



DEVELOPED BY

THE BREITUNG TOWNSHIP
PLANNING COMMISSION
&
TOWNSHIP BOARD



Introduction

The preparation of this Master Plan represents many months of study, analysis, and review by the Breitung Township Planning Commission with the assistance of Central Upper Peninsula Planning and Development (CUPPAD). The township derives its authority to prepare a Master Plan from the Michigan Planning Enabling Act, PA 33 of 2008, as amended.

The Master Plan is not a Zoning Ordinance, nor is it law or local ordinance. The Master Plan is a long-range policy guide to help regulate physical development and land use, and consider matters related to future development within the township. As a policy guide, it is designed to be sufficiently flexible to provide guidance for changing conditions and unanticipated events.

Major elements and conditions within the township have been summarized to provide relevance to future decision making. Data and local information has been collected and synthesized, and related to a Citizen Survey in which residents expressed their opinions and desires for the future of the township.

This plan is intended as a living document, and should be reviewed by the Planning Commission and township officials regularly to have the greatest value.

Discussion of a Master Plan update began with the Planning Commission in the summer of 2021. The Township engaged CUPPAD in the Master Plan update, and sent the statutory Notice of Intent to Plan in April of 2022. Over the summer, township residents were engaged in a Citizen Survey in both print and digitally, that addressed questions relating to land use and township projects and opportunities. Over 590 residents participated in responding to the survey.

The Planning Commission guided the development of the plan through its regular public meetings, and put the draft plan out for public comment before recommending its adoption to the Township Board. The Board reviewed and formally adopted the Master Plan at its regular meeting on Month Day Year.

ACKNOWLEDGEMENTS

This plan could not have been developed without the members of the Planning Commission, Township administration, and the citizens of Breitung Township.

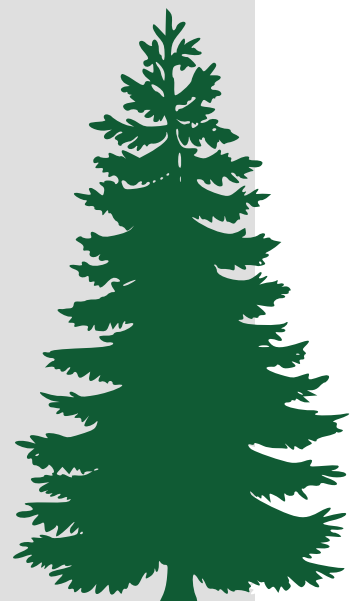
Breitung Township Planning Commission

Dave Johnson
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Resolution of Adoption

(HOLD FOR RESOLUTION)

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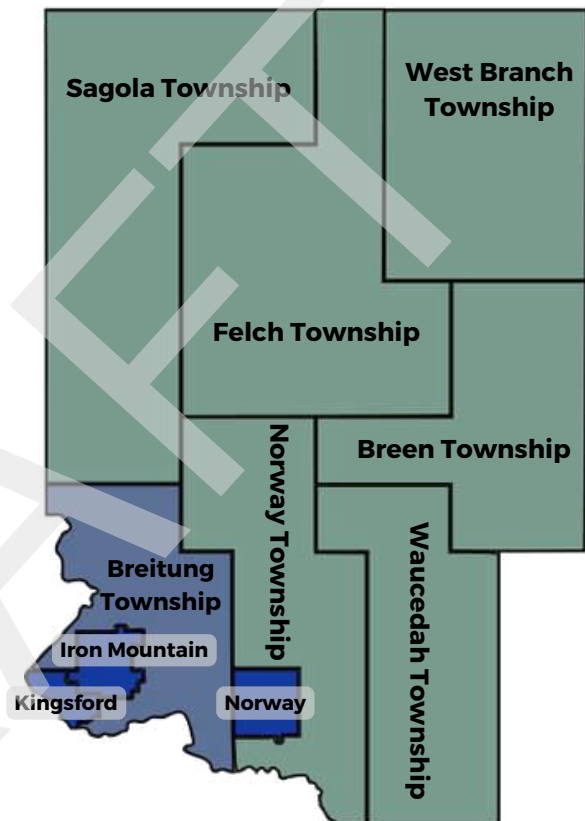
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Breitung Township

Breitung Charter Township is located in southwestern Dickinson County, situated along the Wisconsin border in Michigan's Upper Peninsula. It is bounded by the Menominee River on its south and western sides, and the townships of Sagola and Norway, as well as the city of Norway, bound it to the north and east. Breitung Township itself bounds the contiguous cities of Iron Mountain and Kingsford. Situated nearly 200 miles from the Mackinac Bridge and Lower Michigan, the area is closely aligned with nearby Wisconsin localities as well.

Breitung Township's western and southern borders are the Menominee River. The river was travelled by the Sturgeon River, Menominee, and Chippewa (also known as Ojibwa and part of the Algonquin) Native American Tribes. These peoples trapped and lived off the land as part of their original homelands prior to the mining and timber boom. In the 1870s, near the current Tri-City Cinema, William and James Dickey established a trading post serving trappers and Native Americans. The Old State Road was built to pass this post in proximity to the current route of US Route 2 today.

The Iron Mountain-Kingsford-Norway urban area spreads across Breitung Township along 12 miles in parallel with US Route 2 and contains the majority of Dickinson County's population and industry. This development occurred with the discovery of iron ore in the region. Iron ore was first discovered in 1867 by John Buell just north of the eventual area of Quinnesec. The remains of the Quinnesec Mine can be viewed today and are more locally well-known as the "Devil's Ice Box". Edward Breitung, Thomas and Barely Breen, Dr. Nelson Hulst and several other pioneering families established initial mining operations in the area as part of the larger Menominee Iron Range. The range spread from Waucedah in eastern Dickinson County to the northwest to Crystal Falls in Iron County. In total, 47 mines were active in the area during the range's productive years, ending



in the 1930s. The area of Breitung Township was host to eight famous mines over this period.

Breitung Township was organized in 1877 in what was at that time parts of Menominee and Iron Counties, and then reorganized as part of Dickinson County upon its formation in 1891. In addition to the significant mining presence, timber harvesting and processing was a significant portion of the local economy. Railroads servicing the mining and logging operations were numerous, and Quinnesec became a shipping hub for Lake Michigan ports. By 1900, Quinnesec had grown to 3,000 residents and was one of the most successful business destinations on the Menominee Range. In 1906, a fire in Quinnesec destroyed 30 buildings including many businesses in the downtown area. The combination of the losses in the fire and the



slowdown on mining and timbering operations led many to move to other communities on the Iron Range.

Logging, agriculture and new companies continued to use the infrastructure of the railway and river to create and move product. Critical manmade and natural manufactured goods to the area include potatoes, grasses, such as hay and alfalfa, milk, beef, pork, and other farm animals. Today with GMO seeds, various grains and corns have added to the variety of agricultural crops throughout the township.

In the 1920s, as the mining industry was waning, the Ford Motor Company chose Iron Mountain to establish a sawmill and wooden automobile body manufacturing plant. Iron Mountain became the fastest growing community in the Upper Peninsula, and significant development in that city led the creation of the city of Kingsford and suburbanization of Breitung Township. The Ford-led economy ended with the plant's closure in 1951, and its previous campus diversified into other heavy industry and manufacturing. The cleared area resulting from timbering activities helped expand other industries, and allowed for diversified agricultural operations.

In 1981, Champion International built a large paper mill along the Menominee River in southeastern Breitung Township. The mill itself is one of Dickinson County's largest employers, and the related timber holdings, harvesting, and trucking industries are an important factor in the local economy.

The paper mill, and residential and commercial development to either side of US-2 have made the route a principal arterial, driving development in recent years along its length. The growth of manufacturing in the Iron Mountain-Kingsford-Norway area has also contributed to an increase in traffic over the past several decades.

Breitung organized into a Charter Township in 1978; Charter Townships, organized under Public Act 359 of 1947, in Michigan are intermediate municipal entities which protect the township from annexation from nearby cities and allow for additional taxing authority and services.

With its proximity to the cities of Iron Mountain, Kingsford, and Norway, and its neighborhood character, Breitung's status as a Charter Township has allowed it to provide additional services to its residents while acting as a quasi-suburb to all three cities. The township's unique position in relation to these cities gives it additional strengths and weaknesses in relation to its development. This Master Plan will help identify these areas and provide a framework for future growth and development.

Breitung Township last adopted a Master Plan in 2012. Developed in coordination with CUPPAD, the 2012 Master Plan provided fundamental elements that were required by the newly enacted Michigan Planning Enabling Act of 2008. Many items from the previous plan were accomplished, most notably a zoning ordinance and zoning map update in 2015.

Several preceding local and regional plans were also incorporated into this new Master Plan. These include:

- Dickinson County Target Market Analysis on Housing- 2016
- Breitung Township Recreation Plan, 2020-2024- 2019
- Dickinson County Housing Needs Assessment- 2020
- 2021 Central Upper Peninsula Comprehensive Economic Development Strategy
- 2023 Dickinson County Economic Recovery and Resiliency Plan

Surrounding community plans and development goals have been considered and the township will support achieving similar goals.



Demographics

Population

The characteristics of a community's population are a reflection of its development needs. Housing, education, recreation, health care, transportation, and economic development are all affected by changes in the local population. The residents also make or effect changes to these factors by their actions. Understanding the population issues of a community also means understanding them in context with the larger area, and how they are shaped by macro issues at a regional and national level. Residents also do not carry out their lives inside their single community; they may work or shop or recreate in surrounding localities, and therefore influence development in those areas as well.

Data from the Decennial Census and American Community Survey (ACS) estimates provided by the US Census Bureau is used throughout this Master Plan. While the Census is used primarily to count residents for Congressional Apportionment, it also collects statistics on social and economic characteristics of the population. Analyzing the trends in these statistics over time allows for the identification of issues and opportunities. However, due to the way that this data is accumulated, there can be some margin of error. ACS data is collected each month using a random sampling method and aligned to the previous Census; with smaller sample size in smaller communities and townships there is a moderate margin of error. This analysis should be viewed as a snapshot of conditions at the time of writing, and should be updated accordingly as new data is available or the local priorities of the community change.

Using Census data from 1940 to present reveals that Breitung Township's population has doubled over the past 80 years. The development related to the Ford Motor Company's presence and later paper mill helped support some of these increases, along with suburbanization from the nearby cities. This suburbanization can be seen in the percentage of township residents compared to Dickinson County's total population, where Breitung's growth has represented an increasing proportion of residents until stabilizing in the past few decades. (Figure 1, Figure 2)

Population Change, 1940-2020

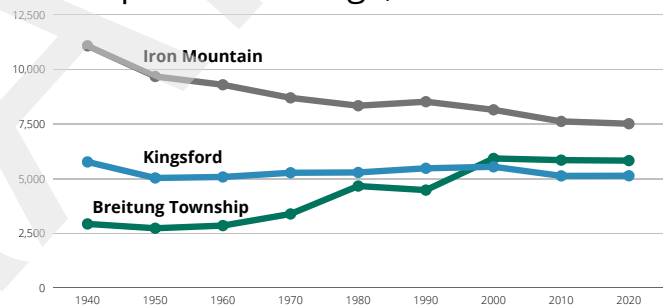


Figure 1

Over the past 20 years this growth has stabilized and even decreased; from its growth peak near the year 2000, Breitung has lost only 1.7% of its population. During that same time, all of the contiguous municipalities, the county, and the region as a whole have lost 4 percent or more of their populations, while the overall population of the state of Michigan has increased. While this population loss reflects regional issues affecting rural and urban areas, Breitung Township has deflected much of this loss through suburban development from residents moving out of nearby cities. (Figure 3)

Population	1940	1950	1960	1970	1980	1990	2000	2010	2020
Breitung Township	2,937	2,739	2,860	3,392	4,669	4,483	5,930	5,853	5,831
% Breitung/Dickinson	10%	11%	12%	14%	18%	17%	22%	22%	22%

Figure 2

Population Change, Local Municipalities 2000-2020

Unit of Government	Population			Percent Change	
	2000	2010	2020	2000-2020	2010-2020
Breitung Township	5,930	5,853	5,831	-1.7%	-0.4%
City of Iron Mountain	8,154	7,624	7,518	-7.8%	-1.4%
City of Kingsford	5,549	5,133	5,139	-7.4%	0.1%
City of Norway	2,959	2,845	2,840	-4.0%	-0.2%
Norway Township	1,639	1,489	1,535	-6.3%	3.1%
Sagola Township	1,169	1,106	1,066	-8.8%	-3.6%
Dickinson County	27,472	26,168	25,947	-5.6%	-0.8%
Upper Peninsula	317,616	311,361	301,608	-5.0%	-3.1%
Michigan	9,938,444	9,883,640	10,077,331	1.4%	2.0%

Figure 3

Age and Gender

While Breitung Township's population has stabilized in recent years, it is aging. This follows national trends with the aging of the Baby Boomer Generation; the youngest within that cohort now reaching or reached retirement age. The township's population has experienced a significant increase in median age since the 1980s, higher than the surrounding municipalities and the wider area. The American Community Survey estimates the 2020 median age in the township at 55.1 years. (Figure 4)

A careful analysis of a community's age structure is an essential step in sound decision-making. Population pyramids show the number of persons within particular age cohorts, arranged by gender. In a growing population the bottom of the pyramid should flare out, representing a higher number of those in the younger cohorts. In a stable population pyramid, the shape is more representative of a pillar. When the pyramid is inverted, there are fewer persons in the younger cohorts to replace those in the older ones, indicating future population loss. Each cohort's number of representatives by gender are usually comparable. Breitung Township's population pyramid is a top-heavy pillar; while the stabilized population is represented by the pillar-shape of the younger cohorts, the older cohorts represent a larger portion of the population. This shape indicates a large share of the population will

Median Age 1970-2020

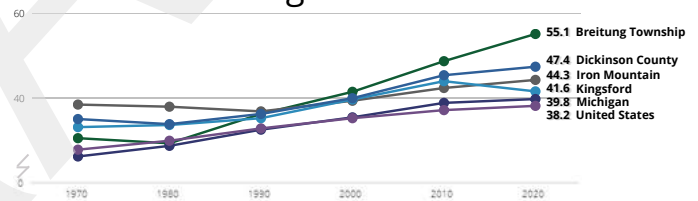


Figure 4

Population Pyramid, 2020

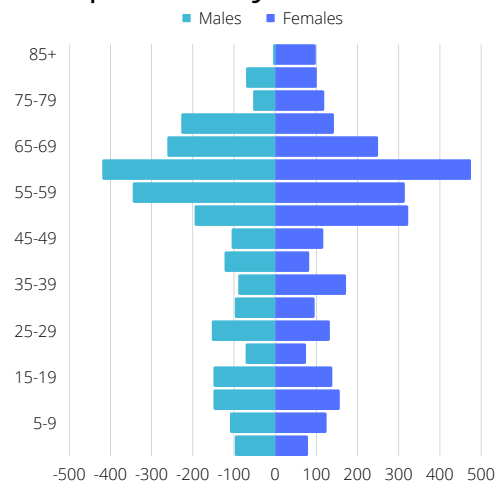


Figure 5

be aging out of the workforce in the near future and there will be an increased demand for services related to aging such as healthcare, transportation alternatives, assisted living, and senior-designed housing. (Figure 5)



The retirement age group, representing those 65 and older in Breitung Township, makes up 23.2% of the population. Including those from 55-65, who can be expected to retire over the next decade or so, this portion represents nearly 50% of the entire population. (Figure 6) Broken down into groups by like-age cohorts, currently 59.2% of the population is of working age, 14.5% of schooling age, and 3.1% pre-school. Fewer persons are represented in the 18-25 age cohort, in which it is likely that young people attend college or move out of the community on their own. There are also fewer persons in the youngest cohorts indicating a possible decrease in the number of school-age children in the near future.

