

Marilla Township Master Plan

Revised 2018



Adopted by the Marilla Township Board: April 12, 2018

TOWNSHIP OF MARILLA
COUNTY OF MANISTEE, MICHIGAN
Resolution number _____

TOWNSHIP BOARD RESOLUTION TO ADOPT (OR AMEND) MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared an updated Master Plan and submitted the plan to the Township board for review and comment; and

WHEREAS, the Planning Commission held a public hearing on March 22, 2018 to consider public comment on the Master Plan, and to further review and comment on the updated Master Plan; and

WHEREAS, the Township Board find finds that the updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

WHEREAS, the MPEA authorizes the Township board to assert by resolution its right to approve or reject the proposed Master Plan;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. Adoption of 2018 Master Plan. The Township board hereby approves and adopts the proposed 2018 Master Plan, including all of the chapters, figures, maps and tables contained therein. Pursuant to MCL 125.3843 the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted therein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of April 12, 2018

2. Findings of Fact. The Township Board has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the Planning Commission and public hearing, and with the assistance of a professional planning group, and finds that the updated Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in Marilla Township.

3. Effective Date. The Master Plan shall be effective as of the date of adoption of this resolution.

The foregoing resolution offered by Board Member Jan Thomas

Second offered by Board Member Dave Barrett

Upon roll call vote the following voted: "Aye"

Bruce
~~Chris~~ Bahr, Phyllis Chollette, Debra Roberson

Upon roll call vote the following voted: "Nay" Jan Thomas, Dave Baroff

None

The Supervisor declared the resolutions adopted.

Debra Roberson
Sonnie Nepler, Marilla Township Clerk
DEBRA ROBERSON

April 12, 2018
Date

Table of Contents

- Introduction1**
 - Purpose.....1**
 - Legal Authority to Plan1**
 - Township Location and Description.....1**
- Chapter 1: Township History..... 2**
- Chapter 2: Natural Resources 5**
 - 2-1 Glacial Features 5**
 - 2-2 Surface Water and Drainage Systems..... 5**
 - 2-3 Mineral Resources 6**
 - 2-4 Slope of the Land..... 6**
 - 2-5 Hydric Soils..... 6**
 - 2-6 Soils with Limited Ability to Handle Wastes or Industrial
Development..... 7**
 - 2-7 Unique Agricultural Lands 7**
 - 2-8 Definitions of Soil Types from the Manistee County Third Level Soil .
Association Report: 7**
- Chapter 3: Currant Land Use and Land Cover17**
 - 3-1 Land Cover 17**
 - 3-2 Land Use 17**
 - 3-2.1 Agricultural..... 17**
 - 3-2.2 Residential.....18**
 - 3-2.3 Public Lands/Forestry19**
- Chapter 4: Demographic, Economic & Housing Characteristics 27**
 - 4-1 Population 27**
 - 4-2 Housing and Households 29**
 - 4-3 Education/Employment/Income 30**
- Chapter 5: Infrastructure and Facilities 33**
 - 5-1 Transportation 33**
 - 5-2 Community and Private Facilities..... 33**
 - 5-3 Education System..... 34**
- Chapter 6: Marilla Township 2018 Master Plan Goals & Objectives
39**
 - 6-1 Goals and Objectives..... 39**
 - 6-1.1 General Community Goals 39**
 - 6-2.2 Residential Goals 40**
 - 6-2.3 Commercial Goals..... 40**
 - 6-2.4 Agricultural Goals..... 40**
 - 6-2.5 Community Services and Infrastructure Goals41**
 - 6-2.6 Forestry Goals41**
- Chapter 7: Future Land Use Plan..... 43**
 - 7-1 Residential District: 43**

7-2 Rural-Residential District: 43
7-3 Commercial-Residential District: 44
7-4 Resource Preservation District:..... 45
7-5 Forest Recreation District: 45
7-6 Wetland District: 46

Map Contents

Environmental Inventory Map..... 9
Soil Map..... 11
Hydric Soils13
Locally Essential Farmland Soils15
Land Cover Map.....21
Parcel Assessment Classification Map..... 23
Residential Housing Locations Map..... 25
Transportation System Map..... 35
School Districts Map 37
Future Land Use Map 2012 47

Appendices

Appendix A: Survey and Public Forum Results..... 49

Page Left Intentionally Blank

The Master Plan Update Process, conducted in 2017-18 is to the existing 2013 Marilla Township Master Plan. The 2013 Master Plan had undergone a revision process that included adjustments to various sections of the plan, updating of maps, inclusion of a Park and Recreation Chapter and revisions to the goals and objectives and future land use plan.

The 2018 Plan Update Process would make adjustments to the plan content, while also updating sections of the plan. Major updates and revisions were conducted to sections including History and Background, Socioeconomic Profile, and the Plan Goals. Other minor revisions were conducted periodically throughout the remaining plan sections. Maps were updated when new or updated spatial information was available. Removal of the 5 Year Park and Recreation Plan Chapter was necessary, since the Township Recreation Plan was folded into the 2016 Manistee County-Wide 5-Year Park and Recreation Plan. The County Recreation Plan and all subsequent local units plans contained therein meet State of Michigan approval guidelines through 2022.

The Marilla Township Master Plan was approved and recommended for adoption following a public hearing held by the Planning Commission on March 22nd 2018 and adopted by resolution of the Township Board on April 12th 2018.

A thank you is extended to the Planning Commission membership who spent time reviewing and critiquing the document. A thank you is also extended to the Township Board members and residents of Marilla Township for your participation in the process and public input.

Marilla Township Planning Commission:

J. Louis Hughes, Chair
Gary Cilman, Vice-Chair
Betty Buda-Joy, Secretary
Pat Ellis
Jan Thomas

Zoning Administrator:

Victor Ellis

Marilla Township Board Members:

David Barrett, Supervisor
Debra Roberson, Clerk
Phyllis Cholette, Treasurer
Bruce Bahr, Trustee
Jan Thomas, Trustee
Jared Litwiler, Assessor

Manistee County Planning Department:

Rob Carson, A.I.C.P., Planning Director
Nancy Baker, Planning Assistant

Introduction

Purpose

The preparation of a Master Plan is a process that is being undertaken by Marilla Township in order to properly identify resident's needs, prepare accurate data, shape goals and objectives and formulate a Future Land Use Plan policy to be undertaken by the Township. The completion of a soundly accurate Master Plan provides the policy driven authority to institute and enforce zoning regulations that are based upon the information within the plan.

Legal Authority to Plan

This Master Plan for Marilla Township, Manistee County, Michigan is being drafted and adopted pursuant to the Michigan Planning Enabling Act of 2008, P.A. 33 of 2008, as amended M.C.L. 125.3801 et seq.

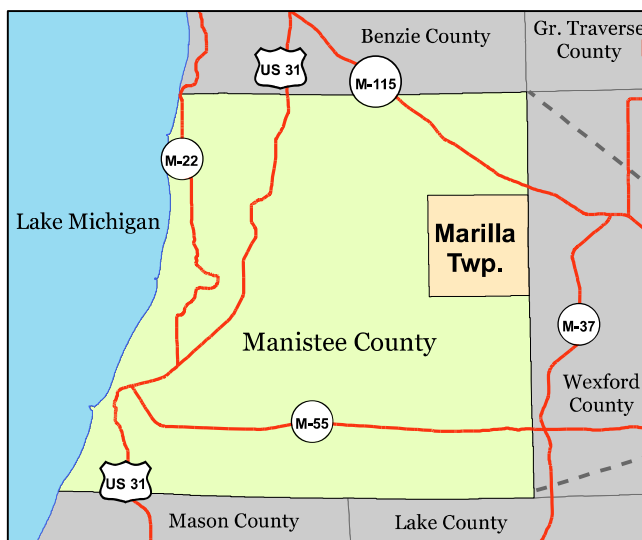
Township Location and Description

Marilla Township is located in the northeast corner of Manistee County. Its easternmost border is the county line between Manistee and Wexford Counties. Benzie County lies six miles to the north of Marilla Township. On the west border of Marilla Township is Maple Grove Township, to the south, Dickson Township, and to the north, Cleon Township.

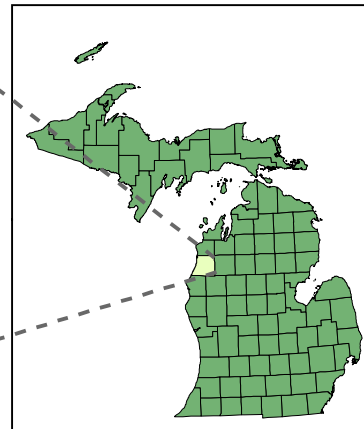
Marilla Township is almost exclusively rural and is considered to be within the Kaleva Hinterland within Manistee County. Only a portion of the township is within the City of Manistee's area of secondary economic influence. That portion may be described as being the southerly and westerly line drawn diagonally across the township from the northwest corner to the southeast corner of the township.

The township is served by the Kaleva Telephone Company within the 362 exchange and in the northeastern section by the Ace Telephone Company. It is served by two electric utilities: Consumers Energy and Cherryland Electric Cooperative. Consumers serves the eastern and southern portions of the township and Cherryland serves the northern and western portions of the township.

**Location of Marilla Township
in Manistee County**



**Location of
Manistee County
in The State of Michigan**



Chapter 1: Township History

An early 1866 description of the area that became Marilla Township noted dense forests of maple, beech, hemlock and pine filled with “birds and beasts”. C. Churchill from Empire State arrived there in June and found rich soil, numerous springs, streams and dense solitude. The Churchills built a log cabin in this dense forest and were soon joined by other northern pioneers. These early dwellers had to be persevering and energetic. Cows had to be content with twigs and moss in the mangers at night and there were “dark days of disease and misfortune”. Most provisions had to be walked in from logging camps in the nearby forest. As time passed, more land was cleared, fields were cultivated and more prosperous times came.

Originally, Marilla was part of an expanded Brown Township. In 1870, Marilla petitioned for township status. This petition, presented by James Winters, asked that “Town 23 North of Range 13 West...be detached and organized into a new township”. When he asked a county official to draw up the township organizational papers, the county official agreed to do this on the condition that the township be named after his daughter, Marilla. The Manistee County Board of Supervisors accepted the petition on January 4, 1870.

A state study in 1870 showed Marilla with only nine farmers, 15 laborers, two carpenters and one sailor. These first township citizens ranged in age from 19 to 65, with the majority in their 30’s and 40’s. By 1873 a post office had been established and it remained open until 1932. George Brimmer was its longtime post master. Leander Hall initiated the organization of the township in order to organize a school. In the next four years, four school districts were established. They were named Clark, Evens, Gilson and Marilla schools. The Marilla Township Cemetery was established on Erwin Road early on and is still used today.

Marilla Township’s history is one of a pioneering community integrated into the northern Michigan booming lumber industry. Michigan led the nation in lumber production from 1870 to 1900. Close proximity to the Manistee River made Marilla an attractive place to the early lumber barons. Growth was rapid during the beginning of this frenzied deforestation period of Michigan’s lumbering orgy (1870 to 1900). As early as 1882, Marilla was becoming strong agriculturally. Marilla had proved to have some fairly heavy loam soil and some generally good farm land. According to the Michigan census dated June 1, 1904, Marilla farmers were becoming significant producers in several areas of the county’s crops. At that time, there were 76 farmers in Marilla with an average farm size of 112 acres. Around that time (1903), there was no state or national forest land in Marilla. Much of that land was owned by lumbering companies and land speculators.

As the lumbering era came to an end, a group targeted to move north when the lumber industry was declining and farming was being promoted, was the Church of the Brethren community in northern Indiana. In 1902, Hezekiah Grossnickle, who had been a successful farmer in Indiana, moved his family and belongings from Indiana to Brethren in a railroad boxcar along with other Brethren families. Some returned to Indiana, some remained in Brethren, but the Grossnickles chose a different path. Hezekiah moved his family to Marilla Township in search of better farming prospects. The family eventually owned 240 acres in Section 27 of Marilla Township. E. Judson Ulery, Hezekiah Grossnickle and others purchased the then existing Baptist Church and initiated the congregational formation of the Marilla Church of the Brethren that is still active today.

Eventually much of the logged over area of the township became part of the Manistee National Forest and at some point, the Marilla Trail head of the North Country Trail was established and is a popular place for hiking because of its high bluff above the Manistee River.

In 1919, there was a post office, a blacksmith shop and three general stores located along Marilla Road about ¼ mile north of present day Nine Mile Road. The three general stores were named Brimmer's, Stark's and Danville's. The Brimmer store served as a post office as well as offering general merchandise. At some point, there was a pickle receiving station located along the railroad tracks. Today a pickle receiving station still exists at the Howes farm on Marilla Road. The River branch of the Manistee & Northeastern Railroad ran through Marilla from east to west. The railroad made the isolated community of Marilla more accessible to the outside and the outside more accessible to Marilla folk. When the lumbering industry collapsed, the railroad left also, and only one store remained after 1930, the Brimmer Store later became Jack and Adeline McDonald's Oshkosh "Jack's Store". It operated well into the 1990's before its owner, Adeline McDonald, retired.

The northwest corner of Marilla Township could be referred to as "Old Marilla" because our earliest settlers first homesteaded there. Benjamin Yates carved out a homestead there and eventually the area became known as "Yates Corners". It bordered on Lemon Lake to the west, an area which eventually included a logging camp, a railroad depot, blacksmith, and post office. "Yates Corners" eventually included a general store/post office, a W.C.T.U. Chapel, a "Modern Woodsmen Hall, and the "Royal Neighbors of America" met as well.

In the early days of Marilla Township, the first school established was constructed of logs and its first teacher was Miss Jennie Pope. Early settlers relate that boys were asked to crawl under the floor of the school to retrieve the slate pencils that had fallen through the cracks in the roughly hewn plank floor boards. Thereafter when milled lumber was available, 4 "handsome" one room schools were built to accommodate a growing number of students. They were located in the corners of Marilla Township in such a way that each school could be within a reasonable walking distance. They were Evens School near Yates Corners or "Old Marilla" in the northwest, Gilson School in the west region, Clark School in the northeast area, and Marilla in the northern part. These schools served Marilla's students until the new consolidated school, the new Marilla Standard School, was completed in 1922. Due to changing needs, this school closed in the late 1940's and students attended Kaleva, Mesick, and Copemish Schools. Of the four schools, all closed except Clark School which remained independent for a number of years before closing and the students then attended Mesick School. The Marilla Standard School now in 2017 serves as the township hall with multiple uses: government center, community center, and a fine museum called "Marilla Museum & Pioneer Place" consisting of a main museum in the lower level of the building, an 1870's hand hewn log home, the Nels Johnson Cabin, and the 1900 Pioneer Barn. The old school has served the community in many capacities. Among uses are a senior center and a meal site for "Meals On Wheels", a food pantry, a TOPS weight loss meeting site, "Friends of Marilla" a service group, a knitting group, computer assistance, and a place to walk inside in the winter months. The building also is rented for public use which includes a faith community and other groups.

