

SAGOLA TOWNSHIP POLICY PLAN

**SAGOLA TOWNSHIP
PLANNING COMMISSION**

**With assistance from:
CUPPAD REGIONAL COMMISSION**



Adopted 1993, Amended and adopted December 3, 2018

TABLE OF CONTENTS

<u>CHAPTER</u>	<u>PAGE</u>
1. INTRODUCTION.....	3
2. POPULATION AND POPULATION TRENDS	3 through 7
3. HOUSING	8 & 9
4. EMPLOYMENT AND INCOME	9 through 11
5. COMMUNITY FACILITIES & SERVICES	11 through 14
6. TRANSPORTATION	14 through 17
7. LAND USE	17 through 19
8. ZONING	19 & 20
9. PHYSICAL ENVIRONMENT	20 through 23
10. SAGOLA TOWNSHIP GOALS AND POLICIES	23 through 26
11. FUTURE LAND USE MAPS.....	27 through 32
12. SAGOLA TOWNSHIP CITIZEN SURVEY WITH RESULTS	33 & 34

CHAPTER 1 - INTRODUCTION

The Sagola Township Policy Plan has been developed by the Sagola Township Planning Commission, with assistance from the CUPPAD Regional Commission. The plan represents months of study and discussion by the Planning Commission and local residents, and contains goals and policies which will help guide the township's land use decision-making in the future.

The first section of this plan contains background information which describes the township's present population, economy, land use, etc., as well as historical trends. The facilities and services offered by the township, as well as by other units of government, were inventoried.

Needs in a number of areas are defined and discussed as part of the background information section. Based on the identified needs in the township, and past trends and future projections, a variety of goals and policies have been developed for Sagola Township. These are contained in the second section of this plan. These goals and policies are designed to help local government to address future needs and problems in such a way that Sagola Township retains its rural character, protects its natural resources, and continues to provide adequate community services and facilities to local residents and visitors.

The final section of the plan contains maps showing land use and various physical constraints on use and projected future development.

This plan, used in concert with the Sagola Township Zoning Ordinance and other local ordinances will help to promote wise use of local resources orderly appropriate growth. The plan does not in and of itself make decisions, but will serve as a guide in decision-making. As conditions within and outside Sagola Township change in the future, needs and issues in the township may change as well.

This plan should represent the needs and desires of the township, and the information, goals and policies contained in the plan must adapt to meet those changing needs and desires. The Planning Commission and the Township Board should periodically update this information, and re-assess the community's needs and priorities.

CHAPTER 2 - POPULATION

The information presented in this section will describe Sagola Township in terms of its population, housing, economy and the facilities and services offered to township residents, as well as characteristics of the township's physical environment, such as soils, land capability and land use. This information will help to identify the township's strengths and weaknesses, and will then lead to goals and policies which local officials can implement to help the township to grow and prosper.

Examining population trends, composition, and projections can reveal much information about a community. For example, if population trends show sharp fluctuations during certain periods, that prompts examination of other factors to find out why. Changes in age composition of the population can point out possible future needs for schools, health services, or certain types of housing, while changes in family size or the racial composition of a local population can mirror state or national trends. A discussion of the population trends and characteristics in Sagola Township and Dickinson County follows.

Population Trends

Sagola Township has experienced population increases according to the 1980, 1990, and 2000 Census; following at least three decades of population decline from 1940 to 1970; then also decline in 2010. The population chart below indicates that despite the gains of the past 20 years the population of the township has yet to reach the levels of the 1940s or even the 1950s. The initial loss of population can very likely be attributed, at least in part, to the closure at the Groveland Mine in 1981, which resulted in the permanent layoff of approximately 500 people.

The population growth rate of the township was 25% from 1970 - 1980, however from 1990-2000 the growth rate stayed the same, then from 2000 to 2010 the decrease was 6%.

**Table 1-1
Population Changes, 1960-2010**

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Sagola Twp	952	918	1146	1166	1169	1106
% Change	-20%	-4%	25%	2%	0%	-6%
Dickinson Cty	23,917	23,753	25,341	26,831	27,481	26,168
% Change	-4%	-1%	7%	6%	2.4%	-5%
Upper Peninsula	303,054	302,892	320,272	313,915	317,676	311,361
% Change	.2%	-1%	5%	-2%	1.2%	2%
State of MI	7,820,000	8,870,000	9,260,000	9,300,000	9,952,000	9,878,000
% Change	23%	13%	4%	0.40%	7%	9.2%

Source: U.S. Census, 1960-2010

Population Composition

The proportion of the population which is under 18 years of age has decreased from 1970 to 2010. In 1970 nearly 35 percent of the population was less than 18 years old, but by 2010 the proportion of persons less than 18 had fallen to just over 19.4 percent. For those persons **over the age** of 65 the decrease in percentage in 1970 went from 16% to 15.1% in 2010.

**Table 1-2
Population by Age, 1970-2010**

	<u>1970</u> <u>No. of</u> <u>persons</u>	<u>1980</u> <u>No. of</u> <u>persons</u>	<u>1990</u> <u>No. of</u> <u>persons</u>	<u>2000</u> <u>No. of</u> <u>persons</u>	<u>2010</u> <u>No. of</u> <u>persons</u>
UNDER 18	320	369	330	332	215
% of Population	34.9%	32%	28%	28%	19%
18-64	451	612	664	660	668
% of Population	49%	53%	57%	57%	65.50%
65 & over	147	165	172	177	223
% of Population	16%	14%	15%	15%	15.10%
Total:	918	1,146	1,169	1,169	1,106

A closer look at age cohorts, as displayed in Table 1-2, reveals that much of the population increase in Sagola Township over the past 30 years is due to the in-migration of persons between the ages of 25 and 64. In other words, persons who are probably participating in the labor force.

For example, the 116 people counted as being between the ages of 15 and 24 in 1970 would be counted in the 25-34 age group in 1980. Even assuming no death or out-migration among this cohort over the 10 years, an additional 41 persons would have to have moved into the township in order to account for the 157 persons in the 25-34 age group in 1980. This trend continues from 1980 to 1990, as these same people move into the 35-44 age group. Again assuming no death or out-migration over 10 years, this age group grew by 14 persons.

The trend reverses itself in the oldest age group. As those people who were in the 45-64 age group in 1970 and 1980 move into the 65+ age group in 1990 and 2000, the numbers decrease. This shows a loss due to death and/or out-migration.

In 1990, the median age of the population of Sagola Township was 36.4. This is up 16 percent from the 1980 median age of 31.5, and reflects county, regional, state and national trends towards a slightly older population, as the so-called "baby boomers" age.

There are slightly more males (53 percent) in Sagola Township than females (47 percent), which is the opposite of county, regional and state populations. Most populations show slightly more females than males, reflecting the somewhat longer average lifespan of females. For example, the 1990 population of the state of Michigan was 48.5 percent male to 51.5 percent female. This difference does not appear to be significant, however.

The racial composition of the population of the township is and has historically been almost entirely white. Mostly all of the persons counted in the 1980 Census identified themselves as

white, while in 2010 all but fifteen of the 1,087 persons in the township reported their race as white. The racial composition of the township's population is illustrated in Table 1-3. No significant changes in the amount of racial diversity seem very likely in the foreseeable future.

Table 1-3
Population by Race, 1980-2010

	1980	1990	2000	2010
White	1,144	1,159	1,148	1,087
Black	1	0	0	4
Native American	1	5	10	8
Asian	0	0	1	3
Other	0	2	10	4
Total:	1,146	1,166	1,169	1,106

Household Characteristics

A household is defined in the Census as all persons who occupy a housing unit; e.g., a single family, one person living alone, two or more families living together, or any group of related or unrelated persons sharing living quarters. A family consists of a householder and one or more other persons living in the same household who are related by birth, marriage or adoption.

In 2010 there were more households and more families in Sagola Township than in 1980, as shown in Table 1-4. The number of married-couple families increased only slightly over the 10-year period from 2000 to 2010. The number of non-family households and householders living alone also increased.

Table 1-4
Household Characteristics, 1980-2010

	1980: # and %	1990: # and %	2000: # and %	2010: # and %
Family Households	319 - 79.4%	333 - 75.3%	323 - 68.0%	329 - 66.6%
Married-couple/Family	278 - 69.2%	280 - 63.3%	274 - 57.7%	281 - 56.9%
Female Householder	24 - 6.0%	36 - 8.1%	27 - 5.6%	28 - 5.7%
Male Householder	17 - 4.2%	17 - 3.8%	22 - 4.6%	20 - 4.0%
Non-Family Household	83 - 20.6%	109 - 24.7%	152 - 32.1%	165 - 33.4%
Householder alone	80 - 19.9%	99 - 22.4%	134 - 28.2%	138 - 27.9%
Total Households	402 - 100.0%	442 - 100.0%	475 - 100.0%	494 - 100.0%
Average Household Size	2.85 persons	2.64 persons	2.46 persons	2.24 persons

Source: U.S.
Census, 1980-2010

Population Projections

Accurate population projections can be useful to any entity, whether public or private, which provides services to or for the general public. However, the art and science of projecting the " future population for a minor civil division (i.e. a township) is very tenuous. While the future birth and death rates can be determined for smaller areas with some degree of accuracy, the in and out-migration of the population is largely dependent on the strength of the economy of the region, not just the township.