Compared to Dickinson County overall, Breitung Township has more pre- and post-retirees, and fewer young persons. While the county has a higher aging population, its younger cohorts are stabilized, which is predictive of near future population loss and stabilization. (Figure 7)

Proportion of Age Groups

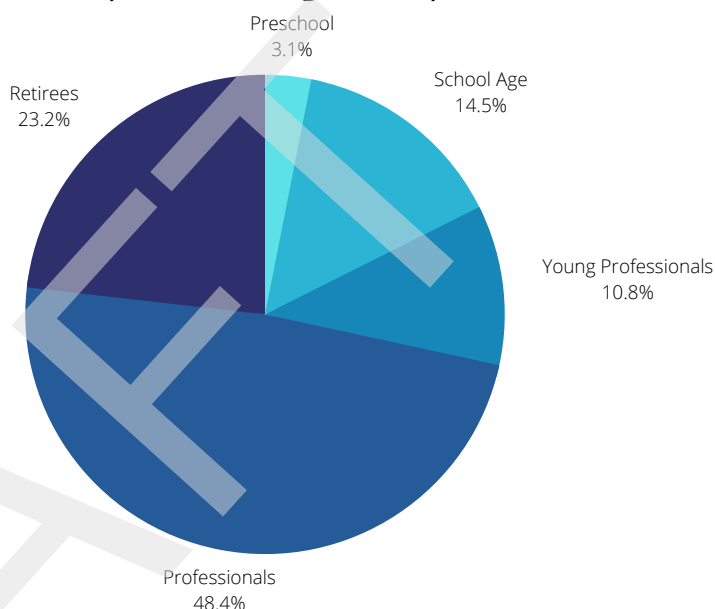


Figure 6

Population Pyramid and Proportion of Age Groups, Dickinson County

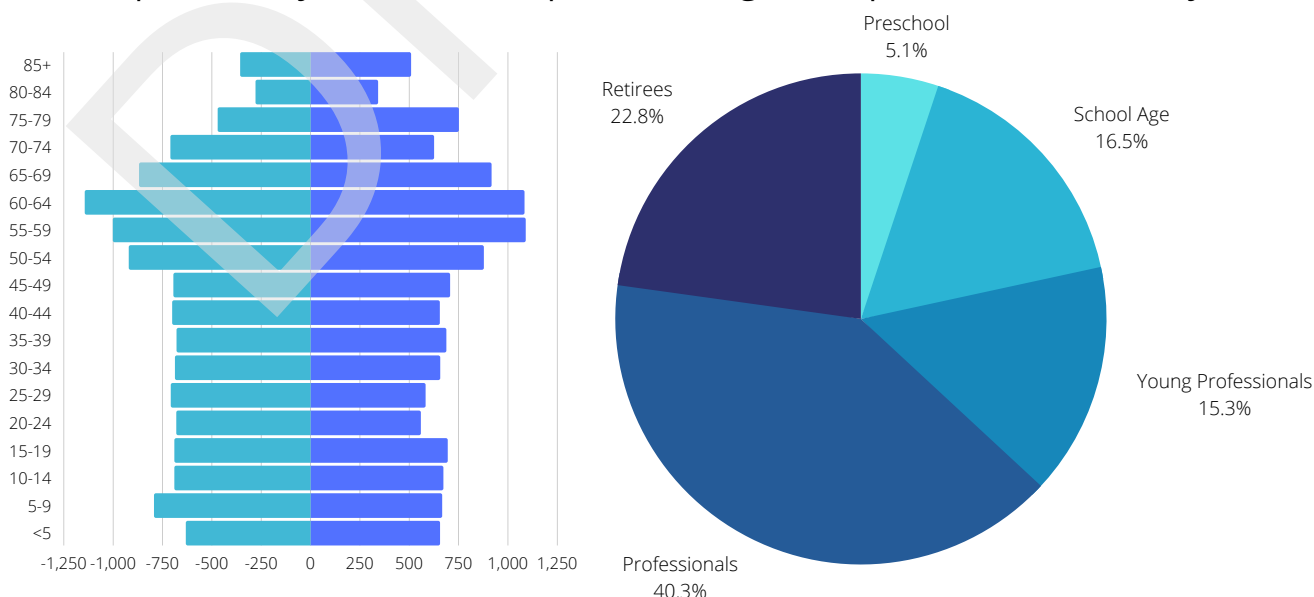


Figure 7

People and Community

Households

Household characteristics of a community are related to population trends, and can reflect larger changes in social values, economic conditions, and demographic changes. There were 2,560 households in Breitung Township estimated through the 2020 American Community Survey. Over the past 20 years the number of households has increased while average household size has decreased; this aligns with the aging

Household Income

Median household income in Breitung Township is \$62,270, higher than the surrounding communities, Dickinson County, and Michigan overall. This is likely a factor of the suburban character of the township, with persons working in higher-paying jobs in Iron Mountain, Kingsford, and the suburban manufacturing areas of the township choosing to live outside of the cities.

Breitung Township Household Types	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Family Households	1,728	73.4%	1,763	71.1%	1,732	67.7%
Married Couples	1,534	65.2%	1,528	61.6%	1,444	56.4%
Male Householder	125	5.3%	136	5.5%	75	2.9%
Female Householder	69	2.9%	99	4.0%	213	8.3%
Non-family Households	626	26.6%	717	28.9%	828	32.3%
Total Households	2,354		2,480		2,560	
Average Household Size	2.50		2.35		2.27	

Average Household Size

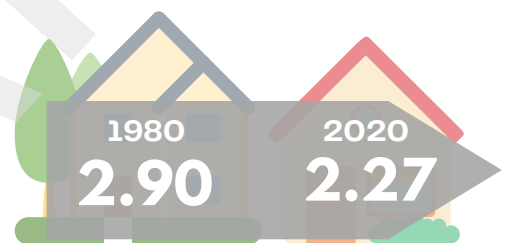


Figure 8

population of the township, where more families have had children come of age and move out of the house, leading to smaller households. During the same period the number of non-family and female-householder households have increased, indicating that more people are living independently and contributing to the decline in household size. (Figure 8)

Breitung has a higher proportion of households in the moderate and higher-income brackets reinforcing this. Median household income has risen from \$48,306 in 2010; while this is a moderate increase it is slightly under the rate to inflation, an indication that household employment and earnings have been stable and there has been little in or out migration of earners.

Number	Breitung Township	Iron Mountain	Kingsford	Dickinson County	Michigan
Total Households	2,636	3,252	2,284	11,491	3,980,408
Less than \$10,000	1.6%	6.6%	9.8%	5.5%	6.4%
\$10,000 to \$14,999	7.1%	5.2%	6.1%	5.0%	4.1%
\$15,000 to \$24,999	11.7%	7.0%	8.3%	8.9%	9.2%
\$25,000 to \$34,999	6.7%	13.4%	12%	11.4%	9.6%
\$35,000 to \$49,999	12.2%	22.3%	16.4%	17.1%	13.3%
\$50,000 to \$74,999	17.6%	17.6%	20.4%	18.0%	18.0%
\$75,000 to \$99,999	16.1%	9.6%	15.1%	14.6%	12.9%
\$100,000 to \$149,999	16.1%	13.0%	6.9%	12.4%	14.6%
\$150,000 to \$199,999	7.0%	3.9%	2.8%	4.6%	6.0%
\$200,000 or above	3.8%	1.5%	2.2%	2.6%	6.0%
Median Household Income	\$62,270	\$48,086	\$47,313	\$51,704	\$59,234
Mean Household Income	\$80,223	\$61,748	\$59,536	\$68,070	\$80,803

Figure 9



Educational Attainment

Educational and workforce training requirements have been increasing over the past several decades. Employers are now looking for employees with post-high school education, primarily due to the complexity of equipment and methods being used in the modern workplace. A highly trained, educated workforce is an asset in attracting employers to a community. More residents in Breitung Township have an associate degree level of education than in the surrounding and county and state; a percentage that has more than doubled since 2010. The presence of Bay College's West Campus located near the north border of Iron Mountain and the township, and its available degree programs have likely had an impact in increasing this proportion.

Bay College partners with local employers in Dickinson County, particularly in manufacturing, to provide educational and internship opportunities within the local community. These employers benefit from having an educated workforce and residents benefit from increased wages and career opportunities. The Michigan Department of Technology, Management, and Budget predicts that by 2026 almost three-quarters of all U.P. jobs will require some sort of post-high school on-the-job, certificate, or associate's level training program, particularly in skilled trades.

Employment Trends

The labor force participation rate is an estimate of the number of people age 16 and older engaged in the workforce. The American Community Survey estimates that 58.2% of Breitung Township residents were engaged in the workforce in 2020. This is comparable to the national rate from the Federal Reserve pre-COVID-19 pandemic, which was 63.4% in February 2020. With the pandemic's impact to employment and the subsequent "Great Resignation" resulting in increased job mobility and retirements, along with the township's higher portion of retirement-age residents, it is likely that the current labor force participation rate has decreased. Dickinson County has achieved

one of the lowest unemployment rates in the Upper Peninsula, at 4.7% in January 2023, as a result of the presence of a variety of employers in manufacturing and healthcare which often require skilled training and schedule flexibility.

Another pandemic outcome was the impact to childcare services coupled with school closures which resulted in a portion of parents in the workforce, particularly women, to drop out. Of Breitung Township households with children pre-pandemic, the Census Bureau estimated that 85% in had both parents active in the workforce. It remains to be seen what impact the pandemic has had on the local workforce composition, and how it may impact long-term employment trends as well.

In 2019, 95% of Breitung Township residents were employed in areas outside of the township. 118 people (4%) were both residents and employed in the township, and another 795 people worked within the township, but have residence outside of it. Residents are likely to be employed Iron Mountain (40%), Kingsford (15%), Escanaba (5%), and Norway (5%), with 8% employed outside the state in Wisconsin. Over 90% of residents commute by car an average of 16 minutes to their place of employment. These employment locations and commuting patterns support the suburban character of the township, where residents are employed in nearby cities with greater job opportunities.

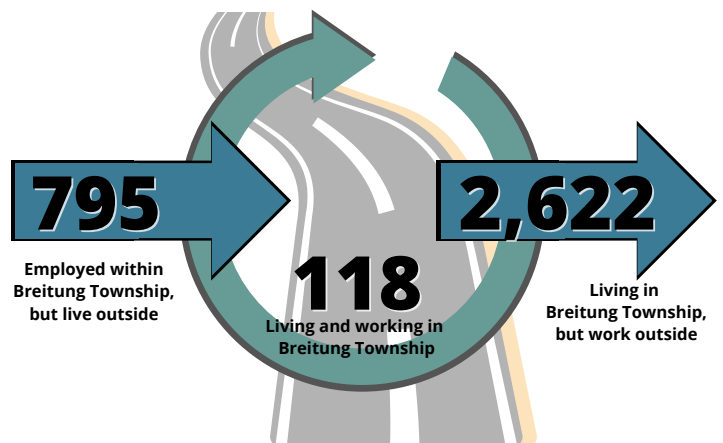


Figure 10

Occupations and Industry Areas

Almost 40% of those employed in Breitung Township are likely to be occupied in management, business, and arts occupations. With a high proportion of professional-age workers and higher than average household incomes, it is likely that many residents are employed in leadership or management roles in local businesses and organizations.

Though manufacturing and industry are significant area employers, residents are less likely to be employed directly in production. Over a quarter of residents are employed in educational services, health care, and social assistance industry areas, followed by transportation and warehousing (14%), and manufacturing (12%). These are reflected in the county's largest employers, of which the

other large employers like the Dickinson County Healthcare System, Oscar G. Johnson VA Medical Center, local area schools, and Bay College West.

With a wealth of educational opportunities and investment by both local and international companies in expansions and job development, Breitung Township should focus on identifying areas where employment in local manufacturing and industry could continue to expand, as well as housing opportunities that support the incomes these jobs provide.

In addition, developing workforce housing for young professionals, including rentals for more mobile individuals and young families

Industry Area Employment, 2010 and 2020

Industry Area	2010		2020	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, Hunting and Mining	13	0.5%	72	2.5%
Construction	180	6.7%	137	4.8%
Manufacturing	414	15.3%	365	12.8%
Wholesale Trade	89	3.3%	25	0.9%
Retail Trade	416	15.4%	209	7.3%
Transportation, Warehousing and Utilities	392	14.5%	405	14.2%
Information	28	1.0%	78	2.7%
Finance, Insurance, Real Estate, Rentals and Leasing	135	5.0%	135	4.7%
Professional, Scientific, Management, Administrative Services	188	7.0%	144	5.0%
Educational, Health and Social Services	517	19.1%	750	26.3%
Arts, Entertainment, Recreation and Food Services	102	3.8%	127	4.4%
Other Services	90	3.3%	144	5.0%
Public Administration	141	5.2%	263	9.2%

Figure 11

construction and manufacturing industries have larger shares.

While construction and manufacturing are the largest industries in Dickinson County, the number of employees engaged in these industries living in Breitung Township has contracted over the last decade. Employment in educational services, health care, and social assistance and public administration has increased nearly 50% over the same period. (Figure 11) This suggests that more employees are utilizing the township's suburban character and commuting into

would assist with workforce recruitment and retention. A strong labor market in the wake of COVID-19 and additional investments in manufacturing and infrastructure may mean that employment growth will continue. Seeking public-private partnerships with local businesses to address worker recruitment and housing concerns will assist with housing demand in the area.

The area's amenities also make it attractive for remote work opportunities, diversifying the available workforce and creating greater economic resiliency should a downturn come.



Goals

People and Community

Encourage development that meets the needs of the community and is compatible with the character and interests of residents.

- Recognize that the local population is aging, and prioritize projects that promote accessibility and community.
- Engage in and support state-level programs that provide assistance to homeowners to rehabilitate and update homes.
- Support workforce development and education programs through local schools, ISDs, and higher education institutions that can attract and retain young persons to stay in the community with good-paying jobs.
- Work with major employers in the area to identify housing types and affordability that may be attractions or barriers to potential employees, and support projects that identify workforce housing as a component.
- The Township could identify potential areas where mixed-use commercial, retail, and residential uses might be desirable, and amend the zoning ordinance to allow multiple unit mixed-use developments.
- Promote the development of skills-based jobs related to the character of the area, including manufacturing, natural resource extraction, transportation, and tourism and recreation.
- Reduce barriers to childcare business creation by identifying local needs and supporting efforts to increase childcare availability.



Housing

Housing is a key factor in planning for a community's future. Where people want to live and the style of housing they desire reflects on the need for infrastructure and community services, employment, and land use. Housing characteristics can also reveal information about a community's history and its economic and social situation. The cost of housing and types available are typically determined by market factors and local zoning control. Local governments can have an impact on the housing in a community through policy, the availability of infrastructure and public services, incentives, and quality of life amenities.

Over the past several years, record-high home prices and record-low inventory, combined with record-low interest rates, have increased competition in the market for the available homes. Coming out of the COVID-19 pandemic, employment flexibility and remote work options have led to the purchase of primary or secondary homes from buyers outside of the community, leading to additional competition. Increases in rental prices and economic uncertainty have also led renters to seek housing opportunities in more affordable communities.

Historically, Breitung Township has maintained a low residential property tax rate. While property values have increased in the past several years this rate is the lowest among neighboring communities, creating more value for residents and lessening the impact of tax increases.

The result in the Upper Peninsula has been that even though the full-time residential population has been decreasing, home and rental availability is highly competitive and the market demand far exceeds the supply.

Several studies have been conducted in Dickinson County in the past few years to address housing; this information combined with the most recent data available will help assess housing needs in Breitung Township.

Housing Stock

The Census Bureau recorded a total of 2,830 housing units within Breitung Township during the 2020 Census. Over the past 50 years, the number of housing units in the township has more than doubled with the highest rate of increase in all of Dickinson County. (Figure 12) This growth reflects historic suburbanization through the second half of the 20th Century, where young families left more urban areas to live in larger homes on larger lots. The township's historically low millage rates compared to surrounding communities have also influenced an increase in single-family residential housing.

Over two-thirds of the township's housing was built between 1960-2000, while housing built in the last 20 years only represents 13%. This slowing of growth has been tied to demographic and economic change in the area, while the loss of housing in the surrounding rural townships reflects the more recent trend of residents returning to more urban areas.

