

SECORD TOWNSHIP MASTER PLAN

Table of Contents

1. INTRODUCTION

Purpose and Planning Process
Status of Planning and Zoning.....
Location and Regional Setting.....
Distance to other Michigan Cities.....

2. SOCIO-ECONOMIC CHARACTERISTICS

Population
Sex, Race, Ancestry and Age.....
Households and Housing Occupancy
Income
Labor Force and Employment Trends

Tables

Table 2.1 Population Forecasts 2010-2040.....2.1
Table 2.2 Percentage Distribution by Gender.....
Table 2.3 Age Distribution
Table 2.4 Median Age.....
Table 2.5 Educational Attainment Population 25 and older
Table 2.6 School Enrollment
Table 2.7 Household Composition
Table 2.8 Household and Family Size
Table 2.9 Housing Units Occupancy
Table 2.10 Social Security Benefits for Zip Code 48624
Table 2.11 Poverty Estimates for Gladwin County School District
Table 2.12 Occupation of Employed Population 16+ years

3. COMMUNITY SERVICES AND FACILITIES

Utility Services.....
Transportation Systems.....
City County Transit.....
Air Transportation.....
Media
Water and Sewage.....
Solid Waste
Postal Service.....
Schools.....
Libraries & Museums
Medical Facilities.....
Cemeteries.....
Public Safety

Recreation
 Public Lands.....

Figures:

Figure 3.1 Inventory of Roads and Highways in Secord Township

4. PHYSICAL CHARACTERISTICS

Regional Location.....
 History
 Geography, Topography
 Soils
 Climate.....
 Hydrology

Figures:

Figure 4.1 Location Map of Gladwin County.....
 Figure 4.2 Location Map of Secord Township.....
 Figure 4.3 Secord Township Hall.....
 Figure 4.4 Topographic Map of Secord Township.....
 Figure 4.5 Soil Data Map of Secord Township

5. EXISTING LAND USE

Land Division.....
 Existing Land Cover/Use Characteristics
 Agricultural Land Use.....
 Residential Land Use
 Commercial Land Use
 Forests & Wetlands.....
 Surface Water.....

Figures:

Figure 5.1 Existing Land Use Map.....
 Figure 5.2 Secord Wetlands Map

Tables:

Table 5.1 Secord Township Existing Land Use Statistics: 2012.....

6. GOALS AND OBJECTIVES

Purpose.....
 Assets/Strengths.....
 Issues/Weakness
 Opportunities.....
 Threats
 Secord Township in the Year 2031.....

Goals and Objectives
 Planning and Community Development
 Community Character
 Natural Environment.....
 Agricultural.....
 Recreation, Public Lands and Open Space
 Government.....
 Infrastructure, Community Facilities, and Community Services.....
 Economic Development.....
 Residential Land Uses/Housing.....
 Commercial Areas and Activities
 Industrial Land Use.....

7. FUTURE LAND USE

Land Use Planning Areas.....
 Recreational Residential
 Mixed Use Residential
 Commercial.....
 Mixed Use Commercial
 Agricultural/Residential.....

Special Issue Areas

Natural Resource

Conservation
 Transportation Network.....
 Waterfront Residential
 Future Land Use.....

Figures:

Figure 7.1 Current Zoning District Map.....
 Figure 7.2 Future Land Uses.....
 Figure 7.3 State Owned Land.....

8. IMPLEMENTATION AND ADOPTION

Public Hearing
 Plan Adoption
 Legal Transmittals
 Plan Implementation
 Zoning Ordinance
 Grants and Capital Improvement
 Recreation Plan.....

Transmittals: To be included in final document

- 1. Affidavit of Notice of Intent to Prepare a Master Plan.....
- 2. Copy of Notice of Intent to Prepare a Master Plan.....
- 3. Planning Commission Minutes:
Transmit draft plan to Township Board for distribution to adjacent committees.....
- 4. Transmittal Letter of Draft Plan to Township Board
- 5. Township Board Minutes:
Approval of Distribution of Draft Plan to Adjacent Communities and Asserting the Right to Approval of Final Plan.....
- 6. Township Board Resolution:
Asserting the Rights to Approve Final Plan
- 7. Affidavit of Mailing of Draft Plans to Adjacent Communities
- 8. Copy of Notice – Draft Plans to Adjacent Communities
- 9. Affidavit of Publication – Public Hearing.....
- 10. Affidavit of Public Hearing Notice to Adjacent Communities
- 11. Notice of Public Hearing – Adjacent Communities
- 12. ?
- 13. Resolution of Adoption – Planning Commission.....
- 14. Minutes of Meeting – Planning Commission.....
- 15. Resolution of Adoption – Township Board.....
- 16. Minutes of Meeting – Township Board.....

Master Plan Content Input

Public Comment

Purpose and Planning Process

The purpose of the Secord Township Land Use Master Plan is to provide guidelines for future development within the community, while protecting the natural resources and rural township character. The Michigan Planning Enabling Act PA 33 of 2008, states a Township may adopt, amend, and implement a master plan.

The Michigan Planning Enabling Act states:

The general purpose a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

- (a) Is coordinated, adjusted, harmonious, efficient, and economical.*
- (b) Considers the character of the planning jurisdiction and its suitability for particular used, judged in terms of such factors as trends in land and population development.*
- (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*
- (d) Include, among other things, promotion fo or adequate provision for one (1) or more of the following:*
 - (i) A system of transportation to lessen congestion on streets.*

- (ii) *Safety from fire and other dangers.*
- (iii) *Light and air.*
- (iv) *Healthful and convenient distribution of population.*
- (v) *Good civic design and arrangement and wise and efficient expenditure of public funds.*
- (vi) *Public utilities such as sewage disposed and water supply and other public improvements*
- (vii) *Recreation.*
- (viii) *The use of resources in accordance with their character and adaptability.*

This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes and trends in Secord Township. A special community workshop was held to gather input from residents and landowners. Based on information gathered at this workshop and the background data, the Township Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps including soils, ownership, existing land use, and zoning, provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within the Township.

The master plan was developed by the Secord Township Planning Commission with the assistance from the East Michigan Council of Governments (EMCOG). This plan looks at a twenty-year planning horizon, with required revisits every five years or sooner if needed. A series of planning workshops were held over the year of 2021. All workshops were open meetings with public welcomed and encouraged to comment on the plan.

The Status of Planning and Zoning in Secord Township

On August 10th of 1977, the Secord Township Board established a Planning and Zoning Commission under the Township Planning Act of 168 of 1959. With the assistance of planning consultants and the County Planning Commission, the Township adopted a zoning ordinance on October 25th, 1986. It was recently amended by the Township in 2010. On February 10, 1998 Secord Township adopted an amendment to their Comprehensive Plan which included Socio-Economic and Land Use Sections. On June 15, 2011, the Secord Township Board passed Ordinance 3-2011 which confirmed the establishment of the Planning Commission with Zoning Authority under the Michigan Planning Enabling Act, Public Act 22 of 2008.

Secord Township has recognized the importance and need for developing an updated Master Plan in compliance with the Michigan Planning Enabling Act, P.A. 33 of 2008. Establishing this Master Plan provides a legal foundation for the Township Zoning Ordinance and a formal plan to manage for anticipated growth within the Township. By documenting existing conditions such as environment, socio-economic, community services, transportation, recreation, and land use within a master plan, the Township will be able to formulate appropriate land use goals and policies to guide development and serve as the basis for enforceable zoning. The master plan will in turn be used as a basis for re-examining the Township's zoning districts and land use development controls.

Location and Regional Setting

Secord Township comprises area of 23.4 square miles situated in the north east quadrant of Gladwin County, Michigan. The Township is defined by Township and Range Numbers on T.19N.-R.1E. Secord Township is located in Gladwin County and is bordered by seven other townships: Butman, Clement, Bourret, Gladwin, Buckeye, Hay and Grim. M-30 highway traverses the western border of the Township.

Distance to other Michigan Cities from Secord Township:

City	Miles
Gladwin	16
West Branch	20
Midland	27
Beaverton	14
Standish	18
Clare	28
Houghton Lake	29
Bay City	37
Mt Pleasant	38
Saginaw	47
Gaylord	71
Flint	79
Alpena	83
Traverse City	86
Lansing	91
Petoskey	98
Grand Rapids	101
Mackinaw City	122

Distance to Major Airports from Secord Township:

MBS International Airport	37
Flint Bishop Airport	79
Detroit Metro International Airport	135

Gladwin County US Census 2020 Overview

Total Population

25,386

[Source: 2020 Decennial Census](#)

Median Household Income

\$ 45,957

[Source: 2020 American Community Survey 5-Year Estimates](#)

Bachelor's Degree Or Higher

14.3 %

[Source: 2020 American Community Survey 5-Year Estimates](#)

Employment Rate

42.4 %

[Source: 2020 American Community Survey 5-Year Estimates](#)

Total Housing Units

16,862

[Source: 2020 Decennial Census](#)

Secord Township US Census 2020 Overview

Total Population

1,046

[Source: 2020 Decennial Census](#)

Median Household Income

\$ 45,417

[Source: 2020 American Community Survey 5-Year Estimates](#)

Bachelor's Degree Or Higher

15.9 %

[Source: 2020 American Community Survey 5-Year Estimates](#)

Employment Rate

27.6 %

[Source: 2020 American Community Survey 5-Year Estimates](#)

Total Housing Units

1,271

[Source: 2020 Decennial Census](#)

Without Health Care Coverage

2.4 %

[Source: 2020 American Community Survey 5-Year Estimates](#)

Total Households

571

[Source: 2020 American Community Survey 5-Year Estimates](#)

Hispanic Or Latino (Of Any Race)

17

[Source: 2020 Decennial Census](#)

Population

As of the 2010 Census, there were 1,151 people, 587 households and 425 families residing in the Township. The **population density** was 49.2 per square mile. Forecasts indicate a decrease in population by 2020 which continues at a slightly slower rate from 2020 to 2040. The Township's population is forecast to decrease at a slower rate than Gladwin County as a whole.

Table 2.1 Population Forecasts: 2010-2040

	Census 2010	Forecast 2020	Forecast 2040	Percent Change 2010-2040	Percent Change 2020-2040
Secord Township	1,131	1,046	1,068	-4.1%	-3.2%
Gladwin County	25,692		23,440	-4.6%	-4.3%

Source: Compiled by EMCOG from MDOT Planning

Sex, Race, Ancestry, and Age

Within Secord Township, there are 568 males and 583 females. For every 100 females there are 97.4 males. The racial makeup of the Township is 97.7% **White**, 0.6% **Native American**, 0.2% **Asian**, 0.4% **Black or African American**, 0.2% from **other races**, and 0.9% from two or more races. **Hispanic or Latino** comprises 0.8% of the population.

