

Lincoln Township
2001 Master Plan
Review & Update

2025

Lincoln Township, Arenac County, Michigan

**Lincoln Township
Arenac County, Michigan**

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Lapham Project # U-240288

2020 Master Plan Update Review
and
the 2025 Master Plan Update

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Vision

The primary goal of the **2001 Lincoln Township Master Plan** was to: “Arrange Future Land uses in a manner that will preserve the natural features and rural character that make Lincoln Township an attractive place to live.” The Township leaders have accomplished this exceedingly well over the last 20 plus years. Farms and forests are still by far the dominant uses and land cover in the township and other more intensive land use developments have been confined to areas previously designated in the master plan for commercial uses or to properties just adjacent to these districts. This plan embraces this goal as the vision for Lincoln Township and stands to reject land uses that would destroy the rural community which is prized by Lincoln Township residents.

SECTION 1 - Highlights of Land Use Events Since in Lincoln Township 2001 Master Plan:

The U.S. 23 extension freeway from Standish to M-55 did not happen and is not likely to happen in foreseeable future.

The state prison, the Standish Correctional Facility closed in 2009 and is still vacant.

Commercial growth has occurred on land close to the city to the west of Standish on the M-61 corridor and Deep River Road and on the U.S. 23 corridor south of Standish.

Land previously zoned industrial on the southeast corner of M-61 and Deep River Road is now zoned commercial. It contains Survey Solutions Inc. (2009), the Standish Office Center, and Eden Fields (2016). The medical building on the corner of M-61 and Deep River Road was built by Dr. Mirza in 2010. Paramount Rehabilitation opened there in 2011. The Arenac County Health Department occupies the south end of the building. A property to the north of the USDA office on the northeast corner of M-61 and Deep River was zoned residential and is now zoned commercial and contains the Arenac-Bay Human Services (2012). The Standish Boarding Kennel on M-61 opened in 2023. Green Mitten Pharms in the I-75 Highway Interchange District opened in 2023, as well as the storage facility on M-61 owned by Joe & Megan Osier. Joe's Electric opened with a new building on M-13 in 2018

In 2013 Auburn Bean & Grain built an office and grain elevator on U.S. 23 in Lincoln Township with Industrial Facilities Exemption. This property and the contiguous property on Old M-10 was rezoned from agricultural to commercial for this use. The operation was bought by the Andersons in 2014, and they continue to operate the facility.

In 2011, to comply with the Michigan Zoning Enabling Act P.A. 110 of 2006, the township rescinded its old regulations and adopted a new ordinance confirming the establishment of a planning commission with the zoning and planning powers formally exercised by the zoning board. The zoning administration position has been and continues to be part time. Amendments

to the zoning ordinance over the past twenty years have addressed new problems and issues with the existing 2001 ordinance. See the record of zoning and amendments following.

Lincoln Township Zoning Ordinance Amendments

9-12-02 Section 5.18 Storing of Inoperative Vehicles. The Parking or storing of more than two unlicensed and inoperative automobiles, trucks or other motor vehicles on any public or private property other than a licensed salvage yard for a period of 30 days is prohibited. A vehicle shall be deemed to be “inoperative” if it cannot be started or driven under its own power on the public highways under the provisions of the Motor Vehicle Code of the State of Michigan.

10-10-02 Section 4.5.3 The rear setbacks for garages and pole barns will be twenty feet, fifty feet for residences adjacent to active farmland, and twenty feet for other properties.

10-10-02 Section 5.10B.3a Tower permits will be needed by all additional users.

10-9-03 Section 4.5.3 Change the minimum farm parcel size from ten acres to one acre; change one dwelling unit on one- and one-half acres to one acre; and change the minimum parcel size from two acres to one acre, with 150-foot frontage.

10-10-05 Section 5.20 Internet businesses are allowed throughout the township. All internet business must be completely enclosed and conducted in a structure and meet all other zoning requirements of the residential district.

9-13-08 Section 12.7 To comply with the Michigan Zoning Enabling Act P.A.110, the Township is deleting their old requirements and is referencing the ZEA.

9-13-08 Section 12.4d Notice shall be given in one publication in a newspaper of general circulation in the township, to be printed no less than fifteen (15) days before the date of such hearing.

9-11-08 Section 5.18A General Provisions. Running at large is prohibited. It shall be unlawful for any person, firm or corporation owning, possessing or having charge of any dog to allow such dog to be at large at any time in the Township of Lincoln or stray beyond the premises of the owner or keeper. Dogs on leash or accompanied by their owners or custodians having reasonable control there of shall not be deemed to be running at large. B. Frequent barking is prohibited. It shall be unlawful for any person, firm or corporation to keep or harbor a dog which by reason of frequent or habitual loud barking, yelping or howling shall cause serious annoyance amounting to nuisance to the people of the neighborhood where such dog is kept or to people using the public streets in such neighborhood.

3-10-11 Section 12.8 No. 2011-12, Lincoln Township Ordinance to confirm the establishment of a planning commission with zoning authority.

6-9-11 Section 12.9 The property on the corner of M-61 and Deep River Rd, parcel code #006-0-010-

200-015-02 and parcel #006-0-010-200-015-05 is re-zoned from industrial to commercial.

7-12-12 Section 12.10 The property on the corner of Irwin Rd. and Old M-10, property tax code# 006-0-014-200-035-10 which was zoned residential, and agriculture has been re-zoned to commercial.

3-13-14 Section 4.6 Residential District

3-13-14 Section 4.6.2 Conditional Uses. Kennels on 5-acre parcels or greater in this district.

3-13-14 Section 4.6.6 Miscellaneous Regulations. The keeping of horses, ponies and other farm animals is allowed on residential parcels of 5 acres or more within this district. The keeping of horses, ponies and other farm animals is not allowed on smaller residential lots within this district.

3-13-14 Section 4.6.3 The required side setbacks for non-conforming small lots will be 10’.