Housing Units, 1970-2020

Unit of Government	1970	1980	1990	2000	2010	2020	% Change 1970-2020
Breitung Township	1,175	1,818	2,300	2,601	2,779	2,830	141%
City of Iron Mountain	1,769	2,099	2,248	2,477	2,414	2,466	39%
City of Kingsford	3,203	3,643	3,789	3,819	3,784	3,795	18%
City of Norway	1,156	1,255	1,311	1,392	1,402	1,384	20%
Norway Township	429	478	656	766	796	822	92%
Sagola Township	567	727	894	930	962	889	57%
Dickinson County	9,417	11,250	12,902	13,702	13,990	13,917	48%
Michigan	2,653,059	3,448,907	3,847,926	4,234,279	4,532,233	4,570,173	72%

Figure 12

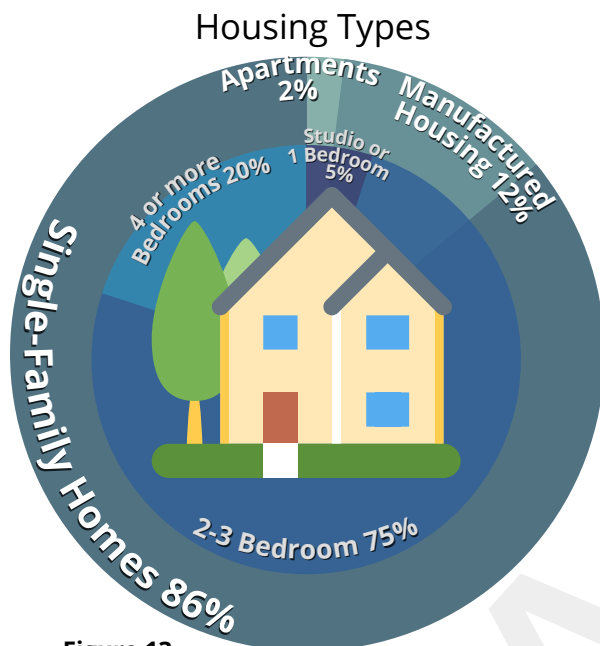


Figure 13

Most of the housing in Breitung Township is occupied year-round, with a lower rate of seasonal housing than is present in other more-rural areas of the region. Existing secondary seasonal residences are generally concentrated around the Township's water features, however, the number of seasonally-occupied primary homes (those that leave for fewer months generally in the winter) is more difficult to quantify. Regional trends suggest the number of "snowbirds" in the Upper Peninsula is rising due to the increasing retirement-age population.

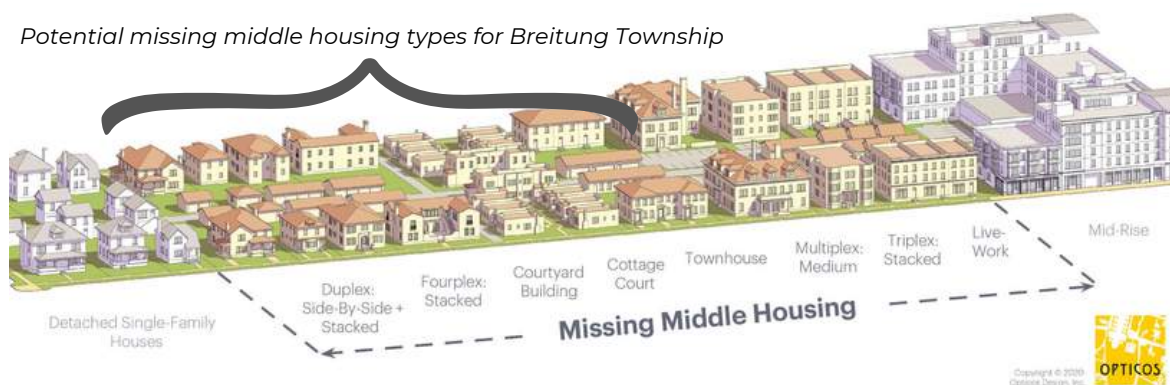
Short-term rentals, or the use of the existing housing stock as an alternative for hotels or other temporary lodging, has been identified as a regional issue putting additional pressure on the local housing stock. The US Census and results of the Citizen Survey

suggest that the number of current short-term rentals in the community may be low, but growing. Regulation or restriction of short-term rental properties should include a prior assessment of inventory and discussion of any issues that have been encountered.

The average home in Breitung Township is a 3-bedroom structure built in the 1970s. (Figure 13) While an older stock of housing is not necessarily inadequate or of poorer quality than newer structures, it is more prone to deterioration if not properly maintained. Older houses also often lack the amenities desired by newer, younger residents who may be looking to purchase homes in the community and can be difficult to renovate to accommodate older residents.

Since the average resident of Breitung Township may be past the age where children are present in the household and the average household size is shrinking, there may be a need for a wider variety of housing stock that can accommodate aging residents or reduce needed maintenance and upkeep. This stock could include the development of "missing middle" styles of housing, including attached or detached "mother-in-law" accessory units, which allow parents to stay in proximity to their children and age in place. These accessory units would also allow for additional rental properties to be established in the township without the construction of larger buildings. Infrastructure issues make denser types of housing unlikely, but additional housing types would provide flexibility for both residents and developers looking to rehabilitate or build new housing.

Potential missing middle housing types for Breitung Township

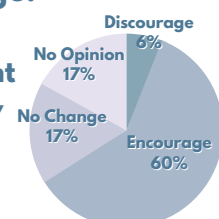


Missing Middle Housing Types, Opticos Design

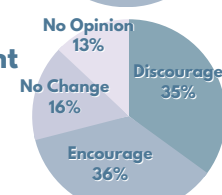


Breitung Township residents would encourage/discourage:

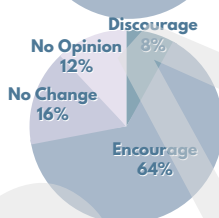
Residential development (single and multi-family homes)



Residential development (multiple units)



Affordable housing



A 2020 assessment of housing needs in Dickinson County* found that the number of owner-occupied homes in the county has been stable, while the demand for rental housing has been high. Current market conditions have affected the ability of young people to afford home ownership, and mobility in the labor market has supported the migration of young professionals into new areas; resulting in shorter housing tenure periods. In Dickinson County, rentals make up roughly 22% of the housing stock, while in Breitung Township rentals represent 4% of housing. The low number of existing rentals and high demand create market potential for developing new rental housing units in areas where infrastructure could support it. The high number of households without children living in them and higher-than-average housing tenure suggests that current residents have lived in their homes for many years and are continuing to age in place. Building condominium, or multi-unit housing with accessibility or community in mind may help to bolster market turnover of single-family owner-occupied homes.

Local employers have indicated over the past several years that a lack of all types of housing is affecting local recruitment and retention efforts**. Workforce housing includes apartments, smaller detached units, and other “missing middle” housing that is potentially subsidized by local employers in an effort to attract skilled workers. These units generally have housing costs that do not exceed 30% of the employed person's income. Workforce housing, either in general or targeted to a certain industry area, can offer young professionals and families the ability to establish themselves in the area and work to find more permanent housing that better meets their needs. The development of multi-unit workforce or senior housing, in areas where it would be feasible, would help to satisfy larger community needs and could offer additional opportunities for commercial development.

Breitung Township has led the county in the number of new home construction permits over the past several years. While many of these new homes followed the trend of building on larger lots in rural areas, more recently additional new construction is occurring as infill or reconstruction in residential areas. Interest from potential home builders has included developing smaller homes, 1-2 bedrooms, on platted lots serving retirement-aged persons looking to downsize or new families coming to the community from elsewhere.

There has also been an increase in housing used as short-term rentals; while these may be relatively few in number, they have caused some disruptions in residential neighborhoods which may not reflect their intended character. The regulation of short-term rentals has been identified as a potential area for zoning updates if issues continue to ensure that the residential character and quality of life of residents is maintained.

*Source: Dickinson County Housing Needs Assessment, 2020. CUPPAD. www.cuppad.org

**Source: Focus groups, committee discussions with Dickinson County stakeholders, 2019-2023. CUPPAD.



Goals

Housing

Encourage the availability of safe and affordable housing of varying styles and size sufficient to meet the needs of all residents

- The Township should continue to encourage housing development in proximity to existing infrastructure systems, and work with developers to facilitate connections to municipal infrastructure where feasible.
- Residential zoning districts should provide for a variety of densities and dwelling types and sizes, including multi-unit where suitable sites exist, and should guide denser development towards more-suitable areas.
- The Planning Commission will review the definitions of accessory buildings to allow for additional housing unit types such as mother-in-law units, attached apartments, carriage houses, etc., attached and/or detached, that have the potential to increase housing type flexibility and affordability.
- Encourage housing subdivision and/or planned unit developments to incorporate clustered units with reserved open space, which reduce the cost of infrastructure while preserving natural area and creating recreation opportunities.
- The Township should continue to work with housing stakeholders, local employers, the Dickinson Area Economic Development Alliance, and the Dickinson County Land Bank to identify housing needs and opportunities.
- Encourage the rehabilitation and maintenance of existing housing stock to provide safe living conditions, prevent deterioration and blight, and protect the health and safety of the public.
- The Planning Commission should assess regulations for short-term rentals by including an inventory of existing stock and issues encountered.



Development and Land Use

Patterns of land use in Breitung Township were driven by historical economic activity, particularly mining and timbering operations. The mines on the Menominee Iron Range spurred community development, and proximity to the Menominee River was vital factor in the logging trade. Agricultural ventures on the cleared timberlands were hampered by poor soil conditions and topography. As the iron-bearing and timberlands were depleted at the beginning of the 20th century, the economy shifted to industrial activity. The clustering of industrial ventures in Kingsford and Iron Mountain, and the growth of those cities, led to suburbanization and sprawl in the surrounding township. Quinnesec, the only other surviving community of the mining days, became a “bedroom community” through this effect.

Land use is never a static process; it is the culmination of decisions made by individuals, organizations, and public agencies to live and provide services where they have deemed appropriate. It is additionally affected by the transportation system, taxation, market conditions, and the outside influence of government and commercial enterprises. Social changes can also affect land use; greater mobility, shopping and leisure patterns, and the desirability of specific types of housing or ways of living have been factors in development.

Over 60% of Breitung Township is covered by forested land. Much of this land is in the northern rural area of the township, extending southeast to the US-2 corridor. These forestlands are primarily aspen and birch, northern hardwoods, and lowland conifers. Public and commercial timberlands are in the north and eastern areas of the township; these areas are managed for growth, harvest, and replanting cycles over many years. Much of the state-owned land is managed as part of the Copper County State Forest. Timber from the area supports the regional wood products industries, including the Quinnesec and Escanaba paper mills and

building materials in Sagola and Forsyth Townships. Other natural resource extraction areas are primarily sand and aggregate pits supplying local concrete and ready-mix production and the construction industry.



Iron-stained bedrock along US-2

Commercial areas in the township are found in proximity to the transportation corridors. The US-2/141 and M-95 corridors are the main commercial centers in Breitung Township and greater Dickinson County. Businesses benefit from the highway exposure this area supplies, and the larger lot sizes just outside the cities in Breitung Township provide additional area for larger building footprints and commercial operations that need bulk or vehicle storage areas and parking. Land along US-2/141 and M-95 is managed through an Access Management Plan adopted jointly by Dickinson County municipalities and reflected in the current zoning ordinance.

A large concentration of retail establishments is found near the eastern Iron Mountain city limits extending to Quinnesec; a Home Depot and cinema complex, as well as several restaurants, auto sales, and smaller retail businesses have presence in this area. East of Quinnesec commercial expansion is limited by land owned by Billerud Paper on both sides of the highway. From the northern Iron Mountain city limits, several large construction-related businesses have presence along the highway, along with several retail establishments and hospitality providers. The land around the junction of US-2/141 and M-95 is currently zoned



commercial, and there are several properties that may be possible hosts to future development. Several smaller commercial and light manufacturing entities are located along M-95 in East Kingsford.

The Breitung Township Industrial Park is located immediately north of the paper mill's gate; the site was designated and access improved in 2011-12. Acuren Inspections purchased one parcel and built a training facility in 2011, and two other entities have recently purchased the remaining parcels.

Industrial development in the township is dominated by the presence of the Billerud Quinnesec Paper Mill which encompasses more than 3,500 acres in the extreme southeast of the township. The mill was built in 1981 to process pulp into kraft and graphic-quality paper, and employs approximately 420 people in creating 670,000 tons of paper and pulp yearly. The paper mill supplies nearly 95% of its own power through a large biomass generating system, processes its own wastewater, and landfills byproducts of the paper-making process. Additional industrial area is located along Breitung Avenue, between Quinnesec and East Kingsford, and along the rail corridor in East Kingsford; an outgrowth of industrial development in Kingsford. Two areas of currently-zoned industrial land are controlled by restrictive covenants as a result of their use as industrial landfills: one area in proximity to the foundry between M-95/Carpenter Avenue and Campbell Street, and the other within the Billerud mill complex. Two other landfill areas and historic contamination from the Ford Plant era create below-grade development limitations in the area along Breitung Avenue.



Billerud Quinnesec, photo: Billerud

Other significant areas of land use outside residential development include natural and recreational areas and Ford Airport. Over 1,800 acres of land is owned by Dickinson County surrounding Fumee Lake as the Fumee Lake Natural Area. Portions of land along the Menominee River are owned by We Energies to support their hydroelectric power generation stations on the river. The State of Michigan owns several areas of land in addition to the forested areas; these are recreational sites, natural protected areas, roadside parks, and the Piers Gorge State Recreational Area in the extreme southeast of the township. Ford Airport occupies over 200 acres of land extending north from Kingsford into Breitung Township. The presence of the airport necessitates the need to maintain runway clear zones and height restriction limitations that are present in the zoning ordinance.



Ford Airport, photo: Second Wave Media

Residential land use occupies the majority of property in Breitung Township, and occurs mostly along the US-2/141 and M-95 corridors and in proximity to Iron Mountain and Kingsford. The community of Quinnesec is the oldest residential area in Dickinson County, established during the iron mining days in the 1880s, and slowly grew with suburbanization over the last hundred years. Subdivisions in proximity to Kingsford grew out of the Ford Plant era, and planned subdivisions east, north, and west of Iron Mountain reflect the trend of suburban residential development on the outskirts of urban areas since the 1950s.



Rural residential areas developed over the past 50 or so years, as people began to move out of the cities and into the country to escape congestion and traffic, and desired to live with larger lots and homes. These areas grew as planned unit subdivisions and through parcel splits, leading to lower density residential areas spread across the suburban area. In Breitung Township, three rural residential districts have been established by neighborhood character and density. Development in these areas is primarily in proximity to water features; the inland lakes and Menominee River. The lowest density rural residential areas, created through parcel splits managed by the township's land division ordinance, can be found in the north and east areas of the township.

One of the potential concerns associated with higher-density rural developments are the expectations of residents. Some expect that services like water and wastewater, garbage collection, road maintenance, and emergency services would be provided at a level comparable to the nearby cities. Public water services are limited, many planned subdivisions rely on private wells and septic systems. As the intensity of development increases, the Dickinson Iron Health Department (DIDHD) Environmental Services Division (EHS) continues to review the capacity of the land to support groundwater use, mitigating concerns of contamination. Prior to more a stringent permitting process, development along the Menominee River and the rehabilitation of traditional camps and cottages into year-round permanent residences caused concern about downstream contamination. The Iron Mountain, Kingsford, and Quinnesec water systems all draw drinking water from groundwater wells in the vicinity.

Over the last 20 years, Breitung Township has absorbed the majority of residential growth in the Iron Mountain-Kingsford-Norway urban corridor. The township's rural-suburban character and proximity to natural features help make the area more desirable to residents. In areas where more municipal services exist, mainly Quinnesec and East

Kingsford, aging infrastructure and state-mandated service upgrades have left fewer funds available to extend existing services into new areas.

In 2007, Breitung Township and the City of Iron Mountain entered into two conditional property transfer agreements, known as 425 agreements, to help spur additional development opportunities near the city limits. Public Act 425 of 1984, the Intergovernmental Conditional Transfer of Property by Contract Act, as amended, permits transfers of property from one municipality to another for the purposes of economic development. The purpose of such agreements is to temporarily allow a municipality to develop municipal services or infrastructure in an area outside its jurisdiction, while sharing tax revenues of the affected land with the other municipality. This allows development to extend into new areas while avoiding contentious annexation proceedings. At the expiration of the agreement, the land is either permanently transferred or reverts to the original ownership.

The agreement for Area I expired in November of 2020 and concluded with the transfer of several large parcels on the east side of Iron Mountain north of US-2, and one parcel north of the city limits. The Area II agreement is in effect until 2057; it allows developers to work with the City to provide water and sewer service to commercial ventures within the agreement area. Upon expiration, any residential or mixed-use development will revert to the ownership of Breitung Township. While the use of PA 425 agreements has resulted in limited development for both the township and the City of Iron Mountain, these types of agreements may continue to be useful when specific projects or goals are developed in proximity to other communities. Growth in Iron Mountain and Kingsford could be leveraged into the Township, which could benefit from additional opportunities for infrastructure or tax revenue without opting for annexation.



Goals

Development and Land Use

Increase residency, employment, and investment that will result in economic diversification compatible with the long-term interests of Breitung Township

- The Planning Commission should regularly review patterns of land use and the current zoning district designations and descriptions to ensure suitable areas are appropriate for different types of development.
- The Planning Commission should explore uses between the Commercial-1 and Commercial-2 districts and determine whether to expand the types of businesses able to locate along the US-2/US-141/M-95 highway corridors.
- Continue to partner with the Dickinson Area Economic Development Alliance to engage with the public and private partners in identifying local barriers to development, and pursue joint grant opportunities.
- Development of new light industrial and industrial uses should consider the adequacy of existing infrastructure and examine the impact of truck traffic, noise, etc. when located near residential areas.
- Continue to support the efficient utilization, management, and development of existing mineral and forest resources.
- Support the elimination of blight by educating the public on the process and enforcement procedures; engage with state-level programs to support blight elimination. Support the Dickinson County Land Bank to identify blight elimination and Brownfield remediation programs and funding.



