blizzard, snowstorm. Declaration of statewide emergency by President, disaster by Governor.
- January 12, 1993: Heavy snow. \$50k property damage, northern Lower Michigan.
- January 12-21, 1994: Heavy lake effect snow. \$500k property damage across western Lower Michigan.
- January 27, 1994: Heavy snow and freezing rain. \$5m property damage across region.
- March 9, 1998: Winter storm. \$100k property damage across region.
- April 3, 2003: Ice storm. \$4.9m property damage throughout West Michigan.

2. TECHNOLOGICAL HAZARDS

2.01 Dam Failure:

- Two documented in Mason County but locations not identified.

2.02 Energy Emergencies: - None Identified.

2.03 Fire - Scrap Tire: - None Identified.

2.04 Fire - Structural:

- County fire rate per 1,000 population in 1998: 4.63

2.05 Hazard Material Incidents - Fixed Site (including industrial accidents):

- SARA Title III sites within Mason County: 26

2.06 Hazard Material Incidents - Transportation: - None Identified.

2.07 Infrastructure Failure:

- Number of NCDCE events showing downed power lines or power outages in Mason County, 1997-2014: 27
- January 20, 1994: Frozen sewer/water lines.
- April 6-7, 1997: 180,000-200,000 without power; 70,000 on second day (high wind event), statewide.
- September 16, 1997: Power lines downed in Fountain and across county. 500 customers affected.
- May 31, 1998: Power outage (thunderstorms). 681,000 outages in Lower Michigan. Countywide for up to a week.
- November 10, 1998: Power outage (high wind). 167,000 customers without power, statewide.
- April 3, 2003: Hundreds of thousands lose power (ice storm), Lower Michigan.
- October 10, 2004: 100,000 without power (high wind), statewide.
- October 4, 2006: Several trees and power lines downed (thunderstorms), Mason County.
- **June 12, 2008: Several trees and power lines downed (thunderstorms), Ludington and Hamlin Township.**
- December 28, 2008: Several trees and power lines downed (high wind), Mason County.
- February 1-2, 2013: Scattered power outages (lake effect snow), Mason County.

2.08 Nuclear Power Plant Emergencies: - None Identified.

2.09 Oil and Natural Gas Well Accidents:

- 710 oil and gas wells within Mason County.
- **13 wells are known to have detectable levels of hydrogen sulfide in Hamlin Township.**

2.10 Pipeline Accidents: - None Identified.

2.11 Transportation Accidents: - None Identified.

3. HUMAN -RELATED HAZARDS

3.01 Catastrophic Incidents (National Emergencies): - None Identified.

3.02 Civil Disturbances: - None Identified.

3.03 Nuclear Attack: - None Identified.

3.04 Public Health Emergencies: - None Identified.

3.05 Terrorism and Similar Criminal Activities: - None Identified.

Hamlin Township Hazard Rating		Probability of Occurrence	Impact on People	Impact on Property	Impact on Economy	Impacts Total	Hazard Score
1.01	Celestial Impacts	1	2	0	2	8	8
1.02	Drought	2	2	1	3	11	22
1.03	Earthquake	0	-	-	-	-	-
1.04	Extreme Temperatures	3	2	1	2	10	30
1.05	Flooding: Riverine/Urban	3	1	2	1	8	24
1.06	Fog	3	1	0	1	4	12
1.07	Great Lakes Shoreline	3	1	2	1	8	24
1.08	Hail	2	2	1	1	9	18
1.09	Invasive Species	2	1	1	1	6	12
1.10	Lightning	3	1	2	1	8	24
1.11	Severe Winds	3	2	2	2	12	36
1.12	Subsidence	1	1	1	1	6	6
1.13	Tornadoes	1	3	2	2	15	15
1.14	Wildfire	3	2	2	1	11	33
1.15	Winter Storms	3	3	2	2	15	45
2.01	Dam failure	2	1	2	3	10	20
2.02	Energy Emergencies	2	2	0	2	8	16
2.03	Fire – Scrap Tires	1	1	1	1	6	6
2.04	Fire – Structural	3	1	2	2	9	27
2.05	HAZMAT – Fixed Site	0	-	-	-	-	-
2.06	HAZMAT – Transportation	1	1	1	1	6	6
2.07	Infrastructure Failures	3	2	1	2	10	30
2.08	Nuclear Power Emergencies	0	-	-	-	-	-
2.09	Oil/Natural Gas Well Accidents	2	1	1	1	6	12
2.10	Pipeline Accidents	1	1	2	2	9	9
2.11	Transportation Accidents	1	1	1	1	6	6
3.01	Catastrophic Incidents	1	3	3	3	18	18
3.02	Civil Disturbances	1	1	1	1	6	6
3.03	Nuclear Attack	0	-	-	-	-	-
3.04	Public Health Emergencies	2	2	0	3	9	18
3.05	Terrorism & Similar Criminal Acts	1	1	1	1	6	6

Hamlin Township Survey of 2018

Introduction: The Land Use Plan of Hamlin Township is used to guide the creation of zoning ordinances by the Planning Commission. It is revised on a ten year basis to reflect changes that occur in the Township. Opinions collected by this survey will make it possible for the revisions in the Land Use Plan to more accurately reflect the views and concerns of the residents of the township. Your answers are completely anonymous. Please feel free to comment on the last page or elsewhere as appropriate. If more adults reside within the household and wish to respond, you may pick up an additional copy of the survey at the Township Hall or visit www.hamlintownship.org.

You do not need to answer every question.

How many in your household? _____ Residential? Year round resident _____
Seasonal resident _____

Employment (each resident over 18)	How long have you lived in and/or owned property in Hamlin Township?	
	Lived	Owned
Employed # _____		
Unemployed # _____		
Retired # _____		
	0 – 10 yrs. _____	_____
	10 – 30 yrs. _____	_____
	30+ yrs. _____	_____

Listed below are issues that Hamlin Township is facing now and which may potentially become greater in the future. Please indicate how important each issue is to you.

IMAGE:

Please enter the letter of two most important: 1. _____ 2. _____

- | | |
|-----------------------------|---|
| A. Too many road side signs | B. Development not in character with area |
| C. Junk and nuisances | D. Too many communications towers |
| E. Wind energy systems | F. Roadside cleanliness |

TRANSPORTATION:

Please enter the letter of two most important: 1. _____ 2. _____

- | | |
|-------------------------------------|-----------------------------|
| A. Traffic congestion | B. Paved roads in disrepair |
| C. Excessive speeds on rural roads | D. Number of unpaved roads |
| E. Lack of pedestrian traffic areas | |

PERSONAL CONCERNS:

Please enter the letter of the two most important: 1. _____ 2. _____

- | | |
|-----------------------------------|--------------------------------------|
| A. Loss of farmland, forest lands | B. Loss of open spaces to other uses |
| C. Loss of rural character | D. Increased suburban sprawl |

NATURAL RESOURCE USES:

Please enter the three most important

Natural Resource Land uses to you. (A to I): 1. _____ 2. _____ 3. _____

- | | |
|-----------------------------------|--|
| A. Commercial/Agriculture | B. Open fields / Open Spaces |
| C. Park Lands | D. Forest Lands |
| E. Sand, top soil & gravel mining | F. Conservation Easements |
| G. Wetlands | H. Non-commercial Agriculture (horses, etc.) |
| I. Other:(describe) | |

Survey
Hamlin Town Hall
3775 North Jebavy Drive
Ludington, MI 49431

How much land in Hamlin Twp. would you like to see dedicated for the uses identified below?