Farming in our rural community has changed through the years. In the early years, people settled in Marilla Township mainly because they wanted to farm the land. Logging and farming existed side by side. There were many farmers and the land was highly cultivated. The population reached a high of 379 in 1940. This trend continued through the 1950's. Then a shift began to happen. Fewer people farmed and our children didn't stay in the community. New retirees from "downstate" moved in and only a handful of farmers were actively farming. Marilla Township became a retiree community and the children became fewer and fewer following the 1980's. Beginning about 2012, another shift happened. Two corporate farms purchased or leased large tracts of land and now the amount of land under cultivation is again growing rapidly. On the other hand, families are moving in and doing small scale farming so that the number of children is growing. Marilla still remains a sparsely populated

community.

Some other commercial enterprises have developed through the years including: Cilman's Feed Store, Flaughers' Bakery, Howes' farm markets, Howes Pickle Station, Smith's and Usher's farm meat sales, maple syrup sales, and Ashcraft's Irrigation Service. Job opportunities are few in Marilla so it has become a place live while working someplace else. Marilla remains a peaceful, pleasant rural atmosphere of hills, valleys, and some flat tableland. Snowmobiling, hunting, fishing, boating, and swimming in the nearby "Mighty Manistee", use of ATVs, and hiking the Marilla Trailhead of the North Country Trail system are popular recreational pursuits for residents and visitors.

Chapter 2: Natural Resources

2-1 Glacial Features

Marilla Township has four (4) separate areas of glacial features, being one of the most varied townships in the county in this regard. By far the largest glacial feature is the network of hills known as the “Marilla Hills” extending north and south through the central portion of the township. These hills are known geologically as “marginal moraines” which are deposits created by water running off the edge of a stationary glacier. These hills contain the highest spot in Manistee County at about 1200 feet above the sea level. The moraine soil type will normally support hardwood and pine forests.

The second type of glacial feature, known as an “esker”, is found on the northern border of the township in the northwest corner. An esker is formed by a flowing river on a glacier. When the glacier melts, the deposits and sediments formed by the flowing river leave a long narrow snake-like hill on the ground. This is a rather rare geological formation as many of them in the state have been removed or destroyed by gravel extraction. As this suggests, eskers are a good source of gravel.

The extreme western portion of the township is glacial “out wash plain” and is part of the larger flat area which runs north and south through the eastern central portion of Manistee County. An out wash plain is formed by water moving away from the glacier as it melts, depositing sand and silt in large flat expanses. The Manistee County out wash plains are characterized by the presence of wetlands and poorly drained soils. Unfortunately, the soils associated with the out wash plain are relatively infertile and poor for farming.

The fourth glacial feature in Marilla Township is a “lacustrine plain” located in the extreme southeastern portion of the township. This is basically a glacial lake bottom with irregular water tables and infertile soil, which is poor farming.

2-2 Surface Water and Drainage Systems

Marilla Township has seven (7) watersheds located within its boundaries. Four (4) of them, the Bear Creek above Glovers, Bear Creek below Lemon Creek, Bear Creek at Manistee River and Bear Creek below Little Beaver Creek are portions of the larger Bear Creek Watershed. The other three (3) watersheds are associated with the Big Manistee River and consist of the Manistee River at Hodenpyl Pond, the Manistee River below Sands Creek, and the Big Manistee watershed below Slagle Creek.

The largest area of wetlands in the township is located in the northwestern portion of the township and is associated with the Lemon Creek watershed. This lies within the glacial out wash plain and is, accordingly, particularly susceptible to pollution. Other smaller areas of wetlands are located in the southeastern portion of the township and border on the Big Manistee River, below Hodenpyl Dam, just north of the southern township boundary, and the Hodenpyl Dam Pond which meanders across the Wexford County line into the extreme eastern/central portion of the township. Another smaller area of wetlands exists in the northwest corner of Section 23 of the township.



Manistee River Below Hodenpyl Dam

The only area of surface water other than the Manistee River and the feeder streams of Big Bear Creek associated with the wetlands described above is the Hodenpyl Dam pond. This pond, only a portion of which is in Marilla Township, is a reservoir behind the Hodenpyl Dam, a hydroelectric project of Consumers Energy in western Wexford County.

While no area of Marilla Township is classified as a flood hazard zone qualifying for participation in the National Flood Insurance Program, the area downstream of Hodenpyl Dam has flood emergency contingency plans in event of dam failure. Watersheds and surface water features can be found on the Environmental Inventory Map on page 9.

2-3 Mineral Resources

Of the varied mineral resources in Manistee County, only two (2) are important to Marilla Township and these only marginally. A series of underground reefs has been the major area of oil and gas activity in Manistee County, with the majority of the activity to the west and north of Marilla Township.

The other mineral resource in Marilla Township has historically been gravel, extracted from areas in Section 20 of the township. Further gravel production could pose a threat to the glacial esker in the township, as this type of formation is usually rich in gravel.

2-4 Slope of the Land

Because Marilla Township's varied glacial features, several large portions of the township are moderate in slope (10% to 25%) and a few areas have extreme slope (25% or more). The major areas with a moderate slope run north and south through Sections 5, 8, and the northern part of Section 17 of the township; diagonally from the north/central section of Section 9 through the southeast portion of Section 4, and diagonally in a northeasterly direction through Section 3; east and west through Sections 29 and 30 and then southerly through Section 32 and easterly through Section 33 and into the southern portion of Section 34. Other areas of moderate slope exist in the southern portion of the eastern half of Section 11 and Section 12 through the southern and central portions of Sections 13 and 14 and in certain areas in the central portion of Section 26 and the northwestern portion of Section 35.

Areas of extreme slope are associated with the esker in Section 4 of the township, in a valley ridge which runs more or less parallel to the west of the Manistee River and in scattered portions of Sections 29, 30 and 35. These areas of moderate and extreme slope may pose limitations for high density residential development, due to problems with erosion and the installation of septic tank absorption fields which is made more difficult. The 50' contour lines display topography changes and are displayed on the Environmental Inventory Map on page 9.

2-5 Hydric Soils

There are numerous areas within Marilla Township which have soils with high moisture content. The largest areas are associated with the wetlands described earlier. There are also several small areas scattered throughout the township and as indicated on the map on page 2-6, which are listed by the United States Soil Conservation Services' land resource inventory as having high moisture content. These areas pose particular problems with septic tanks, pollution of ground and surface water, and are considered to have poor load supporting ability. Hence, residential or urban-type development is limited in these areas. Locations hydric soils can be found on page 13.

2-6 Soils with Limited Ability to Handle Wastes or Industrial Development

The areas within Marilla Township which have soils with limited ability to handle wastes or industrial development are defined geographically in terms of a combination of those areas previously described as having a high moisture content and limited ability to handle septic and drain fields and that portion of Marilla Township within the glacial out wash plain. Because of the nature of the soils in these areas, intensive residential development with individual septic systems and industrial uses with large volumes of volatile waste products should be avoided. Locations of soil types can be found on the Soils Map on page 11.

2-7 Unique Agricultural Lands

The U.S. Soil Conservation Service defines two (2) types of farm lands: prime farm land and unique farm land. Manistee County does not have either of these types of farm land, but has several areas of farm land within its borders which are unique to Manistee County and are considered by the county to be locally significant or essential. Marilla Township has a large area of locally significant farm land in its central sections and to a lesser extent in the northeastern portion of the township. The unique farm land in Marilla Township is based upon factors such as good soil (loamy and clay) associated with the glacial moraine and certain areas in the out wash plain, generally sufficient height around sea level to escape frost or less expensive, i.e. close to the surface, irrigation water to fight frost and the potential or existence of irrigation on the land. The areas classified as locally significant farm land are not necessarily presently held in active farm production and their identification is not meant to imply that active or potential farming may not occur in other areas within the township. Locations locally essential farmland soils can be found on page 15.



Crop Duster in Marilla Twp.

2-8 Definitions of Soil Types from the Manistee County Third Level Soil Association Report:

The following soil types are taken from the Third Level Generalized Soil Association map data. The Soil Code displayed below can be found on the Soils Map on page 11. This information can be used to identify different soil types, and the locations in which they are found.

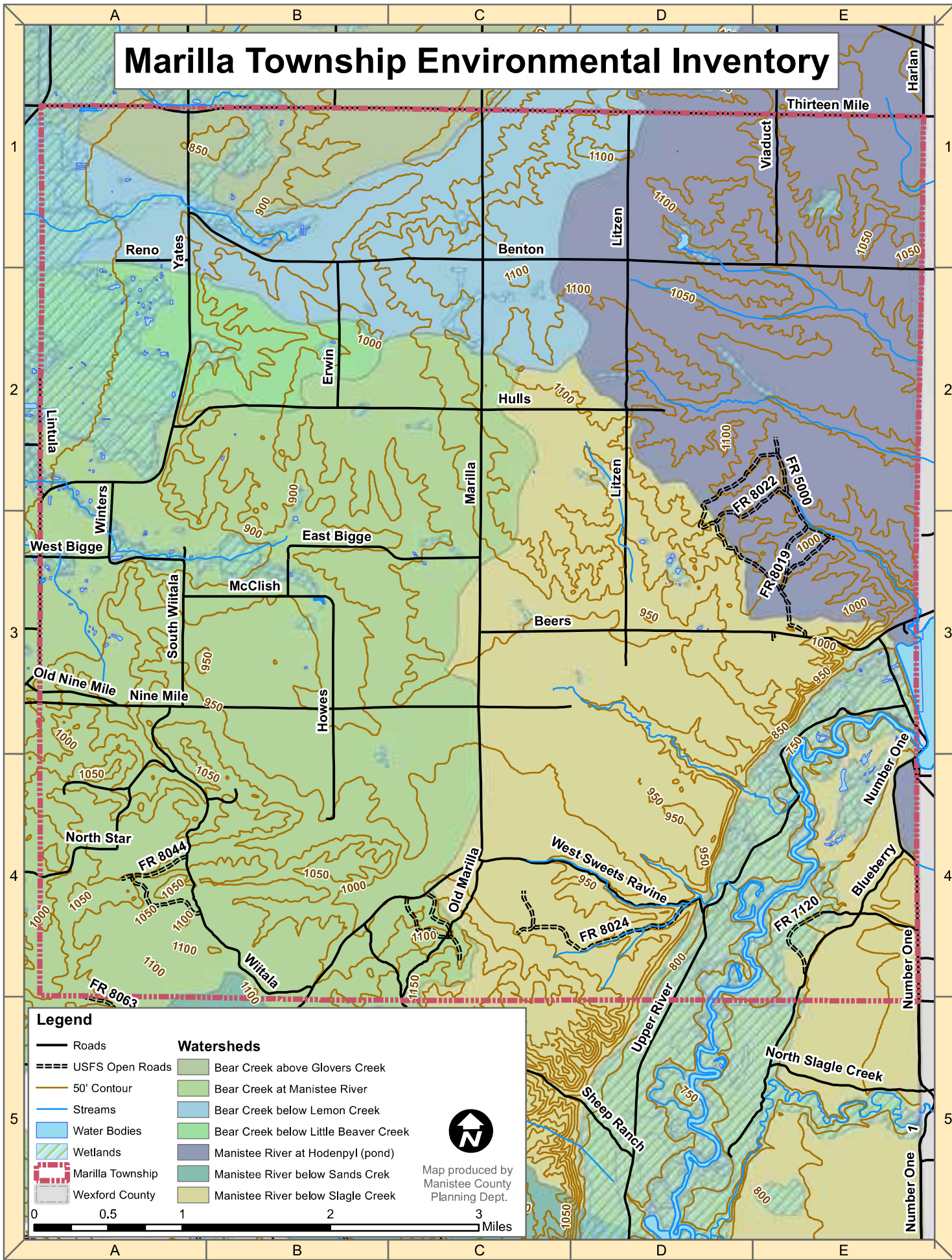
- B-1: Rubicon Soils-Somewhat excessively drained sandy soils. (2,545 acres or 11%)
- B-2: Rubicon Soils with features near or below 3-4 feet that result in higher productivity and dominant tree species different from a typical Rubicon- Somewhat excessively to well drained soils. (1,045 acres or 4.6%)
- C-2: Emmet, McBride, Menominee, Newaygo and Ubyly Soils -Well to moderately well drained loamy soils. (98 acres or .4%)
- C-3: Loamy soils such as Emmet and Menominee series in complex with sandy soils such as Blue Lake, East Lake, Kalkaska, Karlin, Leelanau, Mancelona and Montcalm- Complex of well drained loamy and sandy soils. (1,193 acres or 5.2%)
- C-7: In untilled areas of soils like Kalkaska series but with weaker profile development (formerly iden

- tifiable as Seney series). In tilled areas these soils lack appearance and capacity- Well drained-sandy soils- weakly developed or degraded due to man's activity. (1,665 acres or 7.3%)
- C-8: Dominantly Kalkaska and Montcalm Soils. Also, East Lake, Karlin and Mancelona Soils - Well drained and sandy soils with moderate Development. (13,917 acres or 61%)
- D-2: Croswell Soils -Moderately well drained sandy soils. (276 acres or 1.2%)
- E-1: Iosco and Kawkawlin Soils -Somewhat poorly drained soils (189 acres or .8%)
- E-4: AuGres and Finch Soils – Somewhat poorly drained sandy soils (72 acres or .3%)
- E-5: Loamy Soils such as Richter series. Sandy soils such as Gladwin, AuGres and Finch series- Complex of somewhat poorly drained loamy and moderately well drained soils (32 acres or .1%)
- E-6: AuGres and Finch Soils in complex with moderately well drained Croswell Soils- Complex of somewhat poorly and moderately well drained sandy soils. (411 acres or 1.8%)
- E-7: Somewhat poorly drained AuGres and Finch Soils in complex or association with poorly drained Roscommon Soils -Complex of somewhat poorly and poorly drained sandy soils (14 acres or .1%)
- F-2: Clayey soils such as Bergland series. Loamy soils such as Brevort and Ensley series. Sandy soils such as Roscommon- poorly drained mineral soils. (107 acres or .5%)
- F-4: Dominantly sandy solids like Roscommon series and organic soils such as Tawas and Lupton. Also clayey and loamy soils such as Bergland, Brevort and Ensley series-Complex of poorly drained mineral and very poorly drained organic soils. (1,375 or 6%)