Natural Resources

A community's natural features are often the foundation of its development and are important to the quality of life of residents and the natural inhabitants. Breitung Township is fortunate to have an abundance of water resources, prime forested land, and areas of scenic beauty. Initial and continued development in the area has involved the extraction of natural resources for production. Sustainable management of natural resources and growth of development will ensure that the area's resources may be enjoyed for many generations into the future.

Glaciation has greatly affected the makeup of the geology and soils found in Breitung Township. In many areas, bedrock is relatively close to the surface or exposed; in the northern portion of the township this bedrock is made up of hard, igneous, features which are poor areas for water sources and septic drain fields. In the southern portion, softer sedimentary formations are covered by glacier-deposited material (sand and gravel) that make the soil less suitable for agriculture and more unstable for building purposes. These areas also hold more groundwater, allowing for more wellheads but becoming wetlands or poorly drained areas in lower elevations.

This glaciation and soil composition has led to the creation of the many water features in the township. Water features provide domestic and commercial sources of water, as well as recreational and scenic areas.

Surface water in the area generally flows into the Menominee River and ultimately Lake Michigan. The Menominee River has 9 hydroelectric projects along its nearly 80-mile course; 4 of which are along the river in Breitung Township. While the river provides utility, water supply, and recreational opportunities, it also creates barriers to development. The river constrains the growth of the City of Kingsford towards more-developable areas in Breitung Township, and the historic building of camps and cottages along the riverfront led to issues with wastewater management in areas insufficient for septic drain fields. Pollution from runoff is one of the greatest threats to clean water in the United States, and while none of the local communities rely on the river as a water source, discharge from aging infrastructure, stormwater, and heavy industries can make its way into the river and the Great Lakes, which are a primary water source for hundreds of communities.

The township's two largest lakes, Lake Antoine and Fumee Lake are host to recreational assets. Lake Antoine has commercial and residential development along its western and southern shores but hosts the county-owned Lake Antoine Park and campground on its eastern side. Lake Antoine is treated yearly for invasive Eurasian Milfoil, which can overtake native species and form dense mats of vegetation on the water's surface. Fumee Lake Natural Area has over 1,000 acres preserved for protection and recreation. A Scenic Preservation District in



Menominee River near Hydraulic Falls Road



Residences near Pine Mountain



the zoning ordinance protects the area around the lake and its watershed from development. The Fumee Lake Natural Area is owned and protected by Dickinson County and its ordinances through the Fumee Lake Commission.

Other smaller lakes in the township are surrounded by residential development. The area's porous soils and high water table make groundwater contamination a significant concern. In the areas of the township where water and wastewater services are not available, wells and septic systems are more prevalent. In suburban neighborhoods, denser development and smaller lot sizes reduce the distance between wells used for drinking water and septic drain fields; construction codes established by the DIDHD are required.

Breitung Township currently participates in the FEMA National Flood Insurance Program (NFIP) and flood areas were most recently mapped in 2012. Floodplains and wetland areas are important from a planning standpoint due to their potential limitation on further development and impact to existing development. High banks along the Menominee River and flood controls managed by the hydroelectric dams reduce possibility of impact to structures along the river. Moon Lake and Star Lake, and their surrounding developments, have been determined to be special flood hazard areas with a 1% (100-year) chance of flooding. New and renovated homes in this area have additional flood mitigation requirements as part of the Michigan Residential Code, though the majority of structures pre-date the flood hazard designation. Flooding in this area would impact residential homes and several roads along the lakes and Antoine Creek to the river.

The Township maintains close ties with the hydroelectric dam owners on the Menominee River to ensure that Emergency Action Plans are up to date with first responder contacts and action plans. Warning sirens are present on the river to warn those downstream of emergencies or releases of water. The Dickinson County Hazard Mitigation Plan



Big Quinnesec Falls Dam

outlines mitigation actions for hazards like flooding, fire, and dam failure that can be used by municipalities and responding agencies to seek additional funding and support.

Two watershed systems are present in the township. The majority exists within the Menominee River watershed, which transitions to the Sturgeon River watershed along a line north to south roughly following M-95 and Upper Pine Creek Road. Within these areas, all of the water that flows or drains goes into these two rivers. The health of these rivers is influenced by the land use around them. With an abundance of both water features and forested land in the township, the health of trees and wetlands can contribute to watershed quality. Trees and wetlands filter stormwater, reduce erosion, contribute to flood control, and provide wildlife habitat and natural beauty.

Forested land makes up a large percentage of township and larger Dickinson County, and the local economy is tied to the harvest, transportation, and processing of wood products. Wooded parcels of 40 or more acres are prominent in the northeastern half of the township, and are a mixed of private, commercial, and state-owned forest. While Commercial Forest Lands are managed through the provisions of Part 511 of Public Act 451 of 1994 administered by the Michigan Department of Natural Resources (MDNR), the majority is privately, then state, owned. Sustainable management of forested land includes managing non-timber value and protecting water quality, wildlife habitat and biodiversity, and scenic landscapes. Ensuring



commercial and ecologic viability is an important balance in land use and sustainable development.

Concerns with local tree health were brought forward during the master plan process and through the Citizen Survey. Tree health and forest management is also an important component of climate resilience and sustainability planning. There is opportunity for the Township and property owners to engage the Dickinson Conservation District and the MDNR in the development of forest management plans and tree replacement programs. The MDNR offers Community Forestry Grants that the township could pursue for education and tree planting efforts, as well as matching tree planting grants in collaboration with DTE.

Historic iron mining operations have deeply affected the land throughout Dickinson County. While iron mining no longer occurs in the area, deposits of low-grade ore still exist in the Menominee Iron Range which are economically unfeasible to extract. Current resource extraction focuses on sand and gravel; several companies extract and use the products for aggregate, landscaping, and concrete production. Active sand and gravel operations are clustered in the areas along US-2 and M-95. Sand and gravel extraction is generally a short-term operation and is regulated by the zoning ordinance and the State of Michigan.

Historic iron mining and industrial applications have left sites that produce limitations for development. While the remnants of these activities are mostly unrecognizable at present, for future land use decisions it is important to recognize and be aware of potential environmental concerns. The township's wealth of water features and forested lands are an integral part of its identity and rural character, and should be protected from potential contamination. Sites where limitations may exist could utilize Brownfield or other remediation programs and tools that could spur new development.



A former railroad bed near Lake Antoine, now utilized as an off-road trail.



The works of the Indiana Mine near Fumee Lake in 1886, showing the impact of mining and logging on the area. Photo from Dickinson County Library



Goals

Natural Resources

Achieve a pattern of land use that protects and/or enhances the available natural features of the community while allowing for continued development.

- The Township should continue to identify and enact measures to ensure the protection and enhancement of environmentally sensitive areas.
- The Planning Commission will revise the definitions included in the zoning ordinance to align with the standards of the Natural Resources and Environmental Protection Act, PA 451 of 1994 as amended.
- The location, type, and density of development should take into consideration the physical capacity of the land and water to accommodate its proposed use without adverse effects to air, groundwater, surface water, soil, and sensitive areas.
- Ensure the quality of the Menominee River Watershed by continuing to maintain buffers and setback regulations for uses in proximity to major bodies of water.
- The Township should continue to participate in the development of the Dickinson County Hazard Mitigation Plan under Federal Emergency Management Agency guidelines, identifying hazards to the community and creating a mitigation action plan.
- Continue to work with MSU Extension, the Dickinson Conservation District, and local foresters to identify and mitigate tree disease and pest issues.



Energy and Sustainability

Energy rates, production, and efficiency have been identified as areas that demand community input and action. Encouraging the growth of renewable energy systems, reducing energy costs, and enhancing community resilience will help foster greater energy independence. National trends towards renewable energy sources, greener infrastructure, and electric-powered vehicles will bring new energy sources and needs to the community and create new challenges. Breitung Township should plan ahead for these needs to be able to welcome new and sustainable development options to the area.

Electrical Utilities

Electrical service in Dickinson County is supplied by We Energies (WEC Energy Group). The distribution systems (poles, lines, etc.) is owned and maintained by the company, which also generates power at several dams along the Menominee River and owns several hundred acres of land in Breitung Township. Electricity is also produced in the region by two natural gas-fueled power plants near Marquette and L'Anse by Upper Michigan Energy Resources (a subsidiary of WEC Energy Group). The company has identified that solar power generation, rather than wind or other renewable means, will create the greatest value for customers within its service area; long range plans include adding 100 megawatts of local solar production.*

Hydroelectric power generation on the Menominee River occurs at three facilities within Breitung Township. Together these and other facilities produce up to 36 megawatts of electricity; enough to power several thousand homes.

The State of Michigan has set a goal to generate 60% of the state's electricity through renewable means, while localizing power generation facilities to increase the resiliency between production systems and decentralize the utility grid.** The current up-scaling of renewable energy sources, decreasing costs, and nationwide focus on

infrastructure resiliency have led to rapid implementation of wind and solar utility projects. In addition to production, energy storage facilities and electric vehicle infrastructure will require new land uses. Grid-connected home wind and solar power systems (ground or rooftop mounted) add resilience to the utility grid and can create savings for homeowners.



Rooftop-mounted wind generators on a home in Breitung Township

Utility scale wind energy systems are regulated in the current zoning ordinance as a conditional use in the Resource Production and Industrial Districts in the northern and southern limits of the township. No utility scale system currently exists within the township; topography and average wind speeds create less efficient areas for large-scale wind energy production. Small scale wind generation for private use is not addressed in the current ordinance. Home-based wind generation units can be mounted above homes or on free standing towers where the ideal height is 20-30 feet above existing structures. Beyond height requirements, other factors for siting small wind systems include setbacks and noise regulation.

Large utility scale solar energy production can require several hundred acres, while smaller installations can encompass less valuable land, in-fill unused land, or be mounted over existing uses or structures. Solar energy systems can typically be classified as large or small principal land uses, or roof or ground mounted accessory uses. While the generation of solar energy is not intended to wholly replace current power

*Source: "MPSC approves settlement agreement in Upper Peninsula utility's long-range energy plan". Michigan Public Service Commission, May 12, 2022.

**Source: MI Healthy Climate Plan, 2022. State of Michigan.

systems, adding solar utilities increases the resilience of the grid by generating local power supply and reducing the amount of energy that must be purchased elsewhere.

Through the Citizen Survey, residents identified the types and scale of renewable energy systems that were not already regulated, indicating that solar energy system development should be encouraged, particularly for homes and on undeveloped or underutilized land. Local governments generally retain control of siting decisions for renewable energy installations. The Township should ensure that zoning standards include regulations for different scales and conditions for renewable energy development. The University of Michigan and Michigan State University Extension's *Planning and Zoning for Solar Energy Systems* provides guidance for regulations that the township could implement to regulate development.

Natural Gas

Natural gas service provided by DTE Energy is available to roughly half of the township's households in proximity to the cities. In rural areas, the expansion of natural gas services is restrained by the low density of potential customers, creating higher investment costs for new construction.

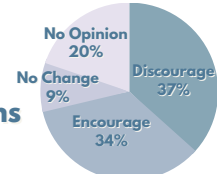
Energy Efficiency

Energy efficiency, weatherization, and reducing energy waste are areas where residential and business construction practices where local residents can make improvements to reduce the overall cost of the energy supply. Small measures, including programmable thermostats, air sealing, and high-efficiency appliances can be used in existing homes at relatively low-cost. Funding programs for housing rehabilitation and weatherization are provided by the state and administered locally. The township should continue to support these programs and their implementation in the community.

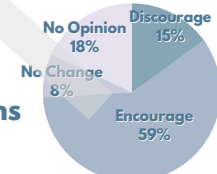
The Township has recently pursued energy efficiency upgrades to the lighting in the DPW building, which should result in savings over their lifetime. The results of this project

Breitung Township residents would encourage/discourage:

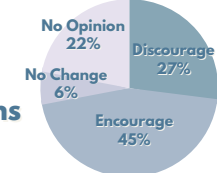
Home-based wind energy systems



Home-based solar energy systems



Utility-scale solar energy systems



have opened discussions on additional areas where these improvements could be accomplished in township-owned facilities and infrastructure.

Climate Resiliency

Climate change impacts have already been felt in the area through more frequent and intense storm events, hotter and drier summers, and significant fluctuations of Great Lakes water levels. Through its MI Healthy Climate Plan, Michigan has identified that climate resiliency can also create economic opportunity, providing infrastructure improvements, job opportunities, and lower costs for consumers. To meet the goals outlined in the plan, the state will need to increase the adoption of wind and solar generation, increase energy waste reduction and identify energy efficiency programs, and invest in additional infrastructure. These investments also create additional opportunities to protect land and water resources and develop additional recreation and greenspace. Climate-resilient and low-impact development solutions can also result in savings for additional infrastructure and energy needs.



Goals

Energy and Sustainability

Provide all necessary energy facilities efficiently, with consideration of sustainability and resiliency for the community

- Develop regulations for home-based and large-scale wind and solar energy systems, and consider a scaled approach to regulating utility scale solar energy systems.
- Promote programs and improvements that create energy efficiency, climate resiliency, and preserve natural features and resources.
- Invest in more energy efficient equipment or explore operational changes that can enhance energy optimization and create cost-savings.
- Understand operational, financial, and potential climate vulnerabilities and incorporate them into existing plans as part of a broader risk management strategy.
- Encourage the development of energy-efficient housing, including winterization and rehabilitation of the existing housing stock to improve energy efficiency.



Infrastructure and Facilities

Critical community infrastructure systems and services include transportation, water, wastewater, public energy, food, public safety, public health, solid waste, and public recreation; all tied to local economic development. It is particularly important to plan for long-term resiliency in community systems so that a failure in one aspect does not cascade into others, and that growth and maintenance are managed accordingly. Local governments face internal and external challenges when managing infrastructure systems. Declining revenues, rising expenses, and aging infrastructure are issues seen across the Upper Peninsula, and these impact the ability of the Township to provide essential services to residents. The Township collects taxes and generates revenues to perform functions and provide infrastructure and services that are needed for the well-being of the community, and that would not be otherwise provided by the private sector.

Transportation

The basic objective of a road system is to facilitate the safe and efficient movement of vehicles. Recent increases in nonmotorized transportation activity and statewide transportation goals have expanded this objective to include the safe and efficient movement of people utilizing multi-modal means. Transportation efficiency is a key factor in decisions affecting land use and development. Land use affects transportation choices and transportation opportunities impact land use decisions. Roads and other transportation systems have also been influenced by physical barriers such as rivers, lakes, swamps, and rugged terrain as well as the placement of historic land uses and structures.

In 2021, Michigan's Transportation Asset Management Council reported that 33% of Michigan's federal aid eligible roads were in poor condition, and 42% were rated fair.* Each year, trunkline and primary road conditions are rated by the Michigan Department of Transportation, County Road Commissions and local agencies, and Regional Planning

Organizations. The Dickinson County Road Commission is responsible for all Township roads except for US-2, US-141, M-95, and private roads. County-maintained roads are classified as primary roads, which facilitate movement from place to place, and local roads, which comprise the most mileage but see the least traffic. Road funding is based on the mileage of each road system; in the township, there are currently 37.2 miles of primary roads and 75.7 miles of local roads. Breitung Township has several areas of privately owned roads serving residential areas. The maintenance of these roads is the responsibility of the residents, and the Township has adopted regulations specifying their design and construction.

Annually, Breitung Township submits a list of local road improvement projects to the Dickinson County Road Commission. With rising construction costs and funding concerns fewer roads are able to be resurfaced per year. Because the Township will have to assume greater costs associated with maintaining and improving the local



PASER road conditions, Transportation Asset Management Council, 2021

*Source: "Michigan's 2021 Roads and Bridges Annual Report". Michigan Transportation Asset Management Council, 2022.



system, new long-term strategies are needed. The Township can generate funds for road improvements through millages, the general fund, special assessments, private development, and donations from private citizens, as well as through grant opportunities. Involving citizens in planning for long term maintenance and improvement costs could help determine future options.

