

FREMONT TOWNSHIP

2016

MASTER LAND USE PLAN

Adopted 15 December, 2016

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FREMONT TOWNSHIP OFFICIALS

TOWNSHIP BOARD:

Jeff Furness, Supervisor
Reta Gardner, Clerk
Patti Shinn, Treasurer
Gary Shell, Trustee
Karen Kovach, Trustee

PLANNING COMMISSION:

Rich Mee, Chairman
Barb Hawks, Vice-chair
Connie Furness, Secretary
Bea Gordon
Byron Francis
Mike Noll, Sr.
Karen Kovach

Norm Croff, Zoning Administrator

Brian M. Garner, Township Attorney

FREMONT TOWNSHIP

MASTER LAND USE PLAN

INTRODUCTION

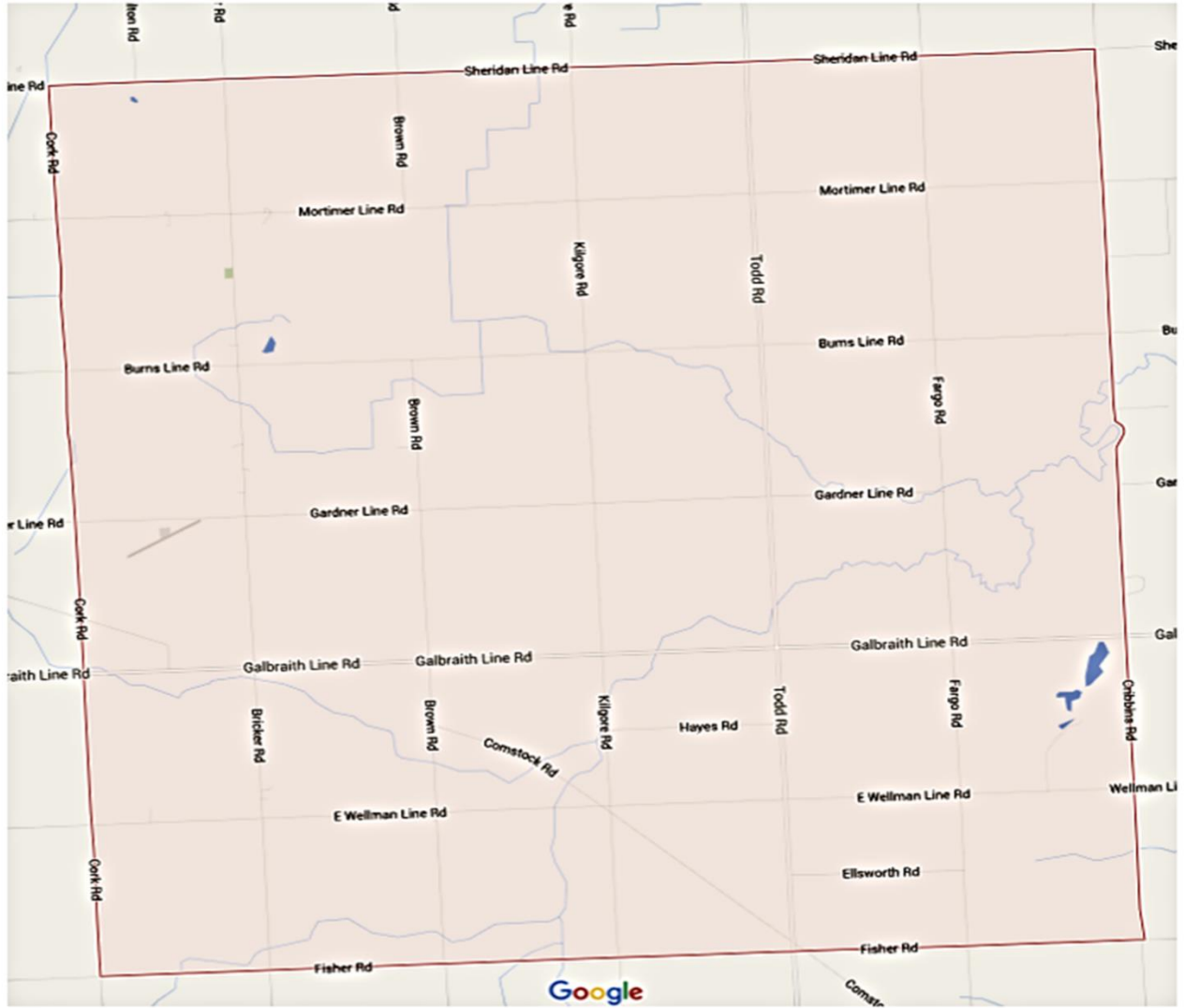
As authorized by the Michigan Zoning Enabling Act and the Michigan Planning Enabling Act, the Fremont Township Planning Commission has prepared this Master Land Use Plan in order to guide future zoning decisions. In preparing this plan, the Fremont Township Planning Commission reviewed data from the United States Census and conducted a thorough review of the existing land uses throughout the Township as of 2015. The Planning Commission has also taken into consideration existing land uses in adjacent municipalities which may be impacted by zoning within Fremont Township.

Given the rural nature of Fremont Township, this proposed Master Land Use Plan is relatively brief and recognizes the fact that future land use changes are likely to be incremental rather than involve large-scale developments.

A general township map (Map 1) showing the major roads, groundwater, and municipal boundaries is located on the next page.