5-12-15 Section 4.7.1 Permitted Principal Uses. State licensed residential facilities.

7-9-15 Section 7.2 Definitions. Outdoor advertising local directional sign. A sign that only advertises a local location and gives direction.

7-9-15 Section 7.3 SIGN REGULATIONS. H. Outdoor advertising local directional signs. Permitted in every district, except the Residential District, but only along and adjacent to the following highways, US 23, M 76, I-75, M 61 in accordance with the following conditions:

1. Special use requirements shall be followed (See Chapter 8).
2. Minimum setback from any highway- 100 feet or in line with existing outdoor advertising structures.
3. Allowed only to advertise and give a direction to a local location.
4. Maximum sign size, 200 sq. ft.
5. Maximum sign height, 16’ with 6’ ground clearance.

11-10-16 Chapter 7, Section E, No. 9 Digital Sign.

- A. If the sign is digital, 1,750 feet spacing is required between the next permitted digital sign on either side of the highway facing the same direction of travel.
- B. The digital sign cannot involve motion or rotation of any part of the structure, running animation or displays, or flashing or moving lights.
- C. Rate of change for between 2 static messages cannot exceed more than 1 change per 8 seconds, each change is complete in 1 second or less and the sign possesses and utilizes automatic dimming capabilities.
- D. Maximum luminescence level is not more than 0.3-foot candles over ambient light levels.

8-9-21 Chapter 13 Amend the Lincoln Township Ordinance to add Chapter 13, Solar Energy Facilities.

4-14-22 Section 4.7.2 Add boarding kennels to the Commercial District as a conditional use.

SECTION 2 - Physical Profile of Lincoln Township

The climate in Lincoln Township has remained about the same and as stable as it was in 2001. In 2023, as reported in Standish, the highest average daily temp was 77° F in July, six degrees cooler than in 2001. The average daily temperature in January, the coldest month, was 26° F which was 13° F warmer than in 2001.

The average rainfall in Arenac County in 2023 was 29.42 inches, 0.42 inches more than reported in 2001. Snowfall was approximately 40 inches, close to the established average of 43 inches per year.

According to 2024 MDOT data, traffic has decreased slightly on I-75 north of the M-61 interchange but decreased significantly along M-61 west of Standish. Vehicle use per day on M-61 appears to have decreased in both directions, east and west.

The township collects one mil for township road repair and maintenance.

The Standish Airport is closed. Much of the land is now part of the Industrial Park and some of the land has been sold to factories in the park.

The Lake State Railway Company acquired all the lines of the Detroit and Mackinac Railroad in 1992. The railway now operates in the Saginaw Valley at the northeast quadrant of the Lower Peninsula of Michigan and has lines running through Standish and Lincoln Township. The railroad moves large quantities of aggregate and limestone, as well as coal, grain, and chemical products. Some of the company's largest customers include Dow Chemical Company, S.C. Johnson & Son, Lafarge, ConAgra Foods, Archer Daniels Midland, Conrad Yelvington Distributors, and Consumers Energy.

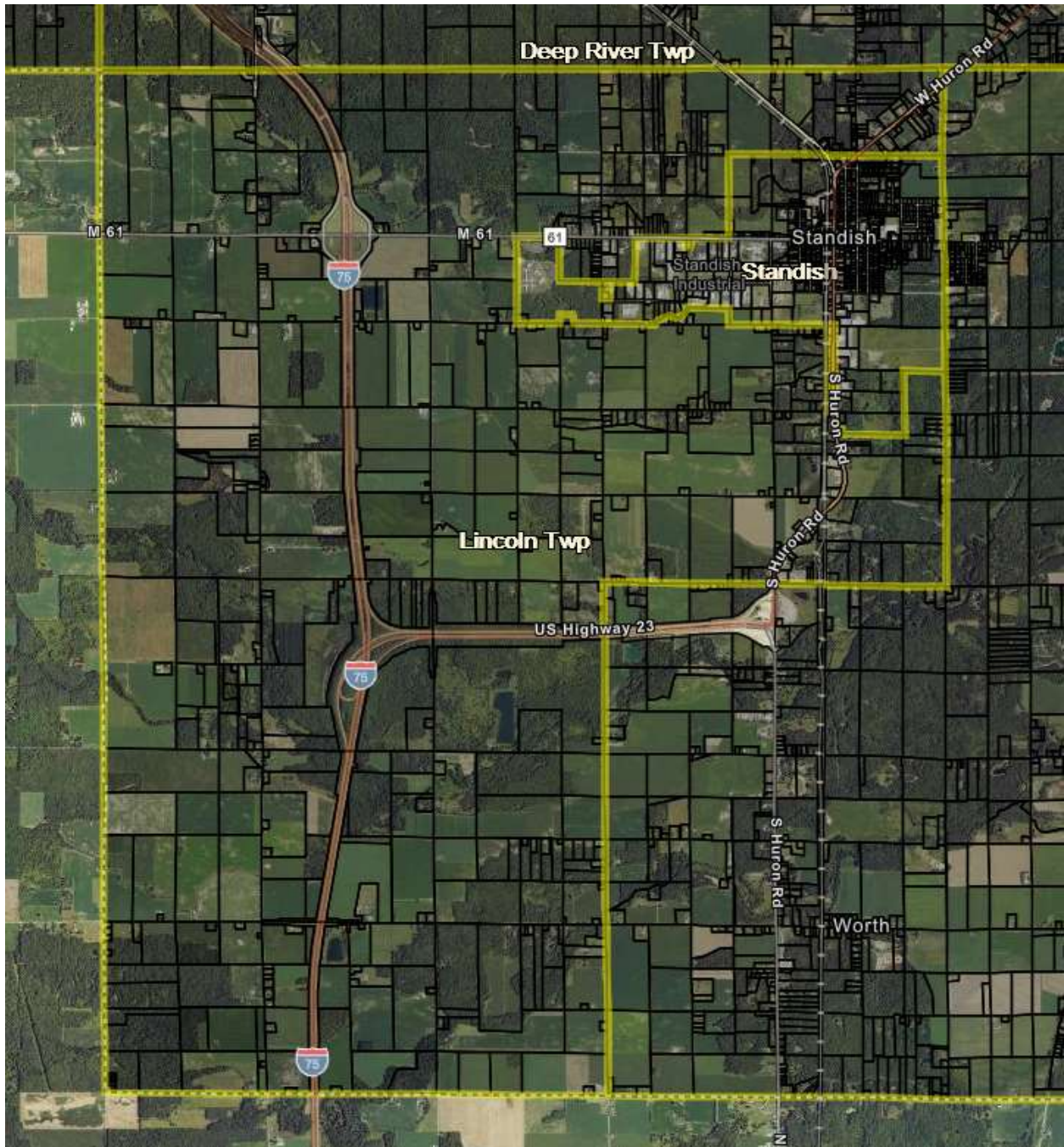
A review of township land use permits over the last five years shows little activity and does not show enough change in general land use to adjust that data in the 2001 Master Plan (pages 2-18).