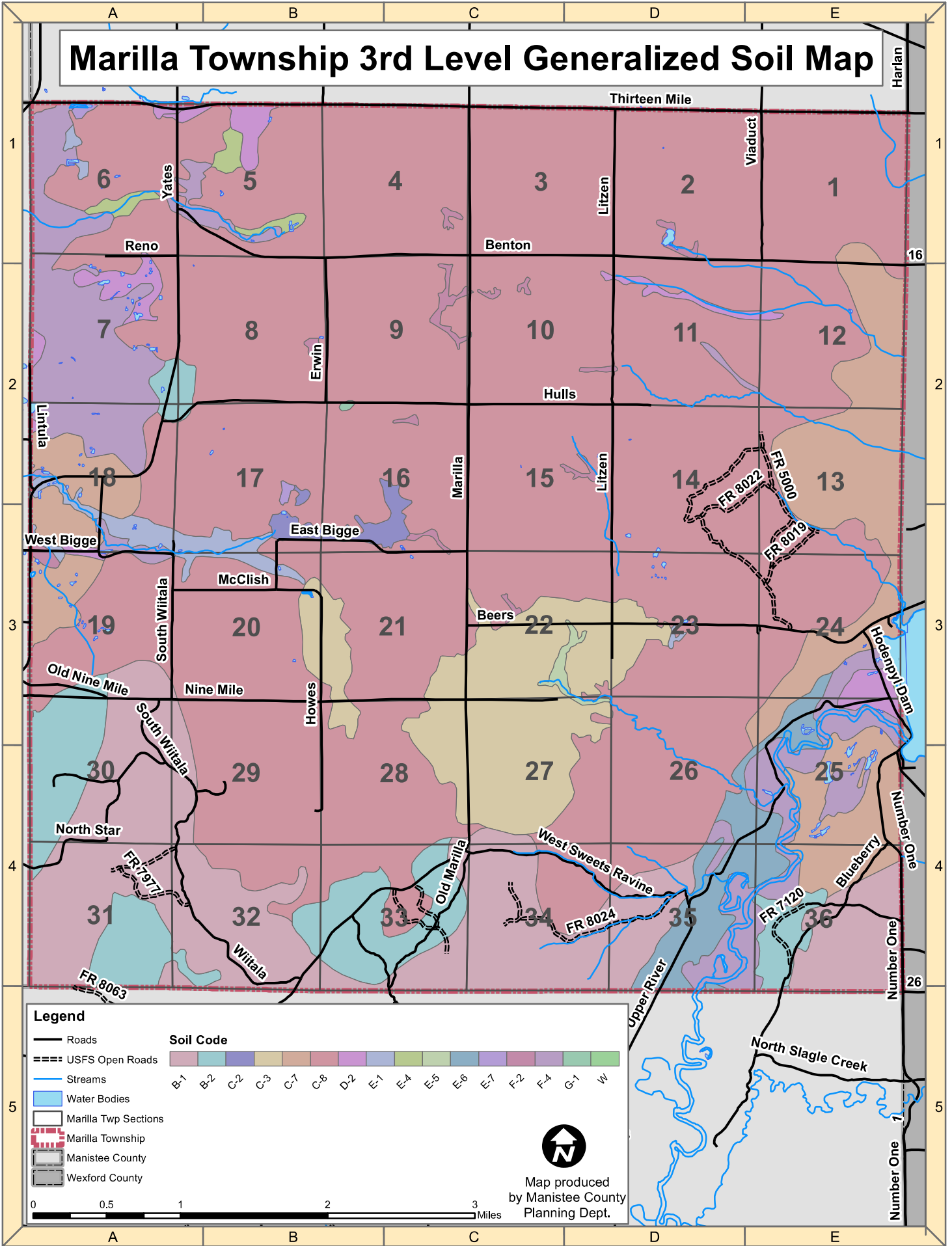
Soils in Marilla Township lend to locally significant agricultural areas.

Marilla Township Environmental Inventory



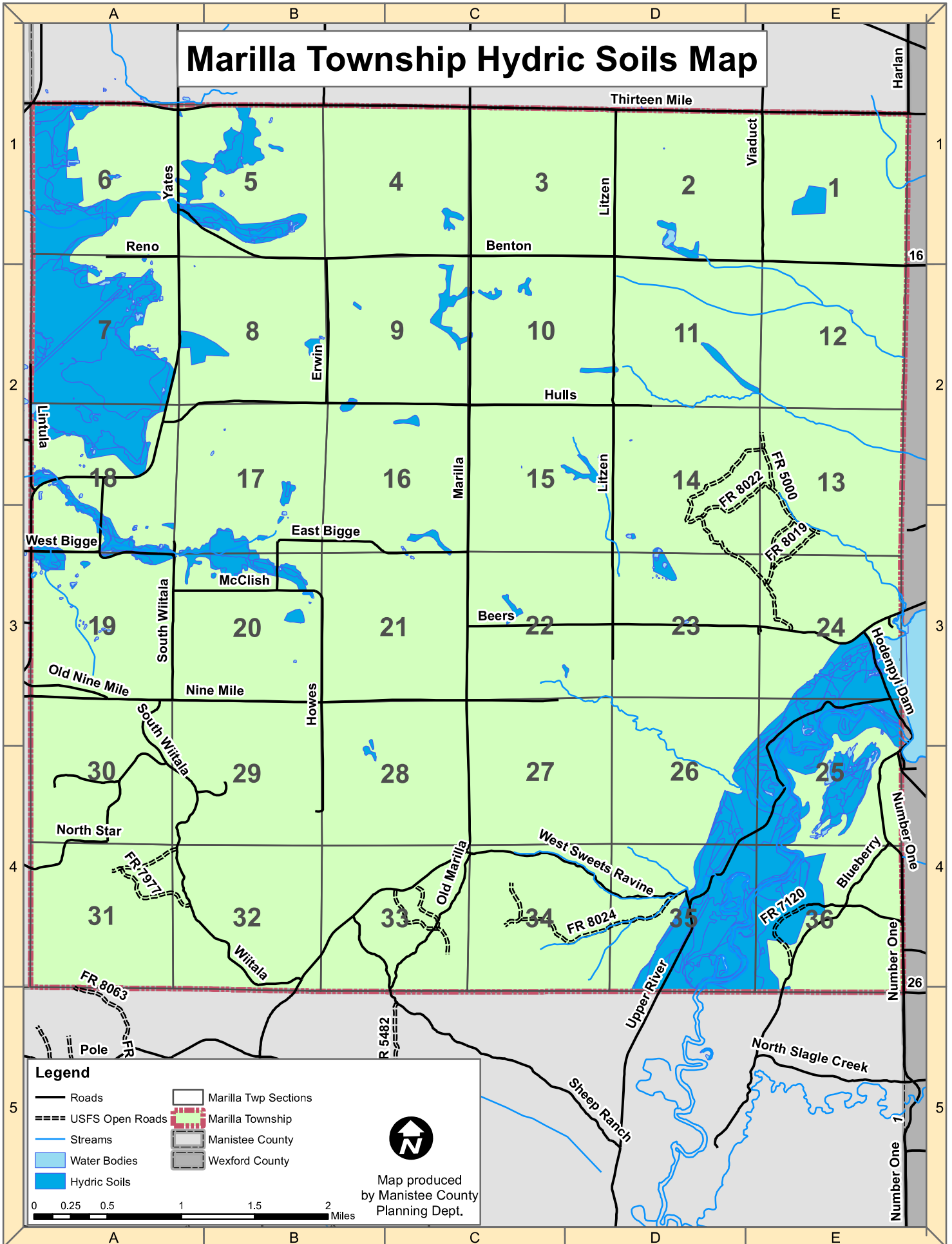
Page Left Intentionally Blank

Marilla Township 3rd Level Generalized Soil Map



Page Left Intentionally Blank

Marilla Township Hydric Soils Map

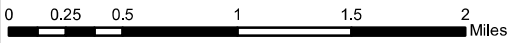


Legend

- Roads
- USFS Open Roads
- Streams
- Water Bodies
- Hydric Soils
- Marilla Twp Sections
- Marilla Township
- Manistee County
- Wexford County

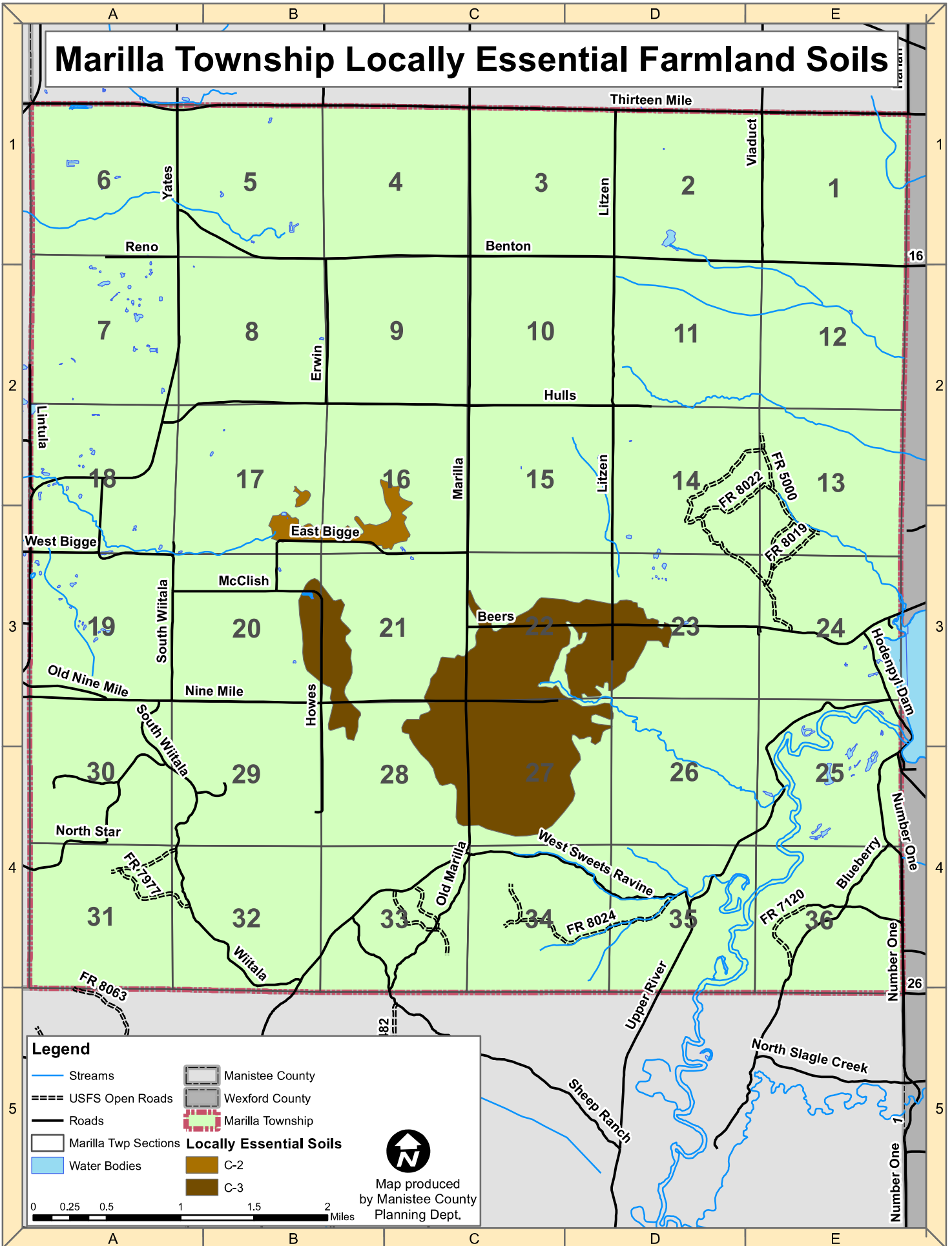


Map produced by Manistee County Planning Dept.



Page Left Intentionally Blank

Marilla Township Locally Essential Farmland Soils



Page Left Intentionally Blank

Chapter 3: Currant Land Use and Land Cover

3-1 Land Cover

Land cover in Marilla Township are predominantly undeveloped forest lands and working agriculture lands which help give the township its character. In recent years more forest and agricultural acreage has been acquired for the construction of residences. A significant percentage of these new residential units are for seasonal or occasional use. The existing land cover is shown on the Land Cover Map on page 21. As can be seen from this map, nearly three-fourths of the land area in the township is presently covered with forests or fields. Farming operations are spread throughout the central, northern and western portions of the township. Wetlands comprise the bulk of the remaining land in the township with small pockets of residential development existing in the area of the Hodenpyl Dam and along Marilla, Nine Mile and Yates Roads. With the exception of the extreme southeast portion of the township, the density of living units per square mile is quite different from section to section. The highest density of living units is in the area of the Hodenpyl Dam in Section 24. Directly south and north of this area and encompassing a large portion of Sections 13, 25, 31, 35 and 36 there is a distinct lack of living units.

Within the Kaleva hinterland, of which Marilla Township is a part, there are a number of manufacturing, retail and service businesses. By and large, these exist outside of Marilla Township. The smaller economic center is defined as a “hamlet”. Copemish and Brethren are the nearest hamlets to Marilla Township.

A large portion of the land area within the township is owned and controlled by the United States Forest Service. A full one-third of the township is within the purchase boundary of the Manistee National Forest. (A purchase boundary is the boundary within which the United States Forest Service will purchase or exchange land in accordance with its policies to expand and/or consolidate its land holdings.) Under the federal system of government, the township has no jurisdiction to regulate the uses or activities which are permitted on federally owned land and, likewise, the federal government does not regulate the use of privately held land, that task being left to the State and its political subdivisions. Nevertheless, each has some impact on the other which must be taken into account. In Marilla Township, the National Forest areas are regulated under a multiple use theory which permits timber and forestry operations, recreation and mineral extraction.



3-2 Land Use

Presently, the three primary land uses in Marilla Township include agricultural, residential and forestry. Though there is little commercial and industrial activity (outside of larger established farms) these current uses are also summarized within this chapter.