Because much of the township's labor force is dependent on employment outside of the boundaries of the township, the changes in population which will occur in the coming years will be dependent on the changes which occur elsewhere in Dickinson County, as well as in surrounding counties and, to some extent, northeast Wisconsin.

The approach utilized to calculate the population projections for Sagola Township was to merely take Michigan Department of Management and Budget projections for Dickinson County for the years 2000 and 2010 and to assume that the modest growth rates of 1.37 percent and 1.47 percent respectively would also be the growth rates which would be experienced by the township.

**Table 1-5
Population Projections for Sagola Township and Dickinson County**

	Sagola Township		Dickinson County	
	Population	Percent Change	Population	Percent Change
1940	1,561		28,731	
1950	1,184	-24%	24,844	-14%
1960	952	-20%	23,917	-4%
1970	918	-4%	23,753	-1%
1980	1,146	25%	25,341	7%
1990	1,166	2%	26,831	6%
2000	1,169	0%	27,481	2.4%
2010	1,106	-4%	26,168	-5%

Source: U.S. Census, 1940-2010; Mich. Dept. of Management and Budget; CUPPAD Regional Commission

Issues and Needs

The population of the township has decreased over the past 20, years, and is expected to continue to decrease gradually.

The median age in Sagola Township is staying the same, but the number of people over 65 years of age is increasing. This trend, which is expected to continue, could lead to increased needs for housing and services specifically designed for the elderly.

CHAPTER 3 - HOUSING

Housing is an important element in any community. It is necessary to consider housing when assessing a community's needs, since it is in the community's best interests to have a population that enjoys adequate, affordable housing. The type of housing available in a community is also related to other factors, such as income level, family size, age, etc. The following analysis examines recent housing trends.

Housing Units

According to the 2010 Census, there were a total of 962 housing units in Sagola Township, of which 431 or nearly 44.8 percent were considered to be for seasonal, recreational or occasional use.

**Table 1-6
Population Projections for Sagola Twp and Dickinson County**

	Sagola Twp			Dickinson County	
	Population	Percent		Population	Percent
1940	1,561			28,731	
1950	1,184	-24%		24,844	-14%
1960	952	-20%		23,917	-4%
1970	918	-4%		23,753	-1%
1980	1,146	25%		25,341	7%
1990	1,166	2%		26,831	6%
2000	1,169	0%		27,481	2.4%
2010	1,106	-4%		26,168	-5%

Source: U.S. Census, 1940-2010; MI Dept of Management and Budget; CUPPAD Regional Commission

The total number of housing units increased by 3.4% percent between 2000 and 2010, with the largest increase occurring in the category of Renter Occupied housing. In comparison the largest increase in change in Dickinson County was in Vacant housing.

Housing Age and Condition

Over 26 percent, or 206, of Sagola Township's 894 housing units were reported as being built in 1939 or before, according to the 1990 Census. This means that more than one-fourth of the township's housing stock is over 50 years old, and older housing often suffers from deterioration, or is less energy-efficient, spacious and accessible than newer housing.

The 1990 Census reports 150 units constructed between 1970 and 1979, although the township's population increased by only 228 persons during the same period. This can be presumed to mean that many of the new homes were seasonal dwellings. Between 1980 and 1990, Census figures show 131 units constructed, while the population increased by 20 persons. This reflects the reported increase of 122 seasonal units during the decade.

Needs and Issues

As previously mentioned, the need for housing designed for elderly residents may increase as the population ages.

Hunting shacks and seasonal residences which are built without proper permits and adequate facilities may pose a threat to health and safety.

CHAPTER 4 -EMPLOYMENT AND INCOME

Information on employment helps local officials and planners understand where local residents work, what types of jobs they hold, how many are unemployed, and what skills are available in the local labor force. Trends in employment reflect the changing economy, as certain types of jobs become more or less prevalent in the work force, or as firms expand or go out of business.

Employment information is compiled in the U.S. Census, and by the Michigan Employment Security Commission. The Census information on employment by industrial sector, which is presented in Table 1-7, shows what types of jobs are held by the residents of Sagola Township, although those jobs may actually be located in another community, county, or state. The data from the MESC, on the other hand, compiles the types of jobs which are actually located in a governmental unit, such as a county.

Unemployment rates are compiled by the MESC, and are based on the number of claims filed. The unemployment rate for Dickinson County, then, would reflect the number of persons who have filed claims for unemployment in the county.

**Table 1-7
Sagola Township Employment by Industrial Sector, 1980-2010**

	1980		1990		2000		2010	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Agriculture, Forestry, Fishing & Mining	49	13.2	20	4.5	25	5.0	20	4
Construction	24	6.4	52	11.6	57	11.7	44	8.9
Manufacturing	77	20.7	113	25.3	77	15.7	97	19.6
Transportation, Communications & Utilities	41	11	56	12.5	45	9.2	32	6.5
Wholesale/Retail Trade	65	17.5	90	20.1	95	19	90	8.3
Finance, Insurance & Real Estate	5	1.3	7	1.6	12	2.	8	1.6
Public Administration/Info	11	3	9	2	23	5.	31	8.3
Professional, management, administrative, waste management	N/A	N/A	N/A	N/A	58	7.8	45	9.1
Educational, health care, social assistance	N/A	N/A	N/A	N/A	86	17.6	96	19.4
Arts, entertainment, accommodation, food services	N/A	N/A	N/A	N/A	38	7.8	14	2.8
Other services, except public administration	N/A	N/A	N/A	N/A	18	3.7	19	2.7

534 Total: 496

In some cases the employment in Sagola Township has followed county, state and national trends, while in other areas the trends in the township have been contrary to those elsewhere.

As illustrated in Table 1-7, which show employment trends for Sagola Township, this area has seen a decline in employment in the agricultural sector and in mining. This trend is reflected statewide and nationally as well. The increase in construction employment is also consistent with county, state and national trends.

The local increase in employment in trade mirrors the trend in other areas, as does the relatively flat employment in finance, insurance and real estate. The increased employment in transportation, communications and utilities is different from the county's pattern of little growth over the past 50 years, and a drop in employment in this sector over the past 10 years.

Also contrary to statewide and national trends is the growth locally and countywide in manufacturing jobs. Manufacturing Employment is steady or declining throughout much of the state and nation, while locally it is increasing. At least part of the increase in Sagola Township is probably due to the Louisiana Pacific manufacturing plant, while the county as a whole benefited from Verso Paper located in Quinnesec.

Service sector employment is increasing countywide, statewide and nationally, while in Sagola Township there was no net gain in service employment over the past decade. Public administration, or government employment, is also increasing at other levels.

The major employer in Sagola Township is the Louisiana Pacific fiber board plant along M-95. Other employment in the township is provided by the retail and service establishments of the area. The county's major employers include Verso Paper in Quinnesec (500+ employees), Northern Star Industries (Systems Control) (500+ employees), and American Axle Manufacturing (Grede Foundries) Kingsford, Michigan (400+ employees).

Since 2005 the unemployment rate in Sagola Township has ranged from 3.0% in July 1998 to 13.4% in February 2010. The unemployment rate in Sagola Township for the first quarter of 2018 was 5.6%, compared to 5.3% in the State of Michigan and 5.6% for Dickinson County.

Income information is available from the U.S. Census, for households, families, and on a per capita basis. It is useful to compare local income levels with those of broader geographic areas, and to study income trends over time.

Incomes in Sagola Township are generally lower than those of Dickinson County as a whole, which in turn are below statewide averages. Per capita income for Sagola Township, which is a measure of the total income for a geographic region divided by the population of that region, was less than 70 percent of the statewide per capita income in both 1979 and 1989. The township's median household income in 1979 and 1989 was also at about 70 percent of the statewide average. Median family income in 1979 was closer to the state average at 75.7 percent, but by 1989 had dropped relative to the statewide average to 69.9 percent of the state median family income.

Incomes in Dickinson County are closer to statewide averages, and the county as a whole has improved its relative standing over the past decade.