Land use permits have been primarily for additions to existing homes or commercial establishments, mobile or modular homes, storage buildings and pole barns. The average annual number of permits issued is about a dozen. The commercial activity referred to previously along M-61, west of Standish took place mostly from 2009-2012.

The average farm is now 700-1000 acres and there are only four dairy farms in the whole county.



2024 MDOT Traffic AADT Map



Aerial With Land Parcels

SECTION 3 - Social and Economic Profile of Lincoln Township

The population of Lincoln Township as well as the City of Standish, the County and the whole region has decreased significantly over the past two decades - - 39.8% for Lincoln Township. A prison population of 400-500, who were moved out of the township when the prison was closed, accounted for a high percentage of the decrease. From 2010 to 2020 the population decreased from 942 to 924. Over this 10-year period the Arenac County's population decreased 9% while the state population increased approximately 1.2%.

Lincoln Township residents, similar to most of the region, are almost all white (92.5%) mainly of English, Irish, and German ancestry; they are almost equally divided between the sexes; and 97% of residents speak English at home. Residents are homeowners (91.3%) who live within family households (46%) where the average household size is 1.92 persons. Approximately 48.7% of occupied housing units are comprised of married-couple families, non-family households equal 43.8% and approximately only 18% of the households have children under 18 years of age.

The median age in the township is 45.5 years, with 6.5% of the population aged between 45-49 years of age, a significant increase from 2000. The number of community members aged 65-74 years along with the township's median age, low number of households with children under 18 years of age and the average household size are indicators that the population is relatively old and is aging. The age group of 45-64 has increased in population by 9.6% a possible indicator that people are preparing for retirement by living in the township or have retired and relocated from jobs located in the urban areas of the state. In the last ten years, more than 39.8% of Lincoln Township's residents moved from another county in Michigan with almost none from anywhere else.

<i>Population Trends</i>				
	<i>2000</i>	<i>2010</i>	<i>2020</i>	<i>20-year Change</i>
Lincoln Township	1,535	942	924	-39.8%
Standish Township	2,031	1,900	1,701	-16.2%
Adams Township	550	563	554	+0.7%
Deep River Township	2,244	2,149	2,050	-8.6%
Arenac Township	992	903	871	-12.2%
City of Standish	1,572	1,509	1,458	-7.3%
Arenac County	17,269	15,899	15,002	-13.1%
Bay County	110,157	107,771	103,856	-5.7%
State of Michigan	9,938,444	9,883,640	10,077,331	+1.4%
Source: U.S. Census Bureau: 2000, 2010 & 2020 Census				

<i>Housing Trends</i>			
	<i>Total Housing Units</i>		<i>% Change</i>
	<i>2010</i>	<i>2020</i>	
Lincoln Township	428	404	-5.6%
Standish Township	1,001	966	-3.5%
City of Standish	682	691	+1.3%
Adams Township	248	229	-7.7%
Deep River Township	1,071	1,010	-5.7%
Arenac Township	509	490	-3.7%
Arenac County	9,803	9,504	-3.1%
Source: U.S. Census Bureau: 2010 & 2020 Census			

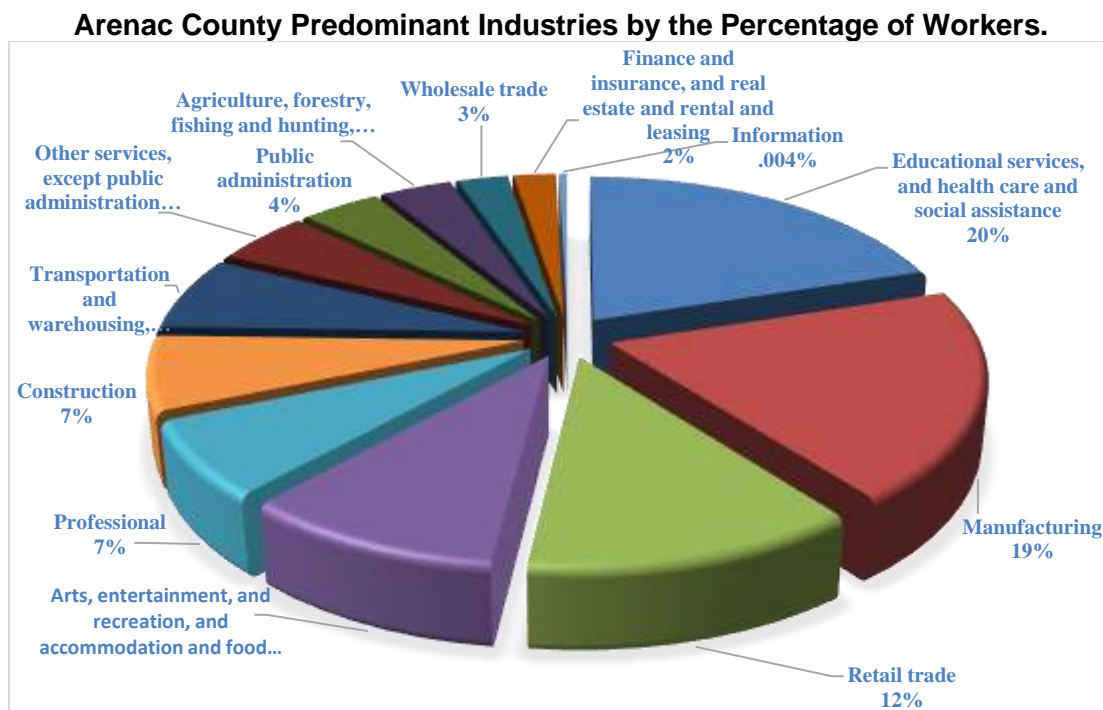
<i>Household Information</i>	<i>Arenac County</i>	<i>State of Michigan</i>
2020 Average Household Size	2.25	2.45
2020 Median Household Income (Dollars)	\$45,679	\$86,296
2020 Median Home Value	\$108,200	\$174,800
Source: U.S. Census Bureau: 2020		