Table 2.2 Percentage Distribution by Sex

Source 2010 US Census

Total population	1,151	%
Male	568	49.30%
Female	583	50.70%
Source: 2010 Census		

Table 2.3 Age Distribution

	Secord		Gladwin County	State of Michigan	United States
Age Group	Number	Percent	Percent	Percent	Percent
14 or Younger	66	5.7%	16.2%	19.3%	19.8%
15-24	73	6.3%	10.7%	14.3%	14.1%
25-44	105	9.1%	19.6%	24.7%	26.6%
45-64	460	40.0%	30.7%	27.9%	26.4%
65 and Older	447	38.8%	22.8%	13.8%	13.0%
Source: Bureau of the Census 2010					

Table 2.4 Median Age

	Median Age	Percent of National
	(2010 Census)	Median Age
Secord Township	61.3	164.8%
Gladwin County	47.7	128.2%
State of Michigan	38.9	104.6%
United States	37.2	
Source: 2010 U.S. Census		

Table 2.5 Educational Attainment Population 25 and older

	Secord Township		Gladwin County	State of Michigan	United States
Education level	Number	Percent	Percent	Percent	Percent
No High School Diploma	108	11.6%	15.8%	12.0%	15.0%
High School Diploma/GED	396	42.6%	40.6%	31.5%	29.0%
Some College or Associates Degree	314	33.8%	32.5%	31.6%	28.1%
Bachelor's Degree	98	10.5%	6.8%	15.5%	17.6%
Graduate/Professional Degree	13	1.4%	4.3%	9.6%	10.3%
Source: 2010 Census					

Table 2.6 School Enrollment

	Secord Township		Gladwin County	State of Michigan	United States
Education level	Number	Percent	Percent	Percent	Percent
No High School Diploma	108	11.6%	15.8%	12.0%	15.0%
High School Diploma/GED	396	42.6%	40.6%	31.5%	29.0%
Some College or Associates Degree	314	33.8%	32.5%	31.6%	28.1%
Bachelor's Degree	98	10.5%	6.8%	15.5%	17.6%
Graduate/Professional Degree	13	1.4%	4.3%	9.6%	10.3%
Source: 2010 Census					

Households and Housing Occupancy

In 2010 there were 587 households in Secord Township of which 14.7% included children under the age of 18, 64.2% consisted of married couples living together, 5.3% had a female householder with no husband present while 2.9% had a male householder with no wife present and 27.6% were non-families. Further household data is presented in the following tables.

Table 2.7 Household Composition

Household (HH) Type	Secord Township		Gladwin County	State of Michigan	United States
	Number	Percent	Percent	Percent	Percent
Total Households	587				
HH With Own Children Under 18	86	14.7%	24.0%	28.6%	29.8%
Married Couples HH	377	64.2%	57.9%	48.0%	48.4%
Male HH, Family Without Husband	31	2.9%	3.8%	4.8%	5.0%
Female HH, Family Without Husband	162	5.3%	8.2%	13.2%	13.1%
Non Family HH	151	27.6%	30.2%	34.0%	33.6%
Householder Living Alone	64	25.7%	25.9%	27.9%	26.7%
Householder Age 65 or Older Living Alone		10.9%	11.7%	10.2%	9.4%
Source: 2010 Census					

Table 2.8 Household and Family Size

	Secord Township	Gladwin County	State of Michigan	United States
Average Household Size	1.98	2.27	2.49	2.58
Average Family Size	2.29	2.68	3.05	3.14

Source:2010 Census

Table 2.9 Housing Units Occupancy

	Secord Township		Gladwin County	State of Michigan	United States
	Number	Percent	Percent	Percent	Percent
Total Housing Units	1399				
Occupied Housing Units	591	42.2%	60.8%	85.4%	88.6%
Vacant Housing Units	808	57.8%	39.2%	14.6%	11.4%
Seasonal Housing Units (1)	738	52.8%	32.6%	5.8%	3.5%
(1) Seasonal, Recreational, Occasional Use Subset of Vacant Housing Units					
Source: 2010 Census					

Income

The median income for a household in the Township was \$45,216 and the median income for a family was \$53,906. Males had a median income of \$36,094 versus \$26,429 for females.

The **per capita** income for the Township was \$26,852. Table 2.10 shows the number of people receiving social security benefits and the average annual benefit per person within zip code 48624.

Table 2.10 Social Security Benefits for Zip Code 48624.

	Number of Beneficiaries	Percent of Total Beneficiaries	Monthly Benefit \$	Annual Benefit per Person
Retired Workers	3,660	67.0%	\$4,431,000	\$14,258
Disabled Workers	810	14.8%		
Widow (ers) & Parents	400	7.3%	\$455,000	\$13,650
Spouses	315	5.8%		
Children	280	5.1%		
Total	5,465		\$6,141,000	\$13,484

Source: Social Security Administration December 2010 Data for Zip Code 48624 Benefit Area

Table 2.11 Poverty Estimates for Gladwin Community School District

	Number	Percent of Total
Population Within School District	13,488	
School Age population (age 5-17)	2,022	15.0%
School Age Population in Poverty	563	4.2%
Percent of 563 School Age Population in Poverty		27.8%

Source: 2010 U.S. Census

Labor Force and Employment Trends

In 2010, the Township had 1,052 people in the labor force who were 16 years and older. Out of this, there were 532 females and 520 males estimated to be in the labor force. 414 persons were employed in various occupations.

Table 2.12 Occupations of Employed Population 16+ years.

Management, Business, science and arts occupations	114
Service Occupations	73
Sales & Office Occupations	109
Natural Resources, construction and maintenance occupations	81
Production, Transportation & Material Moving	37
Source: Bureau of the Census, 2010	

Utilities Services

Electrical power and natural gas are provided by Consumers Power. Local cable television is provided to Secord Township by Spectrum / Charter Communications, Direct TV, Dish Network and other smaller providers. Republic Waste provides trash, recycle and yard waste disposal services. There are multiple Internet service providers within Gladwin County. Telephone service (landline and cell phone) providers include CenturyTel, ATT, Verizon and Spectrum.

Transportation Systems

Secord Township is directly served by one state highway, M-30, which runs north and south along the Township's western boundary. M-30 links the community to the I-75 freeway about 20 miles north at West Branch and 20 miles east at Standish. The US-10 freeway is about 25 miles south near Sanford and 25 miles to the west at Harrison is US-127.

M-61, a state trunk line, provides the main east-west traffic route in the area and intersects with M-30 just a few miles south of Secord Township.

The access to I-75 also provides residents and visitors with access to recreational and vacation opportunities throughout northern Michigan and elsewhere in the United States and Canada. The road system provides farmers, commercial and industrial producers to market their products efficiently with funds provided by State and Federal Government. The County also may receive funding from a local township matching program.

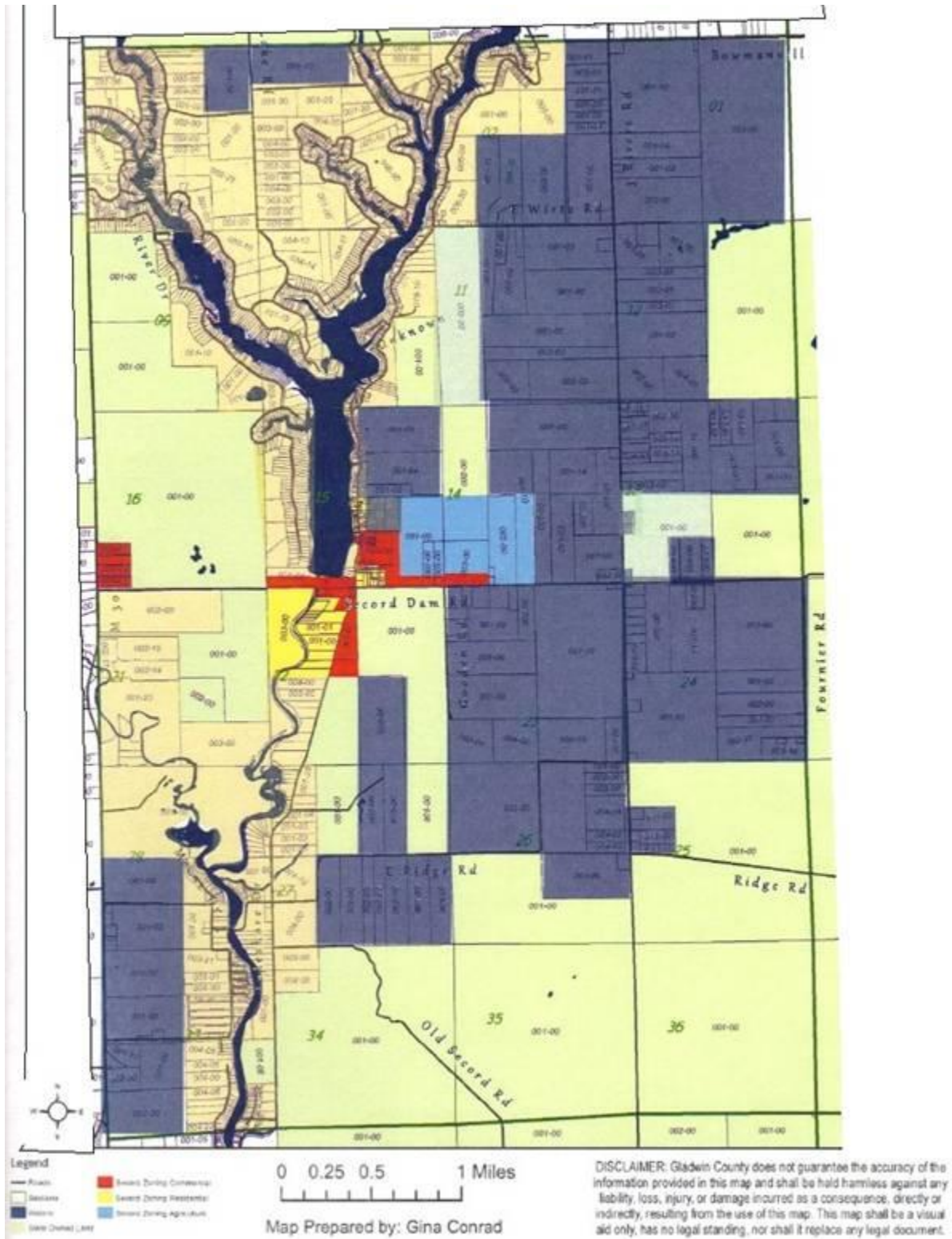
City County Transit

The Gladwin City/County Transit Corporation provides inter-county bus services for the county residents.