3-2.1 Agricultural

Agriculture was historically the predominant land use within Marilla Township. It is expected that Marilla Township will change from an agricultural community to a rural residential community with changes already taking place. In 1997 there were 97 parcels classified as agricultural. In 2004

that figure was 102, but in 2007 the number of parcels had dropped to 63, with a further decline to 56 parcels by 2017. This is an approximate 42% decline in the number of parcels classified as agricultural for tax purposes from 1997 to 2017. In 2017 there were a total of 4,336 acres classified as agricultural, this was a decrease from 4,700 acres measured in 2007. Assessment classifications have changed for many parcels, but this alone does not display that agricultural land is diminishing. Further data should be explored which can identify the amount of acreage of active farm operations. View the Parcel Assessment Classification Map on page 23 to identify the classification of agricultural parcels for assessment purposes.

3-2.2 Residential

There are approximately 23,040 acres in Marilla Township. The largest classification, residential, has 400 parcels, totaling 11,315 acres in the 2017. This was an increase from 388 parcels totaling 10,865 acres measured in 2007.

Residential property is the largest assessment classification in Marilla Township. This is expected to slowly rise based on previous trends. The township is mostly low density residential, with only a couple of smaller areas devoted to higher density residential uses. Township residents want to maintain and preserve the open spaces, with occasional homes located throughout the countryside. The residential land use shown on the Parcel Assessment Classification Map on page 23 displays that it is likely the largest land coverage assessment category within the Township next to agricultural uses. Residential structures are displayed on the Residential Housing Locations Map on page 25.

Current land uses pertaining to residential allowances through agricultural preservation style zoning have limited the availability for larger landowner families to provide buildable lots for their children. This issue should be addressed by creating allowances for the splitting of land into less than 40 acre lots, but still maintaining lower density such as through 10 acre minimums. This style of land division and zoning is not conducive to maintaining agricultural preservation, but should be explored until a proper provision for conservation based subdivisions can be placed into the zoning ordinance. Conservation based design looks to regulatory measures that can be provided to include incentives for higher density developments in rural areas, where current zoning mandates a low density. Open space can be preserved by allowing a developer to increase density by shrinking minimum lot sizes to say 1 acre, within an area that requires 40 acre minimums, with the trade off that the developer

Conventional Development



Conservation Based Design



The images above display a typical subdivision design on the left with a conservation based designed subdivision on the right. Through using conservation based design, the lot sizes decreased while still maintaining the same number of lots, land area was preserved as open space and all lots have scenic views with road frontage. This can be accomplished through a subdivision ordinance.

provide at least 50% open space. The 50% open space should be mandated to be placed within permanent conservation easements. This will in turn ensure that at least half of the land area is then protected. This option is only applicable where septic systems will perc, and water is available for denser development. See the illustrations on the previous page as an example.

Seasonal/recreational residential growth is expected to be a major development trend in the foreseeable future due to the in-migration of retirees and those wishing to get away from large urban centers, as well as those wishing to take advantage of the township's forests and streams.

3-2.3 Public Lands/Forestry

State and Federal forestland may have a smaller number of parcels involved at 23, but the parcels are larger, totaling 6,431 acres or 28% of the township. This number has remained relatively constant in the last 20 years. Most of this land is located in the east and southern portions of the township. These areas are utilized for forestry, open space and recreation. They are identified as exempt lands on the Parcel Assessment Classification Map on page 25.

3-2.4 Commercial/Industrial

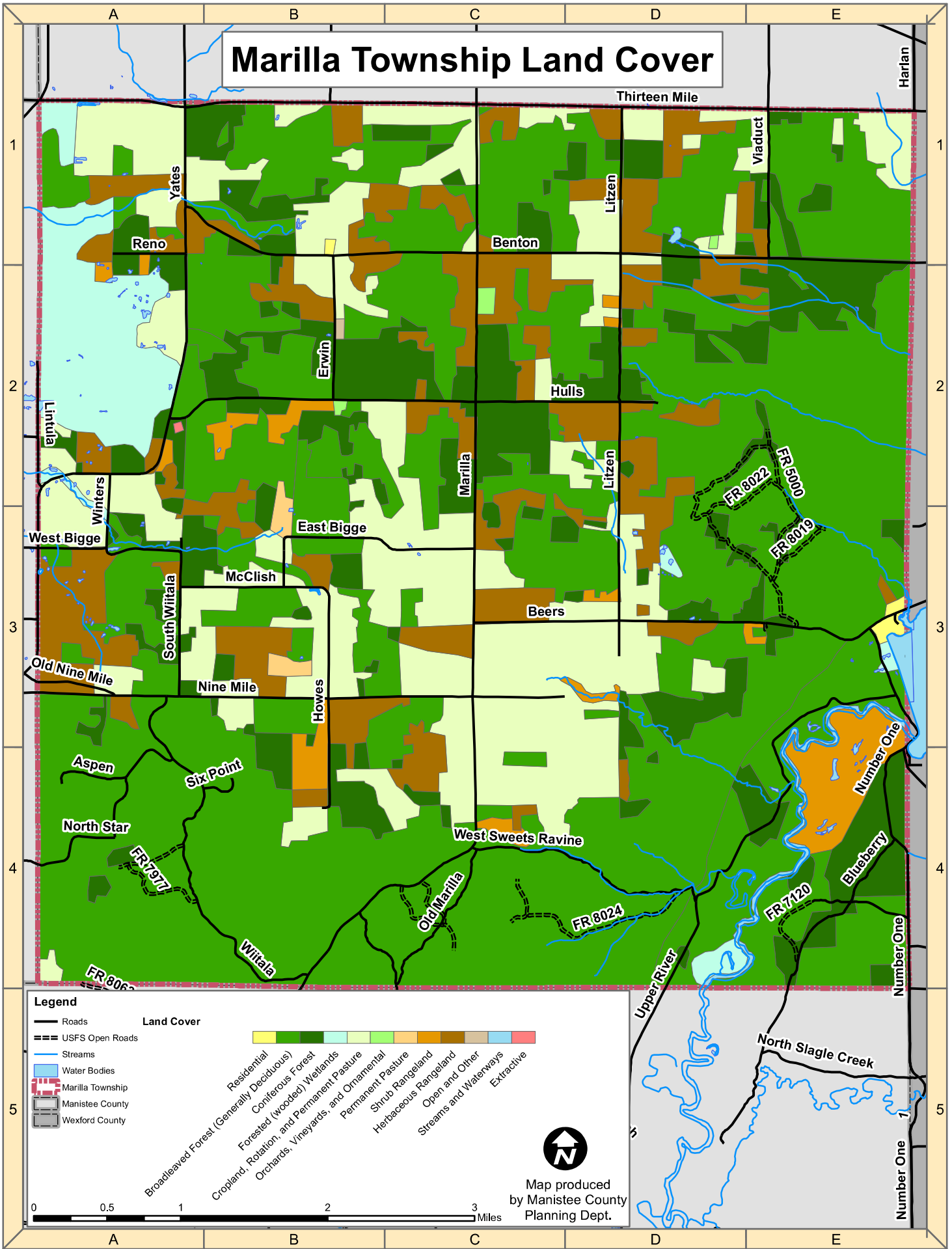
Commercial and/or industrial expansion in areas other than the production of hydroelectricity and forest enterprises is not expected to be a major development trend in Marilla Township in the foreseeable future. Tests conducted in the early 2000's through the use of an anemometer for determining and recording wind speeds and other data to identify the potential for wind turbines didn't produce significant results to show that the development of utility wind energy systems would be beneficial in Marilla Township. Without the proper conditions for the development of wind energy it is likely that the expansion of industrial uses will not be a major factor in land use changes within the Township. It is important for the Township to monitor for utility companies wishing to conduct further tests or site turbines within Township boundaries. The development of wind energy regulatory zoning provisions may be needed in the future, and at a minimum regulatory measures should be addressed for personal or residential style turbines.



Consumers Energy Hodenpyl Dam

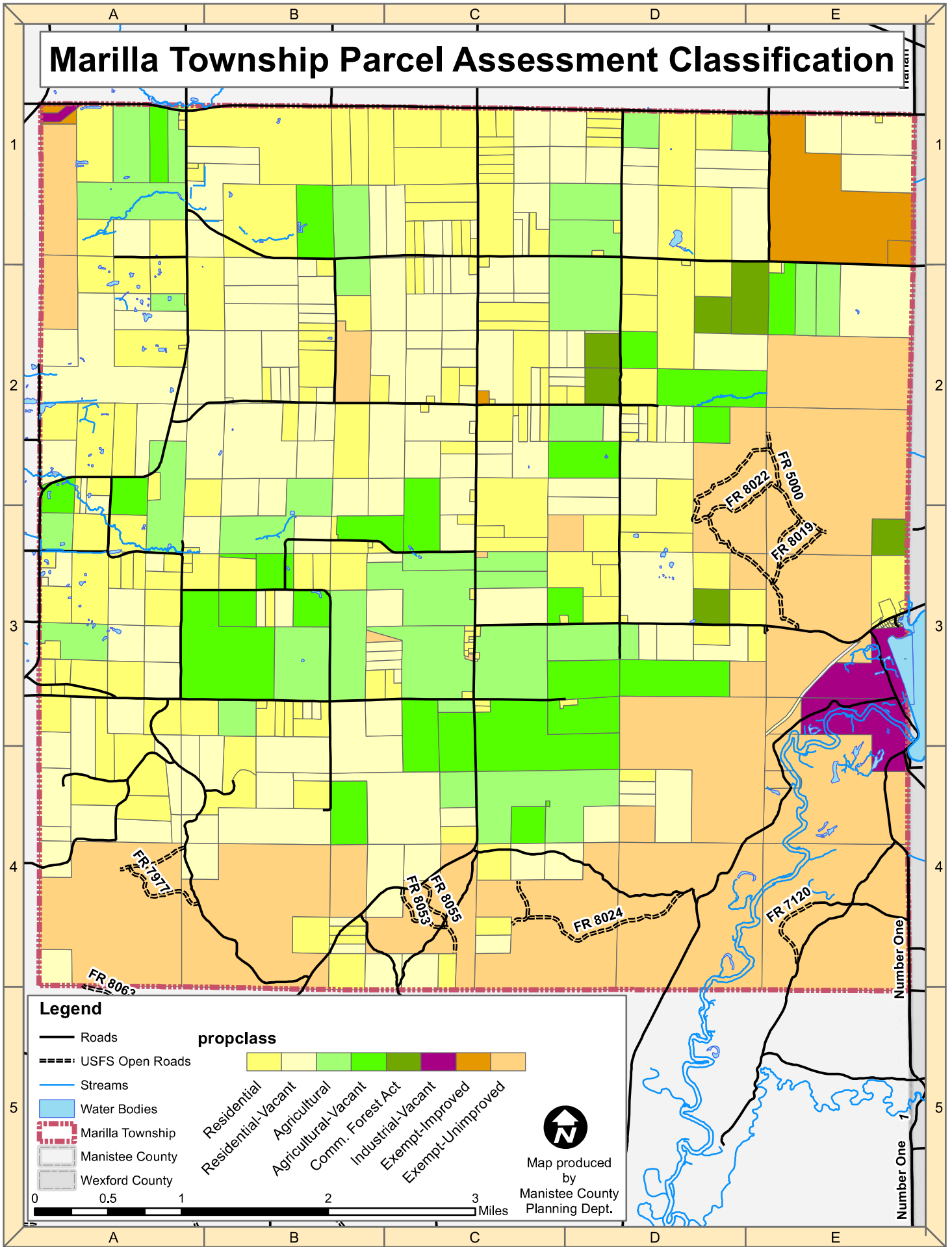
There are four parcels classified as industrial, all under ownership of Consumers Energy totaling 309 acres. The hydroelectric dam and accompanying support infrastructure occupies little of the total acreage. The remainder is managed for recreational use by Consumer's Energy.

A commercial area could possibly develop along Marilla Road where there has been a commercial center in the past. It is not anticipated that this area will grow much larger in the near future. The township would like to provide commercial services for the needs of local residents while not detracting from the beautiful view sheds. In order to provide for this, regulatory allowances for commercial businesses should outline size standards for signs as well as the use of good quality building materials and appropriate lighting and landscaping. Please view the Parcel Assessment Classification Map on page 21 for the location of properties assessed as industrial and commercial.



