Current Zoning Scenario

ROGERS TOWNSHIP:
Minimum acres allowed under current zoning:
- Agriculture: 10
- Low Density Res: 0.5
- Med Density Res: 0.2
- Forest Recreation: 0.5
At current allowable densities, 28,250 dwelling units could be created in the residential districts*.

ROGERS CITY:
Minimum acres allowed under current zoning:
- One-Family Res: 0.5
- One & Two Family Res: 0.5
- Multi-Family Res: 0.5
At current allowable densities, 1,899 dwelling units could be created in the residential districts*.

*Public land is excluded from this calculation
Current Zoning Scenario - Environmental Impacts

Intense development and land fragmentation could eliminate endangered plant species.

Development in valuable wetland areas.

Endangered animal species habitat overdeveloped.

Rogers City:
Environmentally Sensitive Areas

- Endangered Animal Species Habitat
- Rare & Threatened Ecosystems
- Wetlands
- Endangered Plant Species
- Public Land
Alternate Zoning Scenario

ROGERS TOWNSHIP:
Minimum acres allowed under current zoning:
Agriculture: 10
Low Density Res: 2
Med Density Res: 1
Forest Recreation: 10
After reducing density allowances, 3,228 dwelling units
could be created in the residential districts.
*Public land is excluded
from this calculation

Density allowances remain the same for Rogers City
due to the availability of water, sewer, and road infrastructure.

Forest land is preserved as
development and land
division occur on a lesser scale.

Development along the lake still occurs, but at a lower density.

Higher concentration of
homes remain within the city.

Higher density occurs in clustered
areas away from large tracts of forests.

Rogers Township Zoning Districts
- AGRICULTURAL RESOURCES
- FOREST RECREATION
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- PUBLIC LAND

Rogers City Zoning Districts
- AGRICULTURAL
- ONE FAMILY RESIDENTIAL
- ONE & TWO FAMILY
- MULTI-FAMILY RESIDENTIAL
- RESIDENTIAL MOBILE HOME PARK
- WATERFRONT
- RESOURCE CONSERVATION

Development
- Paved Roads
- Unpaved Roads
1 Dot = 5 Dwelling Units
Alternate Zoning Scenario - Environmental Impacts

Development will still occur in environmentally sensitive areas, but reducing density will lessen the impact.

Much less impact on endangered animal species habitat & valuable wetlands.

Maintaining current density in Rogers City will direct development to less environmentally sensitive areas.

Rogers City:
Environmentally Sensitive Areas

- Endangered Animal Species Habitat
- Rare & Threatened Ecosystems
- Wetlands
- Endangered Plant Species
- Public Land
Current Zoning - Total Buildout

Minimum lot sizes allowed under current zoning:
AG: 10 acres
R-1, R-2, and R-3: 0.46 acres
R-4: 0.28 acres
FRR: 0.46 acres

At current allowable densities, 53,098 dwelling units could be created in the residential districts*.

*Public Land is excluded

Alcona Township Zoning Districts
- Agriculture
- Commercial
- Forest Recreational
- Single-Family Residential
- Low to Medium Family Residential
- Mobile Home
- Industrial
- Water
- Public Land
- Paved Roads
- Unpaved Roads

Increased traffic volume would impact road infrastructure.
Lack of water & sewer infrastructure in the township to support dense development.
Several townships in Grand Traverse County experienced significant increases in housing units from 1990 - 2000. (Ex: Green Lake Township increased 36%, Acme Township 40%, and Paradise Township 62%). If a 40% growth occurred in Alcona Township, the total housing units could grow from 1,313 in 2000 to 7,058 in 2050.

Based on currently allowed densities and the percentage of land available in each zoning district, this map shows how that growth could be distributed across the township. Currently allowed densities would allow this rate of growth.
Possible Development: NE Michigan Example - Environmental Impacts

Alcona Township:
Environmentally Sensitive Areas
- Migratory Bird Stopover Sites
- Endangered Animal Species Habitat
- Rare & Threatened Ecosystems
- Wetlands
- Endangered Plant Species
- Interior Forests

Growth occurs in endangered animal species habitat.