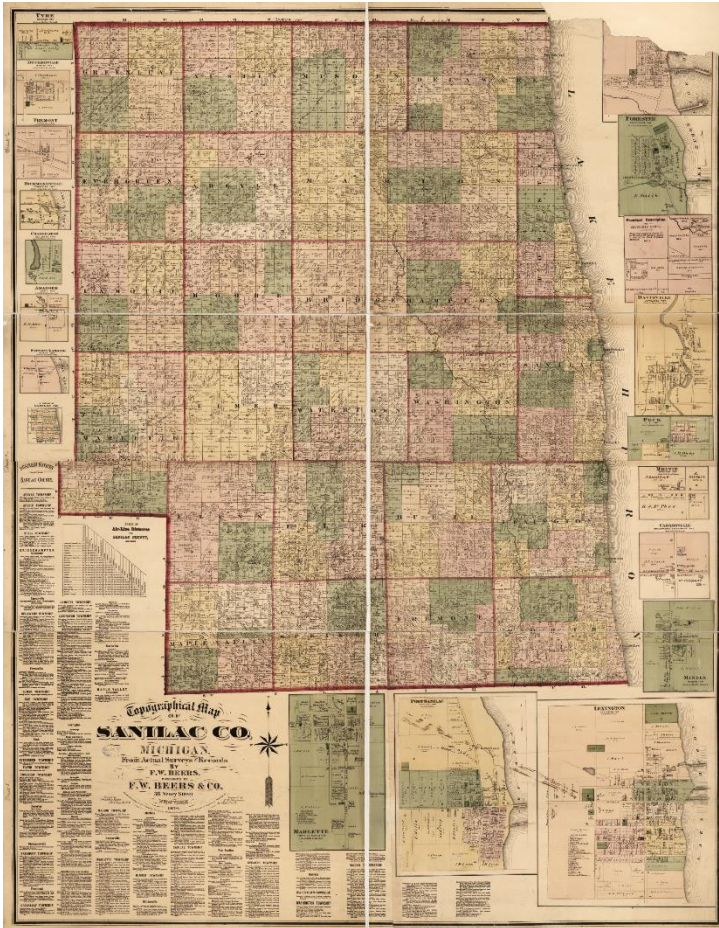
Map 1

FREMONT TOWNSHIP MAP



FREMONT TOWNSHIP

HISTORY

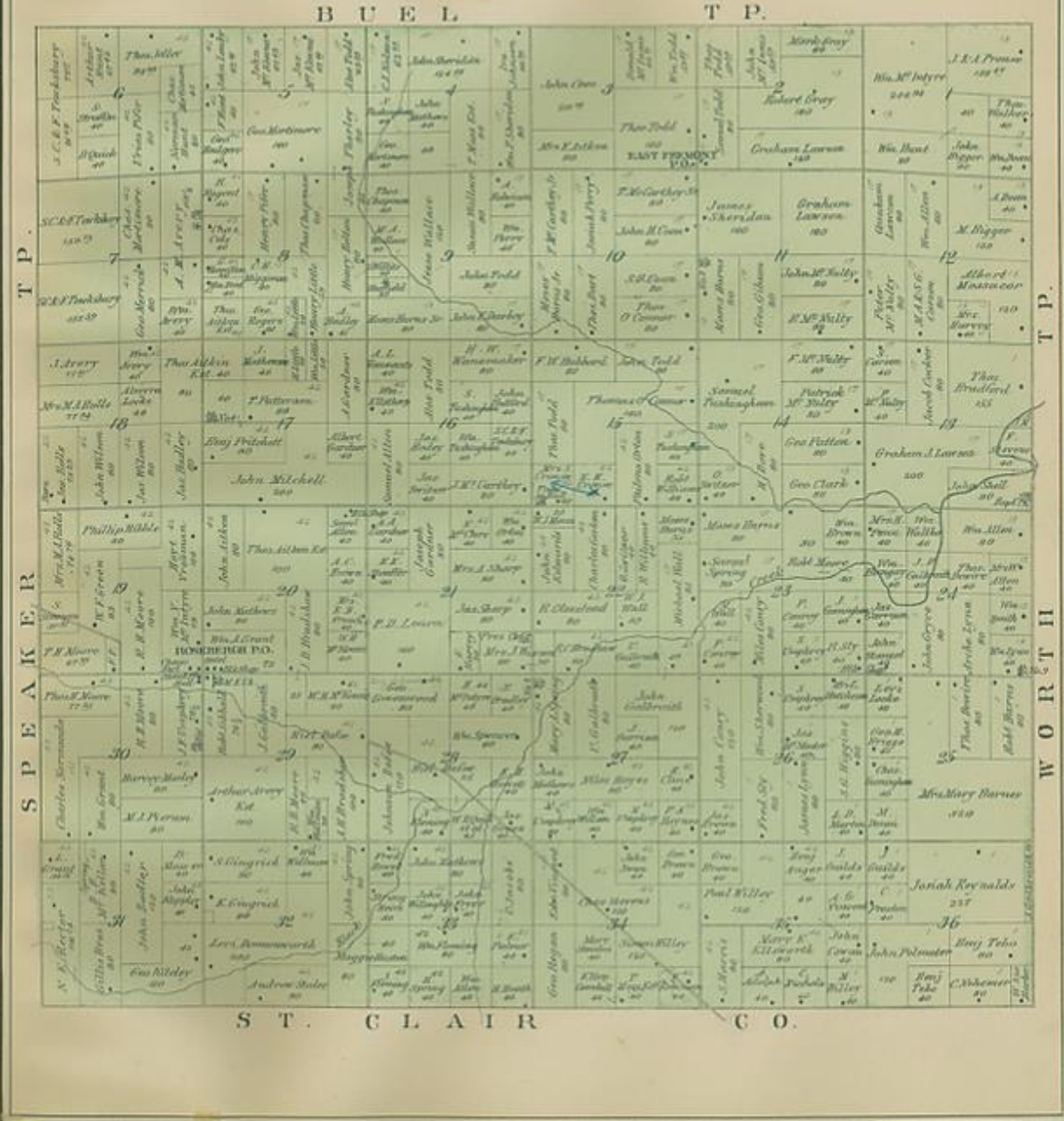


Fremont Township's recorded history is relatively short as it was only established in 1857. According to the 1850 census, there were only three existing townships in Sanilac County: Sanilac, Lexington, and Worth. Fremont was originally part of Worth; however, by 1860, the townships of Fremont, Speaker, Maple Valley, Buel, Elk, Washington, Marlette, Bridgehampton, Forester, and Austin had been organized. Fremont is located west of Worth, south of Buel, east of Speaker, and north of the St. Clair County line.

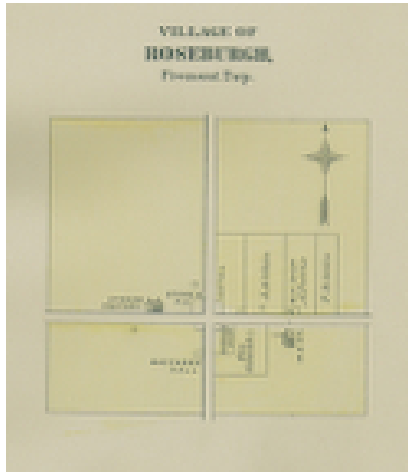
Early settlers arrived in the area from Canada to clear the land of timber and to farm. The abundant supply of timber served as a major business in Fremont until after the fire of 1871 when most of the land was cleared for farming. Nicholas Rector was one of the early residents who had helped organize and establish the Township, and Peter Thibodeau became its first supervisor in 1857.

FREMONT

Town 9 N. Range 15 E.
Scale 40 Chains to the Inch.



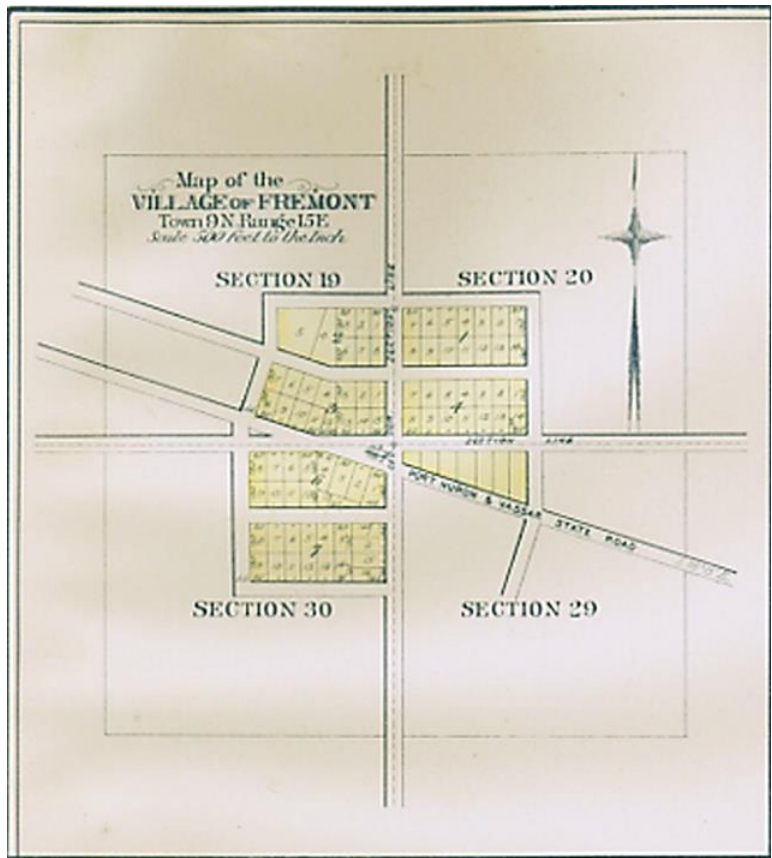
(Fremont Township, 1894)



Roseburg, formerly spelled Roseburgh, was an important part of the early township. Roseburg was located on Galbraith Line and Bricker Road. John Saunders and William Lawson became the first settlers in the area in 1854. In 1884, Roseburgh's main industry was a cheese factory. At full capacity, the factory produced 600 to 700 pounds of cheese per day during the summer season. There were also four stores, a

barbershop, pool hall, meat market, three milk stations, a nice house, blacksmith shop, bank, school, church, grain elevator, night lodging, a railroad station, and an Orangemen's Hall where clubs met and dancing took place.

