# COMMUNITY MASTER PLAN







AuSable Township, Michigan

## Community Master Plan AuSable Township, Michigan Adopted May 17, 2004





#### AuSable Township Board:

Ronald Lamrock, Supervisor Della Schweickert, Clerk Bobbi Kopko, Treasurer Matthew Gary, Trustee Michael Poland, Trustee Alanda Barnes, Trustee Kevin Beliveau, Trustee

### AuSable Township Planning Commission:

Burt Poland - Chairman Kevin Beliveau, Vice-Chairman Alan Mixter Chris Ropp James Coon Janice Baldwin Paul Darner

### With assistance from:

Susan Gilliam, Township Administrator Bob Boschma, Tax Assessor

# Table of Contents

Introduction	1		
Section One: Historical Perspective	3		
Section Two: Existing Conditions			
Development Pattern			
Natural Features			
Public Facilities and Services	9		
Infrastructure and Transportation			
Section Three: Demographic Assessment			
Population and Residency	13		
Housing	15		
Income and Age Distribution	17		
Employment	19		
Commuting Behavior	21		
Section Four: Community Input			
Understanding the Present	23		
Events, Developments and Trends	25		
The Preferred Future	29		
Realizing the Image	33		
Section Five: Goals and Objectives			
A Strong Economy	35		
A Vital Business District	37		
Quality and Variety in Housing	37		
Connectivity and Access	39		
Section Six: Framework Plan			
Section Seven: Future Land Use Plan			
Residential Land Use	47		
Commercial Land Use	51		
Industrial	51		
Institutional	51		
Recreation	53		
Village Concept Plan	55		
Section Eight: Implementation Program			
Conclusion			
Data Sources			