Endangered plant species and wetlands are threatened by development.
Alternate Zoning Scenario

Alternate minimum lot sizes:
AG: 10 acres
R-1: 2 acres
R-2, R-3: 1 acre
R-4: 0.28 acres
FR: 20 acres
*Public Land is excluded
Mobile Home & Ag Districts remain the same

Using lower density allowances, 4,796 dwelling units could be created in the residential districts*.

Alcona Township Zoning Districts
- Agriculture
- Commercial
- Forest Recreational
- Single-Family Residential
- Low to Medium Family Residential
- Mobile Home
- Industrial
- Water
- Public Land

Less intense development in forest land
Area could be rezoned to encourage the redevelopment of a town center in Black River

Paved Roads
Unpaved Roads
Alternate Zoning Scenario - Environmental Impacts

Alcona Township:
Environmentally Sensitive Areas

- Migratory Bird Stopover Sites
- Endangered Animal Species Habitat
- Rare & Threatened Ecosystems
- Wetlands
- Endangered Plant Species
- Interior Forests

Less pressure on environmentally sensitive areas.

Alternative development could be clustered to preserve ecological assets.
Total Buildout - Environmental Impacts

Alpena Township: Environmentally Sensitive Areas

- Migratory Bird Stopover Sites
- Endangered Animal Species Habitat
- Rare & Threatened Ecosystems
- Wetlands
- Endangered Plant Species

Allowing intense development in certain portion of the township could have significant environmental impacts due to loss of habitat, loss of wetlands, and an increase in nonpoint source pollution.
Development Scenario - NW Michigan Ex.

- **Garfield Township** adjacent to Traverse City was used as an example of the development that could occur in a township adjacent to an urban center.
- Garfield Township experienced an increase in housing units of 38% from 1990 - 2000.
- Assuming the same growth rate for Alpena Township, the number of housing units could increase to 22,128 by 2050.

### Alpena Township Zoning Districts

- **AGRICULTURE**
- **CONSERVATION**
- **FOREST RECREATION**
- **ONE FAMILY RESIDENTIAL**
- **MIXED RESIDENTIAL**
- **RURAL RESIDENTIAL**
- **WATERFRONT RESIDENTIAL**
- **Public Land**

#### Key Notes:
- Water and sewer infrastructure would need to be expanded.
- Density would become similar to that inside the city limits.
- Increased services would become necessary.
- Forest land would become fragmented.

**Legend:**
- One Red Dot = One Housing Unit
- The currently allowable densities would support an increase in housing units of 36%.
- *Public land and land which has already been built-out is excluded from this calculation.

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**Roads:**
- Paved Roads
- Unpaved Roads
Alpena Township: Environmentally Sensitive Areas

- Migratory Bird Stopover Sites
- Endangered Animal Species Habitat
- Rare & Threatened Ecosystems
- Wetlands
- Endangered Plant Species
Reduced Density Zoning Scenario

Forest land can be preserved in tracts 20 acres or larger.

Less pressure on waterfront areas.

Development density is lessened, but utility expansion might still be necessary.

Density allowances have been decreased, but the overall ratio of density across the township has been maintained (i.e. higher density around the city).

Using lower density allowances, 2,112,294 dwelling units could be created in the residential districts*.

*Public Land and land which has already been built-out is excluded from this calculation.

Minimum acres allowed under less dense zoning:
Agriculture: 10
One-Family Res: 1
Mixed Res: 1
Rural Res: 5
Waterfront Res: 5
Forest Recreation: 20
Conservation: 20

Alpena Township Zoning Districts

- AGRICULTURE
- CONSERVATION
- FOREST RECREATION
- ONE FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- RURAL RESIDENTIAL
- WATERFRONT RESIDENTIAL
- Public Land

Paved Roads

Unpaved Roads