Economic Profile of Arenac County

Arenac County is predominately a rural, farming and forested area. It is about 30 to 40 minutes north of the Michigan industrial tri-city region of Midland, Bay City and Saginaw. It borders on Lake Huron and the Saginaw Bay and is considered part of the northern recreational area of Michigan.

According to the 2020 Census, the population of Arenac County is 15,002, a decrease of approximately 6% since 2010. Approximately 84% of the county population is of working age, 16 years or older. The current work force includes 6,446 people, of which 5,945 are employed, giving Arenac County a 7.7% unemployment rate. Of those that commute to work, 84% drive alone, and the average commute time is 28 minutes. Only 346 employees in the county work from home.

Approximately 89% of Arenac's residents over age 25 have high school diplomas compared to 75% in 2010 and now around 15% have bachelor's degrees versus the 2010 estimate of just over seven percent. The median individual income in Arenac County is \$28,881 (2020).



Source: 2020 US Census

The economic base of the county includes recreation, agriculture, manufacturing and government employment. The largest economic sectors in the county are transportation and utilities, producing annually \$42,250,000 and \$78,553,000 respectively (2019). Manufacturing and health care are the two largest employers in the county, employing approximately nineteen percent and twenty percent of the workforce. The largest employers in the county are the Standish–Sterling Community Schools, the MyMichigan Health, and First American Healthcare, Inc.

Farming is among Arenac County’s most important economic sectors. It accounts for 48% of the County’s land use. According to the 2011 Arenac County Master Plan, 70,165 acres are in prime farmland, 8,710 total acres are in additional farmland of local importance, and 1,468 total acres are in unique farmland, other than prime. Agriculture generates approximately \$35,000,000 annually versus \$32,000,000 for manufacturing (2019).

There are four banks and three credit unions in the county with combined assets of over \$128 million. There is only one certified industrial park, the Standish Industrial Park, located west of downtown Standish.

The county has four colleges within close proximity. These are Saginaw Valley State University in Saginaw County; Delta Community College in Bay County; Kirtland College in Crawford County; and Lake Superior State University in Roscommon County. There is one hospital in Arenac County, the MyMichigan Hospital, which serves the residents of Arenac County and has a total capacity of 69 beds.

Major transportation routes cross Arenac County. Interstate I-75 transects the western portion of the county. US-23 splits off I-75 south of Standish and runs north along the Lake Huron coast. M-65 tees off US-23 just east of Omer and provides another northerly route. Michigan trunk line M-61 runs east and west across the State and ends in Standish and M-33 joins I-75 in Alger in the northwest corner of the county and runs north to Mio and beyond.

There are three trucking companies that operate in the county. Bus passenger service is provided by Indian Trails from Bay City to St. Ignace.

The Arenac County Public Transit Authority is a non-profit organization that provides a demand response service for any Arenac County resident. The Lake State Railway hauls freight in the county. The nearest port is Alabaster, just north of the county line on Lake Huron. Air travel and freight can go through the MBS International Airport. (The Standish Industrial Airport has closed.) The largest airlines serving MBS are Northwest, Simmons and United Airlines.

Arenac County Significant Employers	
ACE Hardware	Magline, Inc
MyMichigan Hospital	Maple Ridge Hardwoods
Arenac Casting Inc	Saganing Eagles Landing Casino
Bay Arenac CISD	Standish-Sterling Community Schools
Bopp-Busch Manufacturing Company	Vantage Plastics
Forward Corporation	
Source: DatabaseUSA	

Arenac County Occupational Data (2020)					
Occupation	Empl.	Mean Annual Wages	Unempl.	Unempl. Rate	Projected Annual % of Growth
Sales & Related	532	\$35,800	58	9.5%	-1.9%
Production	569	\$38,800	58	8.5%	-1.6%
Office & Administrative Support	425	\$37,900	36	6.5%	-1.7%
Management	365	\$79,400	12	3.7%	-0.9%
Food Preparation & Service	361	\$26,600	71	13.0%	0.6%
Transportation	348	\$37,400	55	9.6%	-0.9%
Healthcare Practitioners & Technical	231	\$91,800	6	2.2%	-0.6%
Construction & Extraction	197	\$46,400	33	10.3%	-0.9%
Business & Financial	191	\$65,800	8	4.7%	-0.4%
Installation, Maintenance & Repair	173	\$44,900	15	5.0%	-0.8%
Healthcare Support	161	\$30,700	17	7.1%	0.0%
Educational Instruction	153	\$47,600	8	5.8%	-0.5%
Architecture & Engineering	138	\$68,200	4	4.0%	-0.6%
Building & Grounds	109	\$31,500	18	9.4%	-0.8%
Art, Design, Entertainment, Sports & Media	72	\$45,100	9	15.4%	1.1%
Farming, Fishing & Forestry	66	\$29,500	9	10.5%	-1.2%
Personal Care & Service	64	\$31,600	13	13.2%	0.3%
Protective Service	63	\$47,700	4	4.9%	-0.8%
Computer & Mathematical	59	\$79,500	2	3.2%	-0.6%
Community & Social Service	57	\$46,400	2	4.0%	0.3%
Life, Physical & Social Science	16	\$69,100	1	4.7%	-0.6%
Legal	14	\$77,800	0	0.0%	-0.8%
Total – All Occupations	4,262	\$47,000	438	8.1%	-0.9%

