

Master Plan 2018



Oscoda Charter Township

Iosco County, Michigan

March 5, 2018

Oscoda Charter Township

Master Plan 2018

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The *Oscoda Charter Township 2018 Master Plan* was adopted by the Oscoda Township Planning Commission on March 5, 2018, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan on March 5, 2018.

Dan Gary
Chairperson
Oscoda Township Planning Commission

Oscoda Charter Township

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Chapter 1: The Master Planning Process

Introduction

The Oscoda Township Master Plan is a policy document which reviews the current conditions in Oscoda Township, and based on that review and public input, provides goals and objectives for the future of land use planning in a 5 to 20-year time frame. The plan, used in conjunction with the Township Zoning Ordinance, will assist in guiding future land use decisions. The legal basis and rationale for the Master Plan are outlined in the Michigan Planning Enabling Act, PA 33 of 2008, as amended.

This document is a culmination of the efforts by the Oscoda Township Planning Commission to create and adopt an official Master Plan. This process greatly valued the input from the community, and therefore the document is reflective of their wishes and concerns in regards to the community. It strives to retain and strengthen the quality of life in the Township, while planning ahead to anticipate and address changes. This document outlines the preferred future, or vision, of Oscoda Township.

Planning Process

The Master Plan is constructed from a number of various components, including a community profile, natural resources inventory, existing land use, community input, goals and objectives, and a future land use plan. The initial inventories, community profile, natural resources, and existing land use serve as an analytical tool to review the current conditions in the Township. One of the most important sections of the plan is the public input, which is an important tool to guide future decision-making and developing goals. Finally, the goals in conjunction with the Future Land use section, strive to improve and strengthen areas of the community that the residents enjoy and work to change areas and issues that have been identified as a concern.

The main purpose of a Master Plan is to guide and enable a community to establish the direction of development. Specifically, the Planning Act gives communities the authority to adopt an official Master Plan, and to serve as a guide for local officials when considering land development matters. The Master Plan considers all of the information listed above and as such aims to:

- Guide the use of limited resources in an efficient manner
- Promote public health, safety, and welfare
- Preserve the quality of the environment
- Guide future zoning decisions

To ensure the Master Plan is current, and adheres to the flux of current social and economic trends, the plan must be periodically reviewed. The MPEA requires that a Master Plan be reviewed by the Township once every five years.

In March of 2016, Oscoda Township began creating their Master Plan. The Township contracted with Spicer Group Inc. to assist the Planning Commission with this process. The Planning Commission met with the Spicer Group five times between March 2016 and October 2017 to develop the plan. Community input was sought through an online survey. Feedback from the community as well as inventory data collected at the beginning of the process was the basis for the goals, objectives, and action items outlined in this plan.

On December 11, 2017, the Board of Trustees submitted the draft plan to neighboring jurisdictions and to Iosco County as required by the Planning Enabling Act. On March 5, 2018, the Planning Commission held a public hearing on the Master Plan, required by the Planning Enabling Act. This provided an additional opportunity for public input into the Master Plan. The final Master Plan was adopted on March 5, 2018 by the Oscoda Township Planning Commission.

Master Plans and Zoning Ordinances

Often Master Plans and Zoning Ordinances are thought of as the same document. However, a more accurate description would be that they are two different set of tools, used in conjunction with one another, and work toward the same purpose and goals. Even though the documents are working toward the same goals, they are actually different.

The Zoning Ordinance is the law, and it regulates the use and development of land as it exists in the present. The Master Plan is policy and should therefore be used as a guide to the future use of land and overall development in the Township. While the Master Plan outlines a community’s vision for the future, the Zoning Ordinance contains the rules that govern the present.

The Michigan Zoning Enabling Act requires that a Zoning Ordinance be based on an adopted Master Plan. Often, once a community has updated their Master Plan, it will also review the Zoning Ordinance to ensure it aligns with the goals of the Master Plan.

Master Plan	Zoning Ordinance
Provides general policies; a guide.	Provides specific regulations; the law.
Describes what should happen in the future. Recommended land use for the next 20 years, not necessarily the recommended use for today.	Describes what is and what is not allowed today, based on existing conditions.
Includes recommendations that involve other agencies and groups.	Deals only with development-related issues under Township control.
Flexible to respond to changing conditions.	Fairly rigid, requires formal amendments to change.

Using the Master Plan

The Master Plan will be used primarily by the Board of Trustees, the Planning Commission, and the Zoning Board of Appeals as a guide in making land use decisions. Applicants seeking approval from any of these bodies will also find the Master Plan to be a valuable tool for understanding the long-term goals of the Township. Likewise, the Master Plan can be used by other citizen committees to assist them in their review of land-use related issues.

The Master Plan also acts as the starting point for all Zoning Ordinance updates and amendments. Michigan State Law requires that the Zoning Ordinance and zoning amendments be based upon a Master Plan. The Master Plan gives a legal basis for zoning and identifies how the community is protecting the health, safety, and welfare of the population. In the event that either the Zoning Ordinance or a decision of either the Planning Commission is challenged in court, the Master Plan will help provide the planning rationale to support land use regulation.

The Board of Trustees, Planning Commission, and the public should continuously reference the Master plan in order to:

- Review development proposals – to confirm any given proposal meets all goals and objectives of the Master Plan.
- Review rezoning requests – to confirm that the request is consistent with the goals and policies of the Master Plan, and potential impacts on the Township.
- Provide a basis for amendments to the Zoning Ordinance and zoning map – to help realize and enforce plan goals.
- Understand expectations for the future land use patterns and desired land use types in the community – to inform potential residents and businesses about Oscoda Township and its future.
- Identify and recommend physical improvements – to provide direction for provision of roadways, entryways, non-motorized paths, parks, and community facilities.
- Provide specific design standards related to buildings, landscaping, and other site improvements – to guide development and redevelopment throughout the community.

Chapter 2: All about Oscoda Township

For a Master Plan to be successful, various community aspects must be analyzed. Background studies include evaluating the most current U.S. Census data, historical trends, community surveys and other resources. Important factors that make up a community include population, housing, the local economy, natural resources, public facilities and infrastructure, and existing land use. These factors, along with community input methods such as community surveys, help leaders determine the wants and needs of the citizens for the future of their Township.

Regional Setting

Oscoda Township is located in the northeastern portion of Iosco County, in the upper lower peninsula of the State of Michigan (shown on Map 1 on page 7). It is bordered by Lake Huron to the east, Plainfield Township to the west, Wilber Township and Au Sable Township to the south, and Alcona County to the north. It is a large rectangular-shaped Township, equating to three of Michigan's traditional 36-mile square townships.

History

The Oscoda-Au Sable area attracted early French explorers because of the abundance of natural resources and game. Oscoda is a Native American Indian term meaning "a pebbly prairie". The Au Sable River running through Oscoda was named by the French, and means a river of sand. Louis Chevalier was the first to establish a claim in this area. He built a trading post at the mouth of the river, and soon a small community grew.

Before becoming a settler's community, Oscoda was home to the Chippewa Indians. One of the few physical remnants of the tribe is the Chippewa Indian Cemetery on Indian Road. It is an artifact and historic record of the original Native American settlements in the area. Currently, the cemetery is administered by the Oscoda United Methodist Church. There is a second cemetery across from the church. At both sites, the majority of the graves are unmarked.

As the first settlements grew into a more permanent community, the logging industry also contributed to significant growth in this area. The river served as an excellent means to transport logs to the mouth of the river where eight lumber mills were operational. The timber was then transported by ships from the docks on Lake Huron to the markets in Detroit and Chicago. By the early 1900s the lumber era came to a close, and in a massive fire both the Oscoda and Au Sable communities were almost totally destroyed.