Air Transportation

The Midland-Bay City-Saginaw International Airport (MBS) in Freeland is an estimated 40 miles one way from Secord Township. The MBS International Airport is the closest commercial airport capable of handling large jets while Alpena Regional offers daily flight to Detroit and is a Delta Airlines (formerly Northwest) airlink. The nearest airports certified for carrier use near Secord Township include: Gladwin Zettel Airport, West Branch Community, St. Helen and Standish Industrial Airport. Public Use-airports near Secord Township include: Gladwin Zettel, East Tawas, MI, MBS International Airport, and Mt. Pleasant Municipal.

Figure 3.1 Inventory of roads and highways in Secord Township



Media

Newspaper coverage is provided by the Gladwin County Record, Beaverton Clarion and Gladwin County News. These papers provide local, regional and state news to residents of the county, as well as features of local interest. Larger media outlets available to the Township would include the Bay City Times, Saginaw News, Midland Daily News, Detroit Free Press and Detroit News. On-line versions of multiple news outlets can be accessed on-line using M-Live or directly accessing individual websites.

Water and Sewage

There are no public water supply systems in the Township and residents rely on wells for their drinking water and other water supply needs. Sewage disposal is by septic systems, there is no sanitary sewer system in Secord Township. There is a Point of Sale ordinance currently in place that provides oversight into township resident well and septic systems safety and compliance with Central Michigan Health guidelines,

Solid Waste

Rubbish, Garbage, Recycling, and Yard Waste removal is by Republic Services of Northern Michigan. There is limited county wide recycling (FORGE) in Gladwin County.

Postal Service

The Township is serviced by rural postal carrier. The nearest post office is in Gladwin.

Schools

Students are bused to Gladwin Community Schools by the Community Schools bus system.

Libraries & Museum

There are no libraries and museums in Secord Township. There is a library and museum in the City of Gladwin.

Medical Facilities

The Mid-Michigan Medical Center in Gladwin is the closest medical facility and the Mid-Michigan Medical Center in West Branch.

Cemeteries

There are no public cemeteries in Secord Township.

Public Safety

Police services in the Township are provided through the County Sheriff Department and the Michigan State Police Post in Gladwin. The Gladwin Sheriff Marine Division patrols the Lakes.

Recreation

Secord Township is an all-season recreational area with the major resource being Secord Lake, a tremendous recreational resource and focal point of new residential development. The State of Michigan provides a public access site on the West Branch of the Tittabawassee River in the northern part of the Township and private recreation facilities including two Marinas. Hunting is also a significant recreational activity with a larger part of Township being covered with forest.

Public Lands

Forested land makes up the single largest land use category in Secord Township. Large portions of this area are public, state owned lands which are part of the Au Sable State Forest. These state lands comprise over 5,000 acres or roughly one-third of the township’s total land area.

Regional Location

Secord Township comprises an area of 23.4 square miles, of which 22.5 square miles is land and 0.9 square miles is water. The Township and Range numbers for Secord Township are T. 19 N. – R 1 E. – Coordinates 44° 2’34’’N, 84°20’17’’W.

Secord Township is located west of I-75 in Gladwin County. The Township is bounded by Clement Township to the north, Grim Township to the east, Gladwin Township to the west and Hay Township to the South. Historical records reflect that Gladwin County was organized in 1875 and Secord Township, while originally visited and settled in 1861 by Canadian Marvel Secord, was officially recognized in 1912. Secord Township has a population of 1,151 residents per the 2010 Census.

Figure 4.1 Location of Map of Gladwin County

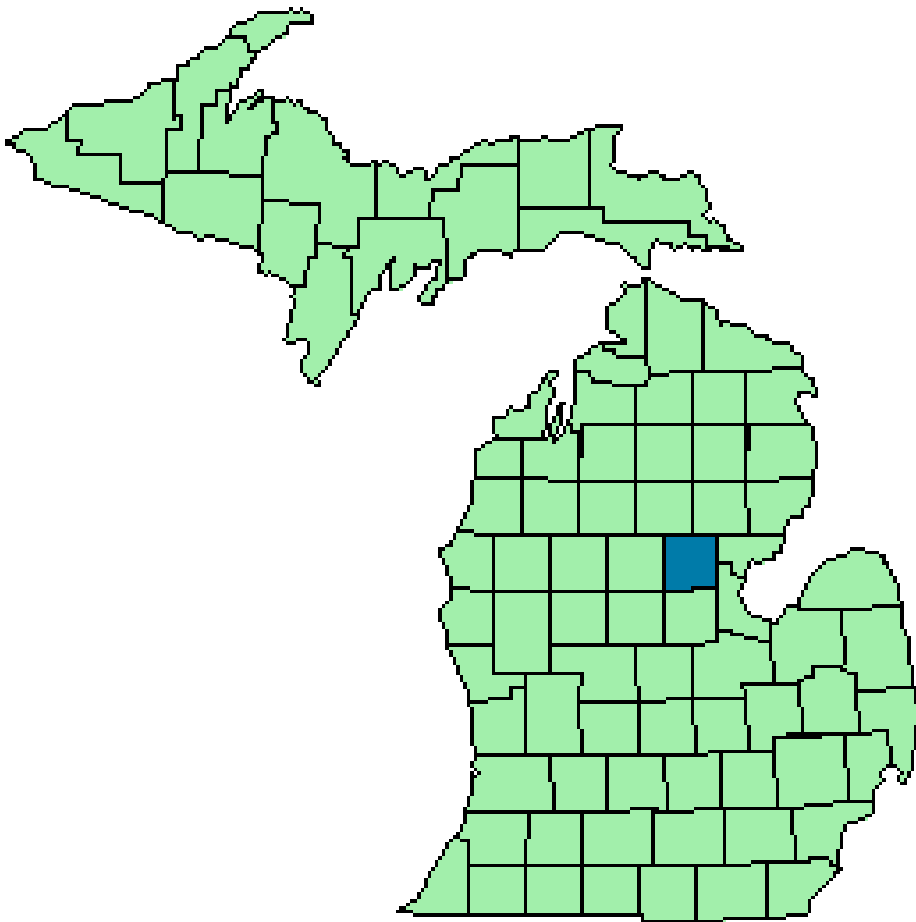
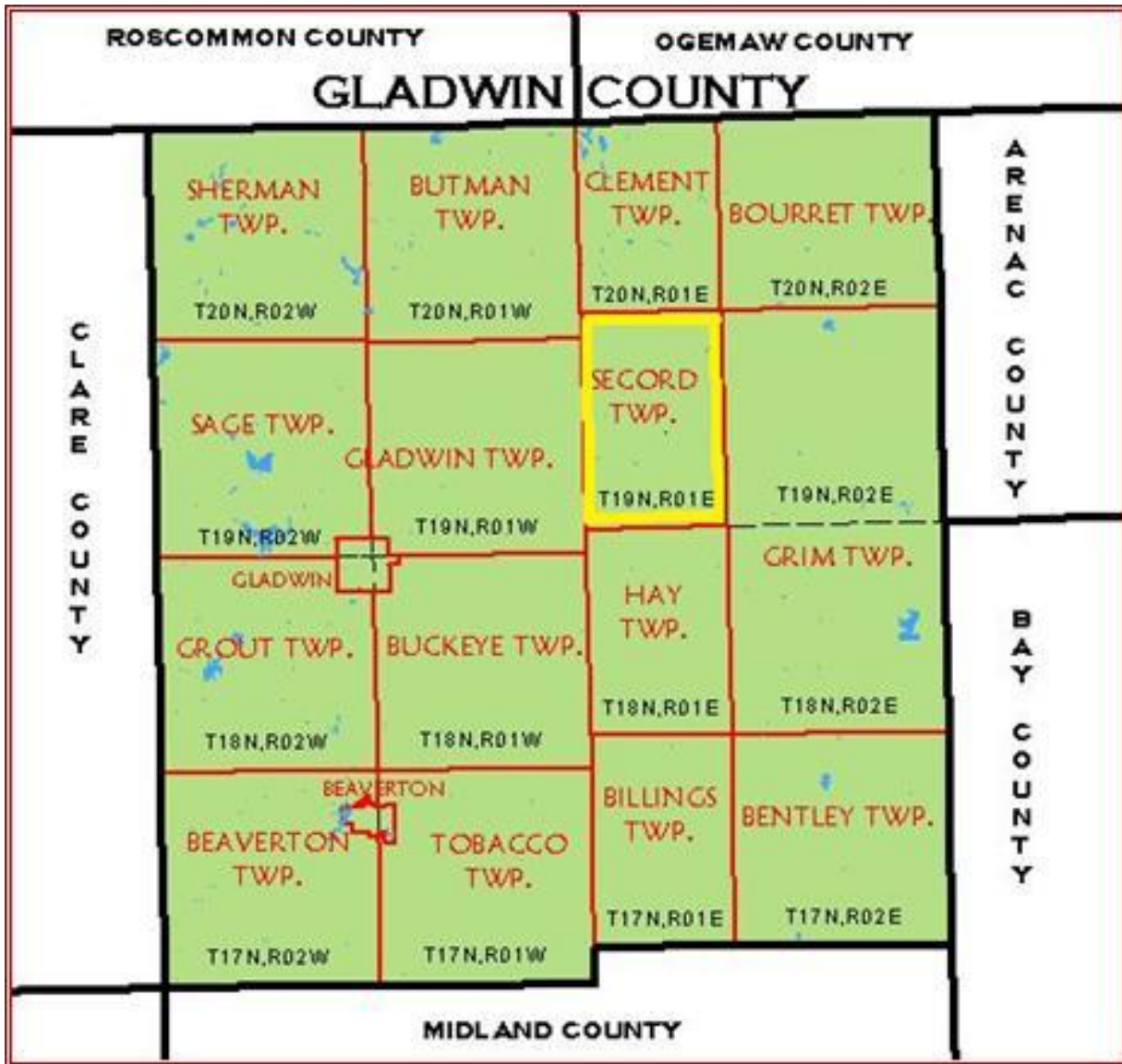


Figure 4.2 Location Map of Secord Township



Secord Township is located in the northeast section of Gladwin County. It is a township known for its natural resource and recreational attributes including the Tittabawassee State Forest. The Au Sable State Forest has 89,000 acres of state land in Gladwin County and covers almost a fourth of the county on the east, and offers opportunity for hiking, hunting and snowmobiling. There are nearly 50 miles of backwater ponds, 450 miles of waterways and 7300 acres of lakes and ponds in the county. The Tittabawassee River runs the length of the county and provides two major impoundment lakes, Secord and Smallwood. This waterway is of major significance to nearly every aspect of Secord Township's quality of life.