**Table 1-8
Family Income, 2010**

<u>Income</u>	<u># of families</u>	<u>Percent</u>
Less than \$10,000	24	6.70%
\$10,000 to \$14,999	6	1.70%
\$15,000 to 24,999	35	9.70%
\$25,000 to 34,999	57	15.80%
\$35,000 to \$49,000	71	19.70%
\$50,000 to \$74,999	91	25.30%
\$75,000 to \$99,000	29	8.10%
\$100,000 to \$149,000	24	6.70%
\$150,000 to \$199,000	16	4.40%
\$200,000 or more	7	1.90%
Total:	360	

18.4% of the individuals in Sagola Township are below poverty levels. Fewer children under 18 (15.4 percent) were in poverty in Sagola Township than statewide, where the poverty rate for children was 18.2 percent. The rate for elderly (65 years old and over) in the township was 11.6 percent, while statewide it was 10.8 percent.

Statewide and locally, poverty rates rose from those shown in the 1980 Census. Michigan's overall poverty rate in 1980 was 10.4 percent, compared to 1990's 13.1. As was true for the state, higher numbers of children and elderly persons were in poverty, as were female householder families. One hundred percent of female householder families with children under 5 years old in Sagola Township were shown as below the poverty line in 1990, and 41.2 percent of all female householder families were in poverty. Statewide, 35.8 percent of female householder families were in poverty.

Issues and Needs

Local unemployment continues to be high relative to state and national averages.

Incomes in the township are below county and state averages, and have decreased over the past decade when measured against inflation.

The number of township residents in poverty has more than doubled since 1980.

Changes in the labor force may result in increased need for child care and other services.

CHAPTER 5 -COMMUNITY FACILITIES & SERVICES

Sagola Township provides a variety of community facilities and services to its residents. In addition to these facilities and services, other governmental units and local organizations also help to meet the needs of area residents and tourists.

Public Buildings

The focus of many township activities is the Sagola Community Building. The original Community Building was built in the 1880s, the hall was formerly a school building, but has been used as the township hall since 1971. A new Community Building was built in 2017, which is used for township board and committee meetings, meetings of civic organizations and community groups, weddings and other gatherings, and as a polling place. Sagola Township also owns a building in Randville which is used for community gatherings and meetings.

Three other buildings in the township provide meeting space and other facilities for local residents, but are not owned by the township. One is the Sagola Senior Citizens' Center, located in a converted grocery store in Sagola and owned by the Sagola Senior Citizens. This center includes kitchen facilities, is handicapped-accessible, and is adequate to meet the seniors' needs.

The privately-owned Sagola Township Sportsmen's Club, located off the Sawyer Lake Road on Edey Lake, offers another facility for local gatherings, such as weddings. The Sportsmen's Club rebuilt in 1993 and was enlarged following a fire which destroyed the original building.

The Township also owns a fire truck garage next to the old township hall, a maintenance office and shop in Channing, and the Emergency Services building in Channing.

Emergency Services

The Emergency Services building is located on Turner Road in Channing. It was originally built in 1986 as a three bay garage with a small office area, and was expanded to a four bay structure that can house five trucks and a Rescue Equipment trailer along with a training room and office.

The Sagola Township Volunteer Fire Department has been in continuous operation since the early 1900's. The department maintains an active roster of fifteen to twenty trained and certified firefighters and encourages prospective members to apply. Apparatus in 2018 consisted of a class A pumper, a three thousand gallon water tank-tender, a vehicle extrication unit and a grass/forest fire truck. The vehicle extrication unit carries two complete sets of hydraulic tools similar to the "Jaws of Life" and other rescue equipment. A trailer carries a tracked ATV, towed rescue sled and ice rescue equipment.

STAR Ambulance also operates out of the Emergency Services building and is staffed by volunteer EMTs and MFRs. STAR covers Sagola Township and, like the Fire Department, has Mutual Aid agreements with all surrounding townships. STAR primarily transports patients to the hospital in Iron Mountain, but will also transport to other area hospitals if requested. STAR and the Fire Department train together on vehicle extrication and ice rescue, and sometimes call on each other for assistance.

Police protection is provided by the Dickinson County Sheriff's Department and the Michigan State Police. Offices for both these departments are located in Iron Mountain, approximately 19 miles south of Sagola. The township also employs an enforcement officer, who enforces township ordinances and liquor license regulations.

Sewage Disposal, Water Systems

Sagola Township operates two wastewater treatment facilities, one in Channing and the other in Sagola. The Channing facility is a lagoon system, and serves about 200-225 households. The system went into operation in 1984, and is in compliance with applicable statutes and requirements. The facility should continue to meet area residents' needs well into the future if properly maintained. Sagola's wastewater treatment facility is a community septic system, which serves 35 households. The township owns sufficient land at the site to support new drain fields, should the present drain field fail, and with proper maintenance and upkeep, including continuation of annual sludge pumping, the system should continue to provide service indefinitely. The system is presently in compliance with all applicable statutes and regulations. Residents who are not served by either of these community systems use individual septic systems for treatment of wastewater.

Solid Waste, Recycling

Disposal of solid waste is provided through a contractor hired by the township. Yellow ST bags can be purchased conveniently at local retailers and then placed on the side of the road in front of residences for weekly pickup. The bag system started in 1991, following an unsuccessful attempt to provide service using drop-off boxes after the township dump was closed.

As a convenience to our township residents, recyclables are also picked up with the weekly garbage pickup, you just need to purchase a clear ST recycle bag.

Libraries

There are no library facilities in the township. The Dickinson County Library in Iron Mountain is the nearest library, along with an extension at the North Dickinson School.

Starting in 2018 there will be an Information Center next to the Channing Post Office. It will have a marquee posting current events and will also have a Mini Library.

The township owns and operates a cemetery, which may be in need of expansion. CUPPAD (Central Upper Peninsula Planning and Development) recently mapped out graves in our cemetery and maps are available through the township clerk.

Health Care

Sagola residents are provided with health care locally through the Sagola Clinic. The clinic operates one day per week, and is staffed by a physician from Niagara, Wis. If local residents need to consult a specialist, or require care during the times the clinic is not open, clinics and/or hospitals are available in Crystal Falls, Iron Mountain, Marquette, Iron River, and Ishpeming.

Educational Facilities

Students from Sagola Township attend North Dickinson School in Felch Township. North Dickinson provides K-12 education to students from Sagola, Breen, Felch and West Branch Township, and as of June 2017 had an enrollment of 296 students. The school was built in 1970, and school officials say that the facility has been well-maintained and is adequate to meet the needs of the district. The North Dickinson 'Nordics' benefit from a small school atmosphere while joining larger schools for technical education classes in Kingsford, and participate in a variety of school sponsored sports across the region.

Recreational Facilities

A variety of recreational facilities are provided in Sagola Township. Sagola Township now owns and operates Gust Newberg Park on Sawyer Lake in the northern part of the township, which provides camping, picnicking, a swimming beach, playground equipment, fishing and boating. The park is nearly 25 acres in size, and has 1,400 feet of lake frontage. Campers can hook up to water and electric, and public bathrooms and showers are also available. Nightly and seasonal camping rates are usually in-line or lower than comparable sites.

A few private resorts and campgrounds are located in the township, and offer a variety of services such as camping, swimming, boating, etc.

The Wisconsin-Michigan Power Company has developed sites near hydroelectric power plants in northern Wisconsin and the Upper Peninsula. One of these sites is located on the Michigamme River in Sagola Township at Race Road, and offers a boat landing and toilets.

Baseball is a popular sport in Sagola Township and is represented by the facilities in both Channing and Sagola. The Channing Athletic complex hosts two Little League fields with bleachers and concession stands and a batting cage, playground equipment, toilet and a pavilion. There was also a basketball court and tennis court, but both are in need of repair. The township also maintains a ball field and playground in Sagola near the Community building.

CHAPTER 6 - TRANSPORTATION

One of the most important elements in the physical structure of a community is its road system. The basic objective of a road system is to accommodate vehicular movement safely and efficiently. Michigan Public Act 51 of 1951 requires that all counties and incorporated cities and villages establish and maintain road systems under their jurisdiction, as distinct from state jurisdiction. Counties, cities and villages receive approximately 61 percent of the funding allocated through Act 51 for local roads with the remaining 39 percent earmarked for state highways under the jurisdiction of the Michigan Department Of Transportation.

The Dickinson County Road Commission (DCRC) is the agency responsible for road maintenance in Sagola Township. The DCRC classifies roads and streets as either state trunkline highways, county primary roads or county secondary roads. These classifications are as much a function of their funding as of their usage or relative importance to local travel. A description of each road type, as well as conditions and other information follows.