On July 11, 1911, a forest fire caused by sparks thrown from a train locomotive ignited outside of Oscoda and spread quickly into town. This fire joined with an already burning forest fire outside of Au Sable, and collectively burned down all of Au Sable and all but a handful of buildings in Oscoda. The fire is said by some to be one of the most devastating fires in the history of Michigan. This is due to the fact that Oscoda was a lumbering area, therefore all of the structures and even the sidewalks and roadways were made from wood. The townspeople were forced to abandon their homes and seek refuge in the cold waters of Lake Huron. Luckily, there was a lumber boat docked in town which carried many of the men, women, and children to safety in Bay City. However, the aftermath of the fire was devastating to the region. The two towns were destroyed, the lumber company, mills, and acres of lumber were burned to the ground, and the majority of the residents were forced to leave the region and begin their lives anew. While the fire was devastating, overall there were only five deaths, and over time parts of the communities were able to slowly rebuild.

In 1923, Major Carl Spatz came to Oscoda and proposed the construction of an airfield for army aircraft. Up until this point in history, this was the most significant event defining the development of the community. First known as Loud-Reames Aviation Field, in 1924 the base was renamed Camp Skeel and became Selfridge gunnery camp, until 1944 when it was renamed Oscoda Army Air Field. During World War II, the base was used to train French pilots. In 1953, that base was renamed Wurtsmith Air Force Base. In 1960, the Strategic Air Command (SAC) took over the base and brought in the 379th Bombardment Wing flying the KC-135A Stratotanker and the brand-new B-52H Stratofortress. At its peak, the base military population was approximately 3,135 personnel plus dependents. The base was permanently closed in 1993 by the Department of Defense.



Now the old Air Force base is called the Oscoda Wurtsmith Airport. As of 1993 it was opened as a public airport, and in 1994 the Township took over the area as the Redevelopment Authority. The Authority's purpose was to operate and maintain the airport. In 1997, the Michigan Legislature created the Wurtsmith Renaissance Zone, a designation exempting businesses and residents within the 5,000-acre zone from all state and most local taxes. Over the years, different parts of the air base have been occupied by various private and public organizations and the former base has been redeveloped and integrated into the community.

Currently, the old base area has a varied mixture of uses which include Kalitta Air, Phoenix Composite Solutions, Phoenix Flight Solutions, HAECO Americas Engine Services, and several other aviation-related businesses. There are several manufacturing facilities and a telecommunications company, and more than 40 other private businesses. In addition to the industry, there is also restored base housing, multiple family residential complexes, the Township Community Center, churches, a medical care facility, the public library, a community college, performing arts theater, and two museums including the Wurtsmith Air Museum and the Veterans Memorial Park of Northeast Michigan. Overall, the entities at the former base provide over 1,300 jobs to the area and about 700 privately-owned residences.



In 2000, Oscoda Township needed to replace an aging wastewater treatment plant, and subsequently took ownership of the old base wastewater treatment system. The newly acquired system featured aerated lagoons. Around 2014, the aeration components in the lagoons began to fail. Upgrades were implemented which improved the wastewater treatment quality and lengthened the system's useful age. The upgrades included removing sludge, installing a new fine bubble aeration system, replacing the existing blowers, performing rapid infiltration basin distribution piping modifications, and adding a chemical feed mixing structure and effluent metering. Upgrades were finished in October of 2016. Throughout the upgrade, the entire system had to stay in operation so the Township's customers never lost service. With the completion of the upgrades, the Township now has three times its original capacity and a system in compliance with all regulations.

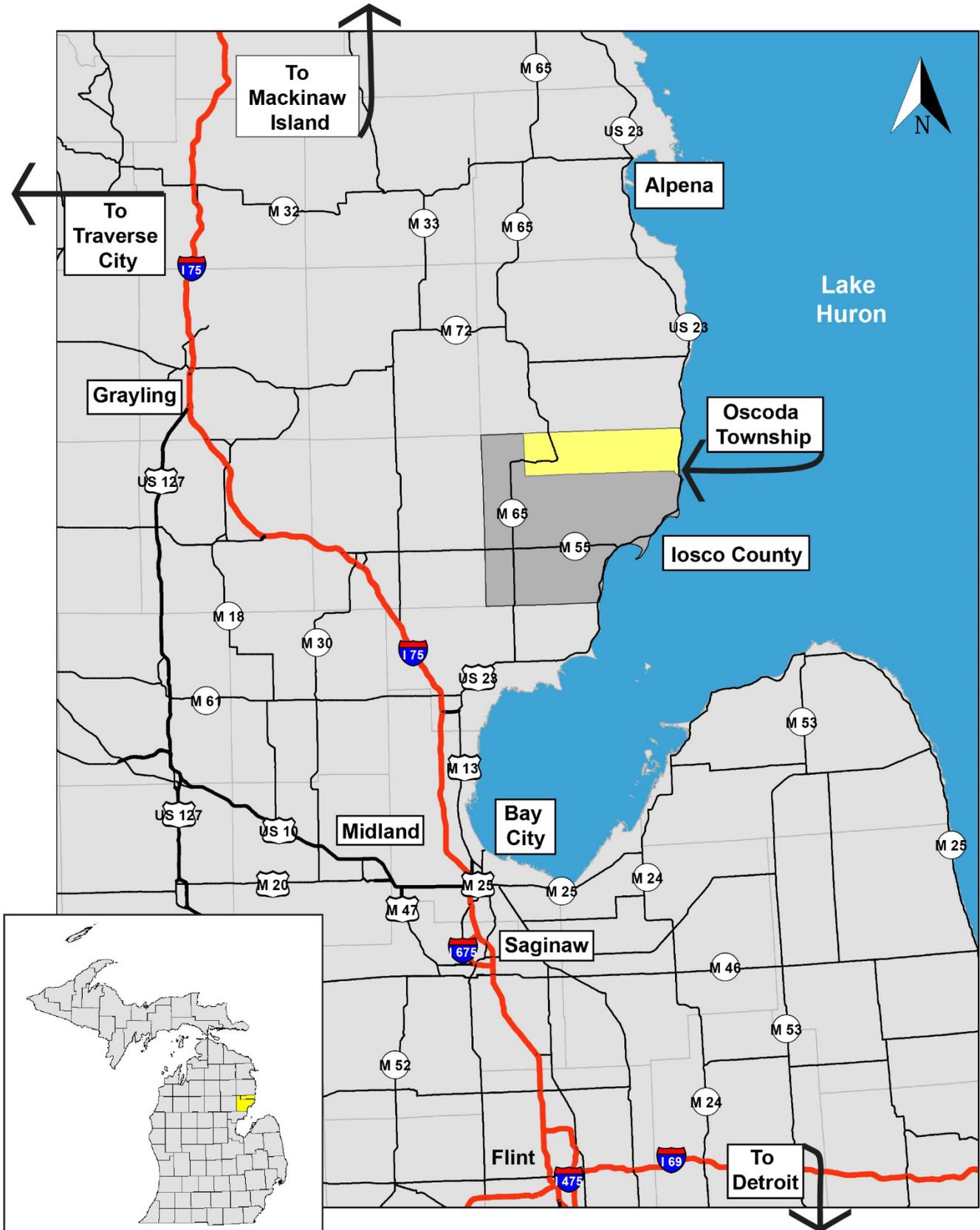
As previously mentioned, Oscoda's history is rooted deep in the logging industry. It was the original major industry and a driving force for the development of the Township, and still plays a significant role in the Township's identity today. In 2005, the Michigan House of Representatives named Oscoda Township as the official birthplace of Paul Bunyan. While little is known about the specifics of his life, he represents the bravery, strength, endurance, and larger-than-life persona of the men who worked in the logging industry in its heyday. The fact that Oscoda was named the official birthplace of Paul Bunyan resonates deep in the area, and is something very important to their heritage. The Township has a statue to commemorate him at Furtaw Field, and also hosts a Paul Bunyan Days Festival every year. He represents how strong, hard-working men in a small American lumber town helped fuel the prosperity of the 19th and 20th Centuries, which is something this small town with deep roots in logging feels close to the heart.