Figure 4.3 Secord Township Hall



History

Prior to the arrival of Europeans, Secord Township, along with other townships throughout Gladwin County, was originally inhabited by Native American tribes most specifically the Ojibway (Chippewa); however Sauk and Menominee Tribal presence has also been noted. The abundance of wildlife in the area provided a way of life and means of living to the Native American populations.

The same abundance of wildlife served as an attractant to other adventures including the first white settler – a Canadian named Marcel Secord¹¹¹. Mr. Secord first arrived in 1861 while canoeing the Tittabawassee with his family. In 1864 he built a log house nine (9) miles from Gladwin known as Dick’s Forks (named for a Mr. Dixon). Mr. Secord was a hunter/trapper and provided meals and lodging to early lumbermen to the area. This area would later come to be known as Secord with a rural post office established in 1912.

Research is underway to determine the importance of an ancient trail that was noted by the crew of the 1839 re-survey of Township 17 north Range 2 west, which later became Beaverton Township. The eastern terminus of the “Muskegon River Trail” was plotted at the confluence of the three branches of early cross-country route from Saginaw Bay to Lake Michigan proceeded up the Saginaw, Tittabawassee and Tobacco Rivers to approximately the point west across Ross Lake from the Beaverton City Cemetery. At that point the canoes would be portaged along the trail to the Muskegon River, and then floated down to Lake Michigan.

Geography, Topography and Soils

Secord Township consists of a total land area of 23.4 square miles or 14,442 acres. It is located in Gladwin County which is a largely rural forested area near the center of Michigan’s Lower Peninsula.

All of the soils and topographic features within Gladwin County and Secord Township are the direct result of various glaciers that covered Michigan at various times. The most characteristic features resulting from the glacial

activity are various moraines, lakes, tills and outwash plains. Agriculture activity is influenced considerably by the type of terrain.

The Township remains relatively undeveloped with the majority of development consisting of single-family residential. This use is most concentrated along the Secord Lake Impoundment, which runs north and south through the Township. The remaining single-family homes are distributed throughout the Township. It is likely that many of the residences along the Secord Lake Impoundment are seasonal in nature. Others have become year-round homes as people have retired and moved into these homes permanently.

There is little commercial development within the Township itself. What exists is primarily associated with Secord Lake and other recreational uses: hunting/fishing/boating, camping, etc. and consists of campgrounds, and party stores. The City of Gladwin provides a commercial center to the west, as well as the city of West Branch to the north.

Many residents of Gladwin County commute to outlying areas for employment. Within the county, employment is reliant on retail trade, government, health services and manufacturing facilities. Large areas of Secord Township are part of the Au Sable State Forest, which covers approximately 6,029 acres. Of this, the state of Michigan owns an estimated 1,320 acres. All of Secord Township is within the Tittabawassee River Basin. The State of Michigan owns approximately 5249 acres of forested land in Secord Township.

Soils

Gladwin County, as a whole, consists of materials from the upper and lower Mississippian series of the Paleozoic era. Various strata contain minerals of varied importance. In addition to the oil and natural gas, which has formed in porous rock or pockets between strata, economic deposits of limestone, gypsum, salt & brine were found.

Most of the topographic features throughout Gladwin County, including Secord Township, are a result of erosion or deposition during the Wisconsin Glaciations, the last glacial period. The part of the glacier that covered Michigan began to recede about 14,000 years ago and moved completely out about 8,000 years ago. The glacial drift (deposit) that was left as the glaciers melted covered the entire County to a depth of several hundred feet. It formed such topographic features as moraines, till plains, outwash plains, lake plains and glacial drain ways.

Secord Township, along with all of Gladwin County, is part of what is known as the Saginaw Formation. It consists of predominately Pennsylvanian (or sandstone) soils with a secondary soil presence of Shale.

The composition and behavior of soils are extremely important to nearly every aspect of development. Stability, permeability, slope, depth, drainage, chemistry, fertility, and wetness, among others, all bear on the suitability of land for particular uses. Knowledge of soils is elemental to environmentally sound growth. The soils in Secord Township are generally poorly drained and sandy in nature. Wet and sandy conditions are favorable for forested areas.

Wetlands can limit development in a specific area and each type and extent must be examined before proceeding with any development project. The U.S. Soil Conservation Service has conducted soil surveys of Gladwin County. This investigation classified the soil types within the Township are generally of the Iosco-Brevort and Allendale-Pickford-Pinconning Association.

A review of these soil types reveal that they only offer moderate limitations for picnic, playground and trail development. It is important, however, for Secord Township to recognize and be aware of the policies that are intended to protect these natural features.

Secord Township

Center 44.0153°N 84.3478°W

Elevation at center: 728 feet (222 meters)

Quad: Secord Lake

Drg Source Scale; 1:24,000

Projection: NAD83/WGS84

Figure 4.4 Topographic Map of Secord



Figure 4.5 Soil Data Map of Secord

(To be added)

Climate

The Township enjoys a relatively mild continental climate which is moderated by the proximity to the Great Lakes. Temperatures are generally warmer in winter and cooler in summer than area those of areas of similar latitude in the western part of the state. The average daily maximum temperature in July is 82 degrees F. Average precipitation stands at an estimated 30 inches per year with most occurring between April and September. Snowfall averages slightly less than 44 inches per year but is subject to wide variations from year to year. Prevailing winds are generally from the southwest and are strongest in March.

Hydrology

Throughout the County and the Township, there is a well-defined system of rivers and streams draining from the north and west generally towards the south and east. All of the County and the Township lies within the Tittabawassee River Basin. Other significant rivers include the Molasses, Tobacco, Cedar and the Sugar. Many river basins are deep and dam fills have been installed in Edenville, Smallwood, Secord, Beaverton and Chappel. The dams have created sizeable lakes around which both summer and year round residences have developed. There are over 470 linear miles of rivers and streams in the county with just over 2% of the county's are being surface water. This presents unusual recreational opportunities for both year-round and seasonal residents. Campgrounds and canoe rentals owned by private developers occupy portions of the river frontage.

The forest and water resources in Secord Township provide excellent opportunities for outdoor recreation which includes tourism. Specific facilities relating to these recreation forms, such as campgrounds and water access sites, will be discussed in detail in the Recreation Inventory of this Plan.

Prior to determining future land uses and developing a future land use map, a community must have an accurate assessment of existing land uses. This chapter presents information on both the types and location of existing land uses. The process identifies both urban built-up land uses such as residential and commercial along with natural land cover types like forests and wetlands. As a result, the final map presented in this chapter is a hybrid that combines land cover and land use.

Land Division Pattern

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Land division patterns for Secord Township are discussed below.

State lands account for almost 35 percent or 5249 acres in Secord Township. Most of the private ownership is in tracts that at ½ acre or smaller on the Secord Lake shoreline. Larger tracts of private ownership, typically farmland, are found throughout the Township. Subdivisions and small tracts are clustered along primary county roads, M-30 and Secord Lake.

Existing Land Cover/Use Characteristics

Township mapped existing land cover/use in the Township in 2012. The map of existing land use, shown as Figure 5-1, illustrate the distribution of land uses throughout the Township. Michigan Resource Information System (MIRIS) land cover/use classification categories were used to map the existing land cover/use. The map

represents an update of the 1978/1999 MIRIS land cover/use map. The MIRIS map was updated with 2005 digital Ortho-photos. The updated information was then digitized to produce the existing land cover/use map and statistics. **Table 5-1** presents the land uses showing the number of acres and percent of the Township in each of the land use categories.