	More	Less	As Is
Commercial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile Home Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family Homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apts or Condos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seasonal Homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adult Foster Care / Assisted Living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other Land Uses: (describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

In order to address the concerns discussed in this survey, Hamlin Township Officials may have to consider developing new policies and regulations.

Please indicate how you feel about the following:

Environmental Protection:	Not in Favor	No Opinion	In Favor
A. Control Burning of: Leaves, Brush & Stumps	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B. Allowing Campfires	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
C. Protect Farm & Forest Land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
D. Controlling Water Runoff and Erosion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
E. Developing a Sewer and Water System	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
F. Reduce / Control Noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (describe)

Growth Management:

	Not in Favor	No Opinion	In Favor
Larger Residential Lots > 15,000 sq.ft.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Smaller Residential Lots < 15,000 sq ft.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential zoning too restrictive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential zoning not restrictive enough	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial Medical Marijuana Growth and Distribution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

I would be willing to pay fees or taxes to support the following:

	YES	NO
Lake-Safe fertilizer program	<input type="radio"/>	<input type="radio"/>
Noise Ordinance	<input type="radio"/>	<input type="radio"/>
Support recreational activities	<input type="radio"/>	<input type="radio"/>
Paths/sidewalks/bike trails	<input type="radio"/>	<input type="radio"/>
Improving Township services and facilities	<input type="radio"/>	<input type="radio"/>
Support a Night-Time Sheriff Patrol	<input type="radio"/>	<input type="radio"/>
Street Lights	<input type="radio"/>	<input type="radio"/>
Road Improvements	<input type="radio"/>	<input type="radio"/>
Other (Describe)	<input type="radio"/>	<input type="radio"/>

Please include any additional comments you have below.

If you need more space or require privacy for your comments please use separate sheets of paper and enclose inside.

**The Hamlin Township Planning Commission wishes to Thank You for your input.
It is greatly appreciated.**

Please fold in half, tape closed and return this survey by mail or drop it off at the town hall by 02-28-19.

**Hamlin Town Hall
3775 North Jebavy Drive
Ludington, MI 49431
www.hamlintownship.org**

Summary of 2018 survey comments:

Number of comments/interests by Category:

- 34 - Roads needing improvement or paved
- 30 - need mass transportation
- 25 - traffic (19 - speed control, 6 too much traffic)
- 24 - lake quality (8 - lake quality - too much algae, 8 - too many weeds, 8 - agricultural management practices)
- 20 - need bike and walking paths
- 19 - excessive speed need to slow down traffic
- 18 - need to keep the rural character of township
- 17 - need more recreational parks and amenities
- 17 - taxes too high
- 16 - need to enforce a noise ordinance
- 16 - zoning too restrictive
- 15 - need to stop sand mining and trucks constantly running
- 11 - need more and better launch ramps on Hamlin Lake
- 9 - too many fireworks for too many days
- 9 - need sewers in township
- 9 - need more county sheriff patrol in township
- 7 - need street lights or don't want street lights
- 7 - medical marijuana
- 7 - more directional signs
- 6 - enforce junk ordinance
- 6 - accessible recycling facility
- 5 - better trash pickup/transfer facilities
- 5 - campfires (more/less)
- 5 - animals (more/less)
- 5 - leaves (disposal, burning)
- 5 - lot size (too small)
- 4 - burning control
- 4 - fertilizer program
- 4 - sand mining (less)
- 4 - more services
- 4 - storage (too much, not enough)
- 3 - zoning inspection (need more)
- 3 - night time carp boat (noisy, bright lights)
- 3 - growth (limit)
- 1 - boat slips (more)
- 1 - housing (more)
- 1 - transfer site (positive)
- 1 - maintain ditches
- 1 - spruce up the township office facility
- 1 - treasurer office hours

PERSONAL CONCERNS:

Loss of farmland: 155

Loss of open spaces to other uses: 76

Loss of rural character: 120

Increased suburban sprawl: 95

NATURAL RESOURCE USES:

Commercial/Agriculture: 28

Open fields/open spaces: 83

Park Lands: 187

Forest Lands: 193

Sand, top soil & gravel mining: 58

Conservation Easements: 62

Wetlands: 126

Non Commercial Agriculture (Horses, etc): 27

Other: 4

HOW MUCH LAND IN HAMLIN TOWNSHIP WOULD YOU LIKE TO SEE
DEDICATED FOR THE USES IDENTIFIED BELOW?

Commercial: More 32, Less 99, As Is 237

Mobile Home Parks: More 10, Less 214, As Is 158

Single Family Homes: More 147, Less 15, As Is 219

Duplexes: More 33, Less 163, As Is 173

Apartments or Condos: More 44, Less 179, As Is 158

Seasonal Homes: More 67, Less 55, As Is 24

Street Lights: YES 106, NO 255

Road Improvements: YES 272, NO 110

Other: YES 59, NO 29

The grading of N. Larch Drive (off Piney Ridge) is causing a major build-up of gravel. Consequently, the sloping is causing all of the rain to pond at the end of my drive and mail box. HELP!

We would like to see more hiking and biking nature trails "paved". Lakeshore Dr. is a dangerous stretch of road for biking on.

Public Bus.

Work on controlling speeds on tightly congested areas (Barnhart, Mound, Maple Lane, Etc.)

Bike lane on roadways.

Rich people refused to live in Hamlin years ago, now these same type people are trying to transform Hamlin Twp. to their life style. Let us keep Hamlin country. A related life style.

I am against yard lights. If you are afraid of the dark then move back to town. I enjoy the moon and stars.

We live down Nurnberg Road. Love the location, not so much the road. I realize there's been discussion before on paving it, but that was declined. I'm hoping the Road Commission; which may not be your focus, but nerveless, would improve the road so it's predictable. You never know what condition it will be in and I believe it is a safety concern for residents and visitors.

There is benefit in field testing survey questions before mass distribution.

Amazed questions of public transport and sand mining are not included.