State Trunkline Highways: There are two state trunkline highways in Sagola Township -- M-95 and M-69. M-95 traverses the township from north to south for approximately 21 miles, passing through the localities of Floodwood, Channing, Sagola and Randville. M-69 intersects with M-95 north of Randville, runs concurrently with M-95 to Sagola, and then heads west out of Sagola towards Crystal Falls. Exceptions to the county's maintenance responsibilities include traffic-control considerations such as some signage, painting of centerlines, etc. All maintenance costs are funded by the state. Construction projects are also funded by the state with contracts usually let by MDOT to private contractors.

County Primary Roads: County primary roads, as the name implies, are roads whose significance goes beyond the local area. Primary roads are maintained by the Dickinson County Road Commission (DCRC) utilizing moneys from the Michigan Transportation Fund.

There are approximately 19.5 miles of county primary roads in Sagola Township, including portions of the Lake Ellen Road, Sawyer Lake Road and County Roads 607, 422 and 426.

County Secondary Roads: Included in county secondary roads are township roads, streets and alleys which have been assumed by the Dickinson County Road Commission (DCRC). County secondary roads are built and designed for access to land and therefore carry primarily local traffic when compared to either the state trunk lines or county primary roads. There are 32 miles of year-round county secondary roads in Sagola Township.

Private Roads: The County and Township are not responsible for any private roads or private driveways. All other roads are maintained by the Dickinson County Road Commission.

Bridges: There are two bridges within Sagola Township. Michigan Department of Transportation inspects the bridges and determines if repairs need to be done.

Road Condition Evaluation Roads under the jurisdiction of the Michigan Department of Transportation are evaluated on the basis of pavement condition, ride quality, friction and rutting. Surface conditions are determined by the amount of deterioration such as cracking, faulting, wheel tracking, patching, etc. Determining ride quality is subjective, but is based on the degree of comfort experienced by drivers and passengers.

Road Repair The Township Board determines road repairs as funds are available. Funding for road repair and construction is limited and projects are completed when possible. Currently we have a road millage but that is dependent upon the township voters for renewal.

**Table 1-9
Sagola Township Roads**

Sagola Twp Roads	Lgth	Surface	Condition	Snow Removal	
Bice Creek Lane	1.2 mi.	Bituminous	Fair	Second	
Bush Lake Road	4 mi.	Bituminous	Good	Second	
Byers Road	2 mi.	Bituminous	Poor	First	
Carbis Road	3 mi.	1 Bit & 2 Gravel	Fair	Second	
Chelhar Lane	.59 mi.	Bituminous	Good	Second	
County Rd 422 (Leeman Rd)	4 mi.	Bituminous	Good	First	PRIMARY RD
County Rd 426 (Turner)	5 mi.	2 Bit & 3 Gravel	Poor	First	PRIMARY RD
County Rd 607	4 mi.	Bituminous	Fair	First	PRIMARY RD
East Shore Lane	.24 mi.	Bituminous	Good	Second	
Fontane Road	.09 mi.	Bituminous	Good	Second	
Fire Tower Road	2.74 mi.	Gravel	Fair	Second	
Forest Lane	.52 mi.	Gravel	good	Second	
Fox Lake Road	.92 mi.	Gravel	Poor	Second	

Sagola Twp Roads	Lgth	Surface	Condition	Snow Removal	
Herzog Road	2.01 mi.	Bituminous	Fair	Second	
Kimberly Road	.7 mi.	Bituminous	Good	Second	
Kramer Road	2 mi.	Bituminous	Good	First	
Lake Ellen Rd	2 mi.	Bituminous	Fair	First	PRIMARY RD
Nature Trail Road	6.08 mi	Gravel	Fair	Second	
Newberg Road	4.35 mi.	Bituminous	Good	Second	
North Co. Line	1 mi.	Gravel	Poor	Second	
North Lane	.76 mi.	Bituminous	Good	Second	
Old M 69	3 mi.	Bituminous	Fair	Second	
Peavy Falls Rd	3 mi.	Bituminous	Fair	Second	
Race Landing Road	2.23 mi.	Gravel	Good	Second	
Sawyer Lake Rd	4.5 mi.	Bituminous	Good	First	PRIMARY RD
Smith Road	2 mi.	Gravel	Poor	Second	
Sturgeon Road	2 mi.	Gravel	Good	Second	
Sunrise Lane	1 mi.	Gravel	Fair	Second	
Sunset Lane	1 mi.	Gravel	Good	Second	
Tobin Lane	.26 mi.	Bituminous	Good	Second	
VanDenbrink	.21 mi.	Gravel	Good	Second	
VanDusen Road	.65 mi.	Gravel	Good	Second	
Wells Grade Road	3 mi.	1 Bit & 2 Gravel	Fair	Second	
Woodlawn Road	.22 mi.	Bituminous	Good	Second	

Snow Removal: The Dickinson County Road Commission differentiates between the roads it maintains for year-round use and seasonal, or "summer only" roads. There are approximately 4.1 miles of seasonal roads within Sagola Township. The basic difference between the two categories is that "summer only" roads are not plowed for the purpose of removing snow while the "year-round" roadways are plowed. The year-round maintenance of roadways is further broken down by primary and secondary snow removal routes.

In addition to M-69 and M-95, all primary and some secondary roads are classified as primary snow removal routes. The secondary roads included as primary snow removal routes are Kramer Road and Byers Road.

The intersection of Highways M-69 and M-95 in Sagola is of concern locally for safety reasons. A speed study was conducted at the intersection in the fall of 2000, and the Michigan Department of Transportation indicated that a reduced speed zone was not warranted.

Alternate forms of Transportation

Snowmobiling is a way of life in the Upper Peninsula. Every county has its' trails each providing a unique view of the UP and the abundant scenery and wildlife it offers. Snowmobile trails extend from Sagola, Randville, Felch, Norway, Republic, Iron Mountain, Escanaba, and beyond.

Most counties in the Upper Peninsula are pretty lenient when it comes to ATV/ORV use. Check with the county in which you intend to ride and you may find that they allow ATV use on gravel roads and right of ways. These are the Upper Peninsula ATV/ORV trail maps as supplied by the Michigan DNR. Sources: <http://www.tricountysnowclub.org/> and livetheup.com

Railroads

The Escanaba and Lake Superior Railroad Company is the only railroad which currently operates in Sagola Township, having taken over the Milwaukee Road line from Ontonagon through Channing to Iron Mountain in 1980. The line extends from Channing to Green Bay and Escanaba and carries primarily wood-related products. On average there are about four trains (in-bound and out-bound) through Channing each day. The line services the LP Plant, several local wood yards, a bulk trainloads site at Floodwood and stores rail cars on the tracks not used for transportation.

Issues and Needs

There is an ongoing need for road maintenance and reconstruction in the township.

Several roads have been identified as priorities for future repair and maintenance efforts. These priorities were developed as a result of present and projected future needs, and the township will urge the County Road Commission to consider these priorities when scheduling road projects in the township. Priority roads identified through the planning process are: North County Line, Sunrise Drive, and Forest Lane.

In Sagola a reduced speed limit would improve traffic safety.

CHAPTER 7 -LAND USE

The broad categories of land use described in this section are based on information from the Dickinson County Current Use Inventory, completed in June 1986. The inventory describes land use or cover according to seven broad categories, with numerous subdivisions within those categories.

Forest

The majority of Sagola Township's 104,359 acres are forested, according to the Current Use Inventory. Forested areas account for just over 87,000 acres, or 83.4 percent of the township.

Forest land is defined as lands at least 10 percent stocked by forest trees of any size, or formerly having such tree cover, and not currently developed for non-forest uses. These lands are further broken down into several different types of forest cover.

Predominant forest cover types in Sagola Township are northern hardwood; aspen, white birch and associated species; and lowland conifer.

Non-forested

Non-forested lands make up 4.2 percent, or 4,378 acres of the township. These lands are open lands or rangelands, characterized by grasses and shrubs, but not including those lands showing obvious evidence of seeding, fertilizing or other agricultural practices.

Wetlands

Eight percent of the township, or 8,304 acres, is classified as wetlands in the Current Use Inventory. Wetlands are defined as those areas between terrestrial and aquatic systems where the water table is at, near or above the land surface for a significant part of most years, and include marshes, mudflats, wooded swamps and wet meadows.

Several different wetland categories are mapped in the inventory. Wetland categories include wooded (dominated by trees over 20 feet in height, seasonally flooded); shrub/scrub (dominated by woody vegetation less than six feet in height); aquatic beds (areas with 30 percent or more vegetative cover of submerged, floating-leaved or floating plants, and less than two meters (6.7 feet) deep); emergent (dominated by erect, rooted herbaceous plants, which are present for most of the growing season); and flats (level or nearly level deposits of sand, mud or organic sediments).

Agricultural

Broadly defined as lands which are used for the production of food and fiber, these lands comprise 2,240 acres, or 2.3 percent of Sagola Township. Agricultural areas tend to be concentrated along roadways and, in some cases, rivers in Sagola Township, with the greatest concentration around Sagola and Channing.