The Au Sable State Forest covers much of the western side of the county. The Rifle, Pine, and Au Gres Rivers flow through Arenac County to Lake Huron and the Saginaw Bay. There are approximately 156 miles of streams and 47 miles of Lake Huron shoreline in the county with 22 public access sites. There is resort and vacation development along the rivers and the Lake Huron shoreline and the county sports two golf courses. Seasonal population figures indicate the extent and importance of this sector in the county economy.

Real estate sales and values in the region have remained steady historically but dipped in the late 2010's. In 2020, there was a boom in real estate prices where some home and property prices increased by 50% or more from 2018-2019 prices. Due to the current volatile economy, high inflation, and the actions of the Federal Reserve, the current real estate market is unpredictable.

Approximately 90% of Lincoln Township residents own their homes versus the county's 85% and the largest percentage of homes range in value from \$50,000 to \$99,000.

<i>Property Values</i>			
	2000	2021	% Change
Lincoln Township			
Real	14,777,458	37,853,200	+156.2%
Personal	680,600	2,976,500	+337.3%
Arenac County			
Real	347,139,207	735,017,080	+111.7%
Personal	24,802,298	50,860,200	+105.1%
Sources: Arenac County Equalization Department, Ogemaw County Equalization Department			

In comparison to:

<i>Property Values</i>	
	2023
Ogemaw County	
Real	\$1,132,330,690
Personal	\$ 73,007,538
Total (as of 3/2023)	\$1,205,335,228

Public Utilities

The City of Standish has provided water and sewer in the township under Act 425 Agreements.

There are two of these 50-year agreements between the City of Standish and Lincoln Township. One was created in 1988 to supply water and sewer services to the new prison west of Deep River Road on M-61. This current agreement expires in 2038. The second was done in 2000 and transferred lands south of the city boundary with Lincoln Township along both sides of M-13. This agreement expires in 2050. These agreements provide for the transfer of Township properties to the city in exchange for a share of the tax revenues attributable to these properties for 50 years.

The City of Standish provides water and sewer to Eden Fields and the other new business mentioned earlier along M-61 and Deep River Roads. Some private individual users are also supplied with water and sewer along M-61. There were sewer and water upgrades to the water and sewer plants in 1989 when the prison was constructed, and the City has plenty of sewer capacity at this time. They have no plans to expand water or sewer service anywhere in Lincoln Township. Any expansions or additions would be at developer expense if approved by the Standish City Council. An inventory of agreements between the City of Standish and Lincoln Township follows.

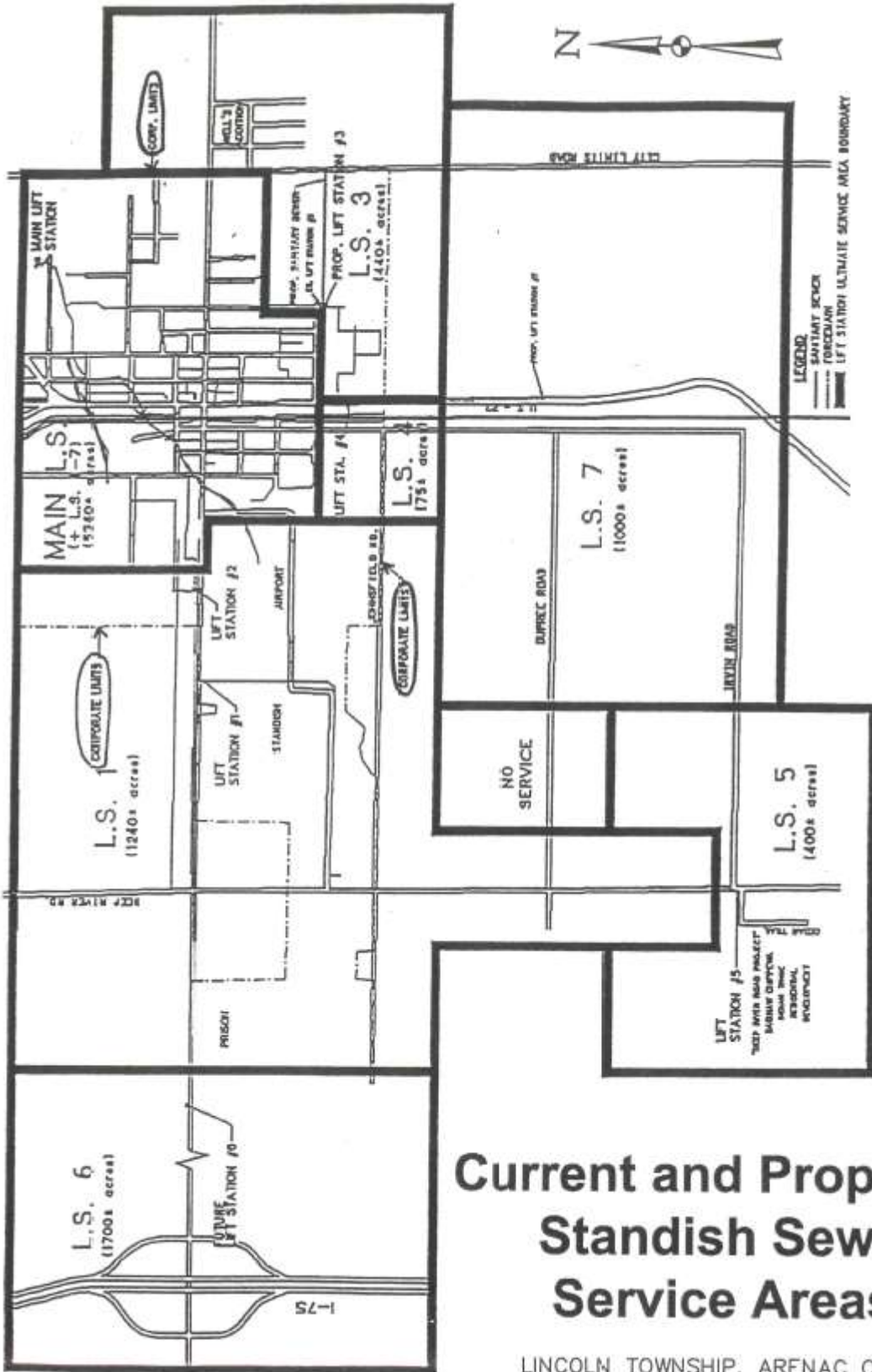
In 2019 Consumers Energy converted an unused building at the corner of M-76 and Wheeler Road into the Standish Natural Gas Field Office to provide better natural gas service to the area.