Hamlin Township is diversified and desirable as it is (around lake is different needs than farm land & woods). Keep woods, creeks, wetlands, farms (with farm animals) and wild life in track as best as possible. When I was a child here we had quail, pheasants, bobwhites that I no longer see or hear – would like to keep as natural as possible.

Don't over regulate, nor ignore serious needs.

Stop lights may be needed one of these days at Jebavy and Angling, Bryant & Tinkham (pretty steady and heavy traffic at certain hours and holiday activity).

Need to make roadsides safer for pedestrians, bikes, etc. Live on Decker, unsafe for us. Vehicles go too fast, more patrolling needed.

Improve launch area to lower Hamlin; Deeper water access/for boats of 20 ft. launches are inadequate.

Hamlin is a wonderful place to "get away" Quiet – but not too quiet; Busy – but not too busy. Shopping – plenty and in one area. Lots of natural beauty. We are concerned about too much development destroying all that.

Increase/keep natural forest land and parks.

Love the township

Survey is a little log.

Treasurer needs more office hours at hall.

Dial-a-ride; Brush haul-a-way; junk haul-a-way.

Where did the extra taxes go that we voted for several years ago that were for the roads?

Seasonal residents with water frontage pay high taxes for services based on property values. We support schools which we do not use, but are more than willing to do so for the betterment of the community. We would like to continue to enjoy our area and the beauty of it offers. Sand/gravel mining and the constant flow of trucks along 116 and through town certainly detracts from one of the most scenic and shore line accessible drives in Michigan. Save our dunes. Save our lakes w/fertilizer management and sewer systems. Install water systems at the same time as sewers. Lets continue to enjoy our area and leave it better for the next generation.

Pay taxes on 16,000 sq. ft., but can only build or use 6,800 sq. ft. of my lot. I'm good now, but it sure feel punitive. Dogs, stray cats make them go away. Bark all night. Poor owners. More boat launches into Hamlin Lake. Zoning rules are very restrictive if you live on the tree streets.

Subdivisions too many.

One things that I am very unhappy about is my mail service. I cannot get the mail now to pick up my mail. Deliver yes, out going no. I have called and complained, but to no avail. For what I paid in taxes! What the world! Help. I do want to stay that I love Hamlin Township. I love Ludington. There is no place like it. I have been here all my life. So beautiful and peace. Thank you for all your do. God Bless. I have literally been all over the world. Ludington is where it's at.

Horse trails – public transportation.

Need improve condition of Nurnberg Road or paving. Need better parking lot for Nordhouse Recreatonal Area access.

Our lakes and rivers. We need to close pipeline 5, more EPA regulations. New director.

No commercial buildings in residential areas.

I would like to see Ludington Mass Transit in Hamlin Township.

As more and more homes are built in this area, Lincoln & Dewey Roads became busier all the time. We would love to see posted speed limits of 45 mph on these roads and we would also like to see enforcement of excessive noise (loud vehicles).

LMTA – Internet Services.

Too much zoning – Taxes too high. Too many environmental activities.
Favor less zoning. The zoning in Hamlin seems to be run by who you know. Less government is good government.

Nice place to live! We are blessed. Certainly appreciate all the work that it takes to maintain our township. Thank you so much. An education program to reduce noise levels (guns, leaf blowers, barking dogs) would be appreciated.

I'm a hunter, been around and used guns/bows my whole life. I am concerned with the amount and frequency that guns are shot recreationally in our township. Less shooting noise for quiet and safety would be appreciated.

Would like to see Fisher Rd paved. Fisher Rd. would better connect a lot of people to the college.

Public transportation.

With all the advertising of the Nordhouse Dunes trails camping/hiking, the traffic on Nurnberg is out of control. It is very dangerous and someone is going to be seriously injured. It needs to be paved.

Would be interest in having natural gas lines installed. Believe it is important to keep the integrity of the original rural feel of Hamlin township.

Please support weed control in the North Bayou – It is hard for residents to move boats in heavily weed areas, it just keep getting worse: More treasurers hours – not accessible.

It would be nice to have a dog beach in Hamlin.

No where to ride bikes.

We like living here – We like trees – surprised the survey does not mention public transportation. My wife and I would be happy to pay a millage to get dial-a-ride or other public transportation.

Public transportation – Disappointed this was not specifically included in this survey.

Confusing questions – Don't mind a lot of restrictions – don't need anymore.
Definitely not paying for street lights – too much light.

As a non-resident we pay at least \$2500.00 more in taxes than a resident. I do not support raising taxes for anything until non-residents are treated equally.

Please replaced the South Bayou bridge. It would be great if you re-designed the bridge complex into one bridge that allowed larger boats and pontoon into the bayou.

Lake stewardship program. Safety issues on Jebavy Drive for bikers, joggers.

Most people reside in Hamlin Township because they prefer a natural and peaceful environment. Therefore, it must be a priority to sustain those traits. Most people reside in Hamlin Township because they enjoy the "out of doors". Therefore, it is important to have a stewardship program to educate and inform residents, especially riparians, of environments preservation.

Help keep up the good improvements on Nurnberg Road.

Safe bicycle routes.

Pick up recyclables.
Painted lines on all the roads.

Lake access improvements.

Improve recycle/transfer facility.

With all due respect for jobs well done, Decker is well paved. E-W Road and school bus route. It is often snow plowed after Dewey and Jagger. Very difficult to get to work. Perhaps none its priority a litter higher on the list? Thanks you considering.

Hamlin Township is a beautiful place. We are happy to see your request for community input. Thank You. What ever you have been doing, you have been doing a great job.

Bus service in Hamlin.

Add road signs like: Share the Road (Shows bicycle, walking etc.) given the nature of this area the "roads" are not just for cards. They are shared by other uses000 especially in summer.

Need to expand Wilson Park Board ramp and open old ball field for winter parking.
Need to stop south resort from putting sand in channel.

Survey should have return addressed envelope. I'll pay postage. Should not have name on survey. Many questions are hard to answer if you don't know present situations are. As to how much of land is available for developing. What is lake-safe fertilizer program. Don't need more lake improvement programs or communities. Who likes more taxes.

Someone has to be in control and restrict the destruction of forest on Hamlin lake. Many acres of trees were destroyed causing flooding and run-off to the lake and destruction of wet lands. When I contacted the township they blamed drain commission who said it was DEQ who said it was township. Many regulations were broken but no fines were issued and nothing was done. But, if I want to improve my porch I need a variance and several inspections. Where's your priority?

Improve signage and maintenance at twp lake access sites, such as N. End of Lincoln Road and other sites.

Bike and family walking paths and trails within Hamlin Twp. would greatly improve the safety of all the residents.

Don't we pay for many services in our taxes? Is this more taxes as I feel our taxes are already high enough?