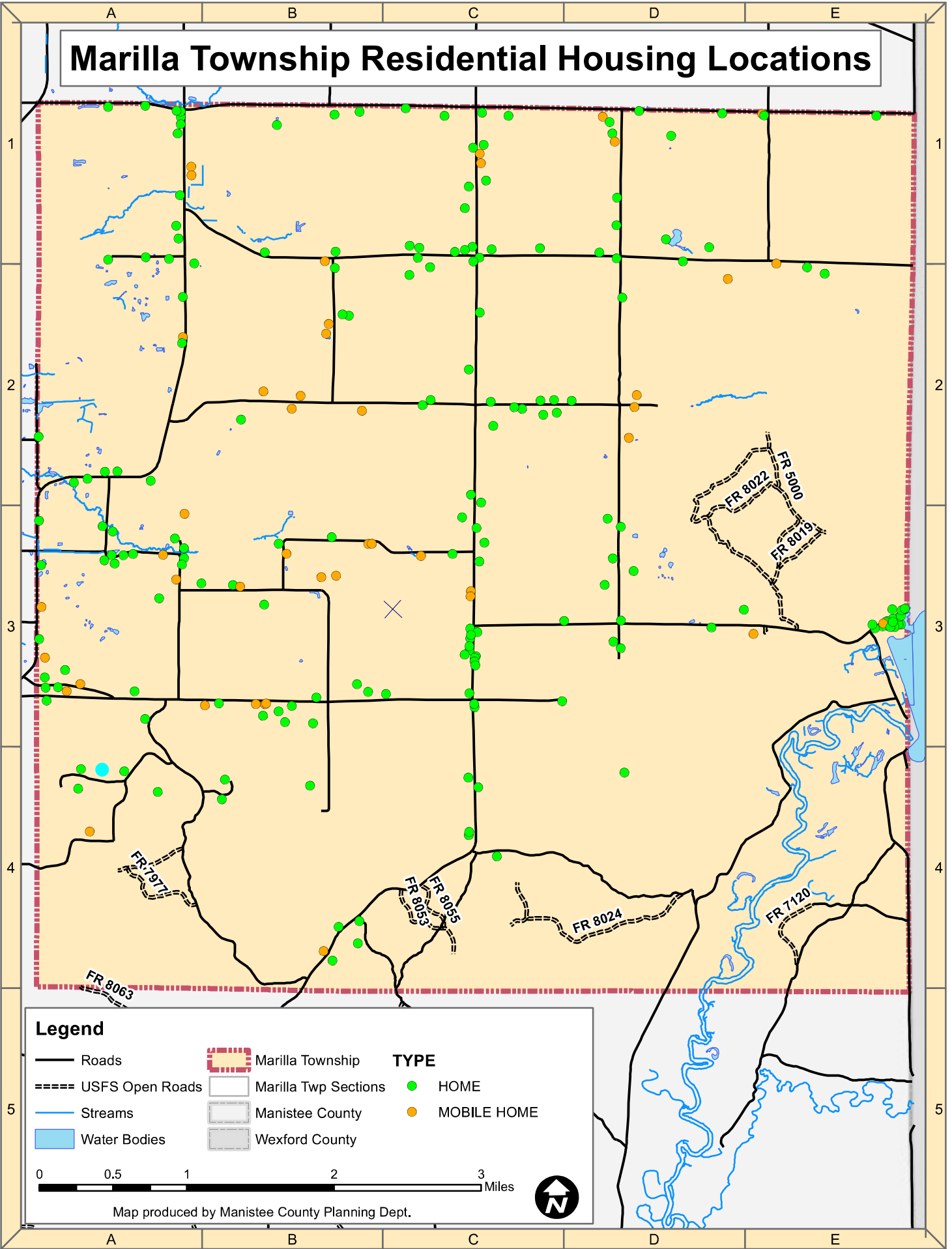
Page Left Intentionally Blank

Marilla Township Parcel Assessment Classification



Page Left Intentionally Blank

Marilla Township Residential Housing Locations



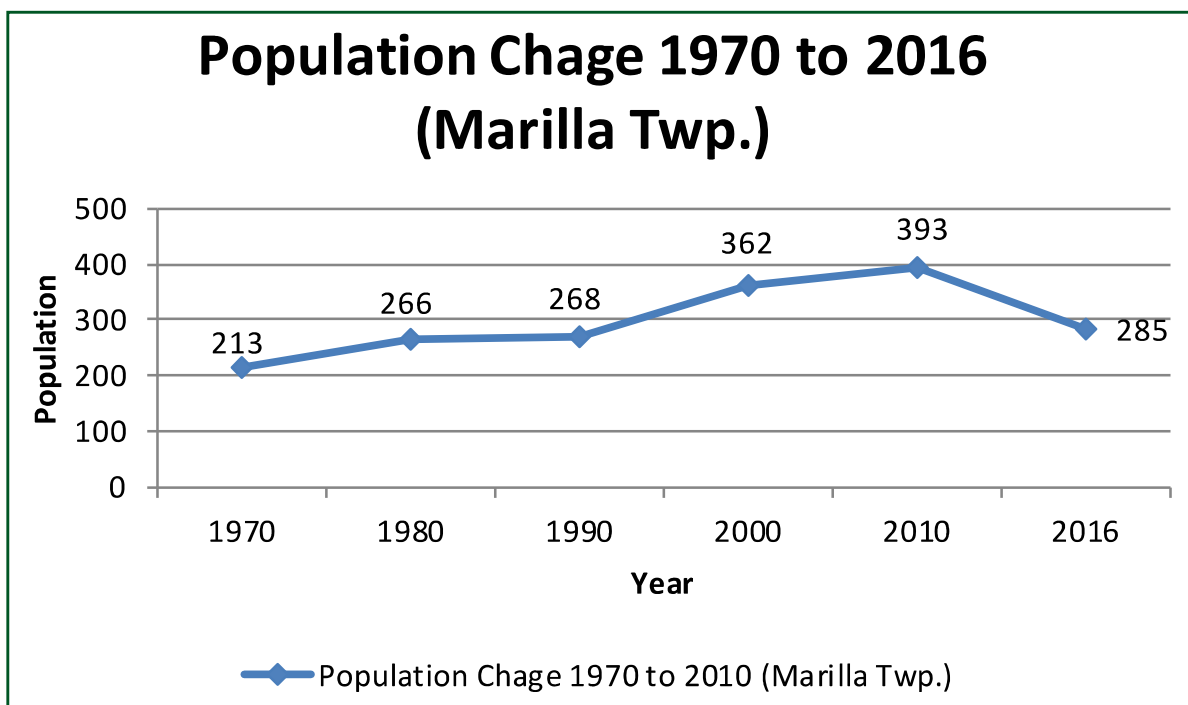
Page Left Intentionally Blank

Chapter 4: Demographic, Economic & Housing Characteristics

Updating of Socioeconomic data for Marilla Township during the 2018 Master Plan Update, allowed for utilization of US Census American Fact-Finder data from 2016. With full census of the American Population conducted every 10 years, American Fact-Finder provides estimates for certain data categories for time periods between the full census of the population. The limited data provides updates for data categories such as population, race and age. This limited data allows for the updating of certain categories of this Socioeconomic Profile, but one will find that categories such as housing, income and educational attainment still are reliant upon 2010 data, until after the completion of the 2020 census.

4-1 Population

In 2016, Marilla Township had 285 permanent residents according to the U.S. Census Bureau's American Fact-Finder Data. With an 8.6% increase from 2000 to 2010 in population, the decrease of 27.5% between 2010 and 2016 is eye-opening. The trend in population within the Township has been generally positive over the last 48 years, with a sudden downturn from 2010 to 2016. The most notable periods of growth were seen from 1970 to 1980 and again from 1990 to 2000 with approximately 25% and 35% change respectively over those time periods. The latest percent change from 2000 to 2010 was minor in comparison at 8.56%, but still continued to show an increase in population until the estimates for 2016 were released. There are many aspects to population change and shift; one must look at a combination of datasets to gain an understanding as to the dynamics of the population. As noted within other datasets displayed in the section, the population of the Township is aging, and maintains a rather high median income. There is a high probability that much of the population loss identified in 2016 are permanent residents whom have become seasonal residents of Marilla Township. By maintaining a permanent residence elsewhere they would be removed from the population estimates of Marilla Township by the US Census Bureau. The population trend dating back to 1970 is displayed below.

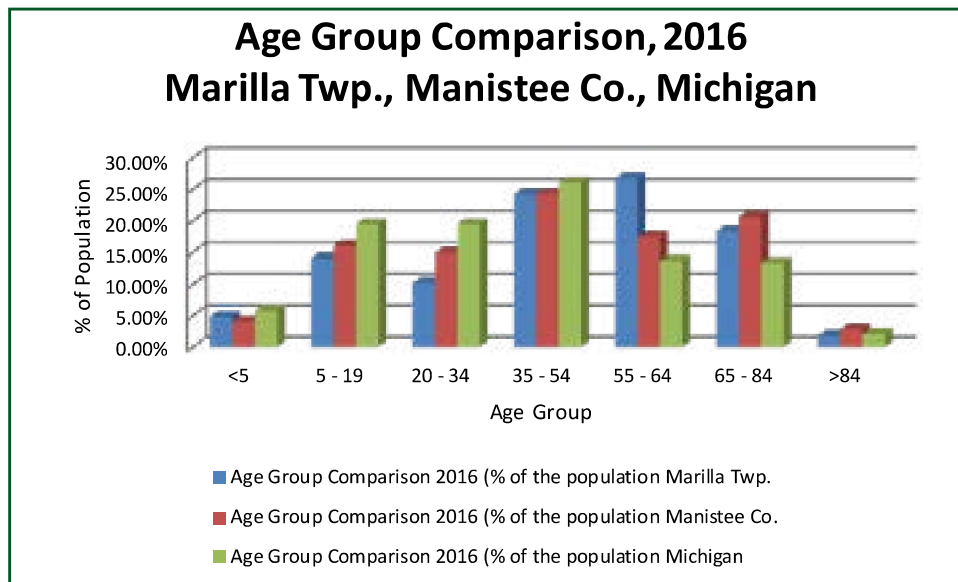


Source: 2010 US Census & 2016 American Fact-finder

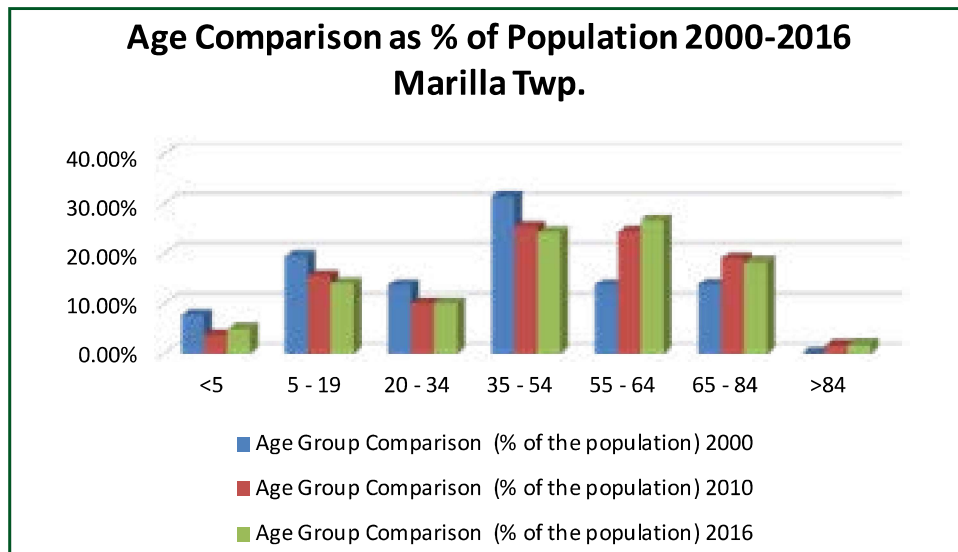
The 2000 census data displayed an average household population of 2.51 people per home, in 2010 this decreased to 2.32. The decreasing average household size correlates with an aging population within the Township which often reflects new “empty nesters”. Updates on average household size are not available from the American Fact-Finder data for 2016, but will be very useful when they are released with the 2016 census. If this trend of decreasing average household size continues it will help support the theory that the rapid decrease in population from 2010 to 2016 is in part due to a move from permanent to seasonal resident population.

Displayed in the graphs below are the comparison of age groups in Marilla Township, Manistee County and the State of Michigan for 2016, as well as the changes in population of age groups for Marilla Twp. from 2000 to 2016. The data displays that Marilla Twp. has greater proportion of the population in older age cohorts than the State of Michigan, and of Manistee County in most cases. The trend for the population in the Township from 2000 to 2016 shows that there are less and less young people with more of the population in age cohorts greater than 34 years of age.

When reviewing the data for 2010, Marilla Township continued to trail the County and State



Source: 2016 American Fact-Finder



Source:
2010 US Census
2016 American Fact-Finder

in percentage of age group younger than age 55. By 2016, the Township had seen an increase in the percentage of those younger than 5, which rose above the county average, but still trailed behind the State of Michigan. The Township still maintained lower percentages for all age cohorts between age 5 and 54 in comparison to both the County and State. Percentages of the Township population between ages 55 and 64 remained larger than the County and State, and had grown significantly from 2000 to 2016.

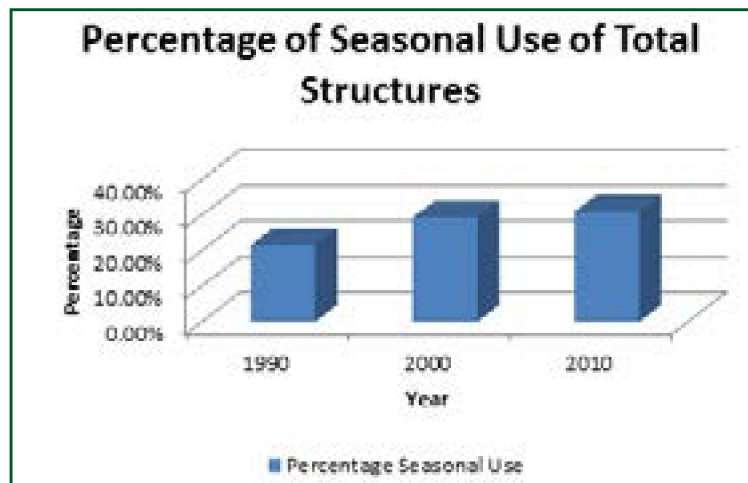
The information above points to the fact that Marilla Township continues to age, and the population is not being supplemented by new younger transplants to the community. There has been an increase in children younger than age 5 which shows that there has been a small uptick in younger families. The data supporting the aging population with a decreasing average household size may point towards more retirees in the area and the movement towards aging families where children have since left the home. Marilla is likely continuing to move from the rural agricultural community to a rural residential retiree and seasonal recreational residence destination, which seems to be backed by the change in land use assessment patterns for agricultural lands, as well as information gleaned from seasonal housing trends as displayed in the following section.

4-2 Housing and Households

Between the years 2000 and 2010, the census data indicates 36 new housing structures were built, representing 14% of the total housing units. This compares to 57 new housing structures built between 1990 and 2000 and 40 structures built between 1980 and 1990, which represents 22% and 16% of the total housing units respectively. This trend displays a peak in the 1990's in terms of new housing units, but the decrease during the 2000's isn't so significant to display that the community will continue to have a marked decrease in new residential homes, rather the decrease likely aligns with the poor housing market and economy of the late 2000's.

As of 2010 there are a total of 258 homes in Marilla Township, of these 80 are listed as seasonal use or 31% of the housing stock. This compares to past census data from 2000 which displayed that 65 homes or 29.3% were for seasonal use, and in 1990 there were 43 homes for seasonal use or 21.5% of the housing stock. This trend towards an increase in homes considered seasonal use over the last 30 years continues to provide data that suggests that Marilla Township is becoming more and more a seasonal rural recreational enthusiast destination.