In years past, there were two post offices located in the Township. One post office was located in East Fremont in Sections 11 and 12, while the second post office was located in Roseburg in section 20. The first Post Master of the Roseburg Post Office was appointed on December 8, 1876.



The Township has been home to numerous country schools throughout the years. Whether the students attended Burns School, Mitchell School, Red School, Roseburg School, Teets School, Thorley School, or any of those schools now forgotten, the Township has always strove to provided a good education for its youth.



FREMONT TOWNSHIP

NATURAL FEATURES

Topography.

As portrayed in Map 2, the Sanilac County Topographical Map, the Township is largely level.

Soils.

A brief description of the relevant soil types from the soil survey serves to give a general background for land management purposes. The Soil Survey of Sanilac County, published in 1953 by the Soil Conservation Service, was used for this study.

The soil associations, as they pertain to Fremont Township, are shown on Map 3 and are described as follows:

Soil Association 9 - - Parkhill and Capac:

This Association, which is the largest in the Township, is found in all but the eastern most edge of the Township. It consists mainly of nearly level to undulating, very poorly drained to imperfectly drained, dark grayish-brown to nearly black loams and clay loams that are neutral and mildly alkaline. This soil association is used for dairy farming and general farming; dry beans, wheat, and sugar beets are the main cash crop. The soils are very productive where adequately drained and properly fertilized. The principal soil management problems are providing adequate drainage and maintaining tilth.

Soil Association 5 - - London, Iosco, and Saverine:

This Soil Association, occurring on the eastern boundary of the Township, comprises mainly of nearly level, imperfectly drained to very poorly drained, dark grayish-brown to black loamy sands and clay loams that are medium acid to mildly alkaline. The main types of farming are dairy farming and general farming. Wheat and dry beans are the chief cash crops. The soils need to be drained before they are cropped. Because sandy overburden has a variable thickness within a short distance, an adequate drainage system may be difficult to establish. Areas that have a thin surface layer of sandy materials are more suitable for field crops than areas that have a thick

surface area of sandy materials. When adequately drained, the Parkhill and London soils are very productive.

Soil Association 2 - - Marlette, Capac, and organic soils:

This Association is found in the southern part of the Township. It consists mainly of nearly level to rolling, well to poorly drained, medium acid to neutral sandy loams and loams. This Association is used mainly for dairying and for general farming. Wheat is the main cash crop on many farms. Except in sloping areas, the soils are deep, relatively fertile, and durable under cultivation. These soils respond well to management that provides adequate fertilizer and lime along with the control of water erosion.

Soil Association 8 - - McBride, Montcalm, and Rubicon:

This Association can be found in the central to north-central part of the Township. It consists of undulating to hilly, well-drained soils that have a pale-brown to very dark grayish-brown or black surface and are strongly to slightly acid. These soils develop from loamy sand, sandy loam, and sand parent material. This Soil Association is used largely for dairy farming and general farming. The soils are low to medium in productivity. Water erosion is a problem on cultivated slopes, and wind erosion control is needed where sandy areas are cropped. The soil responds well to fertilizer and manure.

Soil Association 3 - - Peats and Mucks:

This Association is found in the center of the Township. It consists of mainly level, very poorly drained, black to dark grayish-brown peats, and mucks that are extremely acid to mild alkaline. These soils are used for mint, onions, truck crops, and some field crops. The main soil management problems are maintaining fertility, controlling the height of the water table, and controlling wind erosion.

*See Appendix A for Detailed Soil Maps and Soil Map Legend.

Drainage.

As portrayed on Map 4, a network of natural waterways, private drains, and county drains provide the drainage system throughout Township.

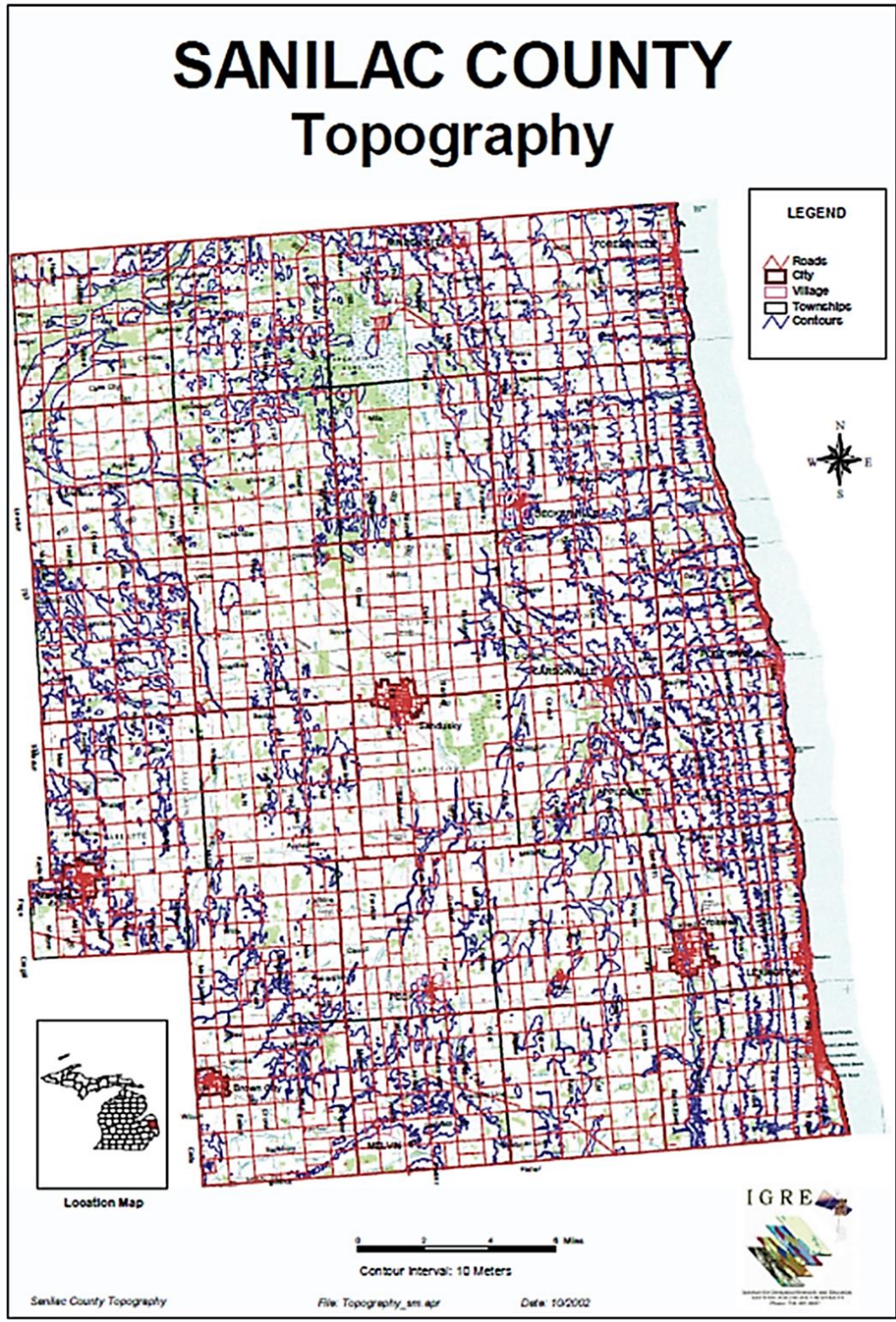
Farmland.