Paved Nurnberg Road or get reliable snow plowing for heavier snows on Nurnberg. Year round residents and activities (recreational traffic) need that road cleared and open year round.

A township splash pad and pool would be tremendous addition. Perhaps consider township hall property – it would serve to increase community traffic to the town hall thus increasing potential awareness and involvement in the community at large.
Groomed bike/run/x-country ski trails – not for motorized vehicles.

Hamlin twp. is a great place to live.

As a non-homestead owner, taxes high enough.

I would like to thank the Hamlin Twp. Board for not accepting dial a ride. It is not feasible with the layout of Hamlin. When I drive from Ludington out to Walmart I have seen at times 5 dial a rides which are empty and always seem as they get newer they get larger in size. Other counties have used the hospital for medical related pick-ups. People who want medical transportation seems to be their greatest concern.

Need more commercially zoned properties. Need sewer around Hamlin Lake. Need control of residential fire works.

Better enforce present zoning laws.

Dial-a-ride transportation for handicapped and elderly and students also. Convenient dumpster for recycling. A question addressing public transportation was notably missing under the transportation heading. The Planning Commission has missed an opportunity to learn of residents current interest regarding this important issue.

Need bus service.

My biggest concern is traffic speed on Jebavy and Angling Rd. I know it's a back way to Manistee but people (some) drive like it US 31 Hwy.

Don't we already have a county sheriff patrol that has night staff patrolling the county roads?

Why is there no loose cat ordinances? Would like to see more blight enforcements. 45 mph speed limit (Lincoln Road). People drive way too FAST.

There needs to be a speed limit sign on my road _ West Victory Drive.

Have lived on Sugar Grove Road for 19 years. Seen it improve but not by much. Lots of houses on this road! Plus all the people in Tamarac that use the road. Needs to be paved! It is time! How long do we have to wait? Lot of tax payers on this road! Please fix an ongoing problem!

Hamlin Lake is the township's most valuable resource. It undoubtedly contributes to a major fraction of the economic wealth of the township. More emphasis should be placed on ensuring the health of the lake. If the lake fails, tourism and property values will fail as well. Thus survey fails to address the important of the lake in deciding the future of the township. Much more attention is needed regarding agricultural run-off, failing septic fields and invasive species.

Mail box protectors – too large – should not be left in place year a-round. Blocking view off on coming traffic.

Paved Nurnberg Road.

I think that we need to replace the old culvert bridge by the south bayou. Every year the structure becomes weaker and it is only a matter of time before someone gets seriously hurt. We don't need a lawsuit.

Garbage and trash burning in our neighborhood makes it impossible to open our windows or be outside.

Expand LMTA to Hamlin Twp. (Dial-a-ride)

I like junk days.

Please no wind turbines.

Major problem with noise is the when the hugh semi-trucks driving by house while removing our dunes! This happened all day everyday. Create bike paths – not just putting up bike path signs on the Highway. Painting a bicycle picture on the road is not a bike path.

We want reasonable residential zoning to keep the rural atmosphere of the township from being lost, but restrictive enough to keep out trails and shacks and collections of old cars & junk on properties.

I believe in paying taxes for projects that enhance the health of the environment and improve the lives of people. We need some kind of public transportation in the more densely populated parts of the township that are close to town – perhaps on a subscription basis with an opportunity to create a chartable fund for those who truly can't afford their own subscription – kind of a transportation member co-op. Members could pay a flat yearly fee – taxpayers could “opt in” to help support it. A shared public/private project.

I understand Nurnberg Road is in Grant Twp., but my taxes go to Hamlin Twp. Road is generally terrible and dangerous. Speeds driven are too fast. Sooner or later someone will get killed or badly injured due to fact Hamlin Twp. doesn't do enough to assist Grant Twp. Hamlin Twp. should annex this road so the growing number of residents have representation and can see improvements with tax dollars paid.

Eliminating Sargent Sand from Critical Dunes. Tree City USA. Eliminate Towns Bros Trucks from Hamlin/Ludington route to/from Sargent Sand. Dangerous-noisy- road destroyed. Enforce/current noise laws. 25 mph on Piney Ridge Road/Tree removal laws.

A primary concern for me is the amount of junk people have on their property. The annual “Dump your junk” day makes it very easy for residents to dispose of unwanted items yet it remains a problem and a concern. Autos without up-to-date license plat4es should not be allowed.

In regards to the cultivations & distribution of marijuana, I support this industry that it may bring jobs and economic growth to Hamlin.

Please – Both south and middle bayou need better lighting at night. It is way to dark and hard to see when traveling at night.

Bus Service.

I am not in favor of excessive regulations.

Dial-a-ride/Recycling services.

We feel you are doing a great job. Nice to see the road into the recycling area paved – great improvement. It would be nice to see Jebavy mowed along side the road in the summer and plowed past Angling Road (N) in the winter.

Sand mining is a big issue to US because we see it changing Hamlin lake and the entire area.

One of the biggest problems is cars traveling too fast on local roads (such as Piney Ridge Road) while there are many walkers and bicyclists there, too. I don't think there is a traffic sign with a posted speed limit, on that road.

Dial-a-ride.

Sand Truck – Load limits – Time restrictions – our roads are being abused.

As out of town owners, we pay more than our share of taxes!

Dial-A-Ride

No burn barrels or trash fires of any kind.

There are issues with people coming off the lake drunk and speeding up Duneview from the boat launch in the summer. Can a road speed limit sign be put up so the speed through a residential, well populated area can be enforced. It would also be nice to launch a mid size boat from that launch rather than just smaller or fishing boats and an area their kayakers, canoe's, etc., can safety launch. Much appreciation. Thank you for your time.

Can't fill in low areas on own property.

Taxes are sky high now for no benefits. Look what you charge for schools and you don't have any. Most residents are old or part time not many school age children around. Redirect the tax money.

Ban fireworks. Unrestricted fireworks make summer a nightmare, and restrict our use of our property. Our pets are terrified. We have the right of quiet enjoyment; a covenant that gives us the right of undisturbed use and enjoyment of real property. Taxpayers that dislike fireworks have civil rights as well.

Greater emphasis on family friendly parks and playgrounds outside of the state park.

All the new pot holes in the new asphalt need to be filled.
All terrain vehicles (unlicensed) speeding on roads.

We are not in favor of the outdoor boat storage seemly expanding around the Jebavy/Dewey Rod intersection. It's becoming very unsightly. Prefer all boat storage be contained inside buildings. At a minimum require vegetation screening of nature trees in order that outside stored boats are not visible from roadways or adjoining property.

Better enforcement of fireworks law!

The Township hall needs a coat of paint and "sprucing up" Need to present a quality facility equivalent to the quality of the township area.

Pave Nurnberg Road – Limit access to Nordhouse Dunes Trailhead entry.

Pave Nurnberg Road

Not enough bike lanes.