Water

One and one-half percent, or 1,627 acres, of Sagola Township is classified as water, in the form of streams, waterways, lakes and reservoirs.

Urban and Built Up Areas

Land of intensive use with much of the land covered by structures is classified as urban or built up. As would be expected in a rural area such as Sagola Township, this category comprises a small amount (631 acres, or 0.6 percent) of the township.

Residential and commercial development in Sagola Township is primarily located along major roads, such as M-95; at the communities of Sagola, Channing and Randville; and around certain lakes, such as Sawyer and Silver Lakes in the northern part of the township.

In addition to those areas which are of sufficient residential density to be classified as "built up" (3 to 4 residences adjacent to one another), the township is dotted with numerous other homes.

Residential and commercial uses together comprise much of the area inventoried as urban or built up. Other uses included in this category are industrial; transportation, communications and utilities; open pit mining areas; and lands devoted to outdoor recreation. One area which has been developed since the inventory was completed, and which does not appear on the maps, is the Louisiana Pacific plant south of Sagola.

Barren

The smallest category of inventoried land use or cover in Sagola Township is barren lands, or beaches, riverbanks, sand dunes and exposed rock. The 108 acres inventoried as barren are all classified as exposed rock.

CHAPTER 8 - Zoning

Zoning is a type of regulation for urban and rural land development. The practice began in the early 1900s to combat problems such as congestion and pollution. Zoning in Sagola Township was adopted in January 1992 with several amendments through-out the years.

The premise is that such uses are incompatible and thus must be restricted to separate geographic areas. This type of zoning also usually includes dimensional requirements such as lot size, setbacks, and floor area ratio (total floor area of structures in proportion to lot size).

Sagola Township's existing zoning ordinance was mostly recently amended in January 2014, in accordance and compliance with Public Act of 2006, the Michigan Zoning Enabling Act. Descriptions of each current zoning district follow, and locations are shown in the Maps portion of this Master Plan. Each district also has dimensional requirements and restrictions for lots and buildings which are best reviewed within the zoning ordinance itself. In essence, the 2014 zoning ordinance is relatively straightforward.

Sagola Township is largely rural with a small range of land uses, and the ordinance reflects these characteristics. The following zoning districts are currently in effect in Sagola Township:

- *Residential(R)**
- *Residential One(R-1)**
- * Development(D)**
- *Industrial(I)**
- *Exclusive Resource/Agriculture Production(RP)**
- *Business(B)**

Below table shows building permit activity for Sagola Township 2012-1017.

<u>YEAR</u>	<u>NEW HOME</u>	<u>NEW GARAGE</u>	<u>STORAGE BUILDING, PORCH, OR ADDITON</u>	<u>COMMERCIAL</u>	
2012	8	4	10	0	
2013	4	5	5	0	
2014	1	5	4	1	
2015	7	6	8	0	
2016	3	1	12	1	
2017	4	3	7	1	
TOTALS	27	24	46	3	

Land Ownership

Sagola Township contains a significant proportion of public land. The State of Michigan is the largest single landowner in the township, with over 35,000 acres in state ownership. Much of this land is forest land in the Copper Country and Sturgeon River state forests.

In addition to this state land, another large portion of forest land, particularly in the northern part of the township, is in Commercial Forest Reserve (CFR). This land is privately-owned, primarily by paper companies such as Verso Corporation, and is important to the township in terms of policy planning; from a taxation standpoint and a recreational standpoint. CFR lands are taxed differently from other private holdings, with a flat per acre rate established by law. These lands are also open to public hunting and fishing, which increases the amount of land available in the township for these recreational activities. There are approximately 19,000 acres of CFR land in Sagola Township.

Another large landowner in the area is GMC Threshold Michigan, which owns approximately 4,000 acres. This land is primarily located in the southern part of the township, near Randville.

Land ownership has a significant effect on the availability of land for certain uses. For example, the large amount of public land offers outdoor recreation opportunities for hunters, anglers, and other outdoor enthusiasts. This land also contributes to the rural atmosphere of the township, which is one of the factors that often attracts certain people. On the other hand, while much of this land is potentially suited for other uses on the basis of soil types, etc., as discussed in the next section, state ownership or its status as CFR land limits its availability for agriculture.

Issues and Needs

The large amount of public land in the township has the effect of constraining the location and type of development in the township, but also provides a significant resource base and recreational opportunities.

The zoning ordinance is continually being enforced and updated, and an inventory of non-conforming uses is needed.

Land use and development in unique and highly-valued areas such as lakeshores should be closely monitored in order to prevent damage to natural resources.

CHAPTER 9 -PHYSICAL ENVIRONMENT

A number of characteristics of the physical environment can affect current and future land use and development in a community. For example, the suitability of soils for septic tank drain fields can limit residential and commercial development, while highly productive soils can be a factor in agricultural development. Slope and topography can also limit the type or season of uses such as logging.

The following section discusses the natural features of Sagola Township as they relate to existing uses, and to limitations or opportunities for future development.

Soils

The USDA Web Soil Survey plan display areas in which soils can limit certain types of development, or can be conducive to others. These maps and the discussion which follows are based on the Dickinson County Soil Survey, released by the Soil Conservation Service. Soil surveys predict soil behavior for selected land uses and highlight limitations and hazards inherent with various soils, as well as measures which could be taken to overcome the cited limitations.

The USDA has copies of the survey maps available to the public at the office on Hooper Street in Kingsford. Any reference to Maps in this section is based on those maps.

Agriculture: The Land Capability maps show the areas of Sagola Township which, based on soil type, have moderate (Class II) or severe (Class III) limitations for field crops, such as potatoes, grain or alfalfa hay. These limitations reduce the choice of plants or require conservation practices, or both. There are no Class I soils, which have few or no limitations on field crops, in Sagola Township. The un-shaded areas on the survey maps represent areas having land capability of IV to VIII, which have very severe limitations or are otherwise unsuitable for cultivation.

The maps indicate that there are substantial areas of the township which may have the potential for agricultural uses; however, this potential must be weighed against other factors, such as climate, location, and current use, when future land use decisions are made.

Logging: The presence of the Louisiana Pacific fiber board plant in Sagola Township, as well as the nearby Verso (Champion International Paper Corporation) in Quinnesec and Verso (Mead Paper Corporation) in Escanaba, points out the importance of the wood products industry in Dickinson County. In addition to the large number of people directly employed at these plants, numerous smaller firms and individuals are engaged in logging and hauling operations to supply the mills.

Sagola Township's large percentage of forested area represents the potential for supplying the logs needed by area firms. However, soil types can also impose limitations on logging activities, particularly when combined with steep slopes. Survey maps display the areas in soil types which have moderate or severe limitations on logging during the preferred operating seasons (usually winter). These limitations can affect the building of skid trails and logging roads, as well as the type of equipment used to harvest, load and transport logs. It should be noted that the area with logging limitations would be expanded considerably if those soil types with limitations during the most limiting seasons (generally spring and fall), had been used.

Depending on the reasons for the limitations, certain measures can in some cases allow harvest in these areas. For example, use of specially-designed equipment, or careful planning and location of roads and skid trails, can sometimes minimize the impact on these areas. The feasibility of these measures must be determined on a case-by-case basis.

Prime Forest Lands

There are two reduced tax programs available for forest lands. They are: **Qualified Forest Program** and **Commercial Forest**.

For further information contact Michigan Department of Agriculture and Rural Development at www.michigan.gov/mdard or any other timber professional.

Climate

An area's climate affects land use and public policy decisions in a variety of ways. While soil conditions and other factors may be favorable for growing crops, for example, climate and length of growing season may severely limit this use of land. Communities in areas of climate extremes, such as snow and/or extreme cold temperatures, must deal with issues such as snow removal, increased road maintenance, etc.

Dickinson County's climate can be characterized as predominately continental, with less Great Lakes influence than many Upper Peninsula counties due to its inland location. The county rarely experiences prolonged periods of extreme heat or cold, and monthly mean temperatures range from 14.5°F in January to 66.8°F in July.

The growing season averages 113 days, but record lows below freezing have been recorded in all months except July. Average precipitation at Iron Mountain is 30.36 inches, with August as the wettest month.

Table 1-10 displays normal precipitation and snowfall figures for Iron Mountain.

Sagola Township's location in the northwest portion of the county places it in an area of higher snowfall. Although no official snowfall records for locations in Sagola Township are available, snowfall amounts tend to increase as one moves north towards Lake Superior and west toward more mountainous terrain.

The Sagola Township natives quickly adapted and used the four seasons to their advantage. The farmers planted crops that adapted to the climate of the short growing seasons. The native families grew their own vegetables. These same families raised their own meat in cattle, hogs, chickens, etc. The hardy lumberjacks started their own businesses and provided wood products for the mills in Sagola Township and the surrounding area.