The geographical conditions of the Township are very conducive to farming. Typical crops grown in the Township include: wheat, hay, alfalfa, sugar beets, corn, soybeans, and other edible beans. Because of these conditions, the Township has had a longstanding farming tradition with several multi-generation farms still actively farming.

- The Noll farm, a fourth generation crop and dairy farm;
- The Furness farm, a third generation multi-crop farm;
- The Gordon farm, a third generation multi-crop farm;
- The Gardner farm, a third generation multi-crop farm;
- The Wilson farm, a third generation multi-crop farm; and
- The VanCamp farm, a third generation multi-crop farm.

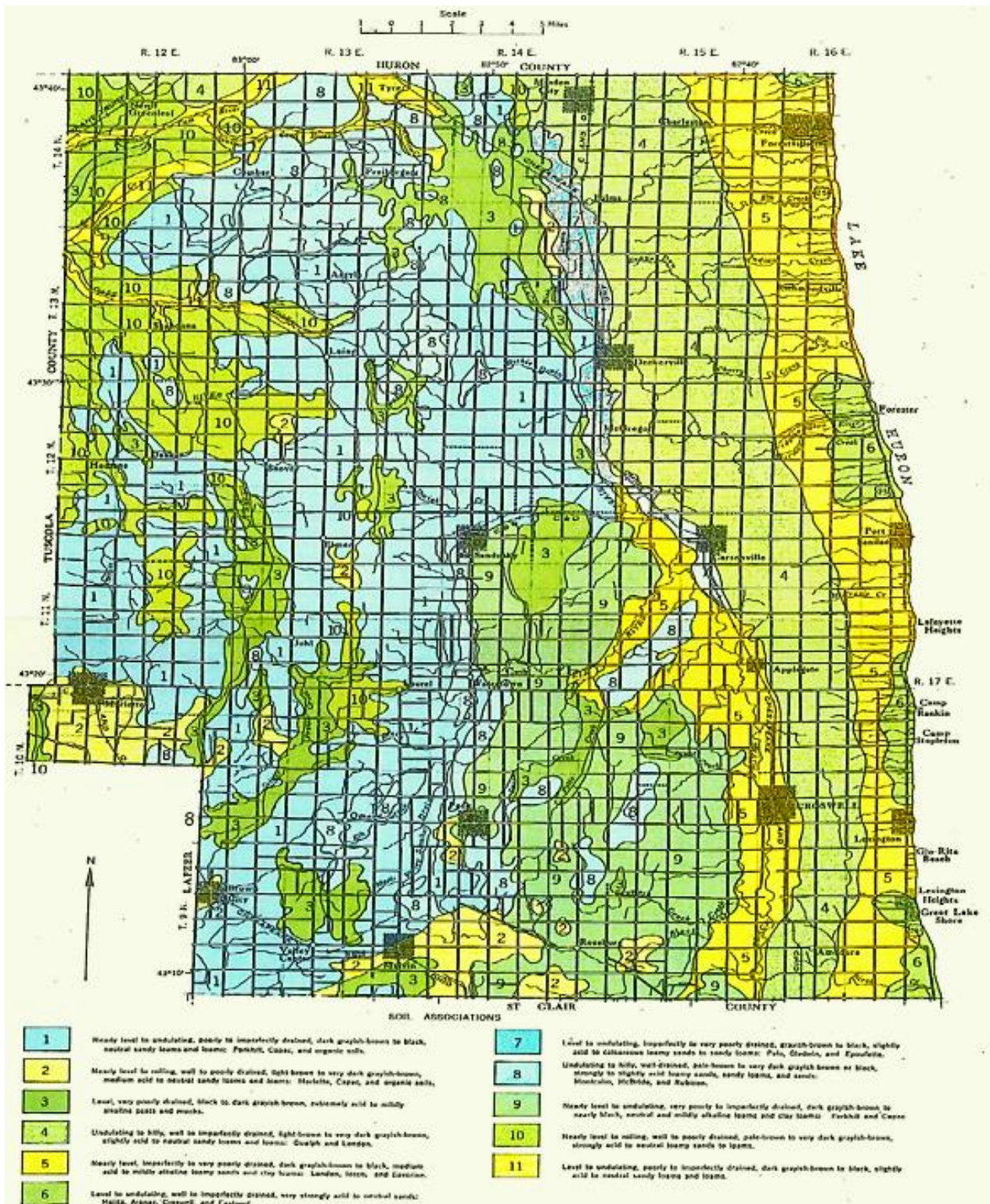
Map 2

SANILAC COUNTY TOPOGRAPHY MAP



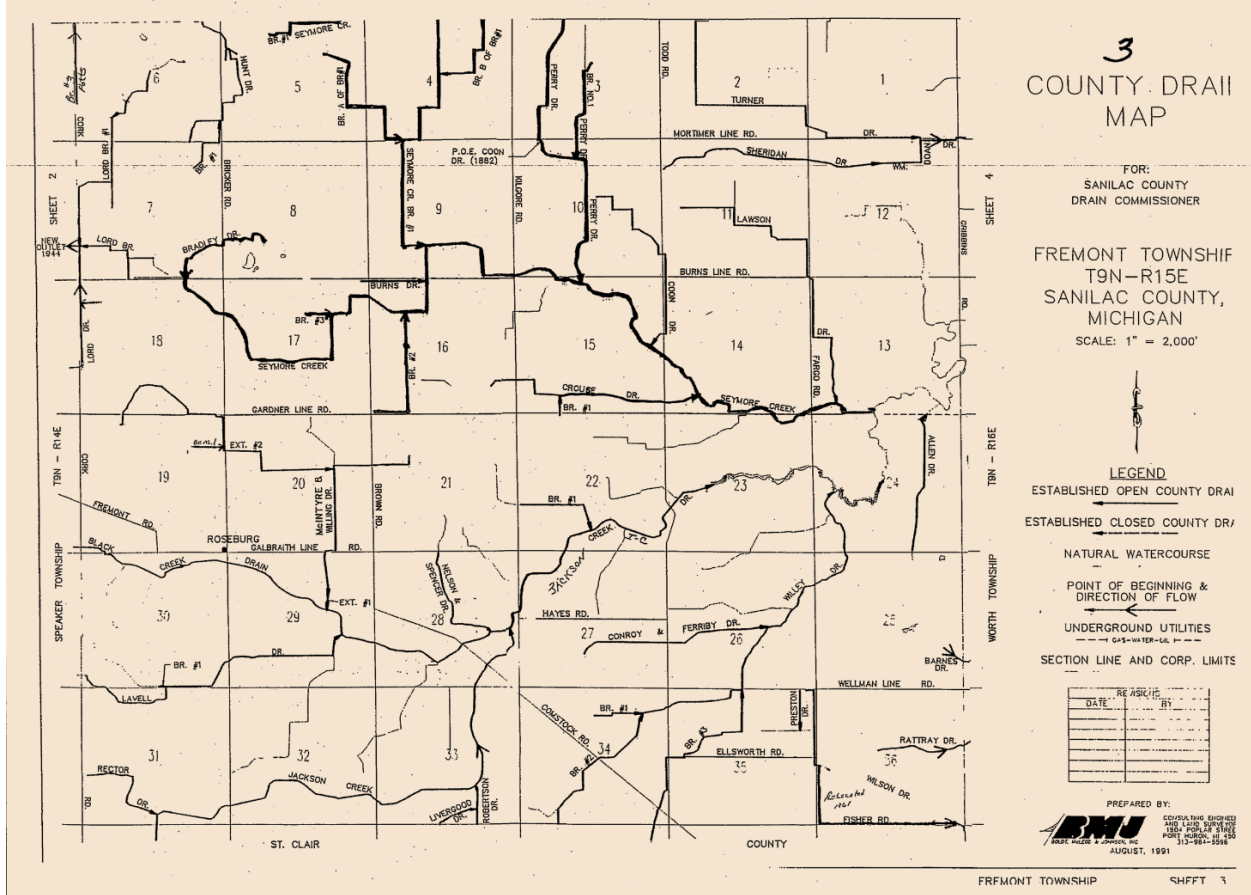
Map 3

SANILAC COUNTY SOIL MAP



Map 4

SANILAC COUNTY DRAINAGE MAP



FREMONT TOWNSHIP

POPULATION TREND ANALYSIS - 2010 CENSUS

Population Trends.

Fremont Township does not have much in common with Sanilac and St. Clair Counties when the populations from the 2000 Census are compared to those of the 2010 Census. Sanilac County as a whole lost 1,433 people, or 3.2% of its population. Neighboring St. Clair County lost 1,196 residents amounting to 0.7% of its population.

Among the 26 townships located within Sanilac County, 19 of them lost population. In addition to the townships, the cities of Croswell, Marlette, Sandusky and Brown City also lost population. It is significant to note that the Fremont Township population increase (15.1%) was 18.3% points higher than that of Sanilac County as a whole (-3.2%). Fremont Township's increase (15.1%) was also 15.8% points higher than that of Huron County as a whole (-0.7%).

There were only 7 governmental units within Sanilac County which gained population between 2000 and 2010. The average gain among those seven townships was only 4.5%. All of the townships which gained in population (Buel, Elmer, Flynn, Fremont, Maple Valley, Speaker, and Washington) are located in the southern half of the county. The three townships which gained the most in population (Fremont, Maple Valley, and Speaker) with an average gain of 10%, are located on the border of St. Clair County.

An analysis of the population trends across Sanilac and St. Clair Counties and in Fremont Township would indicate that the Fremont Township area is likely to experience population growth in the near future. In anticipation of this foreseeable growth, the Fremont Township Planning Commission has provided ample areas within its master plan to accommodate that growth.

Table A

2000 AND 2010 CENSUS COMPARISONS

Municipality	2000 Census	2010 Census	Percentage Change
SANILAC COUNTY	44,547	43,114	-3.2%
Fremont Township	913	1,051	15.1%
Buel Township	1,237	1,265	2.3%
Elk Township	1,584	1,526	-3.7%
Lexington Township	3,688	3,658	-0.8%
Speaker Township	1,408	1,483	5.3%
Worth Township	4,021	3,894	-3.2%
ST. CLAIR COUNTY	164,236	163,040	-0.7%
Brockway Township	1,900	2,022	6.4%
Grant Township	1,667	1,891	13.4%
Greenwood Township	1,373	1,538	12.0%

*Additional census data on Fremont Township can be accessed at <http://factfinder.census.gov/>.

Population Characteristics.

As mentioned in the previous page, the population of Fremont Township has increased over the last decade. In 2010, 38.9% of the population was under 20 years old, while in 2000, the percentage was 35.5%. In 2010, Fremont’s median age was 38.9 years old. Thus, it is clear that the population of Fremont is trending older. The relevant population characteristics, as recorded in the 2000 and 2010 census, are shown on the following Table B.

Table B

FREMONT POPULATION CHARACTERISTICS

	2000	2010	Change
Population	913	1,051	+138
Median Age (years)	35.5	38.9	+3.4%
Under 20 years old	32.5%	31.7%	-0.8%
18 years and over	70.5%	71.5%	+1%
21 years and over	67.5%	68.3%	+0.8%
62 years and over	11.3%	14.6%	+3.3%
65 years and older	9%	10.8%	+1.9%

(Source: U.S. Census)

Housing Characteristics.