The Township participated in the creation of an Access Management Plan for US-2/US-141/M-95 in 2005.* The plan sets forth an analysis of beneficial safety improvements along the corridor and identifies proposed driveway closures, consolidations, and alternative access options for the roadway. The Zoning Ordinance was amended to reflect the uniform approach to access management advocated by the plan and its suggested regulations. These resulted in the creation of a Highway Overlay Zone within 350 feet of the US-2/US-141/M-95 right of way that regulates access, land division, and frontage along the highway. The Access Management Plan should continue to be reviewed with local stakeholders to determine if there could be potential problems to be addressed in regard to increased development along the highway corridor. Because of the number of residences with highway frontage in some areas, options for revising the overlay could be explored to reduce the restrictions on homeowners.

Electric Vehicles

The increased utilization of electric vehicles will create additional demand on the existing electrical grid, and create new land uses through the siting of charging stations and potential energy storage systems. Michigan has identified US-2 as an "alternative fuel corridor" for the creation of the first phases of a statewide electric vehicle charging network. At present, there is only one public charging station in Dickinson County in Norway. With the Township's participation with the US-2/141/M-95 Access Management Committee, the township supports and encourages the siting of charging stations along the highway which comply with existing and future regulations.

Active Transportation

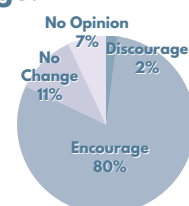
Active, or nonmotorized transportation, generally consisting of walking and bicycling activity has increased in response to public interest over the past few years. The proliferation of e-bikes and falling prices have resulted in an increasing number of people utilizing this mode for short trips and recreation. Walking is also one of the most popular activities for low-impact exercise. Active transportation is made safer by creating dedicated facilities separate from the roadway such as bicycle lanes and shared-use pathways.

Sidewalks have served to connect residents to their neighborhoods, schools, stores, and workplaces for as long as they have been around. In the absence of sidewalks, people will either drive to their destination or use the street as they would a sidewalk, bringing pedestrians into proximity to traffic. Multi-use pathways and trails are continuing to be improved throughout the township, with the goal of interconnecting the many playgrounds and parks.

Through the Citizen Survey, a majority of residents identified that bicycling facilities, including connections between the suburban areas of Breitung Township with Iron Mountain and Kingsford were desirable. Lake Antoine Road was identified as an area of particular concern; highly traveled by both heavy trucks and nonmotorized users connecting to recreation areas at Lake Antoine and Fumee Lake, citizens related issues with high speeds and constrained roadways that affected their ability to travel safely. The use of this road and others in the township as bypasses by heavy trucks has both damaged roadway conditions and created safety concerns.

Breitung Township residents would encourage/discourage:

Hiking/walking trails and/or bicycling facilities



*Source: "US-2/US-141/M-95 Access Management Action Plan". Planning and Zoning Center, 2005.





Bicycle signage along Lake Antoine Road

Michigan Public Act 135 of 2010 provides for “complete streets” that encompass appropriate access for all modes of transportation. Complete streets are designed with context sensitive solutions in mind, and may include components such as sidewalks, bike lanes, wide paved shoulders, pedestrian crossings, and signals and signage. The Township has the opportunity to work closely with programs provided by MDOT and the Dickinson County Road Commission, and with the Dickinson County Trail Network, to plan for and implement improvements where they are feasible and appropriate. A number of funding and technical assistance programs at the state and federal level exist to help promote the implementation of active transportation facilities.

The MDOT Superior Region Active Transportation Plan identifies that safety and infrastructure improvements for bicycling and pedestrian activities are a priority for the Upper Peninsula.* The Township should continue to engage with local stakeholders to identify where these improvements could be implemented, and gaps in the network remediated.

Public Transportation

Limited options for public transportation modes currently exist in Dickinson County. Transportation for elderly and disabled persons is provided by the Dickinson-Iron Community Services Agency on a demand-response basis. General transportation services are available from private taxi companies and regional intercity bus providers. Additional specialized medical transport service is available in the county. Ford Airport, located on land in Kingsford and

western Breitung Township, is one of six commercial passenger airports in the U.P. Flights are provided regularly to Detroit and Minneapolis. The airport has seen consistent passenger increases over the past several years excluding the pandemic, leading to recent hangar construction to house vintage planes. Additional engineering to evaluate a planned terminal expansion is underway, with construction anticipated in 2025. The terminal and aviation service buildings are located within Kingsford, though there is potentially developable area on the land within Breitung Township. Development near the airport is regulated by an airport overlay district within the Zoning Ordinance.

Water Systems

Breitung Township currently has two separate municipal water systems serving customers in East Kingsford and Quinnesec. In East Kingsford, water purchased from the City of Kingsford is distributed to 486 service lines in the area. Water is supplied by four groundwater wells on the near Ford Airport, which provide sufficient capacity to both systems. The susceptibility of this system to contaminants, partially related to its proximity to the Menominee River, has been rated moderately-high. The City of Kingsford and Breitung Township have recently adopted a joint wellhead protection resolution for the municipal water supply in Kingsford and East Kingsford. The Wellhead Protection Plan incorporates regulations relating to wells and groundwater usage into zoning, building, and subdivision controls to mitigate contamination concerns.

Connections to Iron Mountain exist between both the Kingsford and East Kingsford systems; the East Kingsford system has been disconnected since 1996, though it could be reconnected in the future if necessary. New regulations related to lead line and copper service replacements have necessitated replacements in the East Kingsford system, and planned water main extensions are expected. A new water main on Woodbine Street has increased the capacity in the area to provide for additional development in the industrial-zoned area. More than half of the residential service lines in this area consist of lead or unknown materials and can be

*Source: "MDOT Superior Region Active Transportation Plan and Investment Strategy, 2022-2023". Michigan Department of Transportation, 2022.

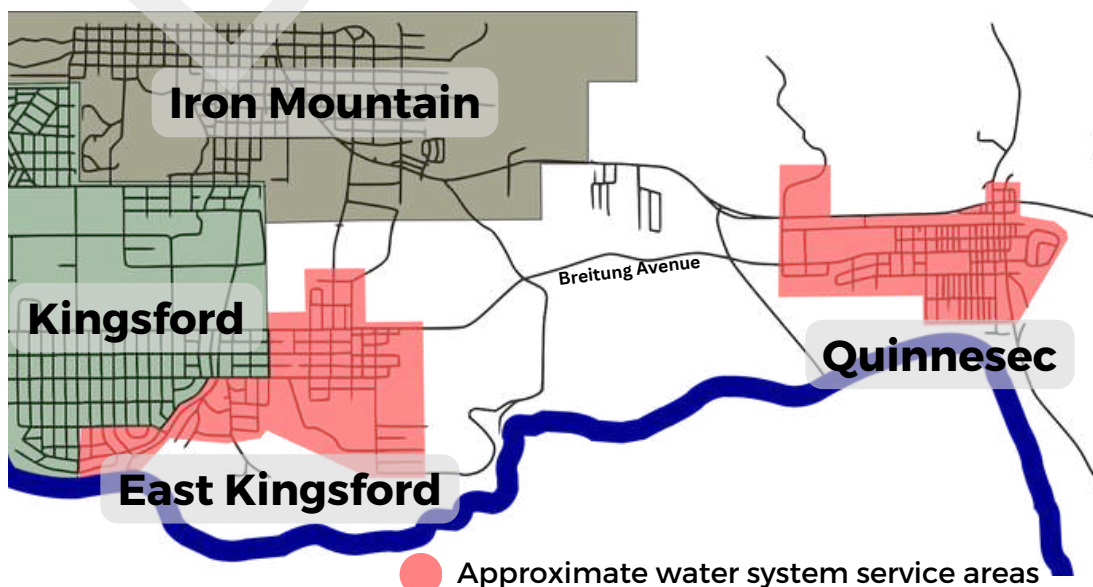
expected to be in need of replacement over the next several years.

The water system in Quinnesec provides services to over 503 service lines in the platted area of the community. Water is supplied by two active groundwater wells complemented by a 100,000 gallon in-ground storage tank, located north of US-2 off Lake Antoine Road. A new 12-inch water main from the tank has increased the capacity and fire flow capability to the distribution system. The susceptibility of these wells to contamination, drawing groundwater from glacial till aquifers located at higher elevation, is moderate. A significant portion of the distribution network was last upgraded in 1996. Roughly a quarter of the service lines in the area are of lead and unknown material and can be expected to be in need of replacement over the next several years. A Wellhead Protection Program (WHPP) has also been instituted for this system, aimed at safeguarding the area from contamination.

The WHPP for both systems encourage the protection of the Township's public water supply wells through regulations that will limit land uses and practices that may degrade groundwater quality within and outside the designated areas. All existing and future wells should be protected from both point and non-point source contamination to the greatest degree possible.

The Township has been exploring several options for water system upgrades. The Department of Environment, Great Lakes, and Energy (EGLE) which regulates water systems, has been asked for assistance in developing a feasibility study for the connection of the Quinnesec and East Kingsford water systems. It is possible that this connection would occur along the path of Breitung Avenue, allowing for future development. Much of the land along the Breitung Avenue corridor has previously been used for resource extraction, landfill, and industrial purposes, which would prohibit the expansion of well-sourced water for new development. A connection between the East Kingsford and Quinnesec systems would allow for the expansion of municipal water services for future commercial and residential development. This connection would also increase the resiliency of the current water systems by allowing for additional capacity and sourcing across the wider area. A connection would also reduce the need to purchase and resell water from Kingsford, which could influence water rates.

The Township maintains an active Asset Management Plan for the water systems that incorporates a Capital Improvements Plan. This plan helps to justify water rates and needed investment in maintaining the current water system. The Township has identified that utilizing capital grant programs, like the State Drinking Water



Revolving Loan Fund, will be necessary to maintain water rates at acceptable levels. The Township has applied for nearly \$16 million through the EGLE revolving loan program to fund improvements for both the East Kingsford and Quinnesec water systems, including identifying new water sources and storage capacity.

Breitung Township residents rejected a bond proposal in 2009 to fund improvements to water and sewer systems along the US-2 corridor and eventually into Quinnesec. Several financing tools, including a dedicated millage and special assessments were considered to fund the match needed to secure USDA loans and grants. It is likely that any future development would have to consider a combination of similar financial tools to be feasible; otherwise, improvements would have to be made by private developers or through rate increases.

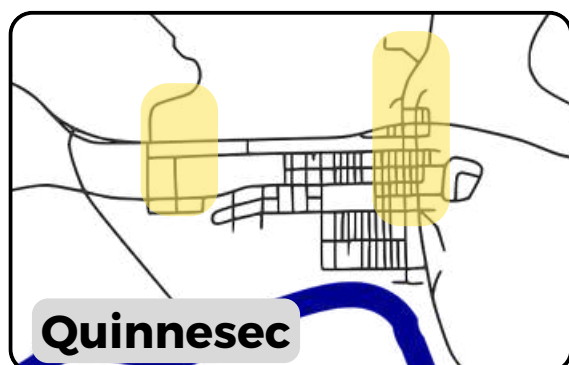
Wellhead Protection

Breitung Township relies exclusively on groundwater for its drinking water source. Committed to the management and protection of groundwater, the Township has instituted a Wellhead Protection Program. WHPPs develop planning and management initiatives aimed at protecting community drinking water supplies. The purpose of developing a WHPP is to identify the Wellhead Protection Area (WHPA) and implement long-term strategies aimed at safeguarding the area from contamination. A WHPA is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year time-of-travel. The State of Michigan requires communities to identify seven elements to be included in the WHPP. These elements along with a brief description are below.

- Roles and Responsibilities – Identify individuals responsible for the development, implementation, and long-term maintenance of the local WHPP.

- WHPA Delineation – Determine that area which contributes groundwater to the public water supply wells.
- Contaminant Source Inventory – Identify known and potential sites of contamination within the WHPA and include within a contaminant source inventory list and map.
- Management Strategies – Provide mechanisms which will reduce the risk of existing and potential sources of contamination from reaching the public water supply wells or well field.
- Contingency Planning – Develop an effective contingency plan in case of a water supply emergency.
- Siting of New Wells – Provide information on existing groundwater availability, the ability of the PWSS to meet present and future demands and the vulnerability of the existing wells to contamination.
- Public Education and Outreach – Generate community awareness in the WHPP by focusing on public education and the dissemination of WHPP information.

The most significant sources of water supply contamination are landfills, surface impoundment areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells and underground storage tanks. These uses represent both *point* and *non-point* contamination sources. Point source is the term used to describe contaminants, which originate in the immediate area of the well or tap. All the above, if located near the water supply source, are examples of potential point source polluters. Contaminants from these uses may seep directly down through the soil to the water source.



Wellhead Protection Areas



Non-point source contamination is much more difficult to control because the cause of the problem may be located a considerable distance from the well. This type of contamination is caused by pollutants that filter into an underground aquifer and then migrate slowly through the groundwater aquifer to off-site wells and water sources. Prevention of this type of contamination must involve a collective effort on the part of property owners and local officials from a large geographic area. It is the recommendation of this Plan that all existing and future wells be protected from both point and non-point source contamination to the greatest degree possible. It is also the intent of this Plan to recognize the importance of groundwater protection within the Charter Township of Breitung through the establishment of a Wellhead Protection Overlay in the Zoning Ordinance.

Wastewater Systems

Wastewater in the township is only available in select areas. A connection to the Iron Mountain system exists along US-2 east as far as White Birch Village, and there are some residential connections south of the city limits of Kingsford. The Iron Mountain-Kingsford Wastewater Treatment Plant is located in Breitung Township west of M-95 along the Menominee River.

All other areas of the township rely on septic or "onsite wastewater" systems. Onsite wastewater system requirements are regulated through the Superior Environmental Health Code administered locally by the DIDHD. The combination of onsite wells and wastewater systems necessitates larger lot sizes to meet construction regulations and reduce potential contamination. Additional restrictions exist when a system is within proximity to surface water. The township should continue to consider these regulations when discussing the density of development.

Increased density may involve water and wastewater infrastructure improvements where feasible. In the platted area of

Quinnesec, little room exists to continue to expand using residential septic systems. The Township should begin to explore options related to creating a municipal wastewater system in the area as a consideration for the future and as an attraction for additional development. The construction of such a system could be done in tandem with other infrastructure improvements or utility needs.



Breitung Township Department of Public Works

High-speed Internet

Internet service is an almost ubiquitous need to participate in the current digital economy. Communication, schooling, health, recreation, business, and services all rely on uninterrupted internet connections. High-speed internet service also allows for increased participation in remote work opportunities; an attraction for new residents looking to move to the area from larger cities. The current accepted need for internet speed in households is "broadband" or 100 megabytes per second (Mbps) download/10 Mbps upload.

Much of the township currently has broadband quality internet service available through Spectrum or other service providers. Select rural areas of the township currently lack broadband service, these areas are expected to be provided service through the FCC's Rural Digital Opportunity Fund Program, supplied locally by Highline. Highline is currently laying fiber optic cable in rural areas of the central U.P., with service expected in next few years. The proliferation of high-speed internet access creates possibilities to diversify the local economy by creating remote working job opportunities and industries supporting high-tech occupations.



Public Safety

Breitung Township contracts with the Dickinson County Sheriff's Office to have a dedicated deputy that has responsibility for traffic control and police protection within the township. The deputy, Sheriff's Office, and the Michigan State Police Iron Mountain Post handle public safety issues. Enforcement of the township ordinances is handled by the issuance of municipal civil citations, which incur fines for those in violation of local ordinance.

The Township maintains three fire stations (Quinnesec, East Kingsford, and North Breitung), located to minimize response times. Each of these stations maintains vehicles and equipment that are financed through dedicated township funds. The Breitung Township Fire Department is staffed by volunteer firefighters, which are each assigned to a fire station. The North Breitung Fire Hall, expanded in 2011, offers meeting and classroom space for firefighter training, as well as local polling. With limited water infrastructure in the township, areas located away from these services are at higher risk. The township has access to a dry hydrant along Bass Lake Road near Bad Water Lake, and an electric pump hydrant near the Twin Fall Dams. Additional rural fire infrastructure could be pursued to help augment response capabilities.

The township has mutual aid agreements with the community of Florence County in Wisconsin, Sagola Township, City of Iron Mountain, and City of Norway. If requested, the fire department can also assist in responding to fires in the City of Kingsford. An additional mutual aid agreement with the MDNR allows for assistance with suppression of wildfires in rural areas.

A privately-owned ambulance service operates within Dickinson County. Advanced life support vehicles are located at the company's local offices in Iron Mountain. Dickinson County recently implemented the Mutual Aid Box Alarm System in the area, which supports additional mutual response and assistance of first responders across the wider area through a dedicated response structure.