Tourism and recreation are a vital part of the Oscoda community and economy. In 2008, Oscoda Township applied for a Michigan Natural Resources Trust Fund Grant. The State awarded the Township \$460,000 to extend a boardwalk and build a pier off Oscoda Beach Park. While this pier is new, it comes from a long history of wooden piers that have shaped Oscoda's history beginning over 100 years ago. In the past, these piers were used for industry, commercial fishing, and transportation. The existing pier is representative of that past, but now serves the community as a destination point for recreation, fishing, a landmark in the community, and a way to promote the natural resources of the area. The pier was designed to be universally accessible, with benches and fishing opportunities, specialty lighting, and a connection to an existing park boardwalk. It is the centerpiece to an extensive recreation system in the Township.



Map 1: Regional Setting

Oscoda Township, Michigan



Demographic Analysis

This section includes an analysis of the demographic data taken from the 2010 U.S. Census, and the American Community Survey (ACS), as well as other sources. Census data provides a current profile of the Township and its existing trends, both of which can affect Future Land Use.

POPULATION TRENDS AND COMPARISONS

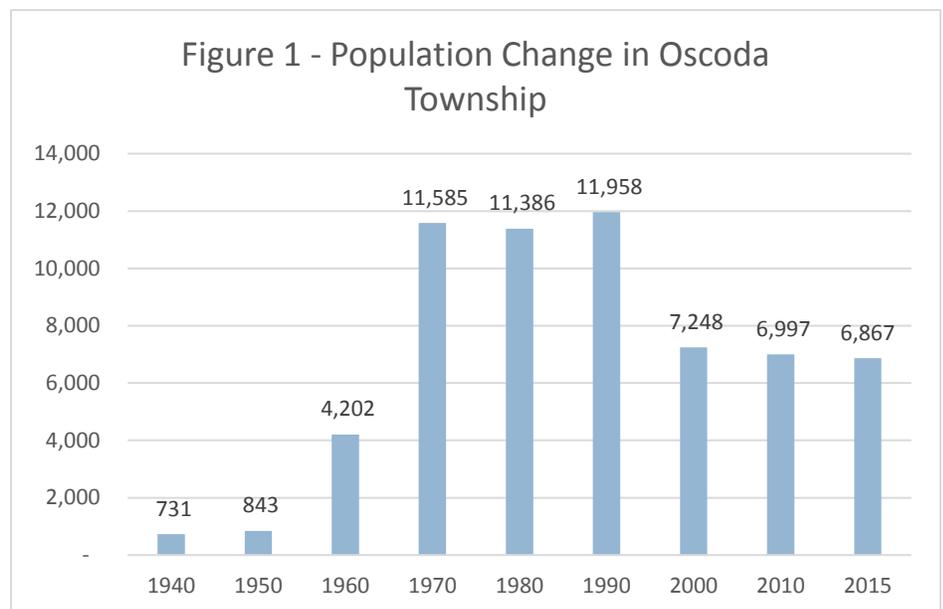
Population growth is the most important factor influencing land use decisions in any community. If a community is increasing in population, there will be an increased need for housing, commercial establishments, industry, parks and recreation, and roads.

During the last 70 years, Oscoda Township has experienced rapid population increases and decreases. Before World War II, the Township was a large land area occupied by very few people. By 1950, the population had increased by 15.3%, and in 1960 there was an increase of 398.5% of people in the Township. This was due to the high concentration of population in the areas around Wurtsmith Air Force Base (WAFB) and the existing urban settlement along US-23. The exponential population growth continued in 1970, adding an additional 182% of people. At that time, the Township population had reached 11,585 people.

	Population	# Change	% Change
1940	731	-	-
1950	843	112	15.3%
1960	4,202	3,359	398.5%
1970	11,585	7,383	175.7%
1980	11,386	-199	-1.7%
1990	11,958	572	5.0%
2000	7,248	-4,710	-39.4%
2010	6,997	-251	-3.5%
2015	6,867	-130	-1.86%

When WAFB closed in 1993, the event caused a dramatic change in the total population of the Township. According to the 1990 U.S. Census, 11,958 people lived in Oscoda Township. Using estimation methods developed by the Northeast Michigan Community Service Agency (NEMCSA), as described in the Township’s Recreation Plan, about 6,521 people continued to reside in the Township after the closure of WAFB.

The 2000 Census Data suggests that the population loss was not as dramatic as was originally thought. As shown in Table 1, the consequences of the base closure were perhaps overstated, or the programs that were initiated to revitalize the Township were relatively effective. While there was a large loss in the local population, there were about 10% more residents present in the community in April of 2000 than had been predicted to be present. The 2010 U.S. Census reported 6,997 residents living in Oscoda Township.



Over the past decade, the decreasing population trend has continued. According to the 2010 Census, the Township has a population of 6,997 residents, which was a decrease of 3.46% since 2000. In the past 5 years, this trend has continued. ACS data from 2015 estimates that there are 6,867 residents in the Township, which is a decrease of 1.86%. These population trends, and that of the County, are similar to those of other Michigan townships, indicating that the loss of population from the base has stabilized and now the Township is following more statewide trends.

	1990	2000	2010	2015
Oscoda Township	11,958	7,248	6,997	6,867
Iosco County	30,209	27,339	25,887	25,401
Michigan	9,295,297	9,938,444	9,883,640	9,900,571

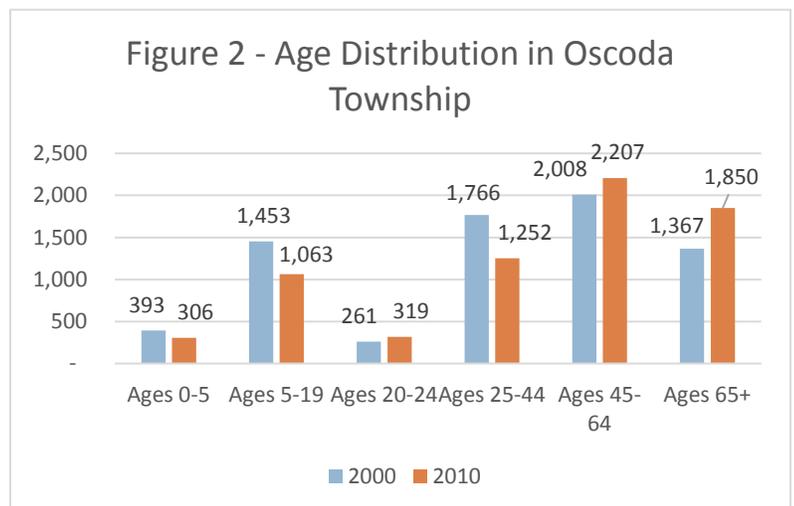
AGE DISTRIBUTION

Information on age distribution within a population is useful in determining the public services and special needs a community requires. For example, younger populations tend to require more rental housing units and smaller homes, while the elderly population may have a need for nursing homes or assisted living facilities. Analysis of age distribution may also be used by policy makers to identify current gaps in services and to project future service needs for housing, education, recreation and medical care. It is of equal importance in planning to anticipate which age groups are likely to increase during the planning period. Examples of this are the aging “baby boomers” and their children; both forming waves of population which rise and fall as they move through their lifecycles.

For the purpose of this report, we have separated the population into six age groups to show different stages of life. The first group, 0-5, represents pre-school children. Children in school are represented by the 5-19 age group. Young adults obtaining a higher education or entering the work force are represented with the 20-24 age group. The family formation age group is generally people in the 25-44 age group. The last two groups are the empty nesters between 45-64 years old, and the elderly at 65 years and over.