The housing characteristics in Fremont have changed somewhat during the years between 2000 and 2010. The total number of housing units has increased by forty-eight (48). While there was an overall increase in occupied housing units (0.6%), the primary change is the decline in the number of owner-occupied units which decreased by 5.5%. The percentage of renter-occupied housing units in the Township correspondingly increased by 5.5%. It can be noted that the average household size stayed roughly the same at 2.94 increasing only 0.02 persons from the 2000 census.

Table C

HOUSING CHARACTERISTICS

	2000	2010	Change
Total Housing Units	352	400	+48
Occupied Housing Units	88.9%	89.5%	+0.6%
Vacant Housing Units	11.1%	10.5%	-0.6%
Owner-occupied Housing Units	87.9%	82.4%	-5.5%
Renter-occupied Housing Units	12.1%	17.6%	+5.5%
Family Households	256	290	+34
Married-couple Families	233	250	+27
Average Household Size	2.92	2.94	+0.02

(Source: U.S. Census)

FREMONT TOWNSHIP

ANALYSIS OF EXISTING LAND USES AND FACILITIES

Existing Land-Use Analysis.

The existing uses of land strongly influence the present and future character of the Township. Land use in the surrounding townships also affects Fremont. It is important that cooperative land use policies result from Fremont, the adjacent townships, and County Master Plans.

Existing land uses within the Township have been identified by the Planning Commission members (Map 4). The data was obtained by means of a field survey of the entire Township. The land use classifications tend to correlate with zoning district classifications. The land use classifications are as follows:

- Agricultural-Business (AB)
- Agricultural-Residential (AR)
- Commercial (C)
- Industrial (I)
- Mobile Home Park (MHP)
- Public
- Residential (R)

Map 4 shows the areas of the Township where particular land uses exist rather than the specific locations of individual structures.

In 2015 the Fremont Township Planning Commission conducted an inventory of the existing land uses within the Township to assist in identifying future land use needs. The significant existing land uses which have been identified by the Planning Commission are described below:

Agricultural-Business (AB). Currently there are no areas of land zoned for Agricultural-Business. Since Agricultural-Residential (AR) is a predominate land use within the Township, it is likely that this is an area that could see growth in the future.

Agricultural-Residential (AR). With the exception of the areas identified above and below, virtually the entire Township is being used for agricultural-residential purposes. The primary crops grown in the Township include wheat, alfalfa, hay, sugar beets, corn, soybeans and edible beans. Since the Township contains a substantial amount of prime farmland, this will in all likelihood continue to be the predominant land use within the community. The Planning Commission has designated large blocks of land for agricultural use so as to keep inappropriate uses separated as much as possible.

Commercial (C). There are six parcels currently zoned commercial. Doug's Transmission is located in the eastern portion of Section 3 along Todd Rd. Although no longer in business, the property is still available as a viable commercial property used as a transmission and auto repair business. Volpe Auto Repair, also no longer in business, was a commercial auto repair facility and is located in the northern part of Section 10 along Todd Rd. J&D Market, a gas station and convenience store (which also has a liquor license), is located at the north east corner of Galbraith Line Rd. and Bricker Rd. J&D Market also owns the commercial property located on the northeast corner of the same intersection which is used for storage, parking, and garbage. Manns' Tool Shop was a tool & die industrial business. Located in the southern portion of section 27 along Wellman Line Rd., it too is out of business. The houses at the southeastern corner of Galbraith Line Rd. and Bricker Rd. are zoned commercial; however, they are not currently used

as such. Lastly, the houses located at the southwestern corner of Galbraith Line Rd. and Bricker Rd. are also zoned commercial, but they too are not used as such.