The tourist trade is the present and future of Sagola Township. The Township and surrounding areas offer something for everyone in the United States sometime during the calendar year.

Table 1-10
Average Precipitation and Snowfall and Temperatures
 (Measured at the Iron Mountain Water Works)

	AVERAGE PRECIPITATION 1951-1980	AVERAGE SNOWFALL 1951-1980	AVERAGE PRECIPITATION 1981-2010	AVERAGE SNOWFALL 1981-2010
JANUARY	1.13	12.8	1.22	14
FEBRUARY	0.96	11.1	0.98	9
MARCH	1.72	10.5	1.65	11
APRIL	2.62	4.2	2.36	5
MAY	3.35	0.3	3.03	1
JUNE	3.85	0	3.46	0
JULY	3.65	0	3.46	0
AUGUST	4.01	0	3.27	0
SEPTEMBER	3.54	0.1	3.62	0
OCTOBER	2.28	0.2	3.15	0
NOVEMBER	1.78	7	1.93	6
DECEMBER	1.47	12.9	1.54	14
TOTAL:	30.36	59.1	29.67	60

Source: U.S. Climate Data

Average Monthly Temperature for Sagola Township

January	14.77deg		July	68.63 deg
February	18.2 deg		August	65.94 deg
March	28.58 deg		September	57 deg
April	40.73 deg		October	45.57 deg
May	53.37 deg		November	33.5 deg
June	62.83 deg		December	18.85 deg

Issues and Needs

The climate of the area limits certain uses, such as production of some agricultural products, while encouraging other uses or developments, such as recreation. The perception of Michigan's Upper Peninsula as cold, snowy and isolated also may decrease the ability to recruit new development to the area.

CHAPTER 10 - SAGOLA TOWNSHIP GOALS AND POLICIES

The following goals and policies have been developed by the Sagola Township Planning Commission and adopted by the Sagola Township Board in response to the needs and issues identified throughout the planning process. Goals are defined as the generalized end towards

which efforts will be directed. Goals are often idealistic and difficult or impossible to measure. Policies represent positions or courses of action which provide the means to obtain goals. They are more factual and measurable than goals, and are often measured in terms of the impact they have on existing conditions.

The goals and policies in this plan reflect the expectation and desire that Sagola Township will remain a rural, vibrant active community, and also reflect concern for protecting the resources of the area. Sagola Township encourages small business and small industry expansion. It is intended that these goals and policies be used by local decision makers in the future to guide their choices when faced with development pressures, environmental issues or land use decisions.

It is also recognized that these goals and policies reflect the needs of the township as a whole, and as local needs change, these goals and policies may need to be amended. Frequent re-evaluation of these goals and policies will help to insure that they continue to address the needs and desires of local residents.

TOWNSHIP CHARACTER

- Goal: To maintain and enhance the character of Sagola Township by encouraging community involvement in civic activities and development.
- Policy: Minimize development in areas which are currently undeveloped, particularly where such development would involve the conversion of lands now used for agriculture or forest production.
- Policy: Discourage development in areas where uses may require public services which cannot be economically provided, where a threat to health and safety may result, or where uses would negatively impact the existing visual quality. Examples of uses which may be discouraged in certain areas would be junkyards, camps, mobile homes or industrial uses.
- Policy: Enforce setbacks, screening and other requirements of the Sagola Township Zoning ordinance; encourage enforcement of other regulations, such as environmental health regulations, which help to ensure that development is appropriate and does not degrade the natural environment; and encourage cleanup of hazardous waste sites.

LAKE AREA PROTECTION

- Goal: Protect the water quality of lakes in the township, and preserve, to the extent possible, the rural residential character of lakeshores which have been or are being developed. Preserve and enhance Newberg Park and protect shoreline values on lakes which are presently undeveloped. Expand playground equipment at Newberg Park.
- Discourage development in areas that are unsuitable, such as wetlands and low-lying areas, enforce setbacks and discourage development of shoreline areas.
- Discourage further high-density residential development in areas that are currently undeveloped or developed with low-density uses.

Prevent damage to the lake and shoreline environment, such as contamination from private septic systems, or erosion and loss of vegetation due to off-road or all-terrain vehicles.

Policy: Continue to coordinate with the Michigan Department of Natural Resources regarding monitoring of the water quality of Sawyer Lake.

ROADS

Goal: Maintain a network of roads which provides for the safe, efficient and uncongested movement of people and goods throughout the township.

Policy: Set priorities for road improvements in the township, based on present and expected future use, condition, and public safety.

Policy: Direct township funding for road improvements toward those roads which have been determined to be of highest priority to the township.

Policy: Encourage continued maintenance and improvement of roads which are the responsibility of Dickinson County or the state.

Policy: Identify areas where traffic counts, intersections, commercial development, etc. may present safety hazard, and work with other agencies to resolve such hazards.

GROWTH MANAGEMENT

Goal: Ensure that the growth which does occur in the township takes place in areas which can support development, and that this development occurs in an orderly fashion.

Policy: Encourage development in locations which are adequately served by public services.

Policy: Encourage orderly and appropriate growth consistent with the Sagola Township Zoning Ordinance.

Policy: For specific developments promote approaches which take into account the natural features of the property, maximize open space, maintain environmental and visual quality, minimize incompatible uses and minimize demands on public services.

Policy: Consider the cumulative effect of proposed new development. For example, additional new development which may be attracted to the site in the future, as "spin-off" development, or similar developments which may occur at other sites.

RESOURCE CONSERVATION

- Goal: Continued use, preservation and/or enhancement of the natural resources of the township.
- Policy: Preserve forest, wetland, wildlife, scenic and shoreline areas where ever possible.
- Policy: Encourage mining and related activities, such as sand and gravel excavation, where such uses are designed and conducted in such a way that the natural environment is preserved or enhanced through site restoration or site improvement, and where these uses are consistent with the Sagola Township Zoning Ordinance.

COMMUNITY FACILITIES AND SERVICES

- Goal: Provide public facilities and services for township residents and visitors. Encourage a natural gas line to Channing. **Expand internet services.**
- Goal: Expand playground equipment at Newberg Park and at the Sagola Township Community Building.
- Goal: Promote tourism in Sagola Township by using the Sagola Township Website.
- Policy: Maintain existing wastewater treatment systems in the Channing and Sagola areas.
- Policy: Explore potential solutions (and funding sources) for contamination from private septic systems on Sawyer Lake, if continued DNR monitoring shows that such, contamination is occurring. Work with the lake association and property owners to encourage cooperation with testing and to seek joint solutions to problems which may arise.
- Policy: Continue to provide fire protection, ambulance, recycling and solid waste disposal services.
- Policy: Encourage other service providers, such as other units of government and private firms and organizations, to continue to provide and enhance medical services, recreational services and facilities, police protection, etc. in the township.
- Policy: Continue to provide recreational facilities and services.

CHAPTER 11 - FUTURE LAND USE MAPS

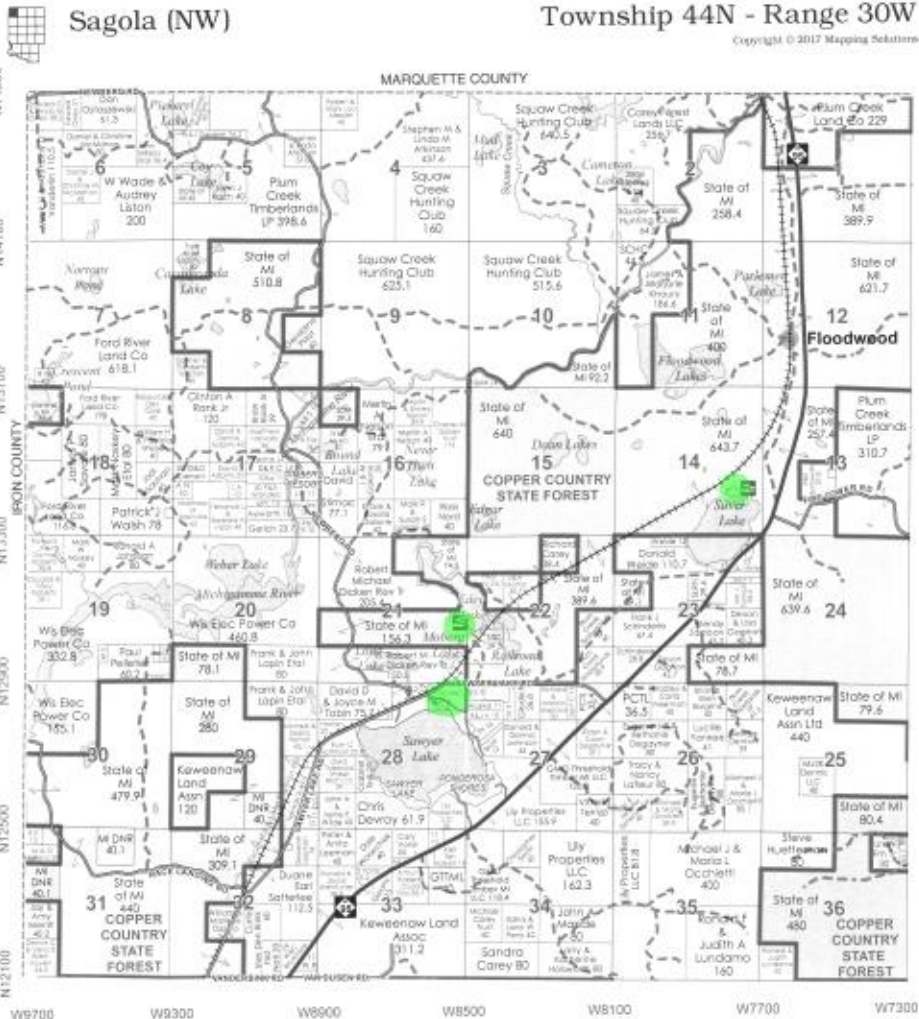
The land use/cover maps consist of five pages, each representing a legal township of 36 square miles, except in the case of Map 5, representing half of a legal township.