Figure 2 helps to illustrate the age groups that make up the population in Oscoda Township and how they have grown or declined in a decade. As the chart shows, the most significant drop in population was the 25-44 age group which lost 514 people or a total of 29% the second largest loss was in the school-age children which decreased by 26%. There was also a 22% decrease in the 0-5 population. In comparison, the 65 and older population experienced a 35% growth, or an additional 483 residents, and the age group of 45-64 also experienced growth with an additional 201 residents. As of 2010, almost 60% of the population is in the empty nester or retirement age group and are, or will be, in need of assisted living and nursing home facilities.

This indicates that Oscoda Township has an aging population. The median age of the Township is 50.9 years. Compared to the median age in 2000 which was 42.9, this is a significant increase. While this is only slightly lower than the Iosco County median age of 51, both of these are significantly higher than the median age of Michigan at 38.9 and the median age of the United States at 37.2. For planning purposes, an aging population has unique needs in terms of housing, access to medical care, recreational facilities, etc. and should be specially considered



when making future planning decisions for the Township.

Age Range	Oscoda Township		Iosco County		Michigan	
	Residents	%	Residents	%	Residents	%
Ages 0-5	306	4.3%	1,020	4.0%	596,286	6.0%
Ages 5-19	1,063	15.1%	4,050	15.6%	2,052,599	20.7%
Ages 20-24	319	4.5%	1,038	4.0%	669,072	6.7%
Ages 25-44	1,252	17.8%	4,554	17.5%	2,442,123	24.7%
Ages 45-64	2,207	31.5%	8,465	32.7%	2,762,030	27.9%
Ages 65+	1,850	26.4%	6,755	26.0%	1,361,530	13.7%

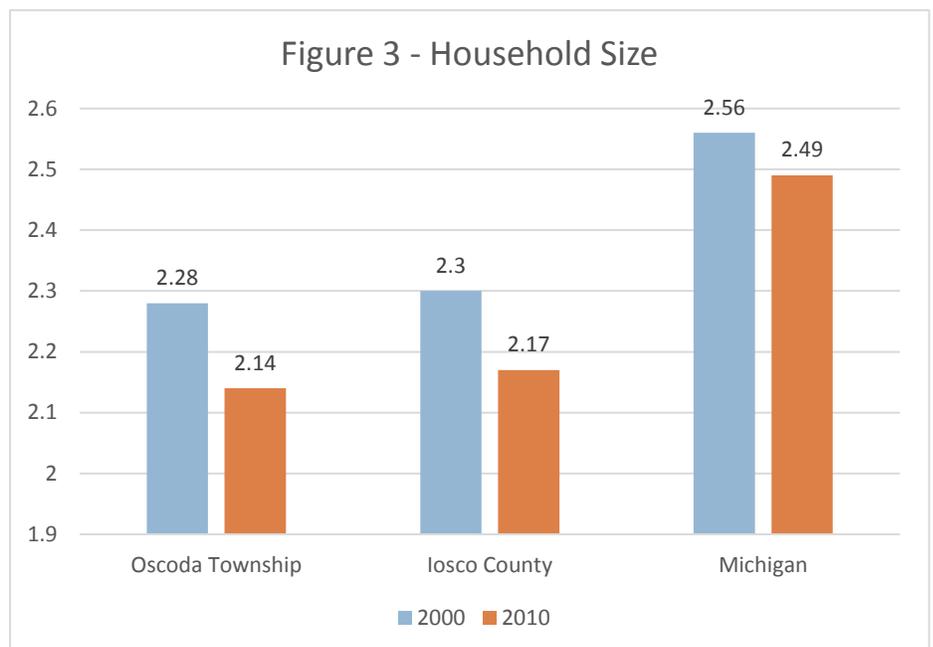
Household Characteristics

HOUSEHOLD SIZE

The number of persons per household constitutes the household size. Since the 1970s the nationwide trend in population has been in decline. There are many factors that have resulted in this trend including declining number of children per family, women entering the workforce, higher divorce rates, growing number of elderly living alone, and the growing number of non-traditional households.

Knowing whether the household size is increasing or decreasing is very important. If the household size of a community is increasing, new housing units might be necessary to accommodate citizens needing places to live. This can even be true if the overall population of a community is declining, and should involve incorporating diverse housing options into a community, such as apartments and duplexes.

Household size in Oscoda Township has been decreasing over time, just like the national trend. Within the Township, the household size has decreased from 2.28 in 2000 to 2.14 in 2010. Therefore, the average household size is 0.13 persons smaller than it was 10 years ago. This is similar to the County and the State, which have both decreased around 0.10 persons.



HOUSEHOLD CHARACTERISTICS

This section analyzes households in terms of the relationships among the persons who live in a single housing unit. Families consist of people who are related by blood, marriage, or adoption and vary by the parental presence (single or couple). Non-families consist of a single person living alone, or a group of people that are not related by any of the factors listed above.

It is important to know the housing characteristics and how they are changing over time for the governing body to understand the types of housing that is needed to support the community.

Table 4 shows how family characteristics have grown or declined in the 10-year period between 2000 and 2010. The largest type of family across all jurisdictions is Married Couple Families. In Oscoda Township, this group consists of 46.9% of the families. This is less than both Iosco County and Michigan, and is also a decrease from 2000 when 52.5% of the population was Married Couple Families. It should be noted that Married Couple Families is the only category that has decreased in the past decade in all jurisdictions.

A category to take special note of is the Single Persons Living Alone. Within the Township, it is the second largest category with 32.8% of the population, and had the largest increase in population for all groups within the Township. These trends are similar in both, to the County and State and indicate something for the Township to consider when planning future housing options. While the single-family homes are still very important to the majority of the population, the second largest group may need something different. It will be important to determine what type of housing these individuals need and plan for their future growth as well, or risk losing a group of individuals because of limited housing options. These options could include apartments, condos, duplexes, or various senior living options.

Household Type	Oscoda Township 2000		Oscoda Township 2010		Iosco County 2000		Iosco County 2010		Michigan 2000		Michigan 2010	
	#	%	#	%	#	%	#	%	#	%	#	%
Married Couple Families	1,664	52.5%	1,531	46.9%	6,471	55.2%	5,871	49.9%	1,947,710	51.4%	1,857,127	48.0%
Single Male Families	93	3.0%	148	4.5%	398	3.4%	514	4.4%	154,187	4.1%	185,363	4.8%
Single Female Families	309	9.7%	333	10.2%	986	8.4%	1,034	8.8%	473,802	12.5%	511,583	13.2%
Single Persons Living Alone	949	29.9%	1,070	32.8%	3,357	28.6%	3,735	31.8%	993,607	26.2%	1,079,678	27.9%
Other Non-Families	155	4.9%	184	5.6%	515	4.4%	603	5.1%	216,355	5.8%	238,757	6.1%
Total Households	3,170		3,266		11,727		11,757		3,785,661		3,872,508	