Due to a lack of data for housing type in the 2016 American Fact-Finder estimates, we are unsure at this time if the number of residential structures utilized as seasonal residences has increased. If this happens to be the case in 2020 it will provide further evidence that population



Source:
2010 US Census

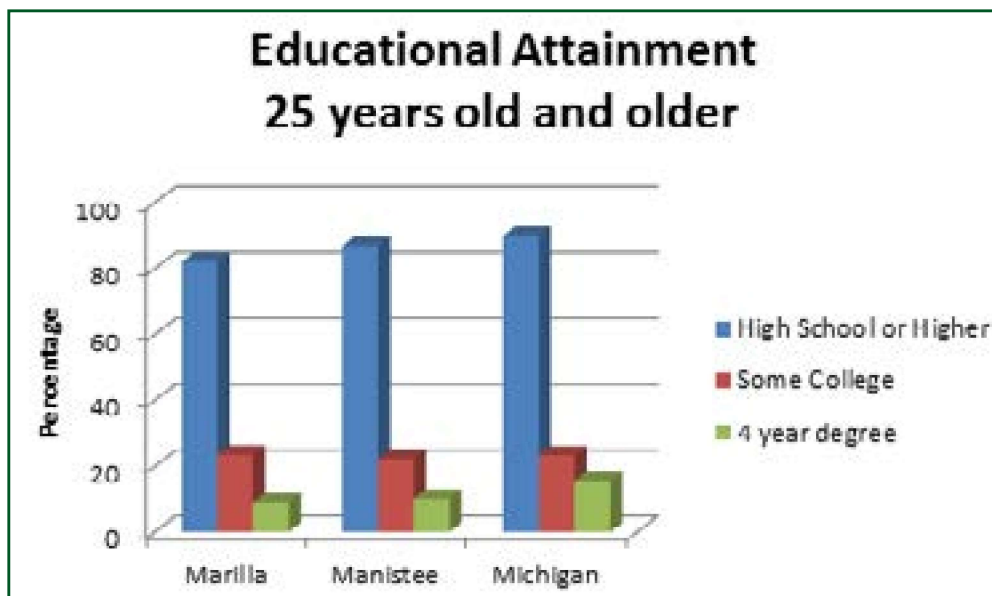
loss that occurred from 2010 to 2016 was in large part due to a significant portion of the population becoming seasonal residents of the Township.

77.2% of housing units in Marilla Township are 1 unit structures, mobile homes make up the second largest category at 22.8%. The percentage of mobile homes of the total housing units within the Township has decreased by about 5% since the 2000 census, while the number of 1 unit structures has increased.

During the decrease in mobile homes and the increase in 1 unit structures, the median value of homes increased substantially from the 2000 census, though this may only be a coincidence. In 2000 the median value of homes in Marilla Township was \$72,000; this was comparable to the median value for the County at \$77,400. Data from the 2010 census displays a median value of \$157,000 with a margin of error of \$21,000 for Marilla Township, while the County displays a median value of \$124,000 with a margin of error of \$3,940. If the margin of error for Marilla Township is subtracted from the median value both the County and Township become comparable in terms of median home value.

4-3 Education/Employment/Income

According to the 2010 census, attainment of a High School education within the Township was high for those in the population aged 18 to 24 years old, 71.4% had received a high school education. This was greater than the percentages of those in Manistee County and the State of Michigan at 42.3% and 29.4% respectively. Looking at those individuals aged 25 or older the attainment of a high school education or higher remains high at 82.1%, with at least 23.6% having some college, and 9% earning a 4 year degree. The attainment of a high school education or higher in Marilla Township is slightly lower than that of Manistee County at 86.9% and the State of Michigan at 88.0%. See the graph below for comparisons of education for the population aged 25 and older for Marilla Township, Manistee County and the State of Michigan. The graph displays that Marilla Township is keeping pace with both the County and State in educational attainment.

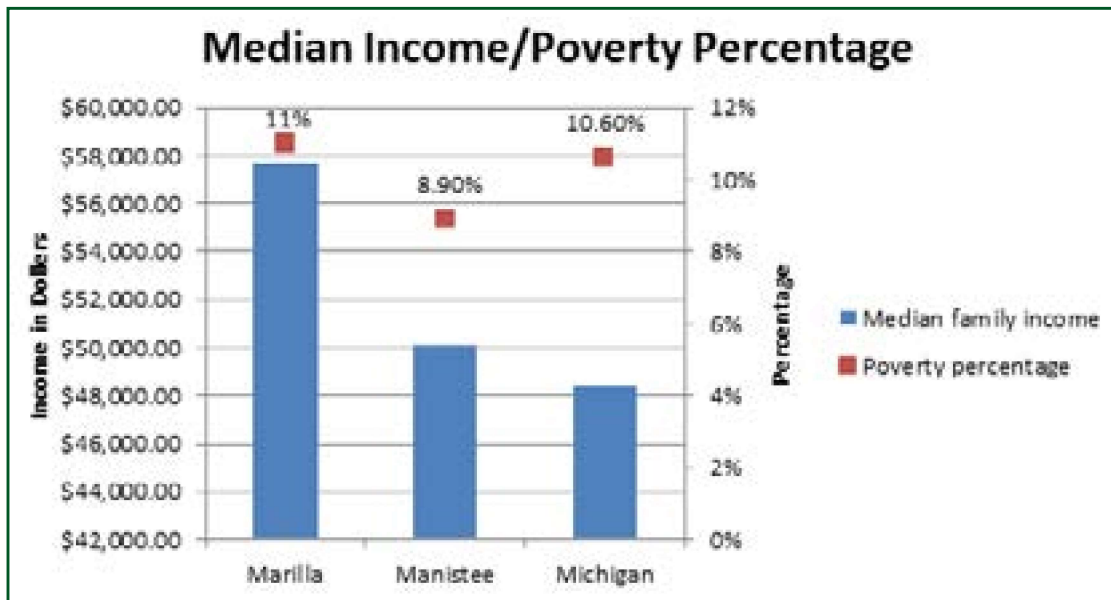


Source: 2010 US Census

Employment in Marilla Township relies on a labor force of 155, of which 109 are employed, 44 are unemployed and 2 are active military as detailed by the 2010 census. Over 93% of the labor force commuted to work via a car, truck or van either alone or in a carpool. The remaining population worked at home or had other means of travel.

The largest occupational categories for the labor force in Marilla Township are management, business, science and arts occupations, service occupations and sales and office occupations. Marilla is a rural township with limited large employment centers, so it is likely that residents travel to other areas for employment. The mean travel time supports this assumption with an average commute of 27.7 minutes for employed residents.

The median family income in Marilla Township is \$57,708, with a mean family income of \$85,057. The median family income has increased by almost \$18,000 over the last 10 years in the Township. 11% of the population lived below the poverty level in 2010, which was an increase from the 2000 census which displayed 6% of the population below the poverty level. Marilla leads both Manistee County and the State in median family income and poverty percentage. See the graph below for comparisons. The information gleaned from the data could suggest that the existing local population may be struggling in some regards in terms of employment opportunities, wages or earnings with the increase in the poverty level, but the increase in the median family income suggests that more skilled/highly trained commuter oriented residents are moving into the Township.



Source: 2010 US Census

Page Left Intentionally Blank

Chapter 5: Infrastructure and Facilities

5-1 Transportation

All of Marilla Township is rural in nature and there are no state highways within the township boundaries. There are two major east-west roads, namely County Road 598 (Nine Mile Road and Beers Road) and County Road 600 (Thirteen Mile Road). The major north-south roads are County Road 597 (Yates Road) and Marilla Road. There are many other county roads, paved and unpaved, which are mostly in the northern and western portions of the township and served by the Manistee County Road Commission. Please view the Transportation Map on page 33.

There are two small subdivisions within the township: Johnsons Manistee Shores (Section 24) and the Village of Lemon Lake (Section 6). They have one or two platted private roads within them. These roads and some of the roads through the State and National Forest are not certified public roads.

The Manistee Transportation Dial-A-Ride buses service the Marilla Township area. There are two runs daily, at 9 a.m. and 3 p.m. and if residents call before 8 a.m. they can schedule a ride for that day for a nominal fee. They have a toll free number 1-800-775-RIDE.

There are no railroads or airports within the township. However, the township is serviced by two nearby airports, Manistee Blacker Airport in Manistee and Cherry Capital Airport in Traverse City.

5-2 Community and Private Facilities

Located on Marilla Rd. is the Marilla Township Hall which serves as a government and community center. Marilla Museum and Pioneer Place is owned by the township and is operated and financially supported by the Marilla Historical Society. It is located on the same township property as the Marilla Township Hall. The Marilla Church of the Brethren is located within the township.

There are three colleges within a reasonable commute to Marilla Township: Northwestern Michigan College in Traverse City, Baker College in Cadillac and West Shore Community College in Scottville.



Marilla Twp. Hall

Police protection is provided by the Manistee County Sheriff's Department and the Michigan State Police. The Maple Grove Township volunteer fire department covers Marilla Township, and both Maple Grove and Thompsonville provide emergency medical service, along with West Shore Medical Center.

Four hospitals are within an hour's drive of Marilla Township. They are West Shore Medical Center in Manistee; Mercy Hospital in Cadillac; Paul Oliver in Frankfort; and Munson Medical Center in Traverse City.

The Kaleva branch of the Manistee County Library, along with the Mesick branch of the Cadillac-Wexford County Library and the Thompsonville Library provide library services for people within the township.

There is a yearly trash pickup service provided by the township and roadside service weekly garbage disposal is contracted by individual participation.

5-3 Education System

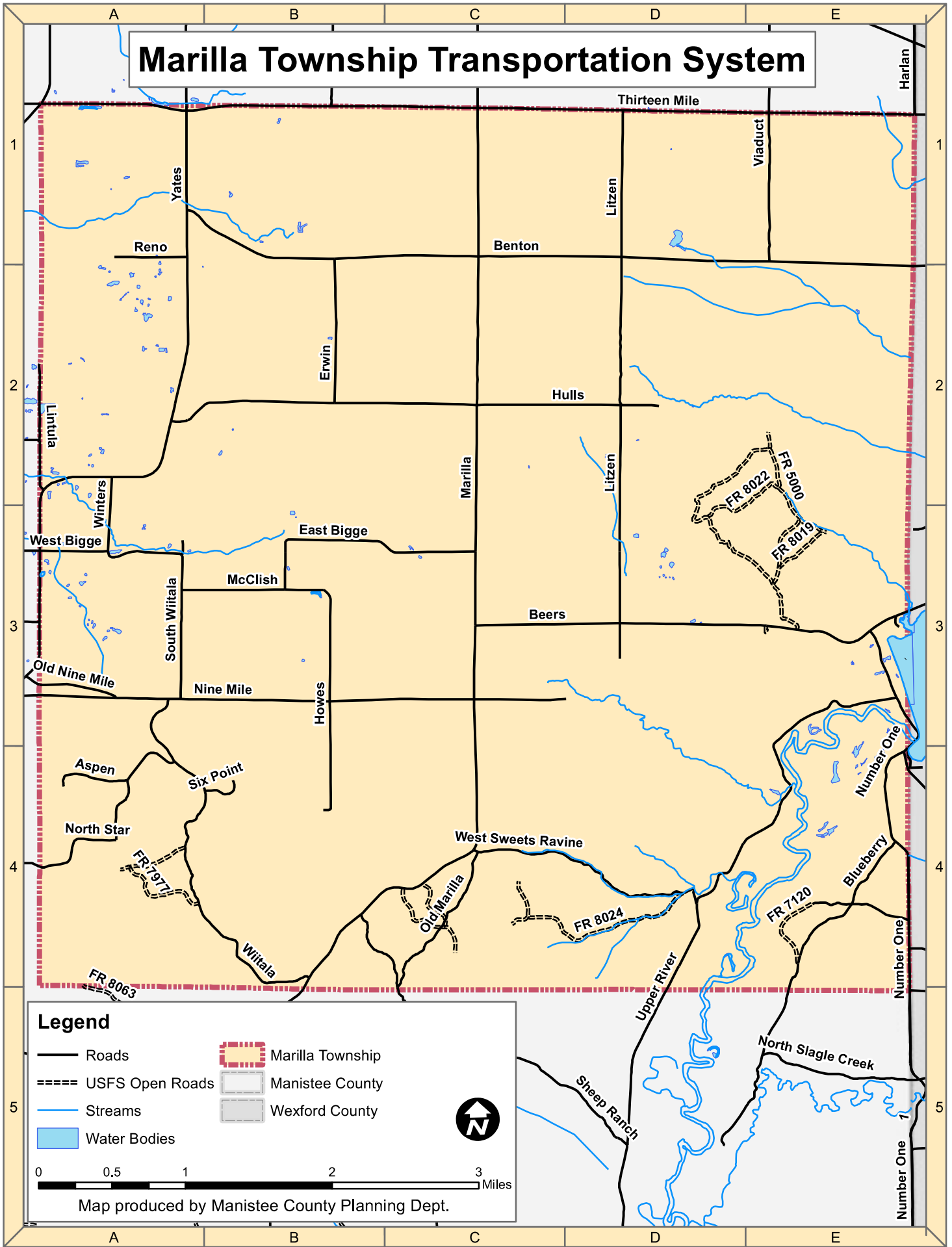
Marilla Township is served by three different school districts. A major portion of the township is within the Mesick school system, with most of the balance being within the Kaleva Norman Dickson school system. A small portion of the township in the northwest corner is in the Benzie County Central School district. View the School District Map on page 35.



Marilla Twp. Museum and Pioneer Place

The school districts offer education from kindergarten through twelfth grade, with a variety of extra-curricular activities in the form of team sports and various clubs relating to academics, band and orchestra, art and drama. It is important to emphasize the importance of education to the youth of the Township, and efforts should be made to participate in regional programs that pursue higher educational opportunities in the form of college or trade schools for those children in high school.

