

**MIKADO TOWNSHIP
LAND USE MASTER PLAN**

Table of Contents

INTRODUCTION	1-1
Purpose and Planning Process	1-1
Location and Regional Setting.....	1-2
Brief History	1-2
Status of Planning and Location and Regional Setting	1-3
SOCIO-ECONOMICS CHARACTERISTICS	2-1
Population	2-1
Age Distribution and Racial Composition.....	2-2
Household Characteristics	2-4
School Enrollment & Education	2-5
Disability Status	2-5
Housing Characteristics	2-6
Income	2-7
Poverty	2-7
Labor Force	2-7
Wage and Salary	2-8
Community to Work	2-9
COMMUNITY SERVICES AND FACILITIES	3-1
Township Government	3-1
Water and Sewage Disposal	3-1
Waste Disposal	3-1
Utility Services	3-1
Transportation.....	3-1
Public Land and Buildings	3-2
Schools, Libraries and Museums	3-3
Churches and Cemeteries	3-4
Public Safety	3-4
Medical Facilities.....	3-5
Health Services.....	3-5
Recreational Facilities.....	3-5
NATURAL RESOURCES	4-1
Introduction	4-1
Climate	4-1
Geology	4-2
Topography.....	4-5
Soils	4-5
Hydric Soils and Steeply Sloped Areas.....	4-6
Building Site Development.....	4-6
Septic Systems	4-9
Water Resources.....	4-9

Groundwater	4-9
Surface Water	4-11
Forests and Wetlands.....	4-12
Pre-European Vegetation.....	4-13
Wildlife Habitat	4-13
Ecological Corridors.....	4-14
Threatened & Endangered Species.....	4-14
Hazards and Hazard Analysis	4-18
Environmental Permits and Concerns	4-18
EXISTING LAND USE.....	5-1
Land Division Patterns.....	5-1
Existing Land Use Characteristics	5-1
Residential	5-1
Commercial	5-2
Industrial/Extractive/Transportation.....	5-2
Institutional/Recreational	5-2
Agricultural	5-3
Non-Forested Uplands.....	5-3
Upland Forests	5-3
Lowland Forests and Wetlands	5-3
Surface Water	5-3
COMMUNITY GOALS AND OBJECTIVES	6-1
What makes our community a great place to live and work?.....	6-1
What can the Township do to make the community an even better place to live?.....	6-1
What should be the priority for the next five years?.....	6-2
Community Goals and Policies	6-2
Planning and Community Development.....	6-2
Government	6-3
Infrastructure and Community Facilities	6-4
Residential Land Uses	6-5
Commercial Areas and Activities	6-5
Industrial Land Uses	6-6
Recreation and Public Lands.....	6-6
Natural Environment.....	6-7
Farm and Forest Lands	6-8
FUTURE LAND USE RECOMMENDATIONS.....	7-1
Land Use Planning Areas	7-1
Resource Conservation.....	7-3
Forest Recreation	7-3
Agricultural	7-4
Medium Density Residential.....	7-5
Village Commercial	7-5
Industrial	7-6
Special Issue Areas	7-6

Roads	7-6
Waterfront Residential	7-7
Water and Sewer.....	7-7
Streetscaping Planning Area	7-8
Open Space Development	7-8
Community Facilities	7-8
Hazard Mitigation	7-8
PLAN ADOPTION AND IMPLEMENTATION	8-1
Public Hearing	8-1
Plan Adoption	8-1
Legal Transmittals	8-1
Plan Implementation.....	8-1
Zoning	8-2
Grants and Capital Improvement Plan.....	8-2
Recreation Plan	8-2
APPENDIX A, Community Input from Goal Setting Workshop.....	A-1
Community Assets to Preserve.....	A-1
Community Problems to Address	A-2
Mikado Township in the Year 2022	A-5

LIST OF TABLES

Table 2.1: Population for Alcona County & Municipalities 1990, 2000 & 20102-1

Table 2.2: Median Age 2000 – 201002-2

Table 2.3: Age Distribution 20102-3

Table 2.4: Household Characteristics - 2010.....2-4

Table 2.5: Educational Attainment2-5

Table 2.6: Disability Status - 20102-5

Table 2.7: Housing Characteristics - 20102-6

Table 2.8: Median Household Income2-7

Table 2.9: Poverty Rates2-7

Table 2.10: Employment Information2-8

Table 2.11: Total Employees by Major Employers2-9

Table 2.12: Work Commute2-9

Table 4.1: Alcona County Element List 4-17

Table 5.1: Existing land use statistics for Mikado Township5-2

LIST OF FIGURES

Figure 1.1 Base Map, Mikado Township.....	1-3
Figure 2.1 Population Trends for Permanent Residents.....	2-2
Figure 2.2 Unemployment Rates 1990-2014	2-8
Figure 3.1 Public Lands	3-3
Figure 4.1 Formation of Glacial Landforms	4-3
Figure 4.2 Landform Units in Northeastern Michigan	4-2
Figure 4.3 Glacial Deposits of Alcona County and Glacial Lake Stages	4-4
Figure 4.4 Hydric Soils and Steeply Sloped Areas	4-7
Figure 4.5 Building Constraints	4-8
Figure 4.6 Septic System Limitations.....	4-10
Figure 4.7 Water Resources	4-11
Figure 4.8 Forest Types in Mikado Township	4-12
Figure 4.9 NWI Map	4-15
Figure 4.10 Pre-settlement Map.....	4-16
Figure 4.11 Mikado Township Hazards Map	4-21
Figure 5-1 Existing Land Use Map, Mikado Township	5-4
Figure 7-1 Future Land Use Map, Mikado Township	7-2