Industrial. Currently, there is only one parcel of property zoned industrial in the Township. This parcel is located in the northeast corner of Section 27. The land is presently being used as a transfer substation by Detroit Edison.

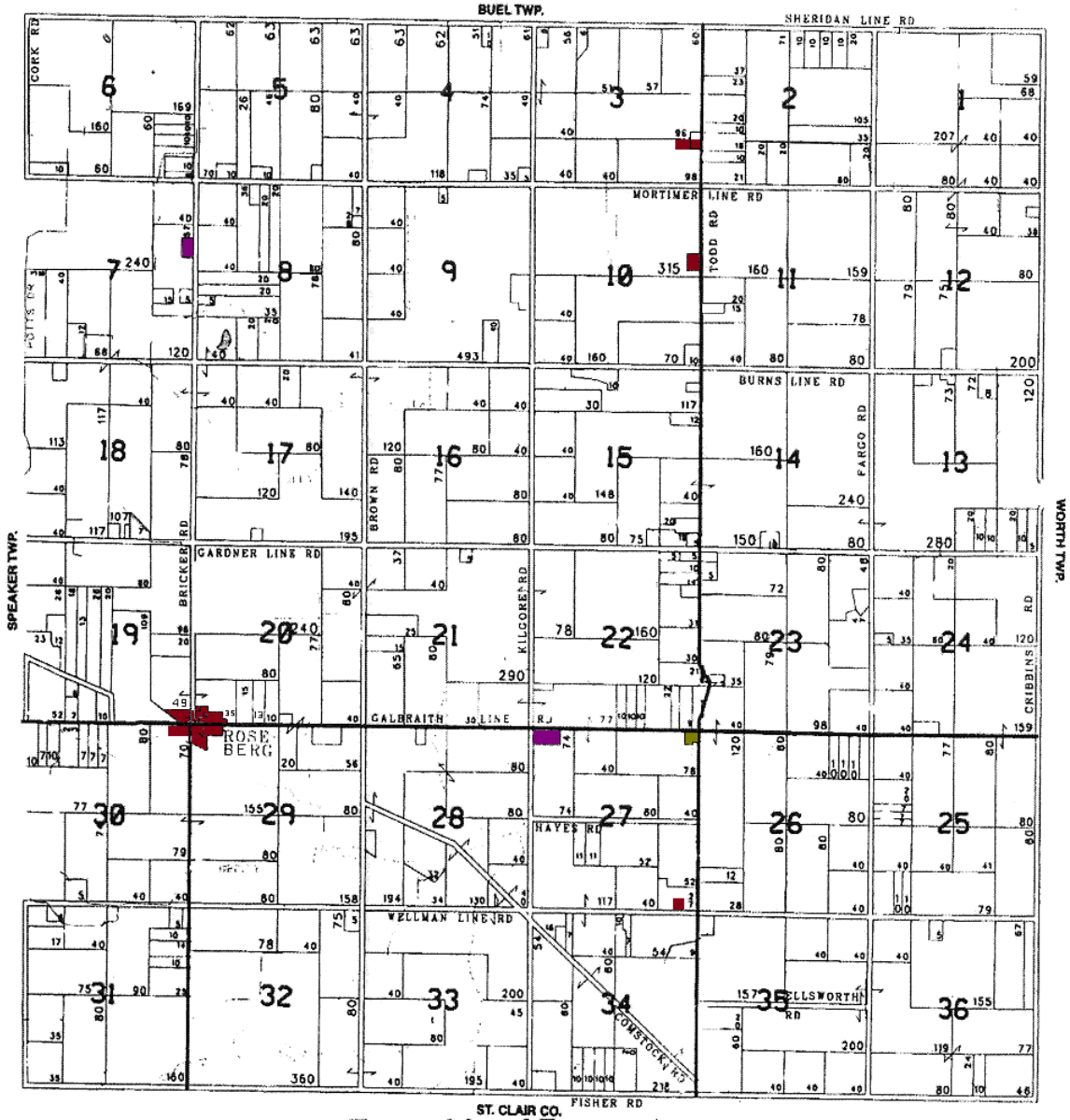
Mobile Home Park (MHP). Currently, there are no areas of land being used for Mobile Home Parks.

Public. The majority of Fremont Township is privately owned land; however, there are a couple of public facilities within the Township. The Township Hall, along with a recreational park, which includes a playground, pavilion, walking track, and a basketball court, are located on Galbraith Line Rd. The Fremont Township Cemetery, consisting of approximately three acres of land, is located in Section 7 on west side of Bricker Rd.

Residential (R). Currently there are no areas of land specifically devoted to Residential only; however, the bulk of the Township is used for Agricultural-Residential.

Map 5

FREMONT TOWNSHIP ZONING MAP



- | | |
|--|---|
| Agricultural-Business (AB) | Agricultural-Residential (AR) |
| Commercial (C) | Industrial (I) |
| Mobile Home Park (MHP) | Public |
| Residential (R) | |

FREMONT TOWNSHIP

FUTURE LAND USES

Future Land Use.

After reviewing a number of factors -- including current land use patterns, current zoning designations, population trends, and anticipated future development -- the Fremont Township Planning Commission has recommended certain areas within the Township for specific future land uses. The attached 2015 Master Plan Map shows the areas described below which have been designated by the Fremont Township Planning Commission for future rezoning and development.

Agricultural-Business (AB). Due to the agrarian nature of the Township, the Planning Commission recognizes the need for Agricultural-Business growth; therefore, the area of land along Galbraith Line Road on both the north and south side of the road from Brown Road to Kilgore Road has been designated for this purpose.

Agricultural-Residential (AR). It is recognized that the large majority of land in the Township is prime agricultural land which will likely continue to be farmed indefinitely; therefore, ample areas have been provided for agricultural expansion.

Commercial (C). Commercial development is proposed beginning in Sections 2 and 3 along Todd Road from Mortimer Line Road to Sheridan Line Road then past the ½ Section line in Sections 10 and 11. Commercial development is also proposed at the corner of Galbraith Line Road and Bricker Road in Sections 19, 20, 29, and 30.

Industrial. Industrial growth will be encourage in two areas within the Township. The first area of land designated for industrial growth is in Sections 32 and 33 along Fisher Road between Bricker Road and Kilgore Road. The second area is a forty (40) acre parcel in Section 35.