Marilla Township Transportation System



Legend

- Roads
- USFS Open Roads
- Streams
- Water Bodies
- Marilla Township
- Manistee County
- Wexford County

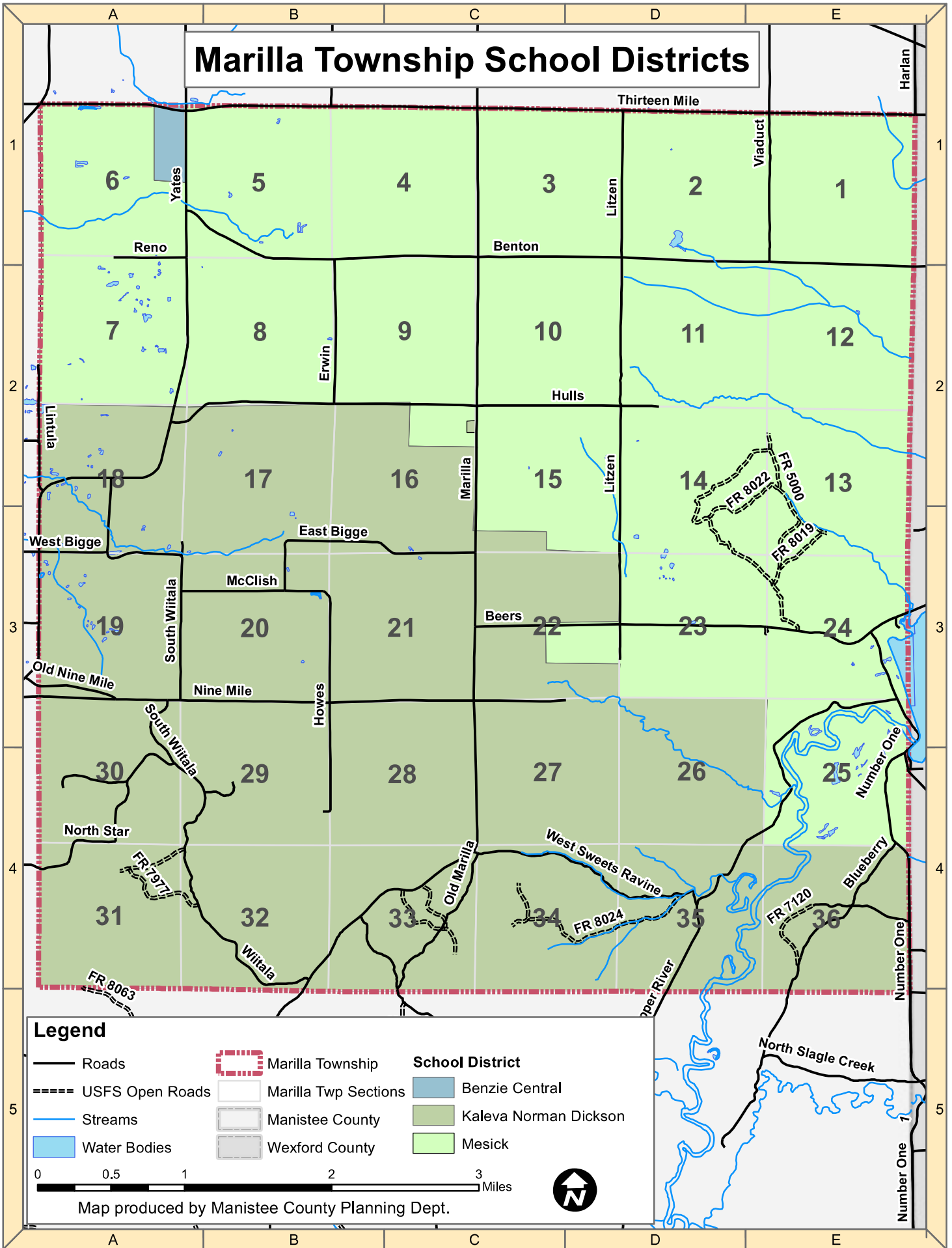


0 0.5 1 2 3 Miles

Map produced by Manistee County Planning Dept.

Page Left Intentionally Blank

Marilla Township School Districts



Legend

- Roads
- - - - USFS Open Roads
- Streams
- Water Bodies
- Marilla Township
- Marilla Twp Sections
- Manistee County
- Wexford County
- School District**
- Benzie Central
- Kaleva Norman Dickson
- Mesick



Map produced by Manistee County Planning Dept.

Page Left Intentionally Blank

Chapter 6: Marilla Township 2018 Master Plan Goals & Objectives

6-1 Goals and Objectives

6-1.1 General Community Goals

1. Preserve the history and rural atmosphere of the township.

- Protect farm and forestland through the use of PDR and open space preservation
 1. Encourage preservation tools to be used in the Township to help preserve valuable natural features and maintain rural character
- Encourage denser development where infrastructure is available
 1. Research and determine the locations of service areas and infrastructure that can provide for higher densities
 2. Research areas where soils will allow septic/well in higher densities
- Promote the preservation and restoration of historic structures
 1. Promote the use of grant funds and/or private investment to preserve and restore historic sites within the Township
- Promote the history and uniqueness of the Township
 1. Maintain an archival collection of Marilla's historic past
 2. Continue to promote the Marilla Museum and Pioneer Place as a tourist attraction

2. Preserve and protect the quality of life within the Township.

- Encourage opportunities for community fellowship
 1. Continued support for groups and programs such as the Senior Meals (meals on wheels), Food Bank, Friends of Marilla and Historical Society as well as promoting the availability of the Township Hall for rental
- Promote opportunities for community service
 1. Compile list of ways people can help such as with spring cleanup of Twp. properties, Funeral dinners, etc.

3. Preserve and maintain the natural beauty of the Township.

- Promote clean landscape and roadways
 1. Encourage active citizen participation in programs such as "Adopt a Highway" through the County Road Commission.
 2. Enforce the Township Junk Ordinance
 3. Provide at least one Township wide cleanup opportunity for residents per year
- Protect the natural resources within the Township
 1. Continued enforcement of Environmental Ordinances.
 2. Work with Federal, State and local agencies as well as private groups such as land trusts and conservancies to purchase and protect valuable environmental locations

6-2.2 Residential Goals

1. Promote and maintain a quality housing stock.

- Encourage proper building codes so new structures meet State guidelines
 1. Work with building code officials to ensure all construction projects obtain proper permits
- Encourage enforcement of zoning regulations to reduce blight; i.e. structures, cars, trash, junk, etc.
 1. Educate residents on how to notify the Township of potential zoning violations
 2. Keep sound accurate public records of zoning violations and the correspondence with property owners of said violations
- Maintain an inventory of blighted structures throughout the Township; i.e. damaged, dilapidated, uninhabitable structures
 1. Develop and enforce appropriate guidelines regarding removal of such structures
 2. The Township Zoning Administrator and Assessors should work in collaboration to maintain a list of blighted structures.
- Maintain regulatory measures for screening/buffering
 1. Enforce screening and buffering through land use permitting.

6-2.3 Commercial Goals

1. Plan for commercial growth near areas such as Marilla Rd. which have seen commercial development in the past.

- Encourage commercial enterprises to locate in areas which do not detract from the visual character and rural atmosphere of the area.
 1. Enforce buffer zones and landscaping so commercial enterprises do not detract from the aesthetics of the township.
- Maintain higher intensity commercial uses solely in commercial districts
 1. Maintain commercial uses that fall under home occupation or cottage industry for both commercial/residential districts
 2. Maintain intense commercial uses i.e. gas stations, convenience stores, oil change, etc. to be located in the commercial district

6-2.4 Agricultural Goals

1. Recognize that agriculture is an important aspect of Marilla Township and adds to the scenic and rural character of the community.

- Educate about the use of farmland preservation applications
 1. Have P.A. 116 applications available at the Township Hall
- Maintain variable lot sizes to allow both small family farms and large agricultural enterprises
 1. Enforce lot size standards in the zoning ordinance
- Maintain a subdivision ordinance that promotes preservation of agricultural areas
 1. Developers seeking to create subdivisions should be do so through the use of conservation based design. Utilization of the cluster development standards should be a priority with the incentive of density bonuses providing leverage.

6-2.5 Community Services and Infrastructure Goals

1. Determine ways to improve community services and infrastructure within the Township.

- Develop a list of roads in need of improvement
 1. Work with the County Road Commission on maintaining and improving county roads
- Examine ways to improve Township solid waste services and encourage recycling
 1. Continue support and maintain enrollment in the County recycling program
- Encourage options for improved telecommunications services (internet, cell phone)
 1. Examine current height restrictions and district uses for towers
 2. Increase cell coverage in the community.
- Monitor Township buildings and properties to ensure they are properly maintained
 1. Property maintenance will avoid costly unnecessary capital expenses due to neglect.

2. Maintain a Township Zoning Administrator.

- Provide fair equitable treatment when administering zoning regulations
 1. Enforce the zoning ordinance as written, equally for all residents
- Maintain quality records to be kept and made available at the Township Hall
 1. Accurate public records of all land use permits, zoning violations, citations, evidence and correspondence should be kept on file at the Township Hall

6-2.6 Forestry Goals

1. Promote sustainable forest management practices on both public and private lands.

- Support open space and forest preservation programs
 1. Encourage timber management programs
- Encourage proper forestry management through the use of forestry management plans.
 1. Obtain pamphlets that outline methods for development of a forestry management plan.
 2. Identify opportunities for hosting or attendance by Township residents of forestry management workshops/lectures through the Manistee Conservation District and/or Natural Resource Conservation Service.

Page Left Intentionally Blank

Chapter 7: Future Land Use Plan

The future land use plan provides a direction for the policy of how a land area is to be shaped through the regulatory requirements of zoning. Future land use districts differ from zoning districts in that they are established policy, and are not regulatory in nature. The policy established by land use districts provides a broad summary of the allowances and characteristics that Marilla Township should use when developing the regulations of the Township zoning ordinance.

Through this master plan revision process of 2012, the following land use districts are established within Marilla Township and can be seen displayed on the Future Land Use Map on page 63:

- Residential District
- Rural-Residential District
- Commercial-Residential District
- Resource Preservation District
- Forest Recreation District
- Wetlands District

7-1 Residential District:

The establishment of the residential land use district is to provide a more dense area for the development of residential homes. Lot sizes should be maintained in a fashion that allows for the development of denser residential subdivisions, but should also allow for ample room to provide for both septic and well systems in the absence of sewer and water service which is currently unavailable within the Township. Lot sizes approximately 1 acre in size is desirable in this district and should be complimented with appropriate setbacks and limitations for quality housing stock.

Pre-existing locations of residential structures on small lots and areas that have been subdivided for such a purpose of smaller residential lots should receive a land use designation of residential. Uses within this district should limit intense industrial and commercial operations, but should have allowances for cottage industries and home based occupations perhaps as a special use or use by right with appropriate provisions. Regulatory provisions for home based businesses should have allotments for signage, parking, access, and lighting and in some cases screening or buffering.

Use of the land for gardens or other similar agricultural or hobby farm type use should be encouraged, but may be limited to the production of fruit and vegetable crops. The keeping of livestock should be weighed carefully and if allowed, precautions should be taken regulatory wise to ensure the protection of neighboring properties via limits on the number and/or type of animals or method in which they are fenced or housed.

This district may be amended in the future to provide for more suburban style growth in the form of Planned Unit Developments (PUD's) or more strictly residential style neighborhoods. In the event that revisions are made it will be very important to explore conservation based design, which will promote and preserve the rural character while still allowing increased density. A subdivision ordinance should be instituted also at that time.

7-2 Rural-Residential District:

The rural residential land use district is established to provide for a medium to low density

land use for rural residences. Marilla Township is a rural community with abundant forest lands and agricultural uses. Protection of the character of the Township and the rural atmosphere is sought after by many residents within the community. Large lot sizes are desirable in many locations, but can cause difficulty when minimum lots sizes are dictated at upwards of 40 acres for the protection of agricultural lands and resources, making it difficult for existing property owners to provide parcels of land to relatives for the purpose of building a home.

Existing rural residential land uses captured areas of the Township with parcel sizes and existing residences that fit the current character of the land. Expansion of this district was sought after, but not at the expense of the protection of agricultural lands and the character of the community. Discussion amongst appointed and elected officials as well as residents of the Township sought to seek a solution to the issue. It was decided that expansion of the district linearly along paved roads to a depth of 300' would provide allowances for the subdividing of larger parcels to place rural residences along roadways, while still providing the protection for larger lots located further off of the roadway. All structures for residences should be placed within the 300' of this district.

Provisions within this district should provide for minimum road frontage and/or minimum parcel width that will allow for the placement of residential structures, but won't allow for extremely skinny lots with minimum frontage that could be utilized to fit as many residences as possible along roadways. Protection of view sheds is important to the character of the community and limiting the density of development through minimum widths along the paved roads will help to ensure this.

Land uses within the district should allow for agricultural uses, whether in typical farming practices or in the form of support structures for agriculture such as feed/machinery stores, silos, accessory structures and other agricultural uses. The placement of hunting or vacation cabins should continue to be allowed and encouraged. Cottage industries and home based occupations are also rather important to the district and should have provisions for allowances and site planning such as signage, parking, lighting and screening/buffering where appropriate.

This district may be amended in the future to provide for more suburban style growth in the form of Planned Unit Developments (PUD's) or more strictly residential style neighborhoods. In the event that revisions are made it will be very important to explore conservation based design, which will promote and preserve the rural character while still allowing increased density. A subdivision ordinance should be instituted also at that time.

7-3 Commercial-Residential District:

Historically commercial presence within the Township was located along Marilla Rd. between 9-Mile Rd. and Beers Rd. The few existing commercial uses within the Township are located here and as such the establishment of this district relies upon placement within this land area. The commercial-residential land use district is developed to host both commercial and residential land uses. As the character of Marilla Township is very rural there is limited commercial development within the community. As continued development occurs, albeit projected to be rather slow over the coming years for the Township, commercial uses should be directed to this land use district with allowances for commercial type uses that are above and beyond the definition or scope of a home based occupation or cottage industry. As time passes and land use changes, there may be a point where the direction of this land use district may turn solely towards allowances for commercial use. In the event of this occurrence, to protect existing residences, regulatory measures should be flexible enough to allow for the replacement of a structure within the original footprint should a home be destroyed by a weather event, fire or malicious intent of man, even if residential uses are no longer allowed.

Provisions within the zoning ordinance for this district should outline setbacks, parking, building materials, driveway access and connections to neighboring properties, signage, lighting and buffering/screening when needed. These provisions should be drafted to protect neighboring properties, provide higher quality commercial buildings, but still be flexible enough to promote business without creating undue hardship to potential business owners.

7-4 Resource Preservation District:

The resource preservation district is created with the purpose of protecting the rural character, open spaces and agricultural areas of the Township. Establishment of large areas of land as Resource Preservation meets the existing conditions of those areas, which in most cases are large parcels located off of seasonal roads or greater than 300 feet from a maintained road right-of-way. Residential development of these areas is limited due to distance from maintained roads, and the growth pressures of the region don't warrant these large expanses to be made available for housing.

Agricultural uses are encouraged within these areas as are lands maintained under forest management plans for the harvesting of timber. Uses associated with agriculture whether in typical farming practices or in the form of support structures for agriculture such as feed/machinery stores, silos, accessory structures and other agricultural uses should be allowed. Recreational uses of these large land tracks are also important, and should be encouraged by the permitting of hunting or recreational cabins. Roadside stands and other temporary means of selling local produce or agricultural products should be allowed and utilized. Cottage industries and home based occupations should be permitted as well.

These areas are rural lands and should be maintained as such with limited development, and the maintaining of large minimum parcel sizes. Subdivision development should not be allowed in the future in all land areas within this district, and should be directed to the Rural Residential District.

7-5 Forest Recreation District:

Lands owned by the State of Michigan Department of Forest Resources or Department of Natural Resources (DNR) as well as the United States Forest Service (USFS) for the purpose of passive recreational open space can be found in several areas of Marilla Township. These lands set aside in the public trust are portions of the Pere Marquette State Forest and the Manistee National Forest.