I pay \$15K annually in taxes with zero services returned. Pave or at least grade Nurnberg Road. Nurnberg Road is the highest traveled road in North America that is gravel. Its shameful that Hamlin Townsihp takes our extremely high taxes and offers no services in return. Pave Nurnberg Road. Open space preserved.

Public access point – water/woods for resident and resident dogs.

I'd like to have a write copy of the township rules and regs. Periodic monitoring on speeding on N. Lakeshore Drive. Water access for dogs.

Put same restrictions on poorly cared for homes and yards.

Some of the houses look like junk yards and yet nothing is done, even after they've been reported so where is this code enforcer guy, he's not doing his job. Tell him to start driving down all the streets and enforce the codes.

Get ride of Sargent Sands. Reduce M-116 to 45 mph.

I don't like the noise from music being played with the base turned up. I don't like ATV on roads. I don't like seeing the tents (storage) by the roadside. I think that drainage ditches need to be cleared out. There are trees growing in them. There are many people biking on the roads. Roads should be widened to accommodate them.

WE are not in favor of supporting Dial-A-Ride in Hamlin Twp. We are very pleased with the snow removal, road-side mowing and paved road maintenance in Hamlin Twp. Thank You.

Roads need to be a top priority! Dirt roads need adequate ditching and draining system. A lot of the roads in Hamlin Township are too narrow and need to be wider. Pedestrians walking or riding bikes are in danger because there is no room on the side of the road.

Sand mining and trucks pass our house with incredible noise from 6:30 am – 5 pm daily. It is a noise problem and environmental problem. Is Sargent Sands pre-funding a recreation plan? Many other mining companies go bankrupt once there is no more natural resources to remove. Please help reduce the noise and speed of the trucks and make sure we don't get stuck with the bill for cleaning up Sg. Sand's mess. Also consider lowering the speed limit on Lakeshore/M-116 to 45 mph.

Increased marine patrol on Hamlin Lake, especially at night (big light fishing boat is not following nighttime lighting regulations). Require removal of weeds cut or pulled by homeowners. Other people's floating weeds are major nuisance. Sewer system.

I'd like to see restrictions on all fireworks. On lower Hamlin fireworks go off weeks before and after the 4th of July into all hours of the night. I've called the police but they do not respond or if they do the fireworks just start again after the police leave. Fireworks have become out of control on lower Hamlin. Feels like a war zone. Police do not respond.

We need a boat ramp (in good working order) on the lower lake and not at State Park. One that would accommodate larger pontoons.

Buy out the sand mine. We love Hamlin Twp. and Ludington State Park. Thank you for extending this survey to us. We would be interested in any opportunities to get involved with opposing the Sargent Sand Company.

Pave Nurnberg. Regulation Survey question is confusing – written. Can be read 2 opposite ways and give bad survey results.

Replace South bayou Bridge.

Better maintenance of roads in winter. Snowplowing, sand, salt. Favors some controls on burning of leaves brush and scraps.

Street lights – there needs to be one on the corner of Lincoln & Dewey. I'm aware that there are rumble strips and signs indicating an intersection ahead, but it is still difficult to see when thick fog or heavy snowfall especially at night limits your visibility.

NO noise ordinance. No tax supported patrol. No tax supported transportation.

Protect Hamlin lake from phosphorus entering. Hamlin Twp planning commission needs to investigate the long term health of Hamlin lake (upper Hamlin lake and lower Hamlin lake)

Control Fireworks that go all summer long. Treasurer needs better hours for working people.

Bike paths, bike lanes – esp. leading to state park.

Seasonal homes pay taxes but do not strain the school system or other public uses. Water and sewer is key to Hamlin township as is computer access. Other states that allow have problems with users outside, their smoke gets to the non users air, blow into their yards and on the street pollute the air.

Weeds and pollutions in Hamlin lake. The parks are plenty, what is important is Hamlin lake. Should the weeds worse every year we will have a real problem. The parks unutilized.

Treasurer not in office enough.

Hamlin lake it will be a high disaster. Should they hit a vein and drain. We need monitoring. Roads being destroyed from the hauling of sand. Not exist or have it's tax base. Keeping Hamlin lake and lake Michigan safe and clean. Top priority with out them Ludington would not exist or have its tax base.

Willing to pay for enforcement of a noise ordinance.

We are seasonal residents and this questionnaire speaks volumes about how little the township values our tax \$. With no homestead exemption we pay a high amount into this township with near zero benefit.

Straighten and pave mavis road between Lincoln and Sherman Road. Comm. Calbe and natural gas available to all Hamlin twp residents.

Weed control on Hamlin lake. Address the weed problem in Hamlin lake.

Keep the character. Restrict and plan development.

Improve snow removal on Jebavy/Angling. Places for seasonal workers or young people to live. Confusing questions.

We love the addition of some new items as shown but do not want Hamlin Twp. to become overpopulated or lose much of its rural like attractions. Stay smaller – but very efficient and great environment. Hamlin Twp. does a good job with what they do but I can see how/why other services would require additional funding and potentially creating/updating zone ordinance/service fees. What are they doing seismic monitoring on Decker Rd? 11-2-18.

A restriction on fireworks would be nice.

Safe parking near the lake off Piney Ridge. So many cars park and are not courteous to cars driving by. They step out in front of you and also their dogs are not on a leash by the road. It's getting more and more dangerous.

Fisher Road is an important part of a route to the College. I would be willing to use tax dollars to pave it.

Don't want any higher taxes. Ludington's losing its quaintness of a beautiful country setting. Peace and quiet away from big city living. Needs no more big stores. Support more downtown local businesses. US10 way too busy. Quit catering to tourists.

Need Ludington mass transit.

Decker needs paved shoulders.
Recycling pick up at curb.

I'm lucky I can pay the taxes I have now. There isn't any services and no more money.

Twp. cor. Or law fertilizer runoff or barn yard service fertilizer? Hamlin Lake is a top concern – big mansion with lawn services are the culprit – so do something about it. Stop encouraging large residences and promote vacation cottage and small lot developments. Township office staff are great. More bike lanes on Dewey and Decker.

Eliminate off road traffic – ATV, snowmobiles, dirt bikes on private property – Users no respect. We have enough tourist housing – summer seasonal homes and out of town stuff. Let's return to our own values of local privacy – local use – why are subjected disrespect cow touring them? We are ready and leave the township county state over year disparities.

Hamlin Twp. is a rural township in a rural county. Urban ideas are not needed or wanted here. Less government interference is preferred. The Township government should focus more on fire department upgrades and park upgrades, etc.

If would be nice if you could pave the rest of the Township station area. The new paved road turned out nice.

Hamlin is great – love it.

I would support a night time sheriff if you allow marijuana off any land to come to your state. Since Canada now allows it we will probably need the extra sheriff.