Maps courtesy of: Mapping Solutions

Telephone: 816-528-4336

Website: www.mappingsolutionsGIS.com

FUTURE LAND USE / MAP 1



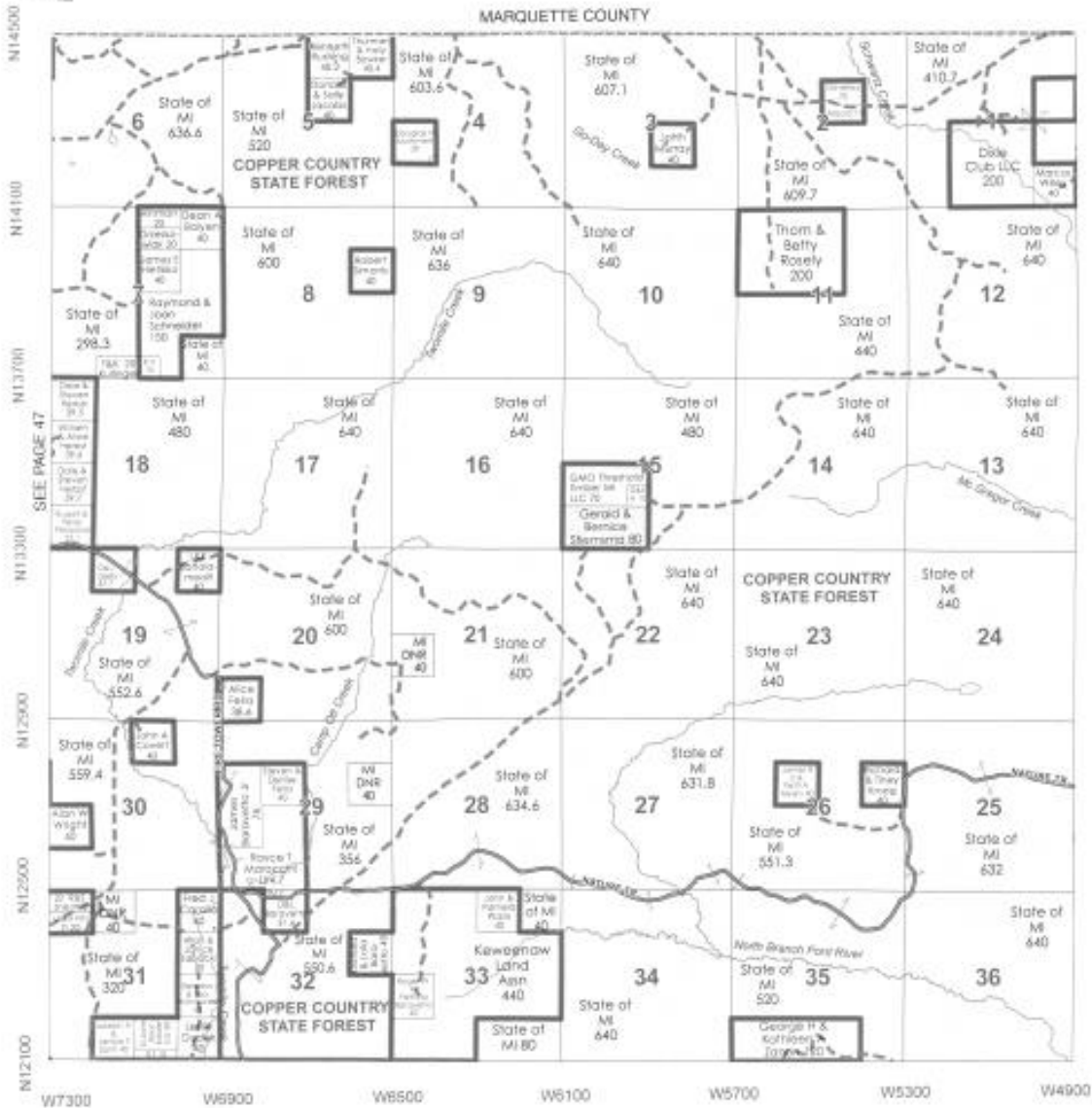
FUTURE LAND USE / MAP 2



Sagola (NE)