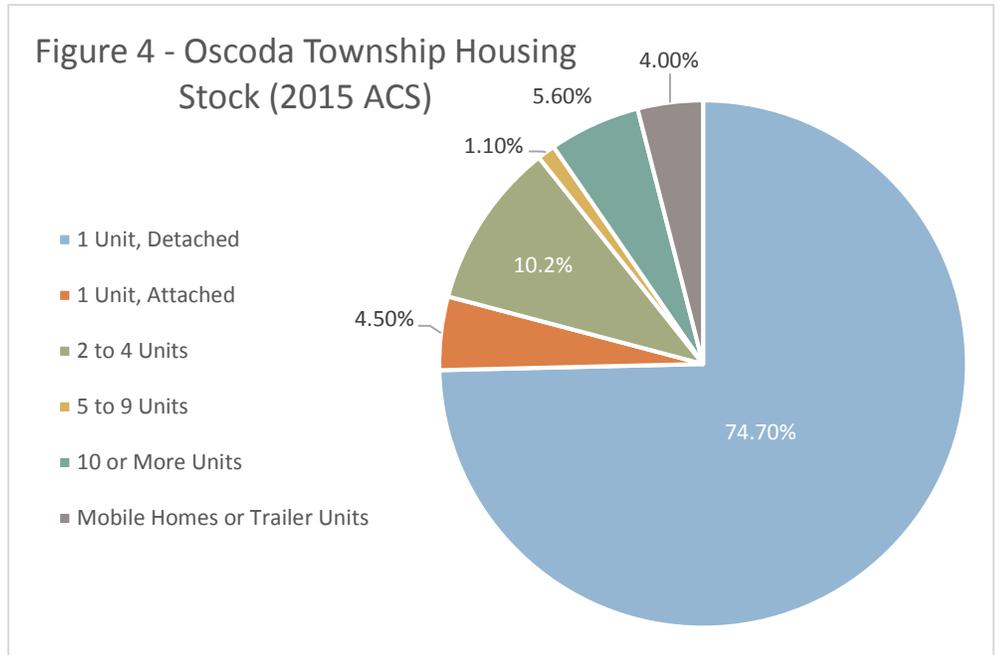
Housing

HOUSING STOCK

Housing stock is the most basic measure of housing, and refers to the type of housing units found in a community. The U.S. Census separates housing into five different categories: 1 Unit Detached (single-family homes), 1 Unit Attached (granny flats, single apartment unit connected to a single-family home), 2 to 4 Units (duplex units), 5 or More Units (apartment complex), and Mobile Homes or Trailer Units (Figure 4).

The majority of the housing stock in Oscoda Township is 1 Unit, Detached (74.7%). This is consistent with the large number of families in the Township. The second largest group is 2 to 4 units (10.2%), and the third largest category is 10 or More Units (5.6%) (Table 5).

Compared to the County, Oscoda Township has fewer 1 Unit Attached structures and Mobile Homes or Trailer Units, but more multi-family housing structures such as 2 to 4 Units and 10 or More Units. While the County has almost 10% more 1-Unit, Detached structures than the Township, it's important to note the Township has more than the State (72.1%). It is important to consider the various types of housing options as the Township continues to see shifts in the previous household demographics.



Unit Type	Oscoda Township		Iosco County		Michigan	
	#	%	#	%	#	%
1 Unit, Detached	4,221	74.7%	17,021	83.5%	3,272,125	72.1%
1 Unit, Attached	256	4.5%	388	1.9%	211,330	4.7%
2 to 4 Units	572	10.2%	756	3.7%	230,109	5.1%
5 to 9 Units	62	1.1%	330	1.6%	192,278	4.2%
10 or More Units	314	5.6%	645	3.2%	389,578	8.6%
Mobile Homes or Trailer Units	224	4.0%	1,234	6.1%	243,416	5.4%
Boat, Rv, Van, etc	-	0.0%	17	0.1%	1,002	0.0%
Total Units	5,649		20,391		4,539,838	

HOUSING TENURE

Housing tenure, also known as home ownership rates, is important to determine the type of residents in a community. It also helps determine where public services may need to be increased or decreased. A high home ownership rate may indicate that a community will have stable and well-kept neighborhoods. Vacancy rates indicate the amount of empty and seasonal housing. A vacant unit is defined by the United States Census Bureau as a housing unit with no one living in it at the time of the interview, unless its occupants are only temporarily absent. Units that do not meet the definition of a housing unit are those under construction, unfit for habitation, or to be demolished, and are excluded from the data. Seasonally vacant units are intended for occupancy only during certain seasons of the year.

Oscoda Township is comparable to the County when studying occupied housing. The Township has an occupancy rate of 57% and County's is similar at 55% (Table 6). Both jurisdictions are also comparable when considering vacancy rates. Both communities have a vacancy rate in the mid-40s. In comparison, both jurisdictions are dissimilar to the State of Michigan which has a total occupied housing rate of 84%.

These differences are a product of the region and amenities that both the Township and the County have to offer. Both areas have a much more seasonal schedule than the whole of the State. Therefore, it makes sense that the home occupancy rates would exemplify this.

Table 6 – Housing Tenure (2015 ACS)						
Category	Oscoda Township		Iosco County		Michigan	
	#	%	#	%	#	%
Occupied Housing	3,224	57.1%	11,343	55.6%	3,841,148	84.6%
Owner-Occupied	2,373	73.6%	9,091	80.1%	2,728,815	71.0%
Renter-Occupied	851	26.4%	2,252	19.9%	1,112,333	29.0%

AGE OF STRUCTURE

The age of the housing stock is a way to determine the quality of the existing structures and future need for new housing. Generally speaking, the economically useful age of residential structures is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities considered standard for today's lifestyle is diminished.

When a community's housing stock approaches that age, it is possible that the need for rehabilitation and new construction will increase. There are exceptions to this rule, however. Some of the older housing of a community might be very well built, as well as desirable because of historical or architectural value, while at the same time newer housing might not be of good quality.

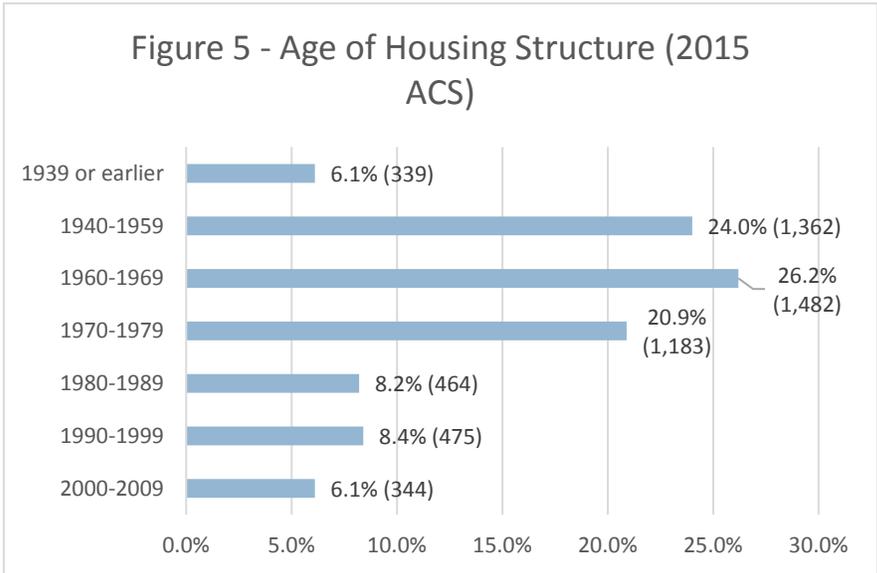
It is important for a community to know if people are continuing to move into the existing housing stock or building new. If new residents are filling up the available housing stock, it is likely being repaired when necessary. However, if residents are always building new, the older housing may become blighted.

The data in Figure 5 is 2015 ACS data. The ACS is not 100% data like the decennial Census. It estimates information and is therefore less accurate for the years 2010 to the present. In order to include the most recent data, the Iosco County Building Department has provided the number of residential building permits issued between 2010–2017. Figure 5 represents both the percentage of the total housing structures and the corresponding number of structures from the ACS data. Oscoda Township’s older housing, built before 1959, accounts for about one-third of the Township’s housing stock. Meaning, the majority of the housing stock is 50 years or newer. Approximately 77% of the housing stock was built prior to 1980, and since then there has been a sharp decline in the number of structures built. Table 7, represents the number of residential building permits issued since 2010. In the past 7 years, there have been a total of 30 homes built, which is a significant drop from 2000-2009.