Late night fishing – All of a sudden we have light and boats at 11 pm. The light are so bright they flood the rooms. No privacy for living in the woods. Please stop this. This is insane. Medicine is the best thing it will be used for! Have you read about how it's use starts people use of other drugs. Accidents go up. Pot actually harms people genes. Read the literature.

Ice skating rink outside. Better use of state park in the winter, sledding for the kids. In the fall – a leaf service that comes in to suck up leaves like the city does.

There needs to be more research and on site inspections completed before permits are issued. In addition all developments and construction should be inspected for any changes until project is completed.

Thank us for sending this polling. Unfortunately many of the questions do not match the answers with a directive in mind and are rather vague.

Enforcement of removing junk from yards. Garbage, junk cars, boats, campers in disrepair. Running vehicles all fine. But many look like a salvage facility (yards) empty propane tank piles.

Paved roads in Hamlin Lake Estates.

More realistic tax assessments. I love this township and I love Hamlin Lake we need to protect it and preserve it.

Enforce existing and any new zoning ordinances. Could we please get more fish waste tubes at skinny park.

As far as lot size, I would like to see them at about ¼ min. instead of the 1/3 current min. Also there are existing lots that are not considered un buildable and therefore un saleable. Dia-A-Ride services especially for disabled and elderly. \$55 an hour for Hamlin.

Pedestrian walkways – bike paths. Hamlin Twp needs more ordinances to ensure our get away can be peaceful, enjoyable, experience and not a tourist area.

I live on Piney Ridge and in the summer, an absurd number of camper trailers and other vehicles drive up our road thinking that is the way to the state park. Our daily traffic is at least doubled due to the which is both a nuisance and an increased danger to walkers/bikers/other motorists on our street. I propose a larger/clearer sign near the entrance to our road instructing tourists of the accurate route to the State Park. I would be willing to pay route to the state park. I would be willing to pay something towards the cost of the sign if necessary.

Cover leaves when hauled.

We do not want to loose the rural feel.

Too much animal noise

Fix the parks. Long Skinny falling into lake. S. Bayou boat launch washing away.

Parking lot – lots of holes.

We need to clean up and better maintain existing parks (surfaces, erosion, facilities)

Allow building certain empty lots if property owners wants to build a storage barn or garage w/out living facility. It would be a developed property – more tax dollars. Why don't we get plowed on Sundays? Why do they drop sand going up the hill but not down? We need to go up those hills to leave neighborhood.

I would be willing to pay fees or taxes to support the following:

	YES	NO
Lake-Safe fertilizer program	<input type="radio"/>	<input checked="" type="radio"/>
Noise Ordinance	<input type="radio"/>	<input checked="" type="radio"/>
Support recreational activities	<input checked="" type="radio"/>	<input type="radio"/>
Paths/sidewalks/bike trails <i>Def. after</i>	<input checked="" type="radio"/>	<input type="radio"/>
Improving Township services and facilities	<input checked="" type="radio"/>	<input type="radio"/>
Support a Night-Time Sheriff Patrol	<input type="radio"/>	<input checked="" type="radio"/>
Street Lights	<input type="radio"/>	<input checked="" type="radio"/>
Road Improvements	<input checked="" type="radio"/>	<input type="radio"/>
Other (Describe)	<input type="radio"/>	<input type="radio"/>

*need sewer brought in for
along lake front properties to stop phosphate getting into lake
and the people along lake front shall hook up to it period*

Please include any additional comments you have below.

If you need more space or require privacy for your comments please use separate sheets of paper and enclose inside.

*we need to protect our water now, not tomorrow
what I happen to like 35 ft set Back and a 100 ft
100x100 ft lots to build on period. No Room for
well as septic, etc money talk of gess.*

The Hamlin Township Planning Commission wishes to Thank You for your input.
It is greatly appreciated.

Please fold in half, tape closed and return this survey by mail or drop it off at the town hall by 02-28-19.

Hamlin Town Hall
3775 North Jebavy Drive
Ludington, MI 49431
www.hamlintownship.org

I would be willing to pay fees or taxes to support the following:

	YES	NO
Lake-Safe fertilizer program	<input type="radio"/>	<input checked="" type="radio"/>
Noise Ordinance	<input checked="" type="radio"/>	<input type="radio"/>
Support recreational activities	<input checked="" type="radio"/>	<input type="radio"/>
Paths/sidewalks/bike trails	<input checked="" type="radio"/>	<input type="radio"/>
Improving Township services and facilities	<input checked="" type="radio"/>	<input type="radio"/>
Support a Night-Time Sheriff Patrol	<input checked="" type="radio"/>	<input type="radio"/>
Street Lights	<input type="radio"/>	<input checked="" type="radio"/>
Road Improvements	<input checked="" type="radio"/>	<input type="radio"/>
Other (Describe)	<input checked="" type="radio"/>	<input type="radio"/>

→ Creation of nature preserves, wildlife viewing areas

Please include any additional comments you have below.

If you need more space or require privacy for your comments please use separate sheets of paper and enclose inside.

Hamlin township is "being loved to death." It seems every patch of woods is being developed. More and more year-round and seasonal dwellings are being built on very small lots - ~~at a price~~ Many lots in the city of Ludington are bigger than in Hamlin! Perhaps incentives to build on or buy pre-existing developed properties would help? while at the same time protecting the unique environmental areas that make the area desirable. The area can only endure so much population growth before the quality of life and property values depreciate, then folks will move away, in search of the next beautiful place to live! This, I'm sure, is not an easy issue to solve... but if not addressed, development will take its toll. (boat traffic, algae blooms, noise, traffic, congestion are already issues..)

The Hamlin Township Planning Commission wishes to Thank You for your input. It is greatly appreciated.

Please fold in half, tape closed and return this survey by mail or drop it off at the town hall by 02-28-19.

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Support a Night-Time Sheriff Patrol	<input type="radio"/>	<input type="radio"/>
Street Lights	<input checked="" type="radio"/>	<input type="radio"/>
Road Improvements	<input type="radio"/>	<input type="radio"/>
Other (Describe)	<input type="radio"/>	<input type="radio"/>

Please include any additional comments you have below.

If you need more space or require privacy for your comments please use separate sheets of paper and enclose inside.