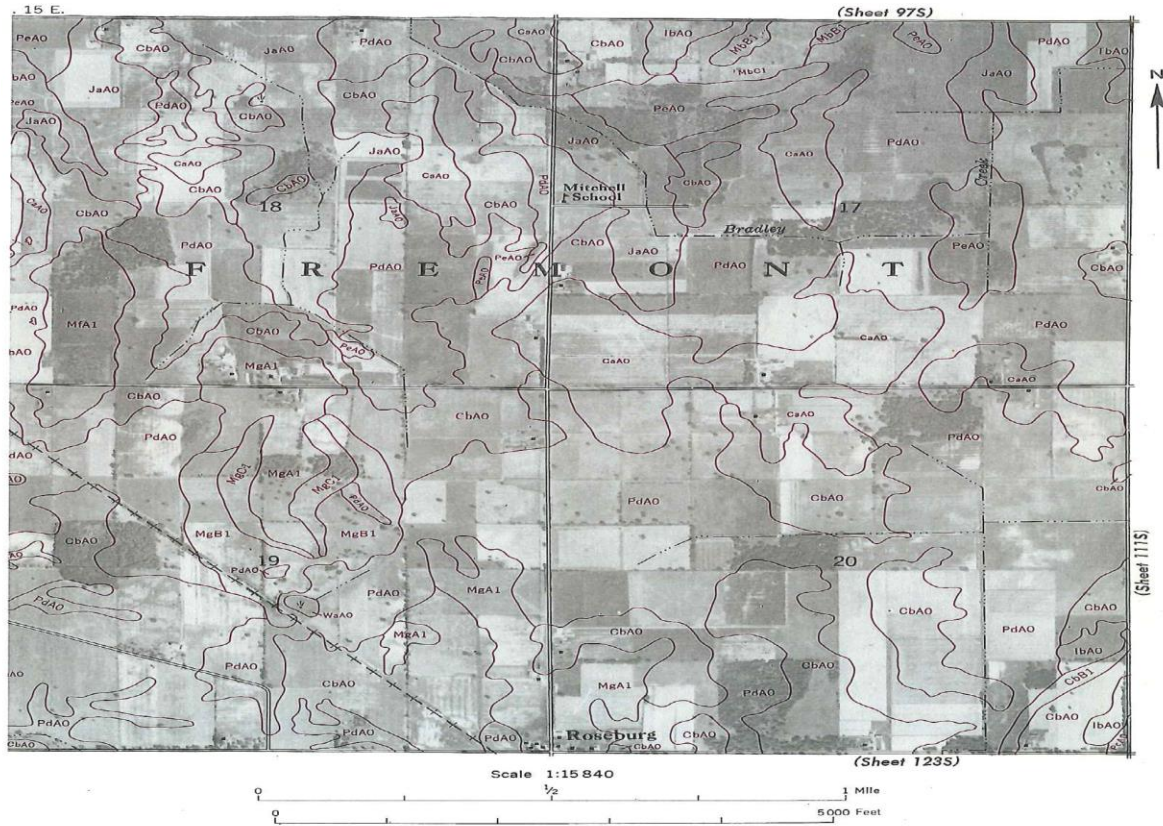
Mobile Home Park (MHP). Mobile Home Park development has been designated for an area of land on the east side of Section 25 on Cribbins Road.

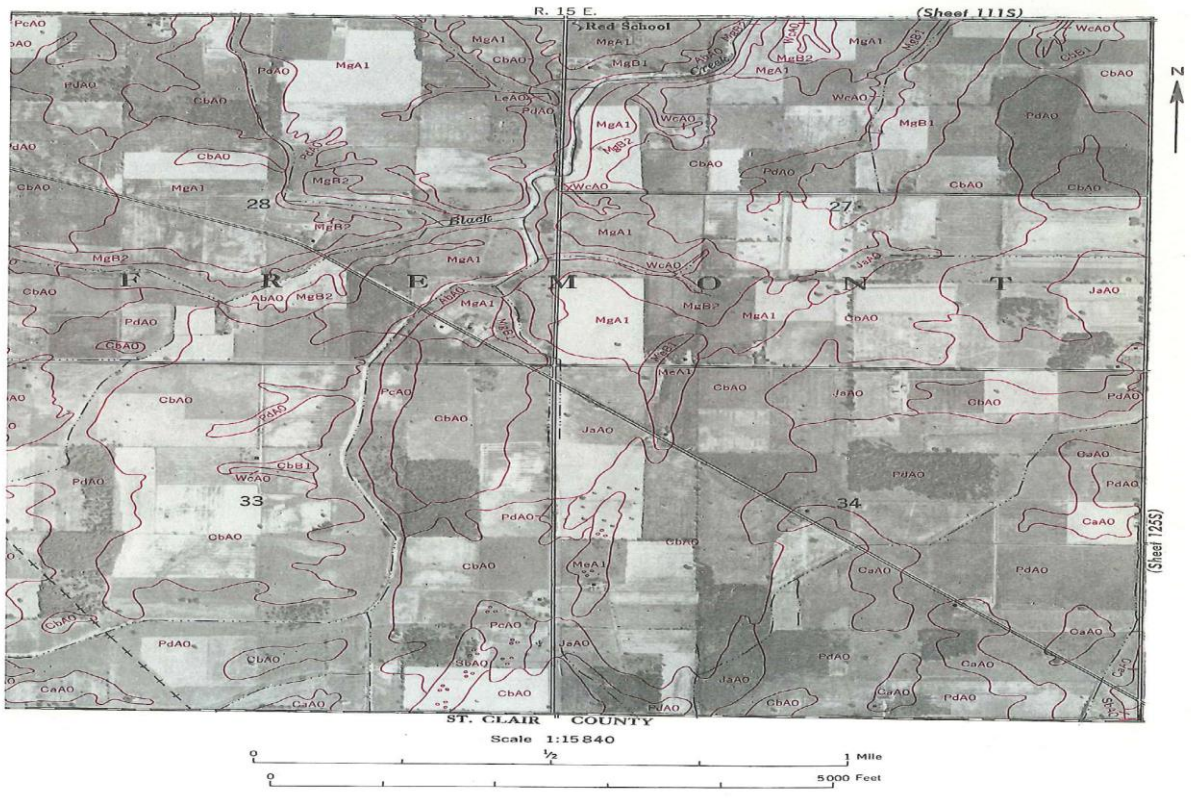
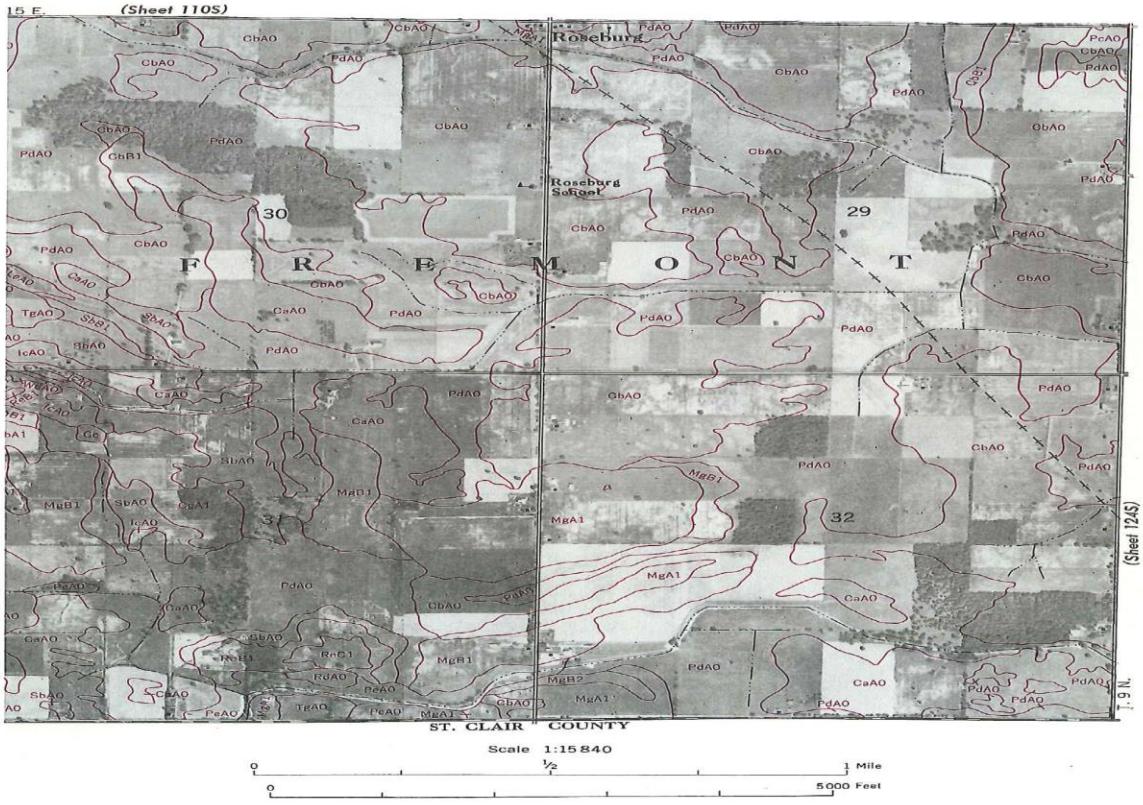
Public. The Township plans to expand the area of land adjacent to its Township Hall and designates approximately $\frac{1}{4}$ of the northwest quarter of Section 27 for the purpose of adding a playground, walking trails, and other outdoor public facilities. The Township also designates approximately 3 acres in Section 7 along Bricker Road, west of the current cemetery, for the purpose of expanding the cemetery.