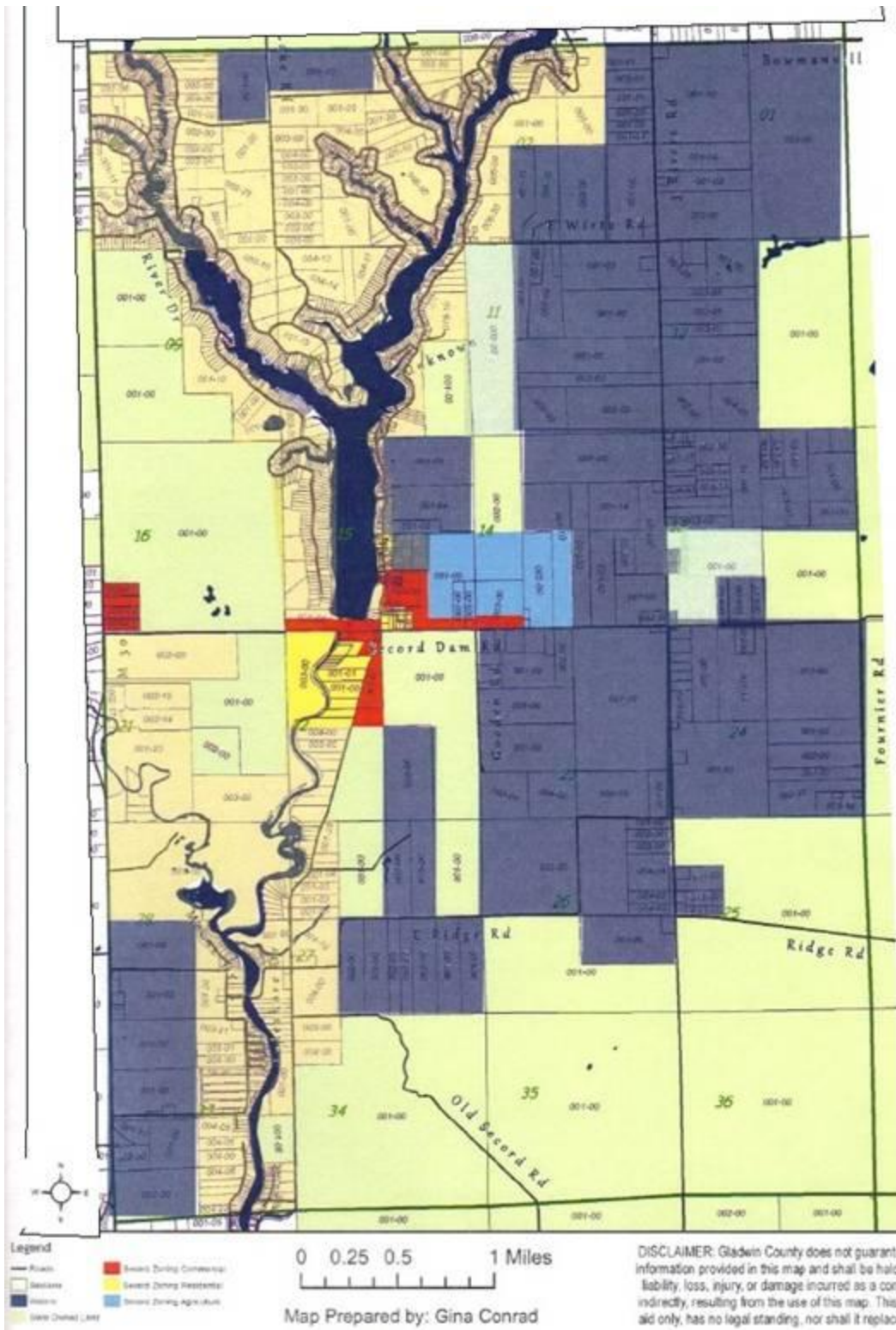


Figure 5-1 Existing Land Use Map

Forestland (mostly state-owned and shoreline houses) dominates the landscape of Secord Township. Lowland forests growing on poorly drained soils are concentrated in the eastern and southwestern parts of the Township. These lowland forests provide important wildlife cover and protecting water quality. Farming is sparse with most of the commerce around the Secord Lake in the central part of the community. Residential uses are scattered around the Township, with the highest population around the Lake. Commercial and industrial land uses are concentrated along the M-30 and Secord Dam Road corridor. The majority of the Township is low-density residential development on both large and small tracts throughout the Township.

Table 5.1 Secord Township Existing Land Use Statistics: 2012

	Secord Township		Gladwin County	State of Michigan	United States
Education level	Number	Percent	Percent	Percent	Percent
No High School Diploma	108	11.6%	15.8%	12.0%	15.0%
High School Diploma/GED	396	42.6%	40.6%	31.5%	29.0%
Some College or Associates Degree	314	33.8%	32.5%	31.6%	28.1%
Bachelor's Degree	98	10.5%	6.8%	15.5%	17.6%
Graduate/Professional Degree	13	1.4%	4.3%	9.6%	10.3%
Source: 2010 Census					

Agricultural Land Use

As can be seen in **Table 5.1**, agricultural use occupies approximately 36.6 percent or (5626) acres of the land in the Township. These figures include farmsteads residential as well as agricultural development. Majority of this land use type is in the eastern part of the township on either side of the Secord Dam Road. These are mostly parcels more than 2 acres. A small portion of the southwestern edge along M-30 is also agricultural use. It is the Plan’s intent to discourage high-density developments in this land use to maintain the rural character and resort community feel.

Residential Land Use

As can be seen in **Table 5.1**, residential use R-1 occupies approximately 6.8 percent (1049 acres) of the land in the Township. The R-1 residential is lakefront property on Secord Lake. The R-2 residential is non-lakefront property and is in general parcels of 5 to 100 acres. Single-family residential parcels account for essentially all of the residential development in Secord Township. These figures include shoreline residential and subdivisions. Residential development is scattered throughout the Township but tends to be concentrated along the Secord Lake shoreline, the Tittabawassee River and a couple of major roads as shown in **Figure 5.1** Existing Land Use Map. The remaining is dispersed throughout the Township. It may be desirable to service all of this area with public water and sewer systems in the coming future. Current Township zoning regulations require minimum lot size of 12,000 square feet in both single-family and two-family dwellings.

Commercial Land Use

Secord Township has limited commercial development of general retail and service businesses in the Township, primarily to serve the day-to-day needs of the community year-round. General uses include small-scale retail, personal service establishments, food services, marina, and marine repair and storage facilities occurring primarily along Secord Dam Road and M-30. Just over 300 acres, a little under 2 percent of the Township's total land area is developed for commercial/industrial uses. The Township's closeness to the City of Gladwin precludes it from development of a big commercial center. Plus the township does not desire to lose its resort community character by too much traffic or commerce.

Forests and Wetlands

The existing land use map shows these within the Agriculture and Residential categories. But, majority of these lands are owned by the Michigan Department of Natural Resources and Environment (MDNRE). In addition to scenic characteristics, woodlands provide habitat for wildlife, protect the soil from erosion and act as a buffer from noise on heavily traveled highways. It serves as a preserved watershed for the wetlands and the other surface waters in the township.

Wetlands are defined as land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes and bogs. The wetland category comprises non-forested types such as lowland brush (tag alder and willow), sphagnum bogs, emergent vegetation in lakes and stream flooding and wet meadows. As can be noted on **Figure 5.1 Existing Land Use Map**, the major wetland areas are adjacent to rivers and the Lake. The network of wetlands receives surface water and subsurface water discharge creating the many streams and creeks that, in turn, flow into the area lakes. The interconnected resources exemplify how activities distant from major water bodies can still have an impact on the water quality. It is important to note that existing land use statistics used in this report are based on MIRIS data. Forested and wetland information contained in the MIRIS data was not verified by field inspection when the data was compiled. Thus, areas shown as wetlands on the MIRIS system may not actually meet State and Federal Criteria for legally regulated wetland. However, the information is still valuable for general land use planning decisions.

The National Wetland Inventory (NWI) maps are more for informational purposes and do not show the exact presence or location of wetlands, nor do they necessarily indicate areas that are regulated by law. These maps were generated mainly through aerial interpretation and serve as a starting point to suggest that wetlands might occur in those areas and likely need further investigation when planning. In order to determine if wetland is actually present on a site, wetland delineation would need to be completed by a wetland professional, usually undertaken by a person proposing the development. The NWI maps will show areas that were historically wetland that are now developed.



Figure 5.2 Secord Wetlands Map

In addition, the actual presence of a wetland on a site does not necessarily mean that it is regulated by State law (i.e. requiring a permit from MDEQ to impact). Wetlands must meet certain criteria to be regulated in Michigan under Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. Furthermore, just because a wetland is regulated does not automatically mean that no construction can occur. A permit application must be submitted prior to construction and will be reviewed by MDEQ staff to determine if it meets criteria in state law and a permit can be used.

Please visit www.mi.gov/wetlands for a whole host of information that may answer a lot of your questions regarding wetland maps, regulations, the permitting process, fees, and where to submit wetland permit applications.

Surface Water

Open water comprises 576 acres of Secord Township including Secord Lake and the Tittabawassee River.

Purpose

The purpose of this chapter is to establish the goals, objectives and strategies that will guide future growth and development in a manner that will reflect the community's unique character. In developing community goals and objectives, it is important to analyze demographics, housing, economic conditions, services and facilities, cultural and natural resources and existing land use. Preceding chapters of this master plan have documented the above characteristics.

An equally important step in developing goals is community input. The Planning Commission sponsored a community-wide public input session held at the Secord Township Hall on May 15, 2012 that was attended by 20-24 people. Participants were first asked to state their vision of Secord Township in 20 years. Participants were then asked to identify assets in Secord Township. Each participant was given multiple opportunities to state assets that Secord Township should strive to protect or expand. Next, participants were asked to identify negative issues about Secord Township. They went through a SWOT Analysis for the community talking about the Strengths, Weaknesses, Opportunities and Threats as they perceive for the Township. Each asset or issue was recorded on flip charts. With guidance from the community input effort, the Planning Commission established the goals and objectives identified in this chapter.

Assets/Strengths

The following five assets or strengths were the top 5 most identified by participants in the community input session:

1. Rural Character/Tranquility/Quiet
2. Water related recreation activities
3. Reduced Active Citizens/Strong Township Board
4. Excellent Roads
5. Environmentally sensitive population sensitive to preservation

The people living in Secord Township value their rural heritage and desire to preserve the rural character in their community. The premier asset of the Secord Township is Secord Lake with almost 60 miles of shoreline. More than 80% of the Township residents live on the Lake. Township residents value the sense of community that exists and the way that neighbors and community members in general work together. The Township Board and the Planning Commission is very active and stays abreast all of the current matters. The tranquility and peace of living in a lakeshore community is also high on their list of Secord Township assets.

The following list includes all assets listed at the community input session.

Issues/Weaknesses

The following seven issues or weaknesses were identified by the participants during the input session:

1. Low lake level due to catastrophe
2. Lack of Public Parks
3. Crowding on Secord Lake
4. Limited cell phone service throughout the Township
5. Aging Demographics
6. Limited high-speed internet throughout the Township

Concerns about nuisance created by too many tourists on Secord Lake topped the list of issues to address in Secord Township. The limited cell phone signals and high-speed internet throughout the Township is an issue for residents as well. This limited technology infrastructure is tied to the lack of quality jobs as more and more people seek out self-employment via home-based businesses that need this infrastructure. Aging demographics was a big concern that is leading to lack of younger staff to fill service vacancies. Absence of any public park on the Lake or otherwise was another factor pointed out by some of the citizens.

Goal: Public Park/Community Park on the Lake

The following list includes all the weaknesses issues listed at the community input session.

Opportunities

The following opportunities were the top 5 most as identified by participants in the community input session:

1. Restaurants
2. Broadband to Secord Township
3. Community Recreational Park
4. Increasing/Limited
5. Supporting existing businesses

The people living in Secord Township value their rural heritage and desire to preserve the rural character in their community. They have a strong desire for additional choices of dining. The township is open for commercial developments of many kinds, given that not much of retail is present within the Township limits. They are very much looking toward connecting their Township to the internet through improved broadband network. Township has the strong desire to support its existing businesses.

Threats

The following five threats were identified by participants in input sessions:

1. Failure of Dam Structure
2. Failing Wells or Septic
3. Fracking-Drilling for Natural Gas
4. Dumping Yard, Treatment Facility in the Area
5. Marijuana Outlets

Secord Dam is one of the biggest man-made structures in the Township. Any kind of failure on the dam will lead to serious flooding in the area immediately downstream. Recent regulation allowing drilling has also generated a lot of concerns over fracking for natural gas. Similar issue is with Marijuana outlets. Currently there are not any, but Township is concerned about the possible impact of these activities.