INVENTORY OF AGREEMENTS PROVIDING WATER AND/OR SEWER SERVICE PURSUANT TO FRANCHISE OR ACT 425 OF 1984

1. 425 Agreement. (1988) The agreement was entered into the Lincoln township to provide water and sewer to the land serving the State Prison. The land temporarily transferred to and now part of the City includes the South right-of-way of M-61 and lands in Section 9 of Lincoln Township. The Township and City divide revenue sharing by contract

formula. Because the served land is part of the City, water and sewer charges are at normal rates.

2. Franchise Agreement. (1993) This agreement with Lincoln Township was developed to serve 27 parcels of land with only sewer service. The sewer line was constructed along the North side of m-61 to Deep River Road and South on Deep River Road. Persons obtaining such service shall pay the connection charges and thereafter pay enhanced service rate. Construction of the sewer line occurred as the result of a grant obtained by the Township. The lines are owned by the City of Standish. The lands served remain in Lincoln Township.
3. Franchise Agreement. (1996) The agreement with the Township of Lincoln was executed as a “catch all” retroactive type agreement to include a number of parcels of land that through history had been connected to water, sewer, and or both services. All had been receiving service without any kind of written agreement. Because Michigan does not allow the providing of utilities without a formal agreement, this agreement includes and lists all parcels or users receiving service who are not served by a separate agreement. These scattered parcels remain in the Township of Lincoln and are not contiguous. Such users pay enhanced service rates.
4. Franchise Agreement. (1998) The agreement with the Township of Lincoln for both water and sewer service extends along Deep River Road from Airpark Drive to Irwin Road. These lines exclusively serve lands owned by the Chippewa Indian Tribe. The construction was paid by the Tribe. A separate agreement with the Tribe exists regarding the maintenance, meters, and other equipment. The lands so served remain in the Township of Lincoln. Users of the services pay enhanced rates.
5. 425 Agreement. (2000) The agreement was entered into the Township of Lincoln transferred to the City of Standish lands heretofore lying at the South line of the City long both sides of M-13. The agreement was actually signed in approximately 1992 but did not become fully operative until construction of water and sewer services was started. Construction is now complete, and all the land encompassed by this agreement is now part of the City of Standish and is taxed as such. Users of water and sewer pay normal City rates, and the Township by agreement is rebated other funds such as revenue sharing by an agreed formula.



Public Safety

The Saginaw Chippewa Tribal Police aids the Arenac County Sheriff's Department in Lincoln Township public safety.

The Standish Area Fire Authority built a new fire hall in the industrial park on Industrial Road in 2011. The authority now includes the Omer-Arenac Fire Department along with the City of Standish, Standish Township, and Lincoln Township. Lincoln township has an annual fire millage of 1 mil. The fire department has received several grants for equipment from the Saginaw Chippewa Tribe through its 2% grant program.

Medical Care Facilities and Service

As of August 1st, 2024, the Ascension Standish Hospital became part of the state-wide hospital group, MyMichigan Hospital. MyMichigan Health provides a full continuum of care across wide array of settings, including urgent care centers, home health, virtual care, as well as medical offices in more than 80 specialties including cardiology, family medicine, hematology/oncology, neurosciences, orthopedics, pediatrics, vascular surgery and more. My Michigan is a major employer in Arenac County.

The Standish Office Center located on the corner of M-61 and Deep River Road, houses the Paramount Rehabilitation Center and the Central Michigan District Health Department and the McLaren Standish Family Medicine and other specialty clinics. Located just south on Deep River Road is the Eden Fields Memory Care Facility, a rural-based senior living community which offers assisted living and memory care, Mercy Autism Services, and the State of Michigan Health and Human Services. Bay Human Services is north of M-61 on Deep River Road.

The Arenac-Bay Veterinarian Clinic is located in Lincoln township on M-61. The clinic has several veterinarians and services Lincoln Township, Arenac County, and surrounding areas. Services are provided at the clinic and on farms throughout the area.

Educational Facilities

Lincoln Township is in the Standish-Sterling Community Schools District. Standish-Sterling Community Schools provides preschool through 12th grade. The district draws approximately 1,800 students from Arenac County. The district includes Sterling Elementary School (Preschool-K), Standish-Sterling Central Elementary School (1-6), and Standish-Sterling Central High School (7-12). Compared to 2001, enrollment has decreased significantly even with the inclusion of part of the former Arenac-Eastern District students. Standish-Sterling Community Schools is an above average public school district with a student-teacher ratio of 20-1. According to state test scores, 42% of students are at least proficient in math and 50% in reading.