Materials Management

Refuse collected in the township and greater Dickinson County is processed at the Dickinson County Solid Waste Processing Facility located off US-2 in Breitung Township. The refuse is collected at the transfer station and hauled to the Wood Island Landfill near Munising. The Dickinson County Solid Waste Management Authority was established in 1993 and regulates the processing and transport of materials through a contract with Green For Life (GFL), which operates the transfer facility and also owns and operates the Wood Island facility. Residential curbside trash pickup is currently available through a contract with Waste Management.

Recyclable materials are currently collected by drop-offs to the processing facility. Recent action at the state level has resulted in changes to solid waste management that will encompass recyclable materials. Currently, participation in recycling is limited in the area; by expanding educational opportunities and recycling drop-off points, more materials may be diverted from existing landfills. Interest in recycling was mentioned by a number of residents in the Citizen Survey; the township should continue to gauge interest and provide additional opportunities to collect recyclable materials when feasible.

The Township currently offers two drop-off sites and several collection days for compostable materials. Yard waste and debris are collected and composted at township-owned sites in Quinnesec and near the North Breitung Fire Hall. The Township also collects scrap tires through regular EGLE tire cleanup grants.

Two Type III (Industrial Waste) landfills are currently operated privately in the township. Both are located south of the Billerud facility, which operates one site for landfill of waste from the paper mill. A second site owned by a private firm collects local hazard industrial waste and construction and demolition debris, as well as supplemental waste from the paper mill. Both facilities are regulated by the Dickinson County Solid Waste Management Plan.



Goals

Infrastructure and Facilities

Plan and provide for infrastructure and facilities that meet the needs and desires of township residents where feasible and fiscally responsible.

- The Township should continue to plan and budget for local road improvement projects and work with the Dickinson County Road Commission to schedule these as appropriate. Development of private roads should be completed to Road Commission standards and include provisions for long-term maintenance.
- The Township should assess long-term needs, affordability, and the sustainability of existing water systems by periodically reviewing asset management plans for township-owned infrastructure that justify rate structures and plan for long-term maintenance and capital costs.
- The Township should continue participation in the US2/US141/M95 Access Management Corridor Committee and maintain access management standards for sites in proximity to highways. The Planning Commission may review standards within the overlay zone to explore accommodations for residential uses.
- The Planning Commission should periodically review the Township's existing infrastructure and issues to ensure the capacity for future development. A multi-year Capital Improvement Plan should be used as a long-range planning and budgeting tool.
- The Township should encourage residents to test the water quality of private well systems regularly, as well as conduct regular maintenance of septic systems as directed by the DIDHD to prevent contamination of water sources in the community.
- Where economically feasible, install improvements that accommodate multi-modal transportation options that promote interconnections between communities. Coordinate with local stakeholders to identify local projects and funding programs to mitigate safety concerns.
- Coordinate with EGLE on the feasibility of connecting the East Kingsford and Quinnesec water systems to create the possibility for development along Breitung Avenue; utilize opportunities in state funding programs to upgrade water infrastructure.



Goals

Infrastructure and Facilities

- Continue to ensure adequate fire coverage and emergency medical service to all areas of the Township; work to actively recruit and train new members for the fire department.
- Examine the level of service for refuse coverage and explore options related to materials management and recycling programs.
- Create a Wellhead Protection Overlay in the Zoning Ordinance to mitigate point and non-point contamination concerns for public water supplies.



Public and Community Facilities

Breitung Township provides community facilities and additional services that meet the needs of its residents and the general public. The administration of the Township and these services are located at the Breitung Township Hall in Quinnesec. The Hall was constructed in 1933, and underwent significant renovations in 1974 and 2003. The building houses offices for the Township staff and a large meeting room for the business of the Township Board and other committees.

The intensity of this building's use has increased as the Township has grown, and as additional requirements for the administration and regulation of governmental services have developed. Most recently, the meeting room has been modernized and upgraded to facilitate additional meeting requirements and provide information for the deliberations of public bodies. Security cameras and locks were also recently updated to ensure the security of public records.

As the Township strives to provide the highest and best level of service, it has been recognized that this facility is in need of updates. The last major renovation occurred over twenty years ago. Additional office space and a variety of records retention capabilities have been outlined for inclusion in any reconfiguration of the existing space.

The Department of Public Works (DPW) building across from the Township Hall was built in 2003. The DPW has five employees and maintains the township's water systems, recreation areas, buildings and grounds, and the cemetery. The 16,000-square foot facility contains the administrative, workspace, and storage areas required to maintain the ongoing operations of the Township. A recent expansion of the fencing around the building creates more opportunity for secure storage of parts and equipment related to water service replacements and other needs. A reconfiguration for additional administrative space will be required in the next few years.

The Quinnesec Cemetery, located west of the Township Hall in Quinnesec, and been repeatedly described by residents and in the Citizen Survey as a gem of the community. Managed by the Township Sexton and maintained by the DPW, the 29-acre cemetery and adjacent vacant land should be sufficient for the needs of the area into the future.

Other Township owned properties include the fire halls, recreational areas and facilities, and yard waste and infrastructure sites that are discussed in other areas of the plan. Long-range planning should continue to consider the inventory and use of these properties as a whole, and how their use meets the desired level of service and goals of the community.



Goals

Public and Community Facilities

Continue to ensure that public and community facilities provide a desired level of service, safety, and efficiency for all residents.

- Assess Township staffing needs and plan for additional personnel and efficient workspaces as necessary.
- Create a comprehensive records management program for fire department, township administration, and election documentation.
- Continue to identify energy-saving opportunities to replace lighting, heating and cooling, and other utilities that can realize cost-savings in township-owned facilities.
- Ensure that township-owned facilities are safe, clean, and accessible to users of all ages and ability, and encourage the efficient use of existing facilities before building new.
- Review the internet capabilities at recreational facilities, and consider incorporating public wireless internet access points at existing facilities.



Recreation

The provision of recreation opportunities is important to the overall quality of life within a community. Recreation related to tourism is vital to the regional economy and is an expanding industry nationwide. Attractions and facilities within and in proximity to Breitung Township present many opportunities for both passive and active recreation, drawing a growing number of visitors each year. Having adequate and accessible recreational facilities to meet the needs of residents and visitors is vital to the community.

Recreational plans are important tools for the community and are required for Michigan Department of Natural Resources grant programs. They lay out the existing inventory of facilities available to the community, and focus investment and growth on areas identified by residents and the administration. Breitung Township last adopted a recreation plan in 2019 to identify projects and priorities through 2024.* As part of the Master Plan update process, residents were asked additional questions about their recreation habits, to ensure that investment continues to meet the needs of the community. The majority of residents detailed their participation in outdoor recreation activities, and the need for continued investment in the maintenance or expansion of township owned facilities, and connections between facilities through the facilitation of walking, hiking, and biking trails and pathways.

The Township Board is ultimately responsible for the maintenance of the recreation facilities. The Township Superintendent and the Township Board jointly plan and direct the work. Implementation of recreation activities and the operation and maintenance of facilities is the responsibility of the Public Works Superintendent and employees. Any needed expenses for supplies come from the Township's General Fund or donations. Over the past several years, the Township has appropriated between \$108,000-137,000 to recreation, including dedicating increased funds to repair, maintenance, and updates to facilities. The Township does not offer any programming directly, but often partners with local organizations to host recreational programming on township-owned sites.

The Township owns and maintains six parks and recreational facilities: Chuck Nelson Baseball Field, Deer Lake Park, East Kingsford Recreation Area, Eskil Memorial Park, Forgette Field, and the Quinnesec School Park and Playground. In addition to the township-owned parks, Breitung Township is also host to a wealth of recreational areas and features maintained by Dickinson County and the State of Michigan. County-owned Lake Antoine Park, located on the eastern shore of the lake in the township, offers over 50 acres of recreational activities including a 90-site campground and 3,000-foot swimming beach. Recent upgrades to the campground at the park have modernized



Lake Antoine County Park

*Source: "2020-2024 Breitung Township Recreation Plan" Charter Township of Breitung, 2020.



the facilities and expanded the amenities available to campers, making it a more attractive recreation destination. Proximity to the Lake and the Fumee Lake Natural Area have made the area popular for hiking, bicycling, and ORV/snowmobile trail riders.

Fumee Lake Natural Area, maintained by the Fumee Lake Commission, encompasses over 1,800 acres of natural area in the township that has been preserved for the use and enjoyment of the public. Nonmotorized hiking, biking, and horseback trails provide access to a remarkable wealth of plant and animal species. A year-round motorized and snowmobile trail on the north side of the lake provides mobility between Iron Mountain and Norway and connects to other MDNR trails. In addition, the MDNR maintains thousands of acres of publicly accessible land in the northeast of the township as well as lands along the Menominee River that have been designated as the Menominee River State Recreation Area. The Recreation Area contains a 17-mile stretch of undeveloped river corridor and 7,652 acres of park land. The Township has identified that a nonmotorized connection between residential areas and these parks is desirable.

The Recreation Plan identifies that township-owned facilities lack improvements that incorporate accessibility and universal design principles. Each facility was assessed a “1” or “2” on the MDNR’s five-point accessibility scale, relating that each facility has little or no accessible capacity. The MDNR maintains design guidelines for Americans with Disabilities Act (ADA) compliant and universally accessible parks, and these should be incorporated into planning and design whenever opportunities to upgrade existing facilities are identified.

Breitung Township also benefits from recreational facilities and private enterprises found throughout the Iron Mountain-Kingsford area and greater Dickinson County. The Pine Mountain Winter Sports Arena is located on land owned by Dickinson County in Iron Mountain and Breitung Township and is maintained by the Kiwanis Ski Club. The facility has the world’s largest artificial ski jump, and regularly hosts international



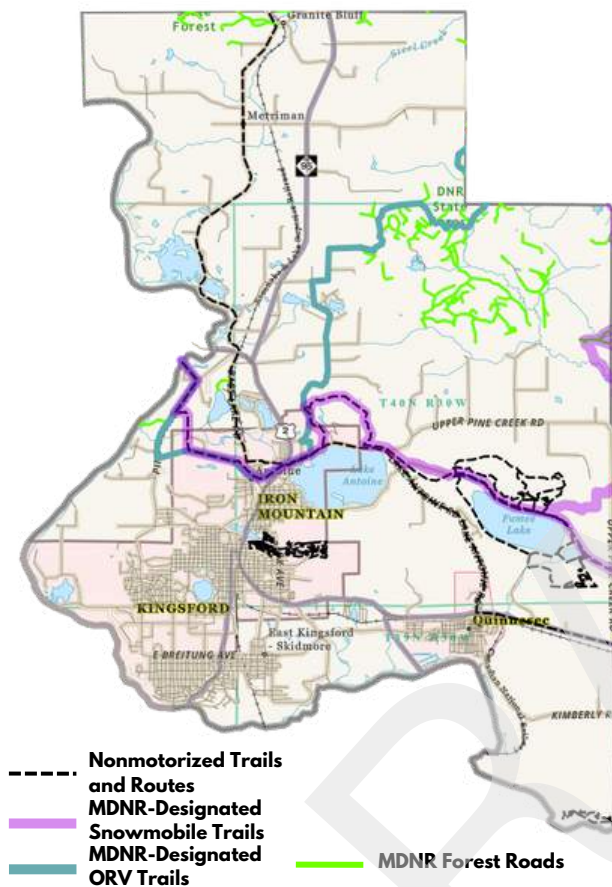
Pine Mountain Ski Jump

competitions. A \$3 million renovation project completed in 2020 updated the track, lighting, and accessories available, and the facility hosted the International Ski and Snowboard Federation Continental Cup in 2023. Other Historic sites and recreation areas related to the area’s mining and manufacturing history are also dotted throughout the township and nearby cities.

The Dickinson Trail Network (DTN) is an organization that maintains several multi-use trail systems in proximity to the cities of Dickinson County. The group has expanded considerably since their work as DTN commenced in 2019 and has long-term plans to work with communities to continue year-round-use trail development in the region, including within Breitung Township. DTN also works to promote and maintain the section of the regional Iron Belle Trail that uses US-2 and County Road 607 through the county, and maintains the trails within the Fumee Lake Natural Area. For motorized recreation, the Iron Mountain to Norway Motorized Trail managed by DTN travels from the northwest of Iron Mountain in Breitung Township east to the city of Norway over five miles. This trail is also maintained as a MDNR snowmobile trail, connecting to other



Recreational Trails and Routes



snowmobile and State Forest trails in the northeast of the township. There are additional opportunities to work with MDOT, MDNR, the County Road Commission, DTN, and other multiuse trail stakeholders to connect trail and recreational facilities throughout the area, and mitigate safety issues.

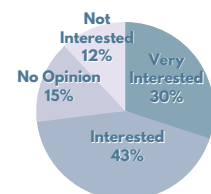
Bicycling and the proliferation of alternative modes of active transportation has become more popular over the past several years. The challenge for suburban and rural areas like Breitung Township is providing connections between areas of denser infrastructure and activity (cities, residential areas, recreation destinations). The MDOT Superior Region Active Transportation Plan identifies safety improvements, first and last mile connections, and dedicated shared use pathways as investment priorities. Where feasible, Breitung Township should continue to identify areas of safety concern for possible future investment. Through the Citizen

Survey, residents identified that Lake Antoine Road; connecting north Iron Mountain, Lake Antoine Park, the Fumee Lake Natural Area, and Quinnesec; has become a popular area for bicycling and walking. Connectivity and safety between these areas could be improved to help facilitate mobility between recreational assets.

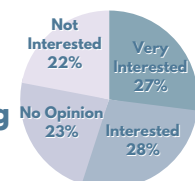
The statewide Iron Belle Trail and US Bicycle Route 10 are designated along US-2 through the area. Where US-2 crosses the Wisconsin border in Breitung Township, the Iron Belle continues through Michigan on County Road 607 north and then west into Iron County before continuing west on M-69. Long distance bicyclists generally favor using low-volume alternatives to the highway, and utilize Kimberly Road, Lake Antoine Road, and then Country Road 607 to pass through the area. Local bicyclists generally use Breitung and Lincoln Avenues to form potential circular routes through Iron Mountain, Kingsford, Quinnesec and the Lake Antoine area. Bicycling facilities and a

Breitung Township residents have recreational interest in:

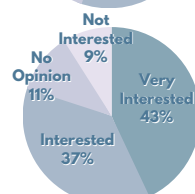
Unimproved recreational forest land



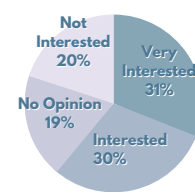
ORV/Snowmobile trailhead and staging area



Shared-use walking and bicycling paths



Dedicated bicycle lanes, connections to other trails



walking path along Breitung and Lincoln Avenue have been identified as potential recreational investments to enhance mobility through East Kingsford and Quinnesec. In that vein, safety improvements at the intersection of Quinnesec Avenue and Lake Antoine Road with US-2 may also help to alleviate pedestrian/bicycling concerns and congestion at the entrance to the residential area.

Dickinson County is becoming a destination for outdoor recreation related to its natural features and beauty. A wealth of facilities exists for year-round recreational activities: biking, hiking, snowshoeing and cross-country skiing, downhill and ski jumping, motorsports, outdoor recreational vehicles (ATVs, side-by-sides, dirt bikes), and water-related activities. Hunting, fishing, canoeing and kayaking are popular activities utilizing forested land and water features. Businesses have benefited from tourists staying locally, and from those who pass through to other recreational destinations within the Upper Peninsula. Recreation is also becoming a way to promote a healthy lifestyle, and is used as a recruitment tool for local workforce development. Incorporating recreation into economic development goals may foster



White water rafting in Piers Gorge



ORV utilizing Pine Mountain Road

additional opportunities for commercial development.

The Township should continue to use the Recreation Plan as the source of goals and actions and should incorporate public involvement regularly. Larger projects and goals will require partnerships and potential outside funding to complete, and should specify roles and responsibilities regarding long-term maintenance. The 2020-2024 Recreation Plan establishes two recreation goals for the Township outlined below.

Local priorities and projects explored by the Township Board have continued to reflect these goals. The Township Board has been exploring projects related to the large increase in ATV/ORV usage in the region, connecting recreational assets through expanding active transportation facilities, and offering new recreation options including pickleball courts and splash pads. Through the Citizen Survey, a majority of township residents described the need for additional walking and bicycling facilities, supporting multi-modal movement and recreational opportunities. The survey also identified that natural features and areas were valued by residents and should be protected from overdevelopment.

Goal 1: Provide a wide variety of recreational opportunities to all Breitung Township residents and non-residents visiting the area.

Goal 2: Make maximum use of the recreational opportunities offered by the area's natural environment.