Some of the other threats identified were:

- Blight
- Wood Burning Stoves
- Sedimentation into the Lake
- Noise on the Lake

Secord Township in the Year 2031

Visioning is a process to help community members imagine, describe and attain a preferred future for their community. Participants were asked to respond to the following visioning exercise. To encourage a free flow of ideas, answers were not constrained by present situations. Participants had opportunities to present their ideas in an open, informal setting.

“Imagine you have friends or relatives visiting in the year 2031: You decide to take them for a tour to show off the wonderful community in which you live. You take a drive through the Township: admire the beauty of the landscape and marvel at the development; you stop at a park for a picnic. Much of what you see and hear pleases you. Describe the 2031 future that you envision. Consider the physical environment (residential, commercial and industrial development); the natural resources (forests, water, open space and farmlands); and community facilities and services.”

The following list includes all vision items listed at the community input session:

- Rural, Recreational Park
- Retain Rural Character
- Farming – Active Base
- Nothing Changed
- Prepare to Future Changes – Proactive
- Provide Broadband Network
- Provide Cell Phone Service Provider Signals
- Small Population Growth
- No Junk
- Well-kept Homes
- No property nuisance
- Picnic areas
- Self-sustaining area
- Younger population
- Quality jobs for younger population
- Growth in fire department/lack of volunteers
- Growth in Recreational Services
- Public Parks
- More restaurant and stores
- Quality of Life
- More activities for senior citizens
- Environment friendly community

Goals and Objectives

Note: Items in the Goals and Objectives tables are not listed in any order of importance.

PRESERVE THE UNIQUENESS OF SECORD TOWNSHIP – by protecting the rural setting, community character, and maintaining an overall clean, healthy and well-maintained living environment.

PROTECT THE HEALTH, SAFETY AND WELFARE of Township residents by coordinating land use, applying zoning standards, and providing efficient public services.

PROMOTE A DIVERSE BUSINESS ENVIRONMENT and provide opportunities for knowledge workers, new commercial businesses that support and enhance the rural community of Secord.

PROTECT AND PRESERVE areas, sites, buildings and structures.

ENCOURAGE EVENTS that meet the diverse needs of the entire community.

ENCOURAGE RECREATIONAL FACILITIES that meet the needs of a diverse age group.

UPGRADE PUBLIC INFRASTRUCTURE to meet the needs of Township residents.

PROMOTE TECHNOLOGICAL DEVELOPMENT for advancement of the community resulting in higher quality of life for all residents of all ages.

PROMOTE Age diverse population.

IMPROVE AND ENHANCE environmental quality of Secord Lake and the entire Tittabawassee Basin

A. Planning and Community Development

***GOAL:** Guide future development in a manner that will protect existing development: preserve community character; and conserve natural resources and environment yet will meet the long-term needs of the community.*

OBJECTIVES:

1. Encourage creative design and planning techniques which produce visual harmony while preserving special features and protecting vital natural resources.
2. Encourage planned land uses in coordination with public utility, facility, and service improvement programs
3. Require planning review of the following types of public projects.
 - a. The acquisition or enlargement of any park, playground or public open space
 - b. The construction, acquisition, or authorization of public buildings or structures.
4. Develop open space design standards to preserve scenic views, rural character, farmland, meadows, woodlands, and wetlands.
5. Research innovative development options to increase the tax base while maintaining the essential character of the community.
6. Revise Zoning: Ordinance to be easily understandable, innovative and up-to-date and fit the Township vision.
7. Encourage the general public, civic organizations and all commissions to provide input for Township decisions.

8. Control the location of new development by designating appropriate areas for new residential, commercial, light industrial and recreational land uses.
9. Improve regulations and standards to protect the community against high noise levels and exterior lighting glare.
10. Develop innovative zoning techniques that allow for a mix of residential and commercial uses as well as an expansion of home-based business and cottage industry.
11. Enforce all Township ordinances in a consistent and fair manner.

B. Community Character

GOAL: Maintain the quality of life and rural character in Secord Township while adapting to the modern needs of residents.

OBJECTIVES:

1. Encourage social, governmental, and economic practices which maintain the tranquil community character of Secord Township.
2. Diversify employment opportunities for all age groups to provide opportunities for community members to remain in Secord Township.
3. Utilize the existing resources of Secord Township in a productive manner to maintain the community character and address problems.
4. Protect and preserve the historic structures in Secord Township.
5. Work with larger communities in the area to provide them with a stable work base consisting of Secord Township residents.

C. Natural Environment

GOAL: Protect and preserve natural resources.

OBJECTIVES:

1. Encourage a land use pattern that is oriented to and respects the natural features and water resources of the area. Evaluate type and density of proposed developments based on soil suitability; slope of land; potential for ground water and surface water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways, and wildlife corridors.
2. Protect land resources and water quality related to our water bodies and wetlands. Limit and control the density and type of development adjacent to water areas.
3. Encourage the continued natural use of wetlands as groundwater recharge and storm water holding areas.
4. Develop greenbelt areas adjacent to ponds, streams, and wetlands to protect water quality and critical wildlife habitat.
5. Establish regulations and standards necessary to protect and preserve the quality of the air from degradation due to fumes, odors, smoke, dust and other pollutants.
6. Establish regulations and standards to protect the community against high noise levels and exterior lighting glare.
7. Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the Township's existing character.
8. Encourage the integration of wetlands, woodlands and meadows into site development as aesthetic and functional features.

9. Preserve topography such as slopes, valleys and hills by limiting the amount of cut and fill during air development.
10. Encourage the retention of agricultural lands, forest lands and ecological corridors through available mechanisms such as open space and farmland agreements, forest stewardship programs, and conservation easements, as well as zoning incentives or through the development of a Purchase of Development Rights and Transfer of Development Rights program.
11. Encourage and support sound wildlife management practices at the local and state level.
12. Establish regulations and standards for sewer/septic maintenance to preserve and maintain water quality.

D. Agriculture

***GOAL:** Recognize the importance of agricultural lands as an economic base, heritage, and way of life in Secord Township.*

OBJECTIVES:

1. Maintain and provide for the preservation of farmland and woodlands where feasible.
2. Discourage the conversion of farmland into other more intensive uses. Recognize farmland as contributing to the scenic and rural character of the Township.
3. Encourage the use of “Purchase of Development Rights”, “Transfer of Development Rights”, Clustering, and Conservation Easements to help farmers retain their agricultural acreage.
4. Encourage farmland to be a part of the Township’s active economic base and potential source of jobs for Township residents.
5. Recognize the importance of small family farms in Secord Township.
6. Maximize the most beneficial agricultural use of agricultural lands in Secord Township, while encouraging environmentally sensitive farming practices to protect local surface and ground water quality without unnecessarily limiting the economic rights of agricultural landowners.
7. Encourage agricultural landowners to work cooperatively with supportive public agencies, such as the local Michigan State University Extension, USDA, and National Resource Conservation District Offices.
8. Allow farmers to produce, process, and market at wholesale and retail the products grown on their property.
9. Encourage the use of Generally Accepted Agricultural Management Practices (GAAMPs) through local zoning.

E. Recreation, Public Lands and Open Space

***GOAL:** Preserve open space, preserve and improve access to public lands and Secord Lake waters, expand and improve recreational trails and public parks for the enjoyment of residents, visitors and future generations and engage in community beautification.*

OBJECTIVES:

1. Maintain an updated Secord Township Recreation Plan that identifies and prioritizes needed recreational facilities.
2. Implement the improvements proposed in the Secord Township Recreation Plan.
3. Support cooperative recreational planning and development with Gladwin County and the Michigan DNR.
4. Support the continued existence of and access to public lands in the Township.
5. Preserve and maintain public recreation areas and access sites.
6. Continue the preservation and development of Secord Lake Shoreline according to the Recreation Plan.

7. Encourage the preservation of open spaces in the Township.
8. Pursue outside funding sources, such as grants, for land acquisition and recreational development.
9. Preserve prime hunting lands as a recreational asset in the Township.
10. Encourages a controlled expansion of snowmobile trails in the Township.
11. Encourage a controlled expansion of of ORV/ATV trails in the Township.
12. Preserve and protect all healthy trees growing on public property or public rights-of-wat,
13. Market the recreational amenities in and around Secord Township to residents and visitors.
14. Retain and improve public water access sites for residents, seasonal residents and visitors.
15. Encourage the preservation of open space through zoning and review procedures.

F. Government

***GOAL:** Provide services in an efficient and caring manner to meet the needs of the residents, property owners, business people and visitors.*

OBJECTIVES:

1. Promote intergovernmental and regional cooperation on issues of mutual concern.
2. Work cooperatively with neighboring townships to coordinate planning and zoning decisions.
3. Ensure a responsible fiscal policy and budget process to finance the Township government.
4. Promote the involvement of volunteers in the government process.
5. Engage in public input regularly at Township meeting and in person to ensure government is responsible to the people.
6. Utilize the proactive master planning process as a check and balance on decision making.
7. Maintain communication with the Department of Natural Resources to provide input into the usage and management of the public lands in the Township.
8. Keep the citizens informed by regularly updating the Township government website.
9. Continue to work with adjacent communities to provide emergency services to the Township residents.
10. Research grant funding opportunities in order to provide a higher level of service to Township residents.
11. Investigate the feasibility of funding staff positions to better address the needs of the Township government and the public.
12. Work cooperatively with community service organizations.
13. Signage for township hall, kiosk, and lighting
14. Update township website to contain master plan, zoning ordinances and forms, resident communications

G. Infrastructure, Community Facilities and Community Services

***GOAL:** Improve and maintain the Township, community facilities, programs and services to accommodate the needs of residents and visitors..*

OBJECTIVES:

1. Encourage the efficient use of existing roadways and infrastructure.
2. Work with the Gladwin County Road Commission to plan for upgrading of roads, maintenance of existing roads, and vehicular safety and intersections and on roadways.
3. Develop a capital improvement plan to address the long term needs for road improvements, Fire Department needs, recreational facilities, and community township hall.

4. Direct development to areas with existing infrastructure and where infrastructure is not adequate require developers to fund the upgrading of infrastructure to support proposed new development.
5. Consider the placement of utilities underground as needed.
6. Support the expansion of public transportation working with Gladwin Transit.
7. Improvement of fire protection services.