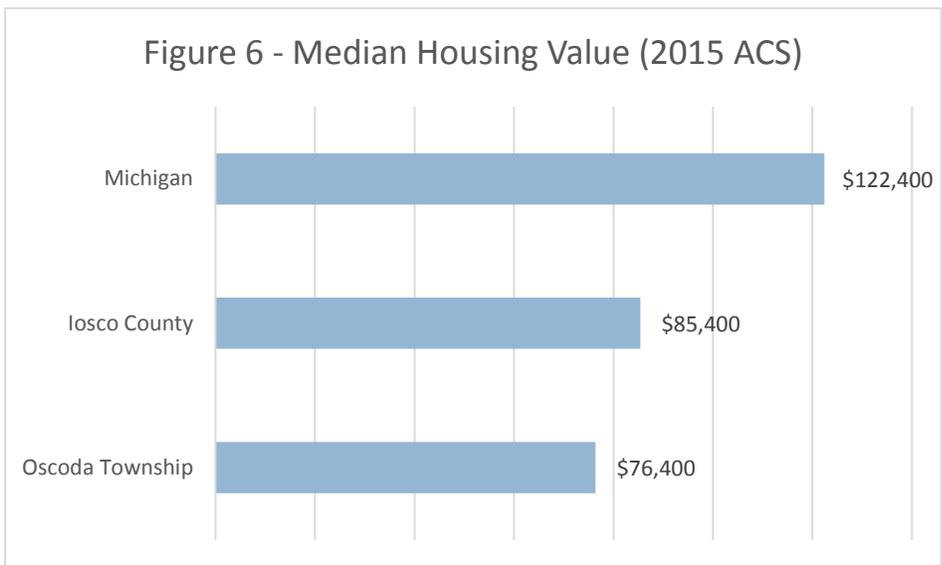
MEDIAN HOUSING VALUE

Analyzing housing values and rent could be the best way to determine both quality and affordability of housing. It is crucial that a community maintains both quality and affordable housing to support a diverse community, and continue to attract new residents for future growth.

Of the three regions, Oscoda Township has the smallest median housing value at \$76,400, which is lower than both the County and State. Iosco County at \$85,400 is also lower than median housing value in Michigan of \$122,400. See Figure 6.



Year	Number of Permits
2010	4
2011	5
2012	1
2013	2
2014	4
2015	6
2016	4
2017 (as of 6/17)	4
Total	30



Economy

Economic characteristics comprise a significant portion of Census Data. Economic characteristics are important because they help determine a community's viability and ability to support future commercial, residential, and industrial growth. Economic data also helps a community see its economic strengths and weaknesses and alludes to new trends. This economic analysis will utilize both 2000 and 2010 U.S. Census data and 2015 American Community Survey 5-Year Estimates.

EDUCATIONAL ATTAINMENT

Educational attainment measures the education level of a community. It allows for analysis of the skills and capabilities of the labor force and the economic vitality of the community. The level of educational attainment achieved within a community illustrates the types of jobs that are suitable or necessary for citizens.

The U.S. Census Bureau reports those who did not complete high school, those who earned a high school diploma or an equivalent, those that attended some college, earned an associate degree, and those who earned a bachelor's degree or higher.

As illustrated in Figure 7, Oscoda Township has 34% of individuals who have a high school diploma, and 19.7% of individuals who have a Bachelor's Degree or higher.

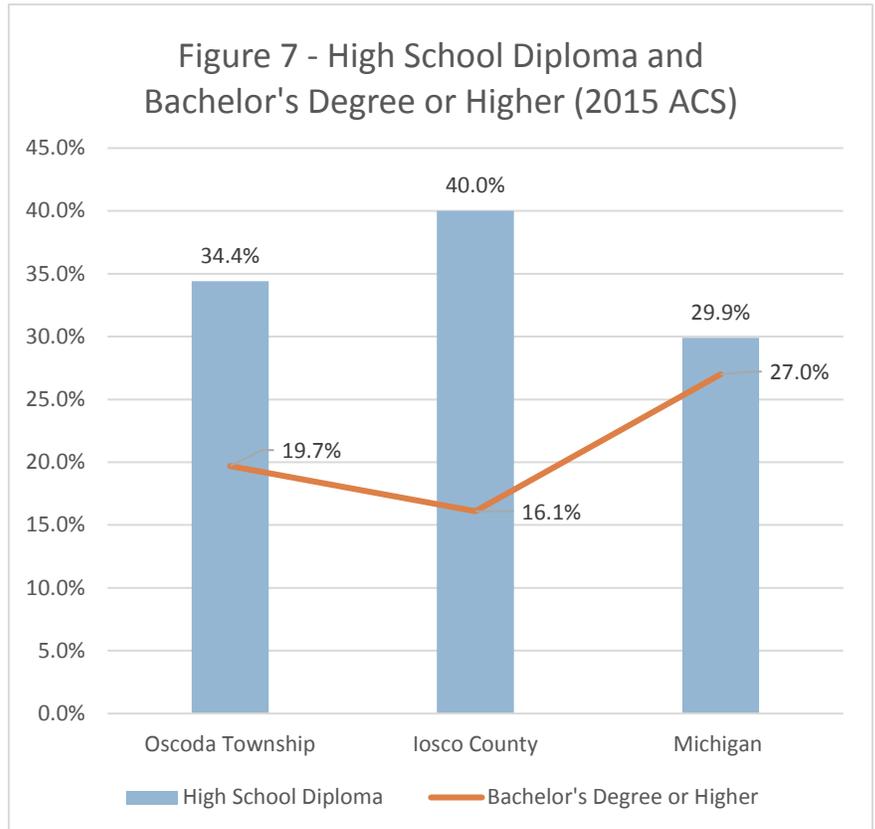


Table 8 illustrates how each community’s educational attainment has changed since the year 2000. Oscoda Township experienced a decline in individuals with a diploma by 3.8%, an increase of 2.3% individuals who attended some college or received an associate degree, and an increase of 8.7% of individuals who earned a bachelor’s Degree or higher. These trends are similar to those of the County and State as well.

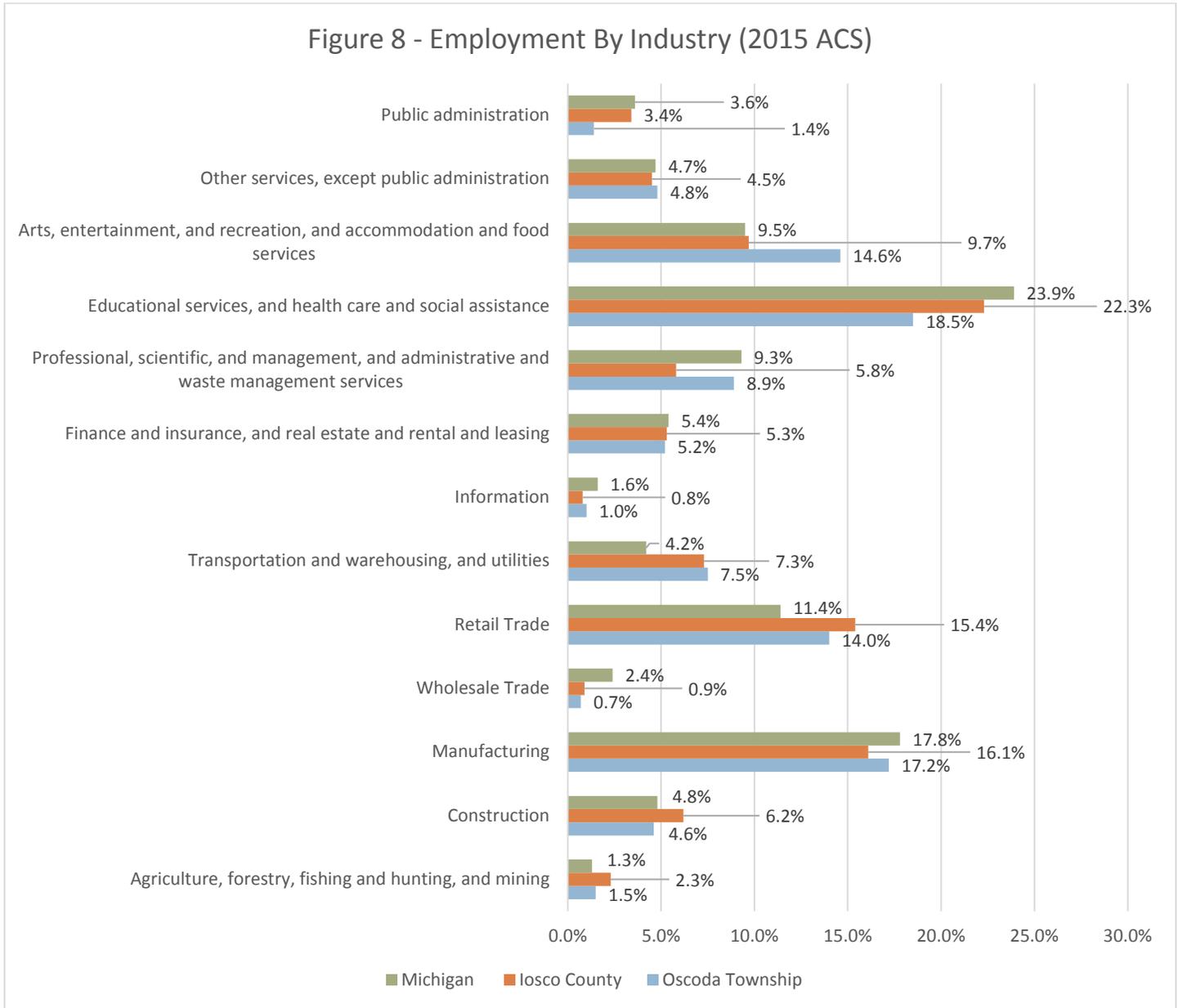
This data shows that Oscoda Township residents are choosing to attend college and raise their education levels. The community must be prepared to attract the type of jobs these individuals are qualified for.