The former Standish Elementary School on the corner of Cedar and Cass is now the Sunrise Community Center. It provides after school and summer programs. It is in the process of establishing an after-school day care and other community and senior programs. And the Central Michigan Arenac County Health Department is relocating to the building.

Parks and Recreation

There were no parks or recreational facilities in the township in 2001.

The Lincoln Township Park was constructed in 2013. The land on Deep River Road was donated by Andrew Kopaszewski, a Lincoln Township Trustee and community advocate. The township built a structure on the property that contains bathrooms, storage, and a concession area. With money acquired through a combination of fundraising and Saginaw Chippewa 2% grants, the Standish Sterling Youth Sports Organization, in cooperation with Lincoln Township, built a baseball complex containing six ball fields. Future plans for the property include a new township hall.

There is a small playground at the Sunrise Community Center (formerly the Standish Elementary

School). There is another small city park on the corner of Grove Street and Cedar. Improvements there were made by the Standish Lions Club which disbanded. The park is now maintained by the City of Standish and volunteers.

The Arenac County Fairgrounds are located in the City of Standish. The County has recently garnered grants to make improvements to the Old Fairgrounds property.

Arenac County Government

The Area Code Enforcement services the township with building, electrical, HVAC, and plumbing permits. Their offices are located just north of the City of Pinconning.

Other Miscellaneous Services

Ameritech is now AT&T. Cell phone and internet services are provided in the township through several carriers.

Cable television and internet service is available in a portion of the township, primarily close to the City of Standish, by Spectrum. Other service providers include Starlink.

SECTION 4 - Planning and Development Issues

New Positive Aspects

Garbage pick-up is now township wide. Residents are assessed for this service at a reasonable rate with their property taxes.

Water and sewer have been extended to new developments on M-61 and Deep River.

These township Park ball fields are available for with youth tournament play during the summer. Available for rental by others after ball season.

More internet broadband in areas of the township.

New fire hall and updated equipment including a drone.

A community center in the City of Standish provides after school and summer activities and care. Plans are underway for an after school day-care center in this facility.

Eden Fields Assisted Living and Memory Care serves area residents. The Horizons is another assisted living facility in the City of Standish.

The Andersons grain elevator serves our agricultural community.

The Lincoln Township Ordinance has been amended several times since 2002 to adjust to the needs of the township and its residents.

Lincoln Township has a 1 mil road millage which provides funds to improve and maintain the township roads.

Arenac County is the southernmost county of the U.S. 23 Heritage Route that begins in the City of Standish and continues north to Mackinaw City. The Standish Historical Depot is located in the City of Standish and promotes and provides information on the Heritage Route and Arenac County to visitors and residents. The City of Standish has a Downtown Development Authority which promotes and guides growth for the City. Arenac County has an Economic Development Corporation that encourages and provides help for economic development throughout the county. And the Standish Area Chamber of Commerce promotes businesses in the area.

Negative Aspects Presented in 2001 Master Plan

The Lincoln Township Zoning Ordinance was adopted in 2002 and most of the negative aspects put forth in the 2001 Master Plan have been addressed by the new zoning ordinance.

Remaining Negative Issues Are:

- Inadequate roads but improving.
- Scrap material and junk storage on residential property.
- Need better paying jobs (economic development, employment opportunities).
- There is still some blight.

Finally, Lincoln Township rejects the need for large commercial renewable energy projects in the Township and also rejects to granting of authority for siting these facilities to any other body than our local Township Planning Commission and Board.

SECTION 5 - Major Township Land Uses

Parking has been provided at the Highway Interchange district on I-75 and M-61. Lighting in that parking lot is provided by Lincoln Township.

Commercial-Retail/Office Service establishments have been encouraged by the Township and have added growth on the state trunk lines leading into the City of Standish.

The area owned by the Michigan Department of Corrections, known as the Standish Correctional Facility, closed operations in 2009 and is still vacant. According to city officials, the buildings and infrastructure are deteriorating rapidly.

Guiding Observations & Conclusions from 2001 Master Plan:

Substantial changes are not anticipated nor shall be encouraged in the character and population of the Township. Lincoln Township is expected to remain a rural residential community that surrounds the City of Standish. The Township's productive farmlands and natural features will continue to dominate the character of the community.

In all future development, the Plan advocates retaining the Township's natural features, farmlands, forests, and open space areas to the greatest extent possible.

The Plan also advocates keeping the Township's farmlands in agricultural production, and it discourages the premature conversion of these lands to non- farm uses.

Additional low-density rural residential development can be accommodated in a manner that is attractive, environmentally sound, and compatible with other land uses.

More intensive residential development might also be accommodated in areas designated for more compact dwelling types on smaller lots, such as planned unit developments (PUD's), or

planned developments (PD's) or in areas close to the City of Standish. The suitability of soils for water and wastewater disposal systems is a major factor in determining where more intensive development may take place other than through the City of Standish.

Provisions should also be made for the development of additional small-scale retail, service businesses, and offices. These types of development should be directed toward suitable areas mainly on the trunklines near the City of Standish, rather than randomly scattered throughout the Township.

The Arenac County Economic Development Corporation will actively promote the whole county, including Lincoln Township.

The development of the 1-75 interchange as the "Gateway to the North" might be encouraged by adopting appropriate zoning and design standards.

SECTION 6 - Goals and Objectives

The goals and objectives in the 2001 Master Plan (pages 5-1 through 5-4) are still appropriate and should be used to guide actions of township officials regarding land use planning for Lincoln Township, with some exceptions.

We question whether establishing a Greenbelt (Item #4 under Natural Resources and the Environment) will be possible and how it might be administered. Some perhaps less formal association rather than a regional planning organization (Public Facilities and Services #4) with the City of Standish officials and other surrounding townships' representatives is indicated as this organization never took form, but the need for joint cooperative actions still exists.