H. Economic Development

***GOAL:** Develop and promote the growth of a diverse economic base to serve the employment needs of the Township and County.*

OBJECTIVES:

1. Seek out and encourage the establishment of businesses that serve to fill gaps in the services needed in the Township.
2. Continue to improve recreational facilities within the Township.
3. Work with neighboring communities to promote year-round sustained tourism, i.e. spring, summer, fall and winter festivals and activities that will draw people to the region.
4. Form public-private partnerships to improve the local economy.
5. Stive to attract young people and young families to Secord Township and develop the goods, services, recreation and employment opportunities needed to retain them.
6. Encourage home-based businesses and cottage industry in Secord Township.
7. Encourage the expansion of the infrastructure required to make Secord Township attractive to commercial, and home-based business.
8. Investigate tax incentive programs for business development.
9. Work towards total connectivity in Secord Township with Broadband.
10. Work towards total connectivity in Secord Township with cell phone towers.

I. Residential Land Use/Housing

***GOAL:** Provide for .housing opportunities for all income levels and age groups and preserve and enhance existing rural residential character.*

OBJECTIVES:

1. Utilize current housing structures, where possible, to meet the needs of all household types (rental, seasonal) and all income groups.
2. Designate areas appropriate for all types of residential development including single family, multi-family, elderly housing, condominiums and extended care facilities.
3. Encourage new residential development to be sited in a manner that protects the rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate.
4. Encourage the maintenance of the existing housing structures in good repair, appearance, usefulness and safety.
5. Protect the residential areas from intrusion of incompatible uses.
6. Plan medium- and high-density residential development only in those areas that are suitable for such use in order to preserve open space and natural resources.

J. Commercial Area and Activities

***GOAL:** Promise a varied business environment and foster growth and cooperation among area businesses to meet the needs of residents and tourists while preserving the natural environment and rural character of Secord Township.*

OBJECTIVES:

1. Promote a varied business environment, which meets both seasonal and year round needs.
2. Support the existing commercial establishments. Guide new commercial development into appropriate and desirable areas through the master plan and zoning ordinance.
3. Encourage the development of small business throughout the Township to serve local needs.
4. Through the Zoning Ordinance, establish and enforce standards to require business to maintain an aesthetically, desirable appearance.
5. Develop and utilize innovative planning and zoning techniques, such as clustering, shared parking, access management, and landscaping to regulate commercial development along primary county roads.
6. Regulate home occupation and home based business to assure compatibility with existing residential areas.
7. Require landscape buffers where commercial uses are adjacent to residential uses.

K. Industrial Land Uses

***GOAL:** Encourage the retention of existing industries and establishment of new light industries to diversity the local economy.*

OBJECTIVES:

1. Ensure that industrial development take place in an environmentally sensitive manner and are harmonious with the existing community.
2. Encourage high tech industries that do not pollute the air, soil or water nor offend because of noise, odor, or visual impact, to locate in the designation industrial areas.
3. Require adequate buffering and screening through appropriate landscaping and site design to minimize land use conflicts.
4. Amend the Zoning Ordinance to facilitate light industrial development at appropriate locations.

Good planning is critical to the future quality of life in Secord Township. The final critical step in completing a Master Plan is to determine the types, location, and intensities of development that will occur over the next ten years. With the current Land Use Plan, Secord Township intends to ensure that existing land uses can continue; that natural resources such as water, wetlands, forestlands and farmlands will be protected, and that reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. While land uses are difficult to predict, a future land use plan provides a scenario which Secord Township may use as a guide when considering land use and development decisions.

The Township Planning Commission with public input and assistance from EMCOG, developed future land use recommendations for Secord Township. Future land use recommendations are based on environmental conditions, existing land uses, available community services and facilities, existing patterns of land divisions, current zoning

(found in **Figure 7.1**) and community goals and objectives. The preservation of the existing character of Secord Township played a significant role in creating the final future land use map. The Future Land Use Map reflects this preservation goal by showing a strong correlation between existing land use and future land use while at the same time designating generalized areas for mixed-use commercial development in order to prevent these uses from occurring in areas of incompatible land use.

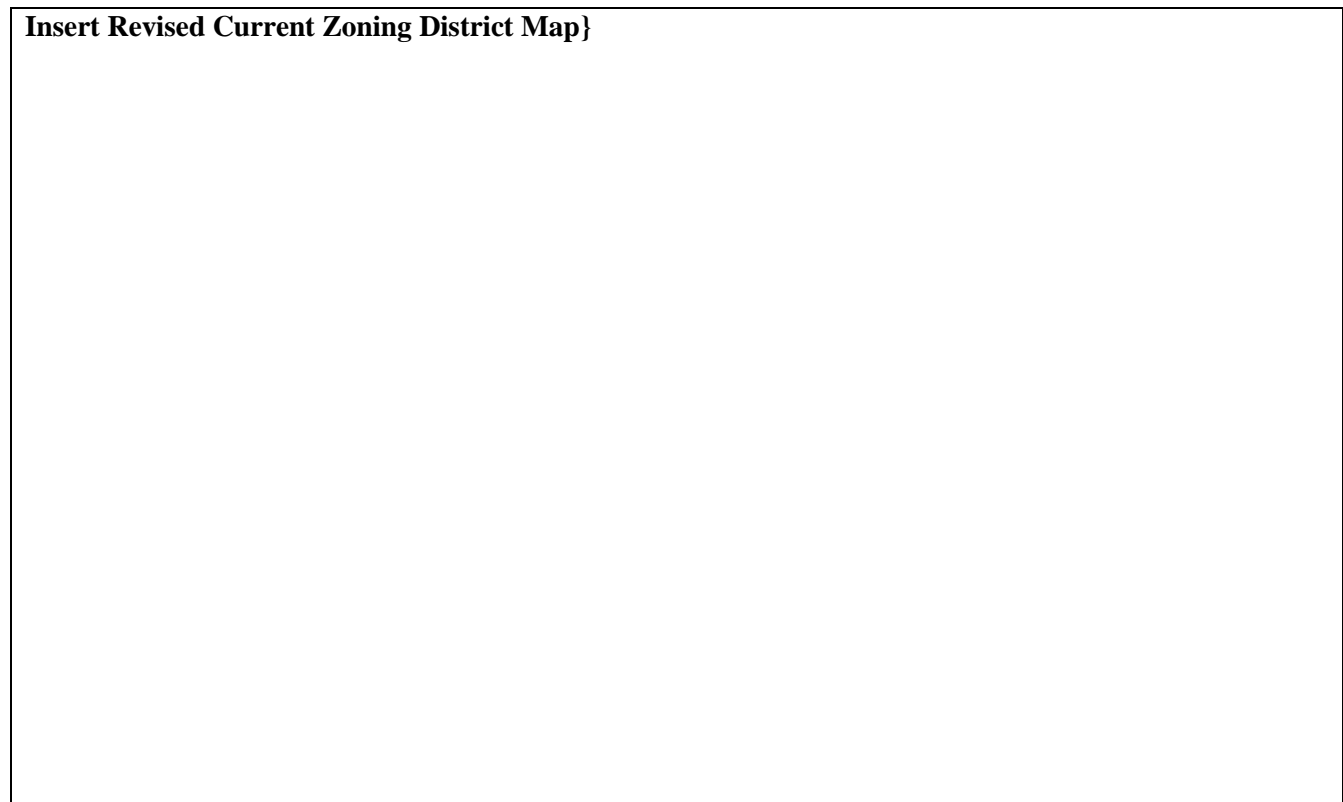
Land Use Planning Areas

Listed below are five different land use planning areas. These areas are the current Zoning Districts in Secord Township. This section will provide explanations of each land use planning area, including purpose, recommended development density and, compatible uses.

- Recreational Residential R-1
- Mix Use Residential R-2
- Commercial C-1
- Mixed Use Commercial C-2
- Agricultural /Recreational A-1

Some lots created prior to this Master Plan and the Secord Township Zoning Ordinance may be smaller than the larger lots this plan recommends. Future development regulations should recognize these conditions and provide for the reasonable continuance of their use and character.

Figure 7-1. Current Zoning District Map – this map will be revised



Recreational Residential

The Recreational Residential development category is primarily designed to accommodate single-family dwellings on lots with a minimum size of 12,000 square feet (a little over one-quarter of an acre). The recreational residential category is intended to preserve existing resort-like residential development mainly along the shoreline of Secord Lake, where land has already been subdivided into smaller lots. Principal uses would include single family dwellings. Special uses may be allowed if they are designed to be compatible with the residential setting. The Zoning Ordinance lists all the possible uses in detail with regulations in **Articles 4 & 5**. The Township requires site plan review and special approval for all uses other than individual single-family homes.

This land use is mainly waterfront residential; it would address issues relating to water quality and shoreline protection. Renovation and redevelopment of existing streamside properties is expected to continue as seasonal residences are replaced by year-round homes. This renovation and redevelopment should be sensitive to the protection of native vegetation greenbelts. Higher density residential uses, such as apartments, townhouses, condominiums, convalescent or nursing homes and manufactured home developments should be restricted due to a lack of public water and sewer service available in Secord Township. If adequately engineered wastewater disposed systems are included as part of the design, higher density development can be considered. It is also important to note that under state law, manufactured homes are allowed in any residential area if the structure meets all requirements set for site-built homes.

Mixed Use Residential

Secord Township has made it a high priority to continue the farming tradition and maintain the rural character of the community. Farmland/Forested land not only contributes significantly to the scenic and rural character of the Township, but also represents a way of life that the character of the community is built upon. The Mixed Use Residential land use designation is the second most extensive land use category in the Township and is intended to encourage the continued existence and expansion of large parcel lots in the Township.

The plan recommends this category accommodate single family and two family dwellings at a low density. All the uses allowed in Recreational Residential will also be allowed in this land use. Plan and breakfast inns, churches, and forest and wildlife preserves are also allowed. Special uses may be allowed if they are designed to be compatible with the primary uses. The Zoning Ordinance lists all the possible uses in detail with regulations in **Articles 4 & 5**. The Township will require site plan review and special approval for all uses other than individual single family and two-family homes. Where compatible with surrounding uses other than individual single family and two family homes. Where compatible with surrounding uses, private clubs, veterinary services, certain commercial establishments relating to agriculture, human care facilities, manufactured home developments, golf courses, publicly owned buildings, bed and breakfast facilities; home occupations contained within the dwelling; private garage and carports; storage yards; warehousing of inoperable mechanical equipment; yard sales and publicly owned parks would be allowed with an approved site plan under the special approval process.