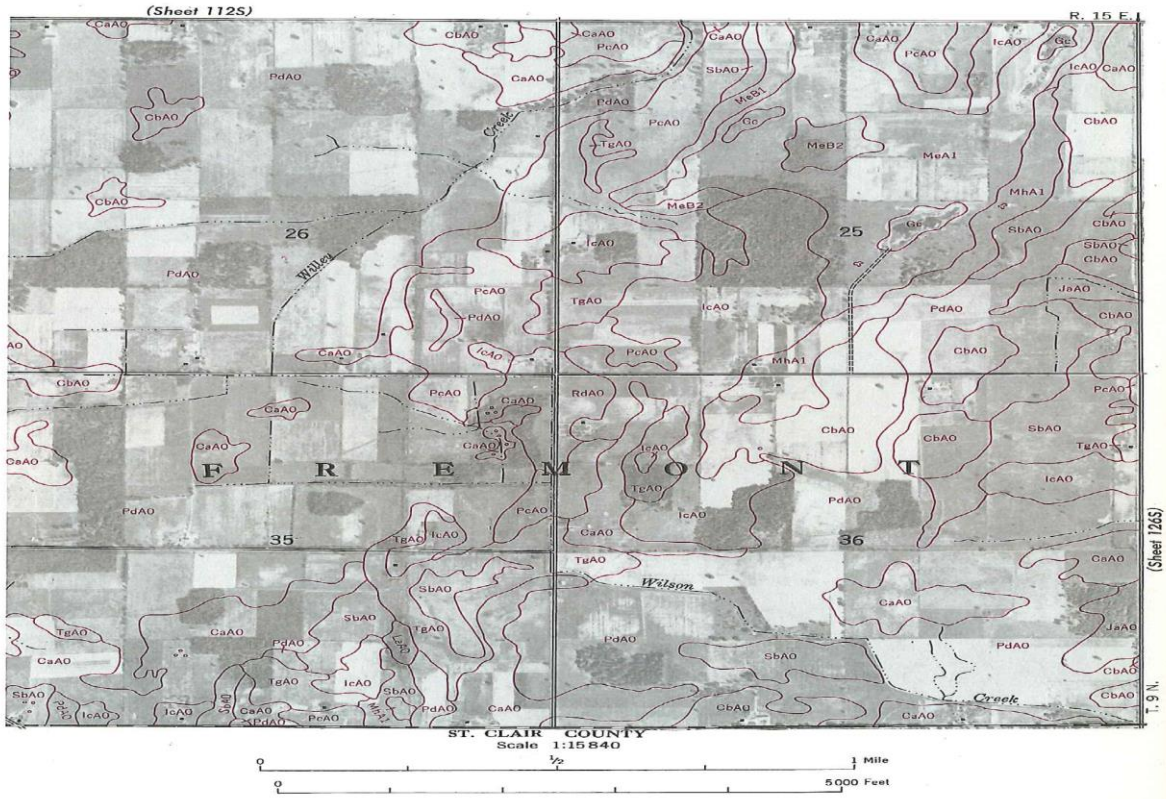
Residential (R). Residential growth has been designated in the 80 acres in the north east corner of Section 25 as this area has good soil for septic tanks. Growth is also expected on the eastern border of Section 24 at the $\frac{1}{2}$ section line on Cribbins Road.

APPENDIX A

DETAILED SOIL MAPS AND SOIL MAP LEGEND







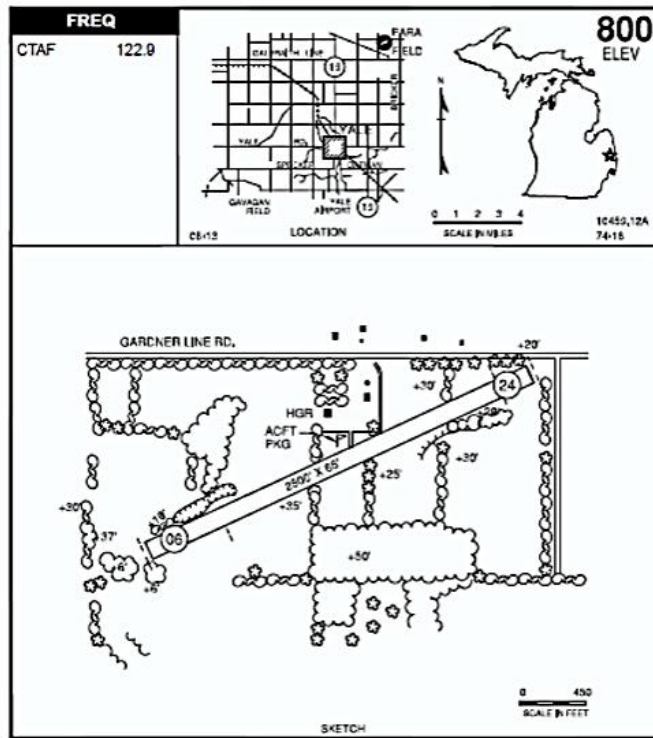
APPENDIX B

YALE, PARA FIELD

The “Yale, Para Field” is a licensed airport located within the Township. It is located in Section 19 south of Gardner Line Road. Location and ownership details for the field can be found on Map 7 below. As depicted on Map 7, the Yale, Para Field has one runway. The runway is approximately 2,500 feet long and 65 feet wide. Map 7 also illustrates the structures or objects on the surface around the runway, such as towers or tall trees, which constitute a hazard to aviation as well as their respective heights.

Map 7

YALE, PARA FIELD MAP



RWY LENGTH BEYOND DISPLACED THR
08/ 2024'
24/ 2300'

FM CITY: 8.0 mi NE
LGT: None
MGR: Jeffery Kohlitz
Patricia A. Kohlitz, Asst
PH: 313-320-2503
FBO: None
ATND: Unatnd, arpt CLSD Oct-Mar*

COORDINATES
43° 12.13'N
082° 45.23'W

License
Basic Utility

NAV AIDS: 114.0 (ECK) 210° 3.0 NM to fld.
FUEL: None
RPR: None
WX: None
SNW RMVL: No*
TRNSP: None
MEALS: None
RON: None

- Rwy substantial rolling terrain & slopes downward both ends.
- Opposite rwy end not visible from thr.
- *Call arpt mgr to confirm rwy conditions.
- Arpt clsd Oct-Mar & when snow covered.