10 USA STATES HAVE NOW ENDED THE FAILED PRES NIXON WAR ON POT. IT IS THE NEXT BIG INDUSTRY SWEEPING OUR COUNTRY. RECREATIONAL POT HAS TO BE AFFORDABLE TO EVERYONE OVER 21 YEARS OLD. MASON COUNTY SHOULD NOT MAKE ANY NEW ZONING LAWS OR RESTRICTIONS TO STOP GROWING, SELLING, BUYING OR USING POT. HAMLIN HAS SOME OF THE STATES MOST BEAUTIFUL BEACHES AND SHOULD ALLOW RESIDENTS AND TOURIST THE RIGHT TO SMOKE ON THE BEACH AND ENJOY SUNSETS WITHOUT ANY PROSECUTION OR FEARS. PERSONALLY I DON'T SMOKE POT BUT HAMLIN SHOULD SHARE IN THIS GROWING NEW INDUSTRY, MORE JOBS, MORE TAX REVENUE AND END MEXICAN CARTELS STEAL OUR MONEY.

The Hamlin Township Planning Commission wishes to Thank You for your input.
It is greatly appreciated.

Please fold in half, tape closed and return this survey by mail or drop it off at the town hall by 02-28-19.

Hamlin Town Hall
3775 North Jebavy Drive
Ludington, MI 49431
www.hamlintownship.org

ROUND
RES

My wife and I live on Lincoln rd in Hamlin township and have for 40 years .We think Hamlin needs less farm animals (horses chickens roosters pigs that are not allowed ducks goats turkeys and all loud foul) We have had to clean horse manure up in our back yard from my neighbors horses more then once.We have to put up with loud animal noise barking dogs loud foul constantly day and night.Hamlin should do animal census when a complant is made and not just say there is nothing we can do .Hamlin township needs to revisit small animal zoning rules and have everyone comply and create and enforce a nuisance noise or a noise ordinance so everyone in Hamlin township can enjoy living here.

HAMLIN TOWNSHIP ANNUAL REPORT

LAND USE PERMITS * APRIL 1, 2019 TO MARCH 31, 2020

TOTAL PERMITS ISSUED.....88 (+9% from 2018)
 PROJECTS PERMITTED.....111 (+1% from 2018)

LAND USE PERMIT COMPARISONS

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Single Family Dwelling	13	26	26	23	16	22
Modular Housing	0	0	0	1	2	0
Pole Housing	0	0	0	0	1	2
Garages	9	22	19	9	18	9
Remodeling & Additions	10	14	13	26	16	13

TOTAL NEW UNITS (Including Doublewides, Modulares & Pole Barn Houses) 2000 thru 2018....481

HAMLIN TOWNSHIP ZONING BOARD OF APPEALS/PLANNING COMMISSION**

2019 Fiscal Year

Variences Granted.....6	Special Land Use Granted..... 0
Variences Denied.....2	Site Plan Review.....0
Variences Postponed.....1	

**The Planning Commission passed several amendments to the zoning ordinance in 2019

2020 HAMLIN TOWNSHIP MARCH BOARD OF REVIEW

Appeals in Person.....6	
Mail-in Appeals40	
GRAND TOTAL 46	
2019 Total Appeals..... 40	

HAMLIN TOWNSHIP VALUES

	<u>2018</u>	<u>2019</u>	<u>2020(*)(**)</u>
Assessed	\$270,692,600	\$287,002,600	\$298,530,800 (+4%)
Taxable Value	\$223,985,590	\$235,316,844	\$245,587,236 (+4%)

(*)Tentative - Pending State Equalization

(**)Totals are for Ad Valorem only

MASON COUNTY BUILDING DEPARTMENT REPORTS

Building permits issued in the 2019 calendar year:

2019 Building Permits = 138.....	Value Total: \$ 10,528,338 (+36%)
2018 Building Permits = 144.....	Value Total: \$ 6,701,448
2017 Building Permits = 102.....	Value Total: \$ 13,321,447
2016 Building Permits = 91	Value Total: \$ 11,873,120
2015 Building Permits = 122.....	Value Total: \$ 5,653,316
2014 Building Permits = 97	Value Total: \$ 4,171,957

Building Permits by Number of Permits

<u>UNIT</u>	<u>PERMITS</u>	<u>ESTIMATED VALUE</u>
Hamlin Township	138	\$ 10,528,388
P.M. Township	51	\$ 5,034,094
Amber Township	48	\$ 1,313,406
Branch Township	43	\$ 1,238,560
Victory Township	33	\$ 574,030

Building Permits by Estimated Value

<u>UNIT</u>	<u>ESTIMATED VALUE</u>	<u>PERMITS</u>
Hamlin Township	\$ 10,528,388	138
P.M. Township	\$ 5,034,094	51
Summit Township	\$ 2,143,512	32
Amber Township	\$ 1,313,406	48
Branch Township	\$ 1,238,560	43

****County, City & P.M. Township operate on a January 1 to December 31 Fiscal Year**

Estimated Average Cost per Dwelling

<u>UNIT</u>	<u>NUMBER OF DWELLINGS</u>	<u>AVERAGE</u>
Hamlin Township	23	\$345,130
Branch Township	3	\$283,334
P.M. Township	14	\$280,492
Summit Township	6	\$261,843
Free Soil Township	5	\$215,000

The average cost of a new build, single family dwelling in 2019 county wide was \$257,298. Of the 53 new homes constructed in Mason County in 2019, 23 (or43%) of the total were built in Hamlin Township.

Note: The figures in this report are taken from records of the Mason County Building and Zoning Department as well as P.M Township. Statistics from the City of Ludington are excluded due to the reporting format.

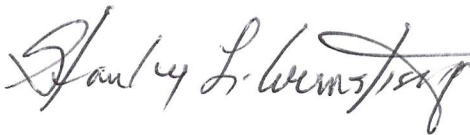
Values are those provided by permit applicants such as contractors, property owners, etc. and are often under reported. The under estimation comes from the belief that the estimated cost effects the price of the permit.

SUMMARY

2019 was a banner year for residential construction in the township. While the number of permits was actually down slightly from the previous year, the value represented by the 138 permits issued revealed an increase in value of \$3,826,890 or 36% over the previous year. The figures examined show Hamlin Township is first by a substantial margin in all measured categories, i.e. number of permits issued, estimated value, average cost per dwelling and number of dwellings.

The most revealing figure to me is the average cost of new homes constructed in the township. The county wide average of new home construction in 2019 was \$257,298. The same figure in Hamlin Township was \$345,129. This is a difference of \$87,831 or 25% above the average.

Respectfully submitted,

A handwritten signature in cursive script, reading "Stanley L. Lemstra", followed by a horizontal line extending to the right.