Current land use patterns in Secord Township result in a large portion of the Township being forested. The presence of this landscape is a major factor resulting in the community character and quality of life that Secord Township residents enjoy. The Township has placed a high priority on maintaining quality natural resources and the current “character” of the community.

This category encourages forestry operations, resource management, wild land recreation activities, and farming operations combined with residential uses. Larger residential lots of 1 acre (43,560 sq. ft.) provide privacy and tend to maintain ecological integrity of the natural resources. Other uses recommended for these areas include parks and playgrounds.

Under the special approval process in the Township's zoning ordinances, recreational or hunting camps and clubs and golf courses and could be allowed with site plan approved by the Township Planning Commission.

Commercial

Secord Township is mainly a resort community with the majority of its population as retired couples. Hence the community has aging demographics. In its plan to attract younger populations the Township is making this new land use available for all kinds of activities that can make it attractive for small-scale recreation type businesses and high-density residential development to happen. It will be close to the Lake, but still will be at a distance so that it does not disturb the existing residents and the resort character that is most valued by its residents. These areas will be designed to serve both local needs and motorists passing through Secord Township. Highway commercial businesses, which are heavier traffic generators, are located to serve vehicular traffic. Development should consider access management, buffering, parking, signs and landscaping to maintain traffic safety and minimize any negative visual impacts of development along the main roads. Compatible uses include gas stations, vehicle service and repair businesses, auto sales and service, retail operations that require large outside storage areas, public buildings, apartment complexes, drive-in food and drink establishments, hotels and motels. As these commercial centers develop, they could expand out farther, as needed.

Mixed Use Commercial

Much of the major retail and service needs of the Township are met by facilities in the Cities of Gladwin and West Branch, however Secord Township wishes to set aside areas to accommodate neighborhood business services that will meet the immediate needs of residents. Uses that would be allowed in Mixed Use Commercial areas would include retail and service stores without outside storage areas, professional offices, banks, public buildings and fraternal organizations. The Mixed Use Commercial land use category is designed to provide sites for wholesale activities, warehouses, retail operations that require large outside storage areas, light manufacturing operations.

In order to accommodate future growth and possible commercial/industrial development on the M-30 corridor, the Secord Township has added some new areas south of the intersection on M-30 and Secord Dam Road for this type of land use. It has also rezoned the area northeast of this intersection to allow this type of development. It is the intent of the Township to have controlled development and not to encourage heavy-duty industrial operations in the community. But, it is also mindful of the economic necessity of the community to make sufficient capacity and enable business development for an operation that is compatible and allowed in the land use. Site Plan reviews with Land Use Permits are required for almost all of the allowed uses in this category. All of these operations are subject to performance standards relative to impacts on the community and agreement with this Master Plan.

Agricultural/Recreational

Secord Township has made it a high priority to continue the farming tradition and maintain the rural character of the community. Farmland/Forested land not only contributes significantly to the scenic and rural character of the Township, but also represents a way of life that the character of the community is built upon. The Agricultural-Residential land use designation is the second most extensive land use category in the Township. The agricultural areas are primarily located in the eastern portion of the Township with smaller areas located on the northeast portion, as shown on the Future Land Use Map, **Figure 7-2**.

This category encourages the continuation of farming in the Township. Farm dwellings and agricultural accessory buildings are allowed, as well as crop production and the raising of livestock normally associated with farming activities. The plan recommends this category accommodate single family and two family dwellings at a low density. All the uses allowed in Recreational Residential will also be allowed in this land use. Plant nurseries,

schools, government administrative buildings and fraternal organizations, greenhouses, bed and breakfast inns, churches, and forest and wildlife preserves are also uses. The Zoning Ordinance lists all the possible uses in detail with regulations in **Articles 4 & 5**. The surrounding uses, private clubs, veterinary services, certain commercial establishments relating to agriculture, human care facilities, manufactured home developments, golf courses, publicly owned buildings, and bed and breakfast facilities would be allowed with an approved site plan under special approval process.

Current land use patterns in Secord Township result in a large portion of the Township being forested. The presence of this landscape is a major factor resulting in the community character and quality of life that Secord Township residents enjoy. The Township has placed a high priority on maintaining quality natural resources and the current “character” of the community.

This category encourages forestry operations, resource management, wild land recreation activities, and farming operations combines with residential uses. Large residential lots of 1 acre (43,560 sq. ft.) or more provide privacy and tend to maintain ecological integrity of the natural resources. Other uses recommended for these areas include, parks and playgrounds.

Under the special approval process in the Township’s zoning ordinances, recreational or hunting camps and clubs and golf courses and would be allowed with site plan approval by the Township Planning Commission.

Special Issue Areas

Natural Resources Conservation

Secord Township recognizes the presence of environmentally sensitive lands which contribute significantly to the quality of life and the rural character of the community. Such land uses are in occurrence in both the residential land uses in the Township. In order to provide protection to environmentally sensitive areas, river greenbelts, wetlands, scenic areas and wildlife habitat. Township should look for possibility of such lands on any possible development and ask for adequate permits from the applicant to avoid undue damage to the natural environment.

Transportation Network

With the exception of M-30, Secord Dam Road, Three Rivers Road, Lakeshore Drive, West River Drive and portions of several county roads including and several roads around Secord Lake, the transportation network is mainly gravel base. Most of the roads in the north half of the Township are paved. Out of 54.8 miles of roadways approximately 37.6 miles is paved with Asphalt surface, 2.8 miles is Gravel, 0.5 miles is brick and around 14 miles is unimproved earth (as per the Roadsoft data from MDOT), Secord Township intends to work cooperatively with the Gladwin County Road Commission to maintain and improve this road network.

Waterfront Residential

Structures must be sited a minimum of 40 feet from the ordinary high water level of the lakes, streams and rivers in the overlay zone. The recommended minimum lot size is 12,000 square feet and the minimum lot width on the water is 65 feet. However, many older platted subdivisions in waterfront areas contain lots created prior to implementation of the Secord Township Zoning Ordinances. These lots are typically smaller than minimal lot sizes in current residential zoning requirements. Future development regulations should recognize these conditions and provide for the reasonable continuance of their use and character. Keyhole development or high-density second-tier development with shared private waterfront access, which can result in an increased threat of shoreline erosion, surface pollution, noise and conflicts between lake users, may be allowed with restrictions to limit density and development size.

Future Land Use

Figure 7-2 is the Future Land Use Map of Secord Township, which depicts the location of future land use planning areas. Located around Three Rivers Road just south of Secord Dam Road along a 2 mile stretch of 600-foot depth on either side of the road is an area meant for mixed-use commercial and or recreational development that the Township is making available for future development. Unlike the commercial locations close to the dam that support mainly retail, this belt is meant to promote some commerce in the Township. Small scale businesses needing warehousing, agriculture based industries along with some high-density residential and recreational based businesses.

State Owned Land

State owned land is an important part of Secord Township. State owned land accounts for approximately 35 percent of the Township. **Figure 7-2 Future Land Use** – To be included **Figure 7-3 State Owned Land** – to be included

Public Hearing

A public hearing on the proposed Master Plan for Secord Township, as required by the Michigan Planning Enabling Act, Act 33 of 2008 as amended, was held on June 14, 2014. Notice of the public hearing was published in the April 16, 2014 issue of the Gladwin Country Record. A copy of the public hearing notice is reproduced at the end of this chapter.

The purpose of the public hearing was to present the proposed Master Plan and to accept comments from the public. In addition to the Planning Commission members, the Zoning Administrator, Township Board Members and general public attended the meeting. The public hearing began with a hearing, maps of existing land use, natural resources, current zoning were presented. Public comment was gathered and necessary changes were made to the plan in response to the public comment and review of this document.

Plan Adoption

The Secord Township Planning Commission formally recommended to the Township Board on July 16, 2014 that this plan be adopted by the Board. The board formally adopted the new Master Plan by resolution on July 16, 2014. This Master Plan should be formally reviewed by the Planning Commission at least once every five years.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board. The plan must also be submitted for review and comment to the county planning commission, if one exists, or to the East Michigan Council of Governments. Copies of these transmittal letters appear at the end of this chapter.

Plan Implementation

The Master Plan was developed to provide a vision of the community's future. It will serve as a tool for decision making on future development proposals. The plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road maintenance and development, community group activities, tax incentive decisions, and administration of utilities and services.

Zoning Ordinances

The zoning ordinance is the primary tool for implementing Secord Township's Master Plan. The Secord Township Board enacted the last updated zoning ordinance regulating land use activities in 1986 which was last amended in

2007. This plan recommends the Township zoning ordinance should be reviewed at least once every five years to ensure the ordinance is consistent with the current laws and Acts and the Township goals and future land use plans of the Township.

The Township recently worked on totally updating their Zoning Ordinance and adopted the new Secord Township Zoning Ordinance of 2014 on July 16, 2014. This new ordinance will become effective on July 31, 2014.

Review and Revised / Public Hearing

A public hearing on the proposed Master Plan for Secord Township, as required by the Michigan Planning Enabling Act, Act 33 of 2008 as amended, was held on July 8, 2023. Notice of the public hearing was published in the June 28, 2023 issue of the Gladwin Country Record. A copy of the public hearing notice is reproduced at the end of this chapter.

Review and Revised/ Plan Adoption

The Secord Township Planning Commission formally recommended to the Township Board on July 19, 2023 that this plan be adopted by the Board. The board formally adopted the new Master Plan by resolution on July 19, 2023. This Master Plan should be formally reviewed by the Planning Commission at least once every five years.

Review and Revised /Zoning Ordinances

The Township continually reviews current Zoning Ordinances to ensure relevance to the current issues affecting the township. The Planning and Zoning worked on totally updating their Zoning Ordinance and adopted the new Secord Township Zoning Ordinance of July 2023. The Zoning Ordinances should be formally reviewed by the Planning Commission at least once every five years.

Grants and Capital Improvement

The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities prioritized and budget for capital improvements projects, such as infrastructure improvements, park improvements, etc.

A Capital Improvement Program (CIP) typically looks five years into the future to establish a schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

Recreation Plan

Secord Township or Gladwin County must have a current DNR approved Community Recreation Plan to be eligible for recreation grant funding. Background information presented in this Master Plan update would serve as part of a township recreation plan. Additional work would include developing information on existing recreational facilities within the Township and the region, recreation goals and an action program for existing and proposed facilities. A DNR-approved Recreation Plan would cover a five-year planning period. Grand funds would be pursued for recreation projects identified in the Community Recreation Plan. The Planning Commission should evaluate the costs and benefits of developing such a plan.