Primarily used for passive recreational uses such as fishing, hunting, hiking, biking, snowshoeing, cross-country skiing, snowmobiling and camping, the lands are not slated for, or open for development as directed by policy or regulated via zoning through the Township. Placement of these lands within a land use district which focuses on the encouragement and promotion of passive recreational use simplifies land use issues for the Township.

Uses promoted within this land use district should be primarily passive recreational. The township should support and incorporate plans for these public lands that have been created by the Federal government in the form of the Huron-Manistee National Forest Management Plan and similar plans adopted by the State for the management of State Forest Lands. There should not be any densities denoted, minimum parcel size or regulatory measures for the use of this property outside of recreation.

In the event that a portion of State or Federal land is turned over to private ownership, that new property owner should be given the flexibility of a waived fee for rezoning of that particular piece of property. The rezoning of the property should align itself with the neighboring zoning districts, character and use of the site. Rezoning shall take place in all cases when a land transfer has occurred from public to private ownership, before the issuance of a land use permit for development activities undertaken by a private resident.

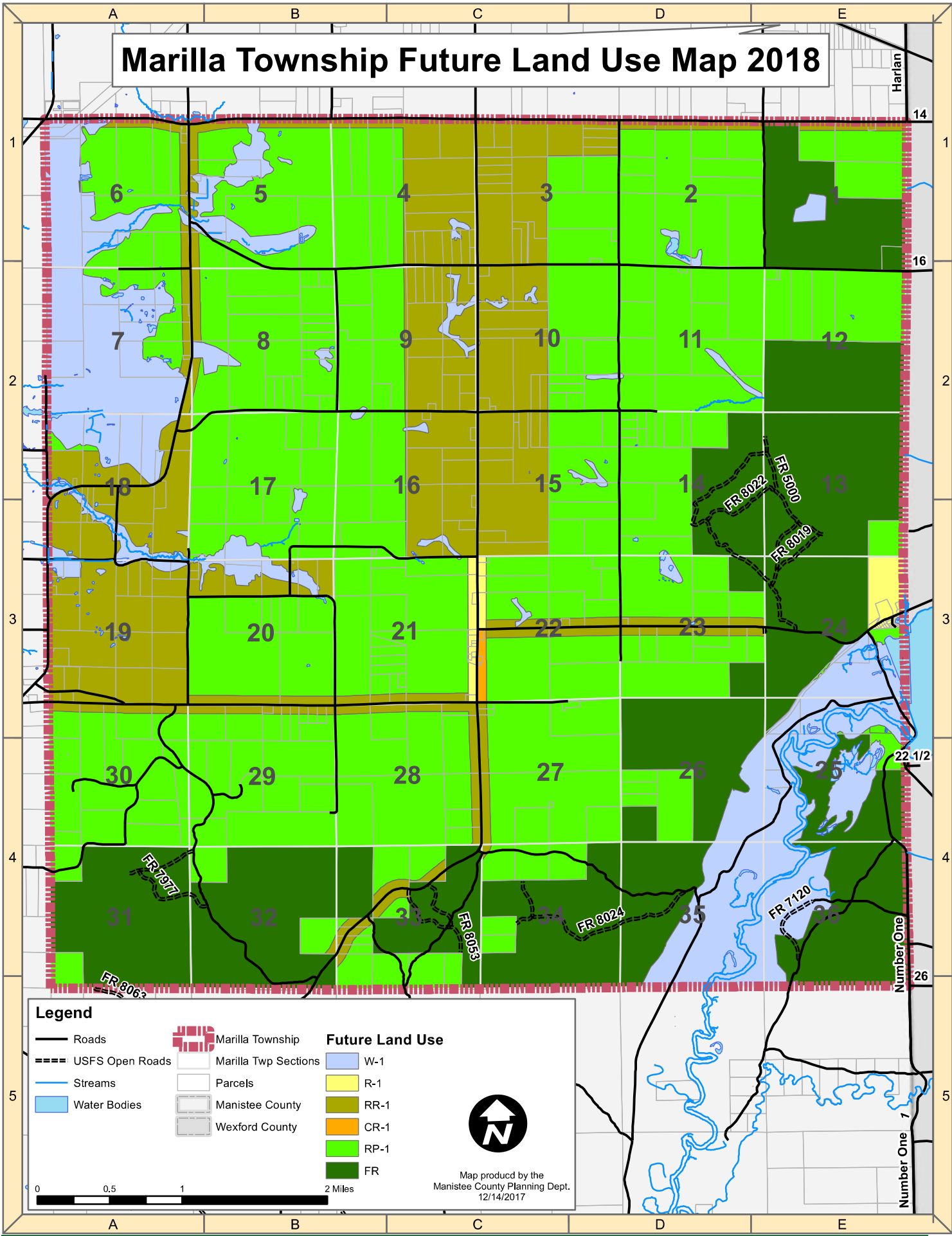
7-6 Wetland District:

The wetland district is created to provide protection of unique wetlands 5 acres in size or larger or connected to a riparian system or lake within the Township. The boundaries for the wetland district were taken from the National Wetland Inventory and are identified as such.

Uses within the district should be limited to passive agricultural processes such as the grazing of livestock and passive recreational interests such as hiking, fishing and hunting. No dwellings, structures or earth altering activities should be allotted for within this district.

It is recognized that there are inaccuracies in the boundaries of the National Wetland Inventory. A property owner wishing to challenge and alter the boundary of the wetland district to provide for the expansion of the neighboring land use district, shall provide a wetland delineation plan by a professional wetland specialist, landscape architect, soil scientist or horticulturist approved for wetland plant identification which displays the appropriate boundaries and provides evidence for the delineation of the site. The Township Planning Commission would then take action to amend the Future Land Use Map, and the Zoning Map if evidence supports the action.

Marilla Township Future Land Use Map 2018

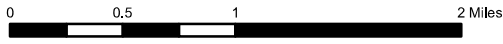


Legend

- Roads
 - - - USFS Open Roads
 - Streams
 - Water Bodies
 - Marilla Township
 - Marilla Twp Sections
 - Parcels
 - Manistee County
 - Wexford County
- ### Future Land Use
- W-1
 - R-1
 - RR-1
 - CR-1
 - RP-1
 - FR



Map produced by the
Manistee County Planning Dept.
12/14/2017



Page Left Intentionally Blank

Appendix A: Survey and Public Forum Results

The following information contained within Appendix A displays the actual results of the survey and public forum conducted in 2007. A public forum was held during the 2012 Master Plan Revision Process and the comments received mirrored those results from 2007. The following pages are scanned images of the Appendix from the 2008 adopted Master Plan.

APPENDIX A Community Survey Results

150 surveys were mailed out in August 2007 74 were returned, or 49%

1. Check all of the following that are reasons that you live or have property in Marilla Township.

- Like rural living = 59 checked
- Like the recreational opportunities = 50 checked
- No close neighbors = 29 checked
- Born and raised here = 24 checked
- Like the community = 22 checked
- Farming = 21 checked
- Close to family = 21 checked
- Winter/snow = 18 checked
- Retired here = 16 checked
- Quality of schools = 12 checked
- Affordable housing = 8 checked

Comments made by people who checked other:

- Low taxes - small close community.
- Quiet.
- Investment.
- Want to retire here.
- Proximity to the national/state forest.
- Price in 1988.
- Hoping for change and growth.
- Can't sell the place for what was paid.

2. What are you most concerned about in Marilla Township?

- Taxes = 44 checked
- Blighted properties = 29 checked
- Jobs = 28 checked
- Youth leaving the area = 19 checked
- Old mobile homes = 18 checked
- Air and water quality = 18 checked
- Traffic = 12 checked
- Health services = 11 checked

Comments made by people who checked other:

- Possible change in zoning allowing small parcels to be built on causing more crowding.
- No businesses.
- Slower pace of life than in large cities.
- Retain rural ag. character.
- Taxes much too high.

Neighbor is a jerk.
 Lack of new homes, non-growing community.
 Absentee owners weekending here with ATVs and high velocity weapons.
 Would like some growth in selected areas. Would like to see more young families.
 Maintain forests and water quality.
 We do have some very old abandoned homes in great disrepair.

3. Manila Township should grow in population in the coming years.
 - 4 strongly agree
 - 28 agree
 - 12 no opinion
 - 19 disagree
 - 12 strongly disagree

4. Manila Township should have more development in the coming years.
 - 4 strongly agree
 - 27 agree
 - 11 no opinion
 - 17 disagree
 - 16 strongly disagree

5. How do you feel the following categories have changed in Manila Township in the past five years?
 - Road conditions:
 - 2 = much worse; 15 = worse; 38 = same; 17 = better; 0 = much better
 - Traffic:
 - 5 = much worse; 22 = worse; 48 = same; 0 = better; 0 = much better
 - Natural Environment:
 - 1 = much worse; 14 = worse; 44 = same; 4 = better; 0 = much better
 - Township Services:
 - 2 = much worse; 7 = worse; 41 = same; 8 = better; 2 = much better
 - Overall Quality of Life:
 - 0 = much worse; 4 = worse; 52 = same; 14 = better; 1 = much better.

6. Manila Township should plan for more single family homes.
 - 9 strongly agree
 - 25 agree
 - 11 no opinion
 - 19 disagree
 - 11 strongly disagree

7. In what area of Manila Township should there be more residential development, if any?
 - 12 said no where
 - Areas that are unsuitable for forestry and agriculture
 - Manila Road

Off Beers Road – Litzen Road
 Benton and Marika Roads
 Keep development where there already is some
 Nine Mile Road, Yates Road Area closer to Kaleva
 Change 40 acre minimum to 10 acres
 Around existing towns
 Thirteen Mile Road
 Anywhere, as more homes would raise the tax base
 Any area that is not productive farmland

8. Agriculture is an important aspect of Marilla Township's economy.
 30 strongly agree
 34 agree
 8 no opinion
 1 disagree
 2 strongly disagree
9. Agriculture is an important feature of Marilla Township's landscape.
 35 strongly agree
 28 agree
 7 no opinion
 4 disagree
 1 strongly disagree
10. Private property should be maintained in a way to avoid nuisances, eyesores and health or safety hazards.
 32 strongly agree
 37 agree
 4 no opinion
 1 disagree
 1 strongly disagree
11. Marilla Township should provide more public recreational opportunities.
 5 strongly agree
 24 agree
 17 no opinion
 20 disagree
 9 strongly disagree
12. What is the one thing you would do to improve Marilla Township?
 Stop the 40 acre requirement - 4%
 Need better building inspector.
 Improve secondary roads.
 Make property owners clean up property.
 Be able to put a decent size trailer on smaller acreage.
 Improve hunting habitat.



Keep acreage requirements up for building.
 Keep taxes low.
 Don't seek to add services that aren't wanted.
 Like it the way it is; keep it rural; leave it alone
 Improve road maintenance, routine grading, improved snow plowing.
 Make sure all ordinances that are passed are enforceable.
 Lower taxes because we get nothing for them.
 Bike paths.
 Grocery store.
 Bring in new homes, welcome growth.
 More senior citizen activities (twice a week).
 Assuming a nuclear weapons detonation is out of the question, taking a bulldozer to that monstrosity in front of the cemetery would be the next best thing.
 Plan and allow growth.
 Keep the area pristine and not overpopulated.
 Pave more roads.
 Recreation: Bike, hike and ski trail expansion. Increase snowmobile rentals, work with ski lodges to promote tourism.
 Slow the traffic on Beers Road
 Keep existing businesses and keep the development down.
 Replace township board.
 Keep Merilla as a rural township.
 Provide free trash pickup twice a year to help prevent eyesores.
 A caring township board with good vision.
 Give more attention to what we have.
 Traffic and trucks.
 Continue to develop art and culture and historic preservation.
 Remove the fee to use the North Country Trail on Beers Road.
 Provide trash collection.

13. What is your vision for Manila Township in ten years?
- Bike/walking trails – 18 checked
 - Rural character maintained – 24 checked
 - Thriving agriculture - 41 checked
 - Good country roads – 51 checked
 - Diverse agriculture – 25 checked
 - Nothing changing – 13 checked
 - Recreational opportunities – 19 checked
 - Job opportunities – 21 checked
 - Other – 8 checked:



- Good roads.
- Job opportunities will occur with increased recreational and tourism opportunities.
- Paying \$2,000 a year to have your road plowed is a shame; no other services for our taxes is a bigger shame.
- Quiet agricultural community within a comfortable driving distance to city life - an escape.
- New homes and families bringing growth to an outdated community - Please let's develop.
- More emphasis on soil and natural preservation of forestlands and waterways.
- Controlled growth will allow expansion of homes, businesses and recreation. This will help maintain the rural areas and grow the tax base to benefit all residents.
- Eyesores are eliminated.
- Dirt roads, pine trees, coyotes and weeds. Same as it's been for 138 years. Drunks, in-bred hillbillies too sorry to get a job. Hope I am not here in 10 years.
- I would like to see more youth coming in to live here. They are important to growth of a community.
- I would like to see it stay a close community and where people can afford to live on a low income or SSI.
- Announce township meeting with invitation for all board meetings. Offer programs for children to get them interested in farm living.
- Home businesses are a trend. How do we regulate them?
- Let newer single wide trailers be put it.

APPENDIX B
Community Input and Planning Process

Marilla Township Planning Commission members first met November 20, 2006 to begin the process of updating the master plan. At the end of November, two members of the planning commission met with Sue Wagner, County Planner, to get input into the process and seek the planning department's help in updating their plan.

A formal contract between Marilla Township and the Manistee County Planning Department was entered into in February of 2007. On March 5, 2007 a Notice of Intent to update their master plan was sent out by Marilla Township to neighboring communities and other parties as required by law.

Preliminary work on the update began in April 2007, with the county planner meeting with the township planning commission on April 9 and April 25. June 4, 2007 was another work session on the plan.

A public input meeting was scheduled for August 13, 2007 to get ideas and thoughts from Marilla Township residents. Approximately seven people attended this meeting, in addition to the planning commission.

It was also decided to send out a survey to get a larger number of Marilla Township property owners involved. Random names and addresses were selected from the tax roll and 150 surveys were sent out, of which 74 were returned (See Appendix A).

On October 8, 2007 the survey results were discussed. The planning commission met eight more times during this process, five of those with the county planner. All meetings were posted and the public invited.

A public hearing on the plan was properly noticed and held on _____ The hearing also provided a time for public input and information.

***Questions or Comments regarding the content of this
Master Plan should be directed to the
Marilla Township Planning Commission.***