Table 8 – Educational Attainment (2015 ACS)						
Place	2000			2015		
	High School Diploma	Some College or Associates	Bachelor's Degree or Higher	High School Diploma	Some College or Associates	Bachelor's Degree or Higher
Oscoda Township	38.20%	31.2%	11.00%	34.4%	33.5%	19.7%
Iosco County	40.20%	26.5%	11.20%	40.0%	31.9%	16.1%
Michigan	31.30%	30.3%	21.80%	29.9%	32.7%	27.0%

EMPLOYMENT

The U.S. Census Bureau presents employment data in terms of employment by industry and unemployment rates via the 2015 American Community Survey 5-Year Estimates. Employment by industry is a good way to analyze what types of industries are the most prevalent employers of the Township. Employment data is also another good way to indicate the high proportion of retired individuals in the Township. The ACS indicates that of the entire Township population, 16 years and older, 43.9% is in the labor force, which is similar to the 46.1% in the County. However, both numbers are significantly smaller than that of Michigan, which is 61.3% of individuals in the work force. As illustrated in Figure 8, the largest industry in the Township is educational services, and health care and social assistance employing 18.5% of the population. This industry is also the largest employer in both, the County, and State. The second largest employer is manufacturing (17.2%), followed by arts, entertainment, and recreation, and accommodation and food service (14.6%), retail trade (14%), and professional, scientific, and management, and administrative and waste management services (8.9%).

Figure 8 - Employment By Industry (2015 ACS)



UNEMPLOYMENT

According to the Michigan Department of Technology, Management, and Budget, the unemployment rate in the County is down from 15.8% in 2010 to 9.5% in 2015. This trend continues in 2016, with an unemployment rate at 7.1%. Similar trends can be found at the State level with unemployment at 12.6% in 2010, dropping to 5.4% in 2015, and 4.9% in 2016.

INCOME AND POVERTY

Income and poverty levels are a way to measure the relative economic health of a community. Increases in income can show economic success while increases in the percent of individuals below the poverty level can show economic failure. Income is measured at three levels: median household, median family, and per capita. Table 9 illustrates these levels, including the percentage of citizens who rely on Social Security income and individuals below the poverty line.

Median household income is the measure of the total incomes of the persons living in a single household. According to the 2015 ACS data, the median household income in Oscoda Township was \$34,295, which is less than the median household income in Iosco County (\$37,317), and less than Michigan (\$49,576).

Family income is a measure of the total income of a family unit. Because families often have two incomes, and do not include single persons living alone, median family incomes are typically higher than median household income. The median family income in the township is \$43,155, this is less than the County (\$46,042) and the State at (\$62,247).

Per capita income is the measure of income all individuals within the jurisdiction would receive if all income received in the entire Township was equally divided among all residents, regardless of age or employment. This number is usually the lowest of the three incomes. Oscoda Township's per capita income is \$25,028. This number is similar to that of the County (\$23,486), but lower than that of Michigan (\$26,607). As seen in Table 9, approximately 55% of households rely on Social Security Income. This is slightly higher than the 53% in the County, but significantly higher than the 33% of the State.

Finally, Table 9 also compares the percent of the population below the poverty line. Oscoda Township has the highest percentage of the three compared jurisdictions. This information is parallel to the lower median and family household incomes in the Township. Poverty is measured using 48 thresholds defined by the Census. To determine whether a person is poor, one compares the total income of that person's family with the threshold appropriate for that family size and characteristics.

These factors must be analyzed by a community in order to identify the special needs of the citizens and provide the appropriate public services.

Table 9 – Income and Poverty (2015 ACS)

	2000			2015		
	Oscoda Township	Iosco County	Michigan	Oscoda Township	Iosco County	Michigan
Median Household Income	\$41,994	\$31,321	\$44,667	\$34,295	\$37,317	\$49,576
Median Family Income	\$50,046	\$45,265	\$60,793	\$43,155	\$46,042	\$62,247
Per Capita Income	\$21,587	\$17,115	\$22,168	\$25,028	\$23,486	\$26,607
% Household with Social Security Income	25.70%	41.70%	26.20%	54.6%	52.5%	33.5%
% Below Poverty Level	12.4%	12.7%	10.5%	18.3%	17.7%	16.7%

Chapter 3: Public Infrastructure, Services, and Facilities

The Township and County are responsible for providing certain services to the community such as utilities, police, fire services, and recreational facilities. There is a standard of living that must be met in order to continue to attract residents to the community and to keep the current residents happy. Providing needed services to aid the community and help to continue growth, while protecting the natural environment, is the responsibility of the Township. This section of the Master Plan will outline those services.

TRANSPORTATION

The transportation network for Oscoda Township includes roads, paths, and an airport. It is important for a community to keep the roads safe to encourage residents to travel throughout and to surrounding communities. Because of the rural, wooded nature of Oscoda Township, and the presence of the Au Sable River and other lakes, roadways are not constructed in the traditional square-mile fashion of many Michigan townships.

Oscoda Township is served by two state highways, M-65 that travels east/west and then north/south through the western third of the Township, and US-23 which runs north and south along the lake shore. Traffic counts, or Annual Average Daily Traffic (AADT) reports, are provided by the Michigan Department of Transportation (MDOT) for the state highways. The numbers are used to determine if roads are meeting or exceeding their designed capacity, and to plan for future road improvements. MDOT records the information for their roads, therefore the counts that took place in 2016 for M-65 and for US-23 are 10,338 south of River Road and 17,064 north of River Road. These counts are located on the Transportation Map (Map 2), on page 22.

The Township is also served by various local roads such as River Road, Bissonette Road, F41, Loud Drive, and Rea Road that are other important thoroughfares in the Township.

Finally, the Michigan Department of Transportation administers the Federal funds which are appropriated to the county road commission under the Fixing America's Surface Transportation (FAST) Act (December 4, 2015; Public Law No. 114-94) and through the State of Michigan Public Act 51 for MDOT, counties, cities, and villages.