New Goals and Objectives

- Use the new plan and the Future Land Use map to guide any development to the appropriate locations in the Township.
- Continue to encourage the development of the Deep River Road / M-61 & I-75 interchange areas as commercial centers for the Township.
- Ensure that there are ways to provide desired housing in the Township by appropriate zoning, including accessory dwelling units.
- Carry through with blight elimination and community beautification to foster high standards for new construction and development.
- Continue needed road construction and good maintenance of existing ones.
- Cooperate with the City of Standish for desired infrastructure (but beware of the consequences of 425 Agreements).
- Build a new Township hall building more centrally located with better facilities for Township residents.
- Do whatever possible to prevent largescale renewable energy projects that would affect the character and beauty of Lincoln Township.

SECTION 7 - Future Land Uses

The future direction for Lincoln Township's land use and development patterns is shaped by the community's geography and by the Township's desire to retain an attractive, robust rural character.

Agriculture and Rural Residential

This primary planning district includes that area of the Township that is currently farmed. The area includes a mixture of agriculture, rural residences, recreational and conservation areas on large tracts of land and other uses compatible with a rural setting. These uses will continue to be sited on larger parcels in accordance with the Township's zoning regulations.

It is this Plan's intent to disallow urban development in these areas and to preserve their rural character. These areas are not expected to require major public services such as water and sewer.

Within this planning district, new residential dwellings will be allowed but will be steered to non-productive farmland areas and woodlots. The Township expects that farming will dominate the character of the Agricultural District for the foreseeable future.

Renewable energy system installations will be discouraged or prohibited with any means possible.

Intensive livestock operations may only be permitted under special conditions. These conditions should address facility size, location, and animal waste management provisions to ensure that negative impacts on the community are minimized.

Residential

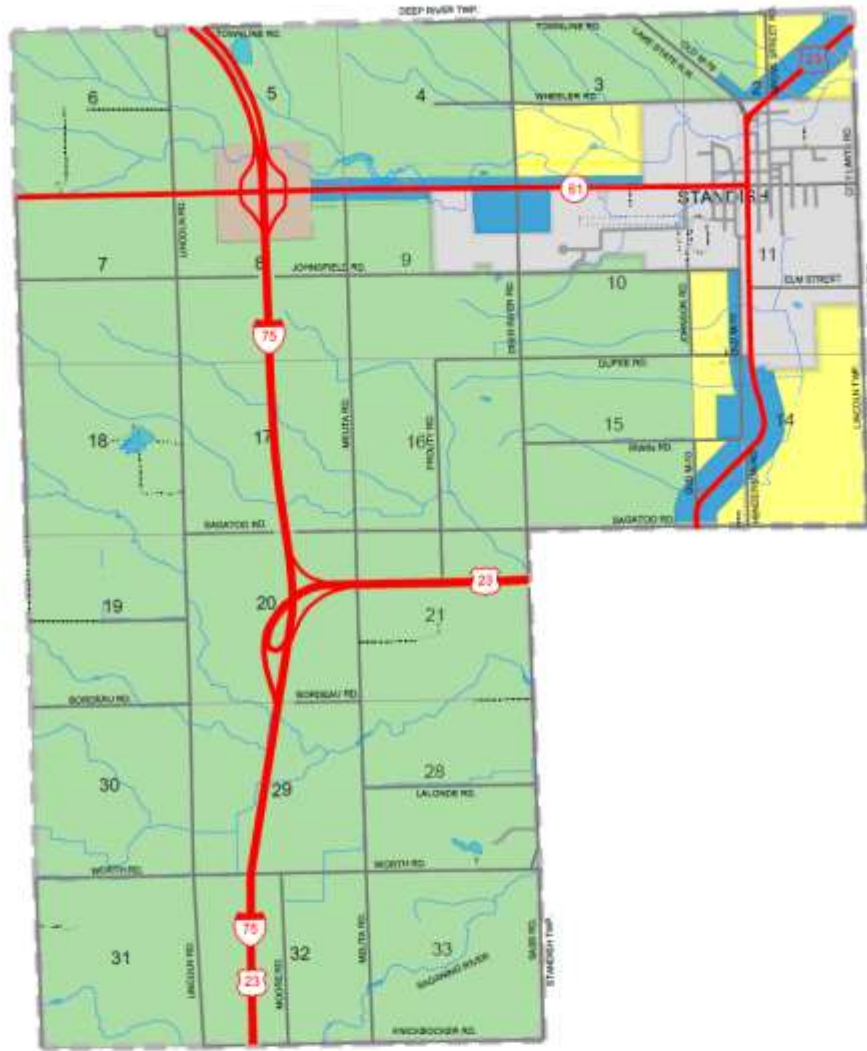
This land use category is intended to provide for development of family homes at low to medium densities. In general, the district is designated for the development of attractive residential areas mostly adjacent or close to the City of Standish.

Highway Interchange

This planning district is designed to provide for development of general retail, service and possibly light industrial, warehousing and distribution businesses. This district is the area surrounding the I- 75 freeway interchange.

Commercial – Retail / Office Service

This district primarily represents areas along state trunklines leading into the City of Standish (M-61, US- 23, Old M-10, Old M-76) which have had irregular development up to now. It is intended that commercial development will fill the unused areas between existing development. No additional commercial areas should be added until areas the closest to the City are built up and improved. Appropriate uses include personal services, financial, medical, and government offices, and retail.



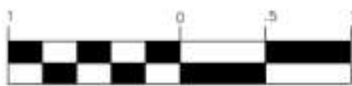
Source: Michigan Dept. of Natural Resources
Michigan Resource Inventory System

LINCOLN, ARENAC COUNTY, MICHIGAN

Future Land Use Legend

- Agriculture/Rural Residential District
- Residential District
- Commercial District
- Highway Interchange Commercial

- Highways
- County Roads



1 inch = 1 mile±