Goals identified in the 2020-2024 Recreation Plan



Goals

Recreation

Maintain and improve recreation opportunities for residents and visitors that utilize natural areas and promote outdoor activities

- The Township should continue to maintain a current Recreation Plan in accordance with Michigan DNR guidelines that includes public input and identified goals and actions. Identify projects that would qualify for available state and federal recreation grants.
- Ensure that, to the extent possible, recreational facilities are developed and maintained for multipurpose or year-round uses.
- Develop an accessibility upgrade plan and incorporate it into future recreation plans and capital improvements.
- Promote cooperation between local governments, the MDNR, and other public and private organizations to develop recreational facilities that meet the needs of all area residents.
- Support the efforts of the multiuse trail groups in developing recreational trail systems, maintenance plans, and promoting mobility throughout Dickinson County.
- Encourage the preservation of historic sites and features within the Township that communicate and preserve the area's history and character.



Quality of Life

Quality of life addresses the features, amenities, experiences, and conditions that residents have collectively expressed as desirable in Breitung Township. This includes the relationships between areas previously detailed in this plan and how they impact resident longevity and general health and welfare. It also expresses the character of the community and an identity that can continue to engage people in expressing what their desired needs and outcomes for development are. This Master Plan and planning in general should continue to incorporate community participation and emphasize the community character.

Through the Citizen Survey, residents overwhelmingly used terms that described different facets of quality of life when expressing what they have come to love about Breitung Township. This included the use of words like “quiet”, “rural”, “safety”, “beauty”, “location”, and “nature”. These qualities were also expressed in the desire for more recreational opportunities, community spaces or events, addressing blight, and the

need for infrastructure improvements. The Township and its residents both identify that both residential and commercial growth should be encouraged within the community, but should not come at the cost of grossly interrupting those qualities which people have come to identify with.

Many respondents complimented the Township's continued low property tax rate, which provides some financial relief to residents and is an advantage over neighboring communities.

Quality of life is also closely aligned with residents' descriptions of community character. The natural features and quiet lifestyle of a rural community were identified as assets to be protected. When considering future development goals and service delivery, these and other factors of community character should continue to be assessed along with other traditional information.



Lake Antoine and terms used often by respondents to the Citizen Survey



Goals

Quality of Life

Protect, encourage, and market a quality of life that attracts and retains residents in the community, and maintains the general character of the area.

- Ensure the individual rights of property owners while protecting the public interest by maintaining a fair and consistent Zoning Ordinance and approval process.
- The Township should encourage opportunities for home-based, agricultural, natural resource based businesses, light manufacturing, and tourism industry through promotion of the area's rural setting and overall quality of life in written and verbal communications.
- The Township should work to maintain the peace of mind and quiet nature that residents have come to enjoy as part of life in the township.
- Increase public involvement and volunteerism by promoting programs and developing more opportunities for public engagement and community building.
- Preserve the historical features within Breitung Township by working with stakeholders and interested groups to provide access and interpretation to historic sites.
- Undertake efforts to preserve the rural character of scenic drives and promote safety improvements that allow for multi-modal use.
- Promote visual enhancements along highways; discourage signage that is redundant or in poor condition.
- Ensure that township-owned facilities are safe, clean, and accessible to users of all ages and ability, and encourage the efficient use of existing facilities before building new.
- Support the establishment of local produce stands and community farmers markets for residents to offer grown-in and made-in Breitung Township goods.



Land Use and Zoning Plan

The land use and zoning plan is one of the most integral elements of a master plan. The Michigan Planning Enabling Act of 2008 specifically requires the plan to address land use issues and recommendations for the physical development of the community 20 years into the future or more. As proposals for development are considered, the Planning Commission, Township Board, and Administration should refer to this section to ensure that the vision, principles, and the intent of zoning districts are followed as closely as possible or amended when a new direction is determined to be necessary.

The distinction between land use and zoning is important for planning purposes. Land use

is a function of the master plan, and describes how the existing land is being used, or could possibly be used in the future. Future land use is a vision of development over time and may not line up with current regulations or existing uses. Zoning districts are described in the current zoning ordinance and illustrated on the Zoning Map; these state the rules and standards for development within an area. The plan for future land use in the master plan is intended to guide the creation and alteration of these zoning districts. The master plan should also be considered when rezoning is proposed, in order to be consistent with the intention of the plan and the Township's goals for development.

Existing Zoning Classifications

District R-1: Residential One District

The R-1, Residential One District is intended for the establishment and preservation of quiet single-family home neighborhoods free from other uses, except those which are both compatible with and convenient to the residents of this District. The R-1 District is designed to accommodate residential opportunities where spacious lots are reasonable to insure a safe, potable water supply and treatment of wastewater on the same lot.

District RR-1: Rural Residential One (1 Acre)

The RR-1, Rural Residential One District is established to protect and generally preserve the existing character and use of those areas of Breitung Township, developing into a residential environment in accessible rural areas at moderate densities.

District RR-2: Rural Residential Two (2.5 Acres)

The RR-2, Rural Residential Two District is established to protect and generally preserve the existing character and use of those areas of Breitung Township, developing into a residential environment in accessible rural areas at moderate densities, but lower densities than RR-1.

District RR-3: Rural Residential Three (5 Acres)

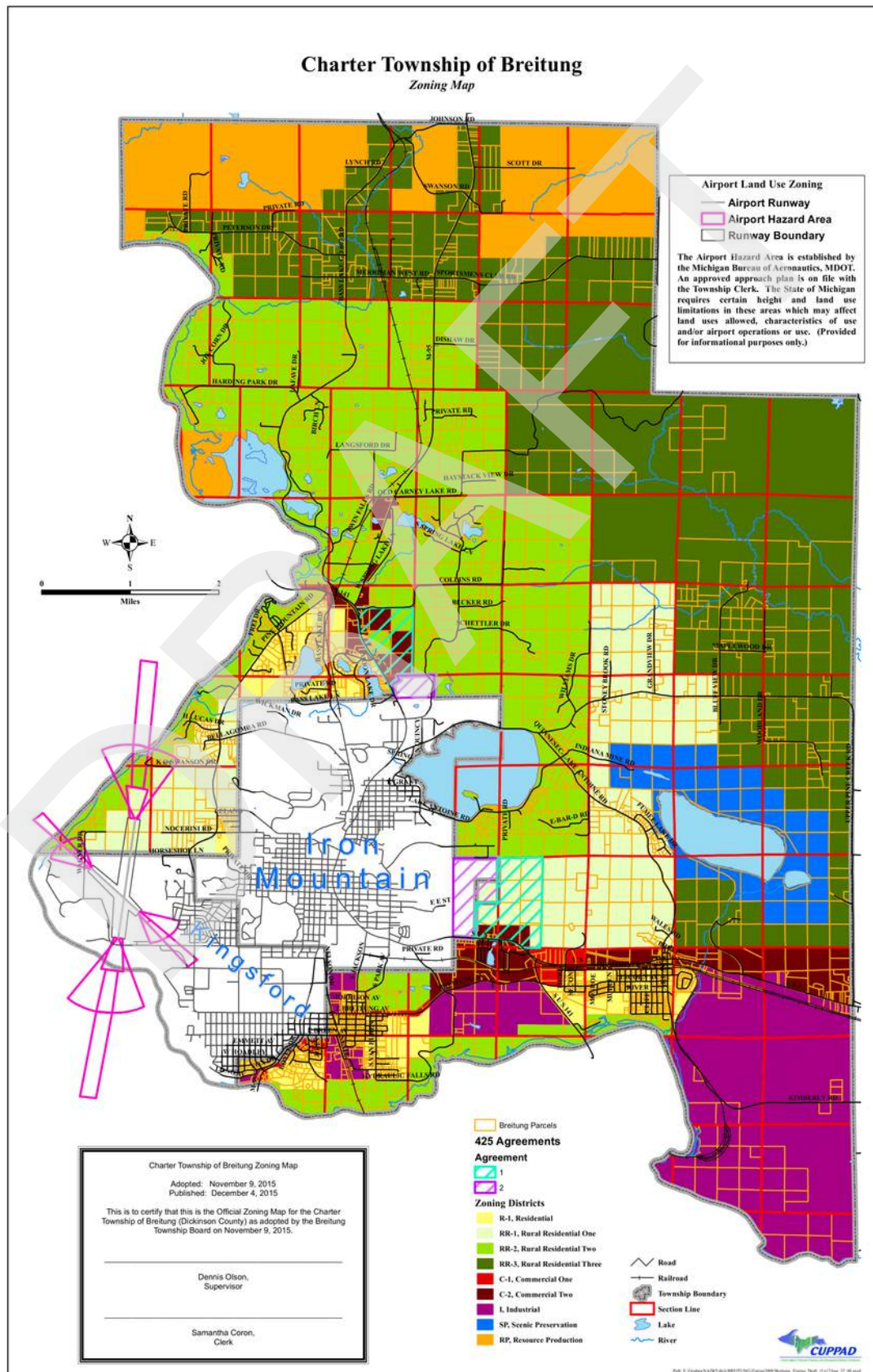
The RR-3, Rural Residential Three District is established to protect and generally preserve the existing character and use of areas of Breitung Township, which are presently rural or agriculture. Soil and natural conditions vary throughout this District, including woodlots and farms. These areas are considered to be suitable for scattered, rural residential development, and the perpetuation of existing farms and other low intensity land uses on parcels of at least five acres.

District SP: Scenic Preservation

The SP, Scenic Preservation District is established to preserve and maintain the natural characteristics within the Fumee Lake watershed boundaries. Because this undeveloped and unique area contains a number of threatened or endangered plant and animal species, the area needs to be preserved to the greatest extent possible and only developed for extremely low density and passive type uses. Special consideration needs to be given to maintain a natural buffer or strip of land along the edges of both Fumee Lake and Little Fumee Lake to protect this valuable and fragile resource.



Current Zoning Map



District RP: Resource Production

The RP, Resource Production District is established to maintain low density rural areas which because of their rural character and location, accessibility, natural characteristics and the potentially high cost of providing public services for intensive uses are suitable for a wide range of forestry, agricultural, natural resources and recreational uses.

District C-1: General Retail

The C-1, General Retail District, is established to preserve a district for general retail and service establishments with a range of retail, business and professional offices. The intent is to encourage the concentration of such businesses to areas, thereby promoting the best use of the land at certain strategic locations.

District C-2: Commercial/Light Industrial

The C-2, Commercial/Light Industrial District is established to preserve a district for light industrial uses, along with compatible commercial uses.

District I: Industrial

The I, Industrial District is designed and intended for manufacturing, assembling, fabricating, processing, storage and similar operations which may require larger sites and isolation from other types of land uses, and to make provisions for commercial uses necessary to service the immediate needs of an industrial area.

District AOZ: Airport Overlay

The AOZ, Airport Overlay District is intended to provide the necessary safety and protection to users of the Ford Airport and to the people who live, work, and use property in its vicinity.

Highway Overlay Zone

The provisions of the Highway Overlay Zone are intended to promote safe and efficient travel on state highways with Dickinson County and implement the standards of the *US-2/US-141/M-95 Access Management Action Plan* in collaboration with the Michigan Department of Transportation, Dickinson County Road Commission, and adjoining jurisdictions as applicable.

Land Use Trends

Breitung Township has continued to absorb most of the residential growth in the Iron Mountain-Kingsford-Norway urban corridor. Recent residential development is occurring outside the platted areas of the township, in suburban areas with proximity to local employers and services. The township's proximity to the cities, lower taxes, and the presence of numerous scenic features and recreation assets help to make the area more desirable. While this development has added to the property tax base, new residential suburban development does not generate enough revenue to justify the expansion of infrastructure and services. In the case of development where sewer and water are not already available, the cost of new infrastructure is prohibitively high. The previous and existing PA 425 agreements with the City of Iron Mountain allowed for the

development of new infrastructure with the sharing of tax revenue. The current Area II 425 agreement expires in 2057; while the agreement has not been utilized for the expansion of services, the two jurisdictions continue to meet and hold discussions related to development. An agreement for the purchase of water and sewer disposal services would require the establishment of a Joint Planning Commission to develop and maintain a plan and zoning regulations for Area II for the duration of the PA 425 agreement. Additional development in proximity to the Iron Mountain city limits may result in the possibility of joint cooperation or additional agreements. The township continues to explore alternative options for infrastructure that could result in commercial and residential development opportunities.

There are some areas with mixed land uses which potentially could result in land use conflicts. An example includes areas of mixed industrial and residential use in East Kingsford, and the extraction of aggregates in proximity to areas zoned residential. Development near inland lakes and rivers should ensure that there is required spacing for onsite water and wastewater systems to limit the possibility of environmental contamination. Much of the farmland supporting major agricultural activities within the township has been converted to residential use; to bolster local access and supply to food systems, the township could explore additional regulations related to diversified agricultural operations.

Housing development has been largely in rural areas and on waterfront lots in recent years, though more infill projects have been occurring. Residential development should continue to be encouraged in areas where public services, utilities, and transportation access are currently available. While significant population growth is not anticipated in the near future, it is likely to continue in proximity to the existing urban and suburban areas; the implications of such growth should be considered in other long-term planning by the township. The development of additional low and medium density residential uses in outlying areas should serve to protect the rural character and environmental integrity of the township. These areas may also support uses suitable for forestry, agriculture, resource extraction, and recreation.

The Township continues to encourage additional compatible residential, commercial, and light industrial development along the US-2/141 and M-95 transportation routes, and in areas adjacent to the City of Kingsford along South Carpenter Avenue. These mixed-use areas are intended for the development of enterprises that incorporate the design standards outlined in the Access Management Plan, including well-planned access and parking areas. A mix of land uses in within the same development, including mixed residential and retail or commercial, would provide employment

opportunities while also supporting residential use. Enhancing the limited infrastructure in this area could entice additional commercial development along this corridor.

Economic development in the region has emphasized the importance of retaining industries with presence in the area, particularly manufacturing and forest products. An increased emphasis has been placed on training the local workforce with skills desirable to related industries. The Township has supported the connection between local education and employment, and used economic development incentives to develop public-private partnerships with businesses.

As with much of the Upper Peninsula, a growing sector of the economy is related to recreation, tourism, and associated services. Partnerships in the development of recreational facilities, including with local businesses, economic development organizations, and state agencies will be important in realizing recreation goals.

Future capital improvements identified by the township have been related to the maintenance and operation of the existing water systems and updating township administrative capacity. Recent regulatory changes have necessitated additional funding towards these areas, which will continue to need upgrades into the foreseeable future. As water infrastructure has long been a hinderance to new development, there are opportunities to identify areas of future cooperation and funding methods. Road condition and safety, particularly along truck routes used by local industry, has also been identified as an opportunity for public-private partnerships supporting additional business and recreational development. Additional capital improvement projects are being developed into a separate Capital Improvements Plan. The capital planning process will allow for better opportunities to prioritize budget considerations and provide more transparency to residents.



Future Land Use

The Michigan Zoning Enabling Act of 2006 provides the authority for communities in Michigan to use zoning as a tool for the regulation of land. The law states that zoning regulations in a community must be based upon a plan, and a zoning plan describes the ways in which the current existing land use may change in the future. The zoning plan is the legal basis for the zoning ordinance, which means any decisions contrary to what is stated in the plan could lack legal defensibility. The zoning plan is intended to guide all future rezoning activities and discretionary land use decisions in the community and should be consulted when these are under consideration.

The Future Land Use Map, along with its associated descriptions for future land use classifications make up the Future Land Use Plan. The Future Land Use Map serves as a guide for making decisions on the rezoning of land. However, the Planning Commission and Township Board should consider the map to be one of the many tools available to help them in making land use decisions, recommendations and addressing rezoning requests. The information presented on the map should be complemented by site-specific information as considered necessary by Township officials prior to any final decisions. The two overlay districts used by the Township to regulate development near Ford Airport and along US-2/US-141/M-95, because of their nature in regulating highly specific areas and uses, are not considered for boundary or regulatory changes other than minor administrative revisions at this time.

Future Land Use Classifications

Future land use classifications are not the current zoning. They are a vision of land use that can be used as a goal in anticipation of changes to the zoning ordinance. Future land use classifications are described with intended uses and character in order to relate them to the current zoning districts and describe areas on the Future Land Use Map. In many cases, future land use districts may remain unchanged from the current zoning; in others, districts may be created, combined, or split to accommodate new uses and development trends.

Urban Residential District (UR)

The Urban Residential District is established and maintained for areas within the proximity of nearby communities, where residential neighborhoods exist on smaller lots of generally less than one acre. Homes are primarily single-family, with duplexes and multi-family residential where appropriate. These residences may have access to municipal utilities where service is already available.