HAMLIN TOWNSHIP ANNUAL REPORT

LAND USE PERMITS * APRIL 1, 2020 TO MARCH 31, 2021

TOTAL PERMITS ISSUED.....86 (-3% from 2018)
 PROJECTS PERMITTED..... 98 (-12% from 2018)

LAND USE PERMIT COMPARISONS

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Single Family Dwelling	26	26	23	16	22	15
Modular Housing	0	0	1	2	0	3
Pole Housing	0	0	0	1	2	3
Garages	22	19	9	18	9	11
Remodeling & Additions	14	13	26	16	13	15
Pole Barns/Accessory Bldgs						23

TOTAL NEW UNITS (Including Doublewides, Modulars & Pole Barn Houses) 2000 thru 2020...502

HAMLIN TOWNSHIP ZONING BOARD OF APPEALS/PLANNING COMMISSION**

2020 Fiscal Year

VariANCES GRANTED.....7	Special Land Use Granted..... 0
VariANCES DENIED.....0	Site Plan Review.....1
	Zoning Change.....1

**The Planning Commission passed several amendments to the zoning ordinance in 2020

2021 HAMLIN TOWNSHIP MARCH BOARD OF REVIEW

Appeals in Person.....	12
Mail-in Appeals	36
GRAND TOTAL	48
2020 Total Appeals.....	46

HAMLIN TOWNSHIP VALUES

	<u>2019</u>	<u>2020</u>	<u>2021(*)(**)</u>
Assessed	\$287,002,600	\$298,530,800	\$311,353,800 (+5%)
Taxable Value	\$235,316,844	\$245,587,236	\$253,360,998 (+4%)

(*)Tentative - Pending State Equalization

(**)Totals are for Ad Valorem only

The annual assessor's report for fiscal 2020 is not as complete or complex as it has been in past year. This is due, primarily, to the fact that county figures used in the analysis were not available at the time this report was prepared. This is believed to be a one year situation and should be corrected by the beginning of fiscal 2022.

SUMMARY

Hamlin Township continues to show steady growth as the primary residential unit in Mason County.

The township annually issues between 80 and 100 permits covering over 100 projects. This indicates a yearly increase in both assessed and taxable value of between 4 % and 6%. Township records show that 502 new residential dwellings have been constructed in the township in the period 2000 to 2020 averaging twenty-five new dwellings annually. Sales as well as cost to build show a steady growth in value over the past several years. Hamlin Township now has several homes that have sold in excess of one million dollars and others that appraise at more than that value.

The growth in the township since I started here in 1984 has been phenomenal and something few would have predicted.

Respectfully submitted,

2021

Hamlin Township Master Plan Update

Resources:

Hamlin Township Master Plan July 2015

Hazard Mitigation Plan for Mason County 2015 (West Michigan Shoreline
Regional Development Commission)

Hamlin Township 2018 Survey

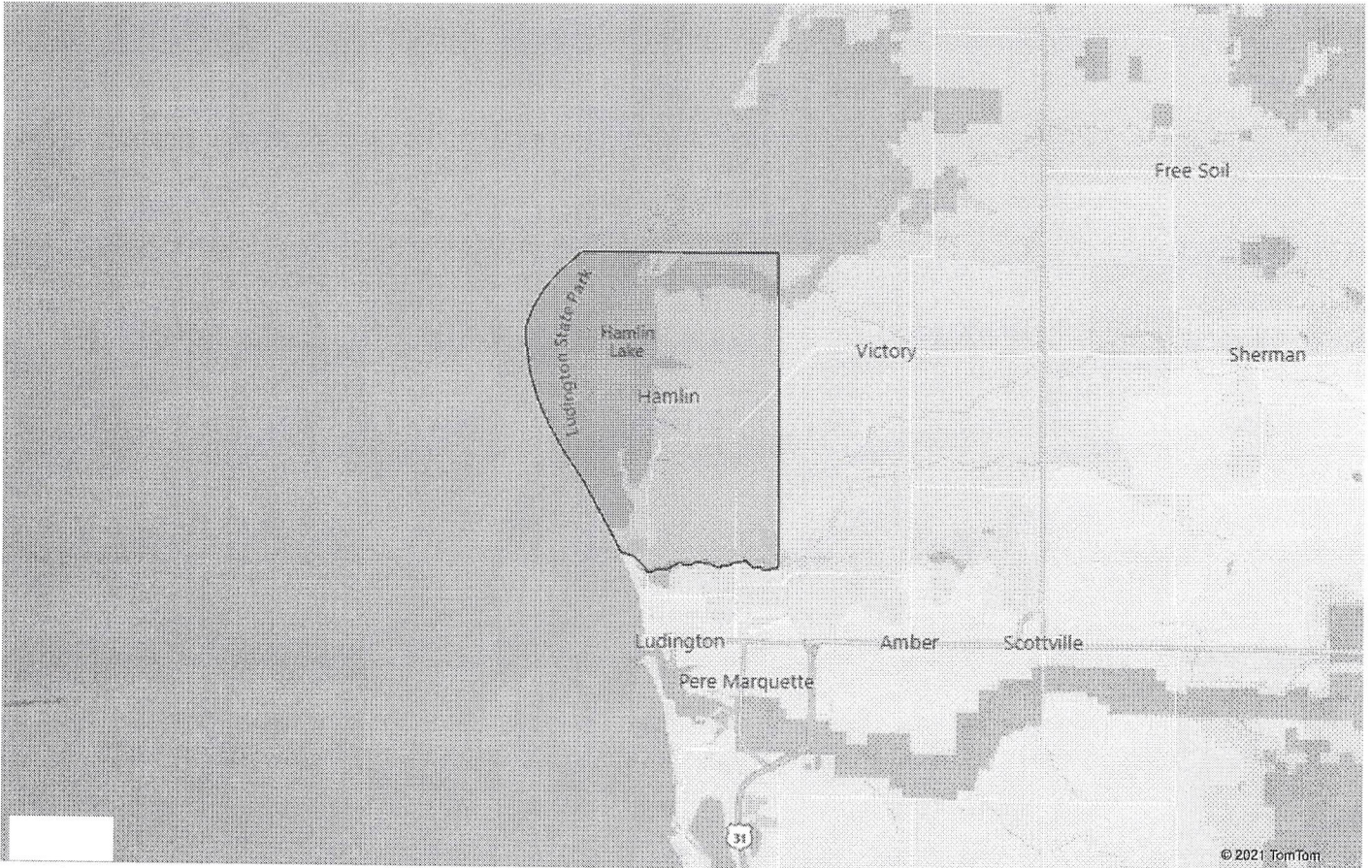
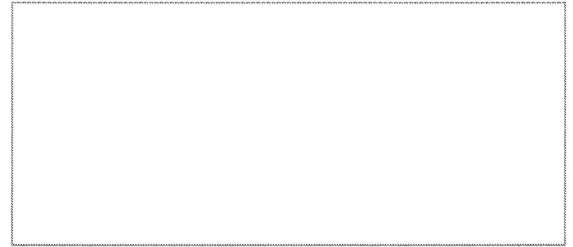
Mason County Road Commission Strategic Plan, adopted 1-23-2020

Hamlin Township Zoning Ordinance No. 45

Hamlin, MI

Area: 34.40 sq miles

Population: 3,464 (2018)



Data from: Wikipedia