Township 44N - Range 29W

Copyright © 2017 Mapping Solutions



RECREATION

B - BUSINESS

R - RESIDENTIAL

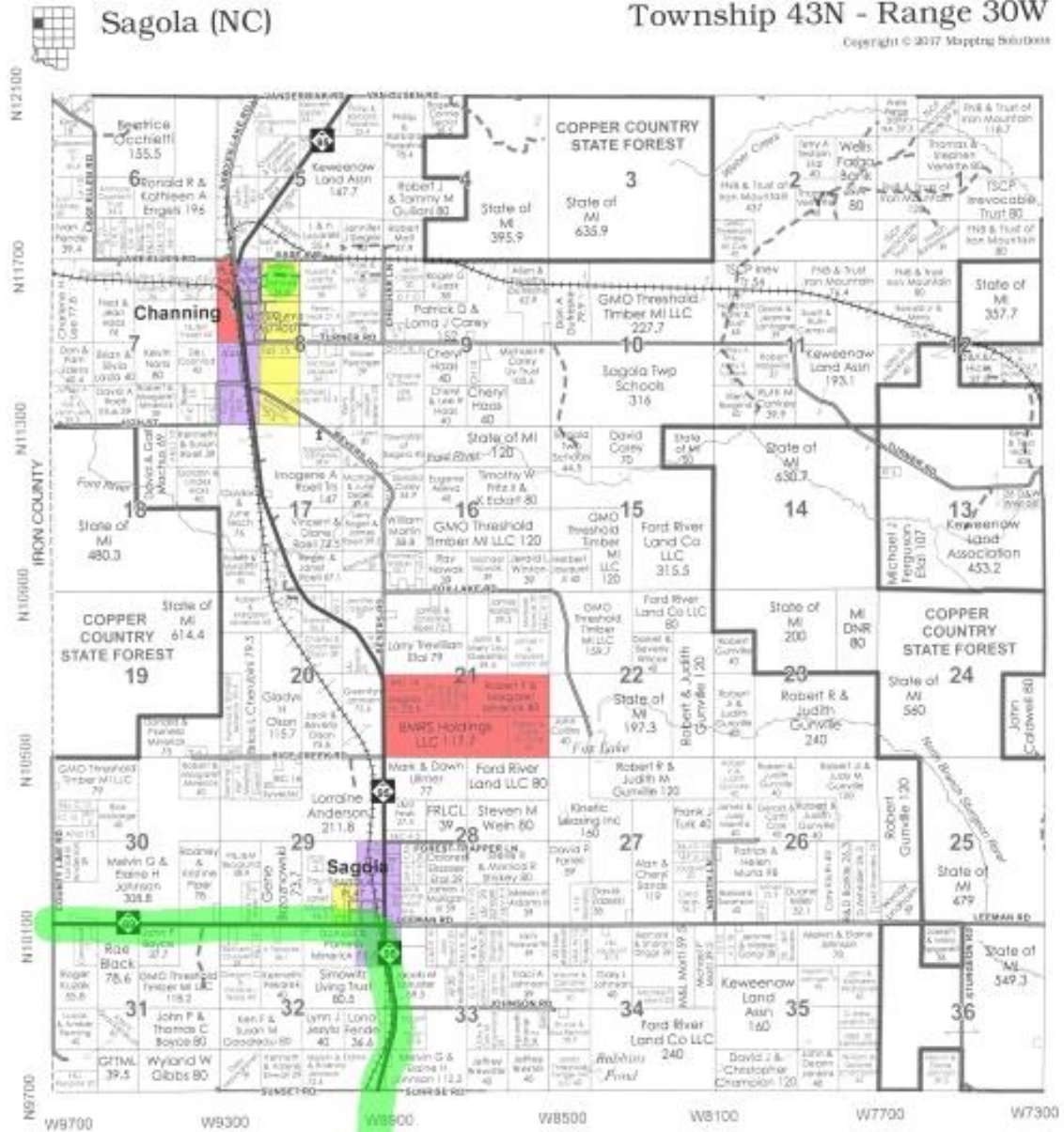
I - INDUSTRIAL

**RP - RESOURCE /
AGRICULTURAL PRODUCTION**

FUTURE LAND USE / MAP 3

Township 43N - Range 30W

Copyright © 2017 Mapping Solutions



RECREATION

B - BUSINESS

R - RESIDENTIAL

I - INDUSTRIAL

RP - RESOURCE / AGRICULTURAL PRODUCTION

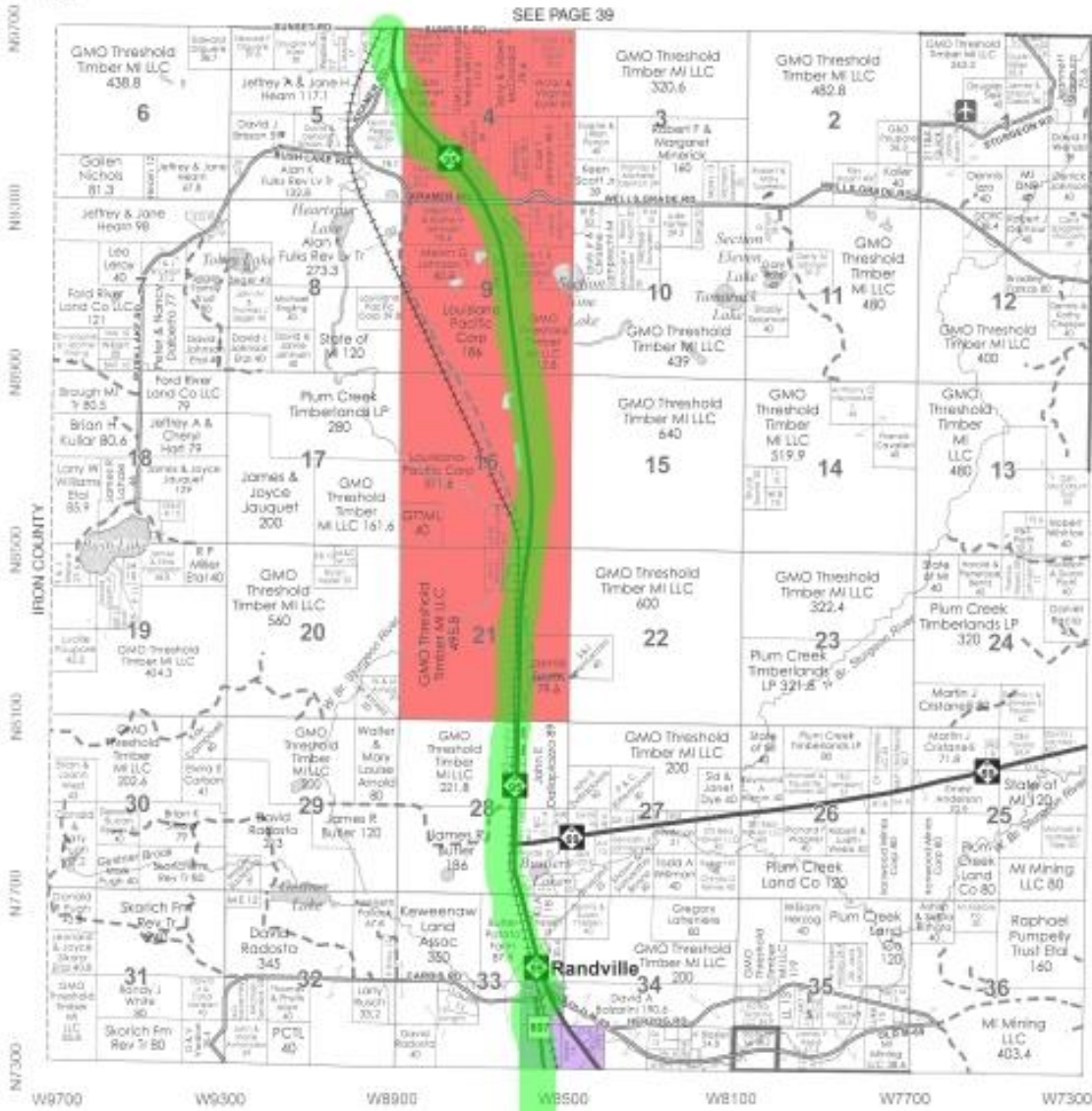
PROPOSED IRON BELL BIKE PATH

FUTURE LAND USE / MAP 4

Sagola (SC)

Township 42N - Range 30W

Copyright © 2017 Mapping Solutions



RECREATION

B - BUSINESS

R - RESIDENTIAL

PROPOSED IRON BELL BIKE PATH

I - INDUSTRIAL

RP - RESOURCE / AGRICULTURAL PRODUCTION

FUTURE LAND USE / MAP 5

Breitung (N) & Sagola (S)

Township 41N - Range 30W

Copyright © 2017 Mapping Solutions



SEE PAGE 31

PROPOSED IRON BELL BIKE PATH



RECREATION

B - BUSINESS

R - RESIDENTIAL

I - INDUSTRIAL

**RP - RESOURCE /
AGRICULTURAL PRODUCTION**

CHAPTER 12 - SAGOLA TOWNSHIP CITIZEN SURVEY WITH RESULTS

The Sagola Township Planning Commission sent a survey with the 2017 Winter tax bills. Also the survey was posted in all business establishments (Channing and Sagola Post Offices, Randville Bar, Ace of Clubs, BP Gas Station, Sagola Bank, Senior Citizen Center, Cuculi's Bar, Midtown Bait & Tackle, Silver Lake, and Sonny's Foodlane).

The Planning Commission held two public hearings in 2018, January 3rd and February 7th. Letters to adjacent townships were sent on August 25, 2017.

Survey Question with responses: *In your opinion what issues are most important to the future of our township:*

- * Stimulate and encourage more local businesses and support what is there.
- * Encourage and attract tourism.
- * Aggressively search for industries to move into Sagola Township.
- * Keep the baseball field ball diamonds and facility in good shape.
- * Recreation and conservation are very important in our township.
- * Adopt and enforce junk cab/blight ordinances in residential areas.
- * Dismantle abandoned buildings, including the old community building in Sagola.
- * Enact ordinances to eliminate or reduce filthy rodent attracting waste, trash, and litter within the township.
- * Enforce the ordinance or regulate the ordinance to eliminate waste, trash, and litter.
- * Make Charter Cable available to all residents because our cell phones and TV service is so costly.
- * Better road maintenance, especially back roads.
- * Clean up yards and buildings.
- * Need more attractions.
- * Natural gas service expanded.
- * Need more industries in Sagola Township.
- * More services for senior citizens and housing.
- * Need public transportation.
- * Lack of opportunity for young people, no jobs.

Survey Question with responses: *Would you like to see more industry? If so, how would you encourage this?*

- * Need more industry. This is the answer to other problems. Could Sagola Township partner with state and county to receive tax incentives. Positive advertising always helps.
- * Need more industry to move in. Could Sagola Township give more incentives for tax breaks?
- * We need more small businesses.
- * Need for industry, offer tax incentives or land, etc.
- * Do not need any more industries, like a small community.
- * Yes, we need more industry other than wood. People need to vote on current proposals.
- * Yes, need industry. Did we consider available grants?

Survey Question with responses: *Ideas for recreation/youth programs and parks?*

- * Need to use current existing complex, Newberg Park, Sagola Field, etc.
 - * We need to discuss more options.
 - * Keep existing areas maintained.
-

Survey General Comments:

- * After 47 years as a resident I am seeing a total decline. It is my hope Sagola Township Planning Commission will have the foresight to look "outside" the township for direction and assessment of needs.
- * Our only contact with Sagola Township is that we are taxpayers up there. However, we would like to know what is going to happen to the old school. Maybe someone will tell us.
- * Get something to deaden the reverberating sound in our new, beautiful townhall.
- * Just be trying to answer these questions, shows me how hard your jobs must be. Thank you for all you do!
- * More bike and walking trails.