Suburban Residential District (SR)

The Suburban Residential District is established for moderate density in accessible rural areas with lot sizes of 1-2 acres. Uses in the district will not generally be served by water and wastewater infrastructure. This district generally exists in areas contiguous to denser development and along primary county roadways entering/exiting more urbanized area.

Medium Density Residential District (MDR)

The Medium Density Residential District is established for a medium to low density of residential development in accessible rural areas, with lot size generally of 2.5 acres and above. Uses in this district are primarily within the area accessible by primary and secondary county roads. Uses in this district will not be served by municipal water and wastewater utility infrastructure. This District, along with the Low Density Residential District, should preserve the existing character of the township and together encompass the majority of the area.

Low Density Residential District (LDR)

The Low Density Residential District is established to protect and generally preserve the existing character and uses of the Township which are presently rural, agricultural, or forested areas. These areas are considered suitable for scattered, rural residential development on parcels of at least 5 acres. Together with the Medium Density Residential District these should encompass the majority of the area of the township.



Natural Area District (NA)

The Natural Area District is established to protect the natural characteristics and scenic features found within. Development is limited to extremely low density and passive recreational use. This district generally encompasses the area of land surrounding the Fumee Lake Natural Area, and area in proximity to Piers Gorge.

Natural Resources District (NR)

The Natural Resources District is established to maintain lands that are suitable for low-density residential development or are also valuable for extraction activities such as quarrying or timber production. These lands should be protected from development levels that would render them unsuitable for these types of activities.

Mixed Use Retail and Commercial District (MRC)

The Mixed Use Retail and Commercial District is established to provide for a concentrated area of retail, service, and business uses; along with light manufacturing and mixed use or diversified housing types where conditionally appropriate. Because of the diversity of uses, this district may be appropriate for the development of form-based zoning codes. This district exists along primary transportation corridors, where municipal utilities may be available and higher levels of traffic are expected. The intent is to encourage these uses to locate where these conditions exist. Uses in this area should have provisions to buffer themselves from other unlike uses.

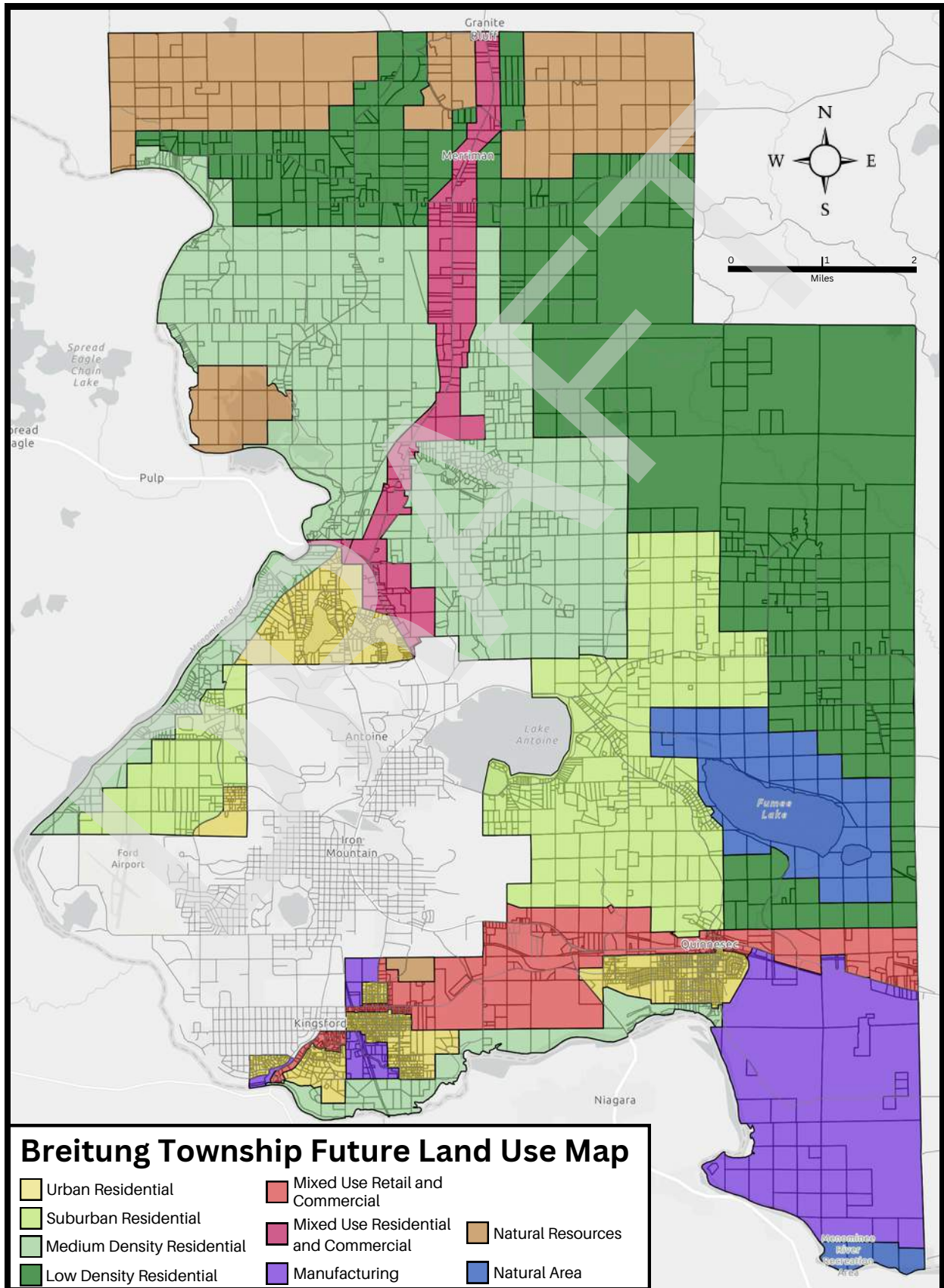
Mixed Use Residential and Commercial District (MUR)

The Mixed Use Residential and Commercial District is established to provide additional commercial and retail growth along highway corridors where the primary historic use has been residential. Housing and low-impact retail and commercial uses will be permitted, while larger commercial and light industrial uses will be conditioned. The intent is to maintain the general character of the area while allowing access to additional economic activities in proximity to transportation routes.

Manufacturing District (M)

The Manufacturing District is established to accommodate appropriate areas for manufacturing or industrial uses requiring large sites, as well as ancillary commercial services and warehousing or distribution. Uses in this area should have provisions to isolate and/or buffer themselves from other unlike uses.

Future Land Use Classifications and Associated Zoning Districts	
Future Land Use Classifications	Current Zoning Districts
Urban Residential (UR)	Residential One District (R-1)
Suburban Residential (SR)	Rural Residential One (1 Acre) (RR-1)
Medium Density Residential (MDR)	Rural Residential Two (2.5 Acres) (RR-2)
Low Density Residential (LDR)	Rural Residential Three (5 Acres) (RR-3)
Natural Area (NA)	Scenic Preservation District (SP)
Natural Resources (NR)	Resource Production District (RP)
Mixed Use Retail and Commercial (MRC) Mixed Use Residential and Commercial (MUR)	General Retail District (C-1)
	Commercial/Light Industrial District (C-2)
Manufacturing (M)	Industrial District (I)



District Changes and Zoning Plan

As discussed throughout the Master Plan, zoning must be based on a plan. The plan is the guide for all zoning decisions along with the Future Land Use Map, and the existing conditions present in the area. The main purpose of zoning is to improve and protect the health, safety, and welfare of the population and to direct land use towards the implementation of the goals of the Master Plan. Through land use planning and regulation, including zoning, Breitung Township intends to allow for reasonable growth with minimal land use conflict or negative environmental impact.

The primarily residential zoning districts of Breitung Township are anticipated to remain at a similar level of development for the future. Residential land uses include single-family, multi-family, and mobile homes in a low to high density pattern. Breitung Township has concentrated areas of housing development in the Quinnesec, East Kingsford, and the Bass/Moon Lake area; further residential development and infill will be encouraged where it is feasible. There is limited infrastructure in the township that confines any future higher-density development. Residential development will continue to be encouraged in areas where public services are readily available. The remainder of residential housing in the township is generally single-family dwellings in medium and low densities with onsite water and wastewater systems.

The development of additional housing in these areas should serve to preserve the rural character and environmental integrity of the township. Rural residential growth has typically occurred on allowable lot splits and land divisions along existing road systems. The expansion of the Suburban Residential District is in response to the growth of new housing in proximity to Lake Antoine, where these types of divisions have been continually applied. Very few new public roads have been constructed for new rural development; private roads should continue to include long-term maintenance agreements and follow Dickinson County Road Commission standards.

In an effort to expand variety and the affordability of housing types, and well as create additional economic opportunity and taxable value for the township, several accessory use changes have been identified. The township will align the accessory structure standards to be similar in rural residential districts, allowing for additional flexibility in siting accessory structures on larger lots, as well as homogenize setback standards to be more uniform across districts. To encourage the development of home-based businesses, those with associated activities that are not evident beyond the home will be established as permitted uses. These sorts of businesses do not have associated traffic, signage, or outside storage that may be disruptive to others. The use and regulation of housing used as short-term rentals has been identified as a possible source of similar disruption, and will be discouraged to preserve the quiet character of the areas where they are located. In the Urban Residential and Mixed-Use Retail and Commercial Districts, the permitted and conditional types of housing may be expanded to allow for more flexibility in development where services may be available to accommodate it.

Township leaders and businesses have long worked to increase private sector employment and economic resiliency by expanding development along the US-2/141 corridor and M-95. The Mixed-Use Retail and Commercial District includes areas of existing commercial development and places where infill development may occur. The Mixed-Use Residential and Commercial District will expand the possibility of additional development north along M-95 while preserving primary residential uses. Future development along these transportation corridors will require the proper administration of access management standards, and may necessitate the need for additional infrastructure. Mixed-use districts will provide for a variety of land uses through the area, and the possibility for flexible development that supports many types of commercial, retail, and residential activities. The Township has identified that a form-based zoning code that may allow for additional flexibility in development may be appropriate for these districts. The expansion of these districts and uses serves to attempt to attract additional development from the growth of manufacturing and professional services in the wider area, as well as create additional opportunities for the

Schedule of Regulations

District	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Height (N)	Minimum Building Width
			Front	Side	Rear		
UR	20,000sqft. (A)	100	30	10 (B)	10 (C)	30 (D)	20
SR	1 Acre (F)	150	40	30 (B)	30 (E)	30	20
MDR	2.5 Acres (F)	200	40	30 (B)	30 (E)	30 (D1)	20
LDR	5 Acres (F)	300	40	30 (B)	30 (E)	30 (M)	14 (L)
NA	10 Acres (F)	300	40	40	35 (G)	30	20
NR	10 Acres (F)	300	40	30	30	30 (M)	14 (L)
MRC	20,000sqft.	100	30	(J)	30	30	14 (L)
MUR	2.5 Acres (F)	200	40	30 (B)	30 (E)	30 (D1)	20
M	1 Acre	150	40	(J)	20	(K)	14

(A) Minimum lot size is 10,800 square feet where either municipal water or sewer service is provided to the lot. No more than 30% of the lot area may be covered by buildings. On lots less than 20,000 square feet the setbacks shall be reduced to 25' minimum front, 6' minimum side and 6' minimum rear. The minimum lot width shall remain 100 feet.

(B) An accessory building or structure, measuring from the exterior wall, may be located 6 feet from a side lot line, however in no case shall its eave be closer than 5 feet to the side lot line.

(C) An accessory building or structure, measuring from the exterior wall, may be located 6 feet from a rear lot line, however in no case shall its eave be closer than 5 feet to the rear lot line.

(D) An accessory building or structure shall not exceed 18 feet in height.

(D1) An accessory building or structure shall not exceed 18 feet in height where the property abuts a watercourse or a body of water.

(E) An accessory building or structure may be located 20 feet from a rear lot line.

(F) For unplatted lots of large lot size (5 and 10 acres), the determination of a lot size when it adjoins a road shall be made as if the road was part of the lot in question. For example, if a 10 acre parcel fronting on a road loses one-half acre in the road right-of-way, the parcel size is 9.5 acres. However, the lot will still conform to the 10 acre minimum lot size requirement.

(G) Customary accessory buildings or structures may be located 30 feet from a rear (waterside) lot line.

(H) Where the property abuts a watercourse or a body of water, the waterside is the rear lot line.

(I) [Removed]

(J) No minimum, however, all structures shall be provided with or otherwise guaranteed, access to their rear yard, with a minimum of 12 feet clear and unobstructed access way or easement which may be provided by an alley. Setbacks from the existing residential parcels shall be: 50 feet for all buildings; 25 feet for driveways, entrances or exits; and 10 feet for all parking areas.

(K) Height of a structure at any point shall not exceed the horizontal distance to any lot line.

(L) All mobile homes shall meet or exceed the 1993 HUD standards for mobile homes.

(M) Agricultural use buildings such as silos, etc., are exempt from the 30' maximum providing that airport zones are not violated.

(N) See Section 317 and Section 419 regarding airport zoning height regulations.

installation of needed infrastructure. The existing PA425 Area II agreement with Iron Mountain, or another similar partnership, are possible avenues to accomplish this growth, though any expansion is likely to require grants and/or private funds to initiate.

The Township has identified the importance of alternative energy resources, and the potential impact that their development has in the region. To the greatest extent possible, zoning performance standards for the development of solar and wind energy resources will be based on the protection of single-family dwellings from noise, vibration, and environmental impact issues. The establishment of energy facilities on greater than two acres or over one megawatt of generation will be regulated as a conditional use and have performance guarantee and decommissioning plan requirements that include periodic reevaluation so that the ending of such uses will restore the land to its previous condition. Buffering to reduce the impact of the use on adjacent properties will also be included. The establishment of home-based solar accessory uses will be permitted similar to the existing regulations for home-based wind. Zoning definitions and appropriate locations and development standards will be created and adopted for each type of solar energy facility.

To protect groundwater supplies for the municipal systems, the Township has proposed establishing a Wellhead Protection Overlay in the zoning ordinance. The overlay will be based off of findings and recommendations in the Wellhead Protection Plan, and include regulations for addressing point and non-point sources of contamination. The Wellhead Protection Overlay will permit and prohibit certain operations/establishments in the WHPAs. In addition, it will include best management practices for existing facilities along with uses on land at the time of expansion or replacement. It will address groundwater protection standards, aboveground storage and use areas for hazardous substances, underground storage tank requirements, well abandonment, well construction, sites with contaminated soil and groundwater, construction standards, maintenance requirements and exclusions.

The Township has also recognized that parts of the ordinance require readers to jump between sections for specific regulations. Waterfront setbacks and regulations have been identified as a potential element for a zoning ordinance update; incorporating the regulations from Section 150.058 of the ordinance and the footnotes of the schedule of regulations into their own column for readability and to eliminate redundancy has been identified as one of these potential changes. The setback for waterfront principal uses may also be increased from 30 to 75 feet, and in the Mixed-Use Retail and Commercial and Manufacturing districts from 30 to 250 feet. These setback increases will ensure that new developments along waterfronts protect water quality, and that structures are more resilient to potential flooding events.

Other potential zoning ordinance updates will focus on modernizing the ordinance and streamlining the development process; these may include:

- Reviewing and updating definitions to align with current statutes and standards.
- Creating more accessibility and readability to the ordinance's display on the township website.
- Including regulations to accommodate new trends in land use and zoning that may be identified.
- Reviewing the Schedule of Regulations to apply appropriate standards for lot area, setbacks, and waterfront protection.
- Adding the Highway Overlay Zone where the ordinance's access management standards apply to the zoning map.
- Reviewing the access management standards to allow for flexibility in residential development along the US-2/US-141/M-95 corridor where less commercial development may exist.
- Updating the zoning map.
- Reviewing and strengthening the language listed for the intent of each zoning district, to ensure the protection of the township's character and the health, safety, and welfare of the community.

Implementation and Review

Planning is intended to guide development in ways that encourage desirable outcomes while protecting the health, safety, and welfare of the community. Development of this Master Plan took the effort of the Planning Commission, township staff and residents. As the creators and most frequent users of this document, the Planning Commission should ensure that this Master Plan is used as a basis for decision-making, and should continue to communicate its goals long after the Plan is adopted. The Planning Commission should also incorporate the Master Plan and its review into its annual reporting requirements. Michigan law states that the Master Plan shall be reviewed at least every five years to determine if updating is necessary; however, a regular review schedule will ensure that the Plan is relevant to community needs, and up to date with the characteristics of the community.