AIRPORT

In addition to the road transportation system, Oscoda Township also has access to a world-class air transportation facility. What used to be the Wurtsmith Airforce Base, is now the Oscoda-Wurtsmith Airport Authority and as a benefit of the shutdown of the base, is now available for general aviation use. The facility is outside of the control of the Oscoda Township Planning Commission and this Master Plan does not intend to provide analysis, but this is a key fixture of the Township and deserves recognition.

The base was closed in 1993, and since then this property has become a hub of economic growth in the Oscoda Township community. Within the property there are 1,300 jobs, over 40 private businesses, and 700 converted base homes. The Airport Authority took over one year after the base closed and it now operates as a public airport. Throughout the property there are various businesses related to aviation and airplane maintenance, manufacturing companies, businesses unrelated to aviation, and housing. There is also the Township community center, public library, a community college and performing arts theater, several museums, churches, and medical facilities.

WATER SYSTEM

The water and wastewater systems in Oscoda Township are currently operated and maintained by a third party consultant. Oscoda Township has an extensive public water supply system as part of the Huron Shore Regional Utility Authority. Huron Shore Regional Utility Authority (HSRUA) was established in 1992 as a joint venture between several area municipalities to acquire, own, improve, enlarge, extend and operate a regional water supply and distribution system. HSRUA is under the supervision and control of a Board consisting of one representative from each of the constituent municipalities, and currently provides treated water to the municipalities of the City of East Tawas, City of Tawas City, Charter Township of Oscoda, Charter Township of AuSable and Township of Baldwin. The source of the water is an intake structure located in Lake Huron near Tawas Point. This source provides customers with high quality raw water that is then processed in the HSRUA facility which reduces, removes or destroys contaminants in the source water.

SANITARY SEWER SYSTEM

In 2016, the Township upgraded their wastewater treatment facility. Upgrading the lagoon system, the Township improved the wastewater treatment quality, and lengthened the system's useful life. The upgrade included sludge removal, installing a new fine bubble aeration system, replacing the existing blowers, performing rapid infiltration basin distribution piping modifications, and adding a chemical feed mixing structure and effluent metering. With the completion of the upgrades, the Township now has three times its original capacity and a system in compliance with all regulations.

The lagoon system is sized for 0.5 million gallons per day (MGD) with the ability to increase to 1.0 MGD capacity in the future. The Township also has 31 miles of gravity sewer, 10 miles of forcemain, and over 640 manholes. The Township also accepts and treats water from Au Sable Township.

NATURAL GAS

Natural gas is provided throughout the Township by DTE. Due to the vast amounts of wilderness in the Township, it is dispersed throughout the more populated areas.

POLICE AND FIRE SERVICES

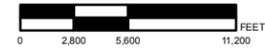
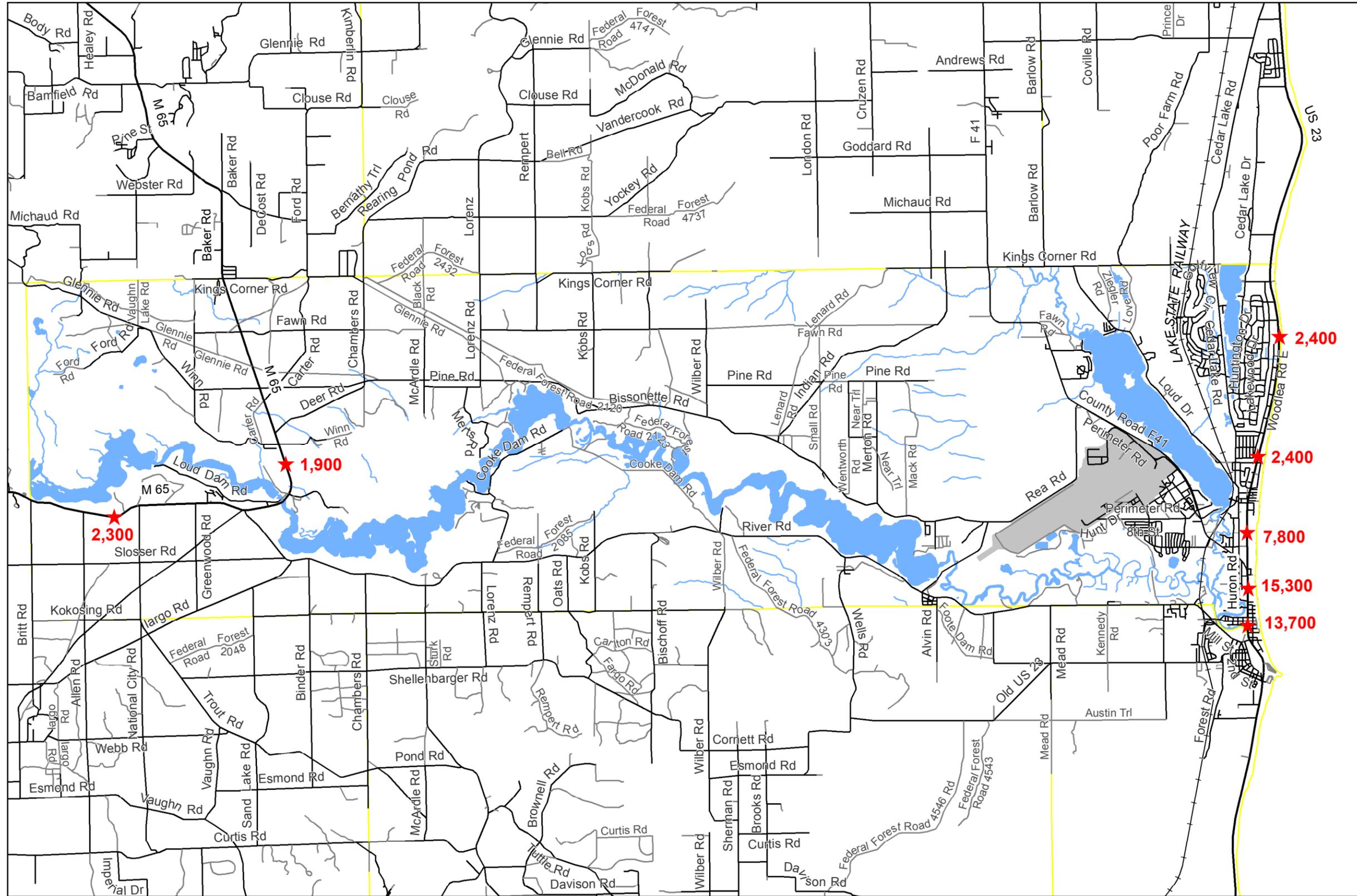
The Township has its own police department which provides continuous service for both Oscoda and Au Sable Townships. The department patrols 163 square miles and the staff consists of 10 officers- two Sergeants, 7 patrol officers, and the Chief of Police.

The fire service in the Township is provided by the Oscoda Township Volunteer Fire Department, which consists of 30 volunteers from the Oscoda and Au Sable communities. The volunteer fire department provides complete fire and rescue services for Oscoda and Au Sable Townships, and contracts for part of Wilbur Township. The Township fire station is located in the downtown business district of Oscoda. On average, the department makes 125 calls per year. Additionally, the volunteer fire department, and all surrounding fire departments including Alcona County, have a reciprocal mutual aid agreement. The Township recently acquired a rescue sled and is now able to provide snowmobile rescue for the entirety of Iosco County.

Map 2: Transportation Oscoda Township, Michigan

Source: Michigan Geographic Data Library & MDOT

PATH: Q:\PROJ\2015\1230105\2015-OSCODA TOWNSHIP MASTER PLAN\MAPPING\11X17 TEMPLATE_TRANSPORTATION.MXD, PRINTED ON: 10/24/2017, BY: CLAWSON/JL



LEGEND

- ★ Average Daily Traffic
- State Roads
- County Roads
- Local Roads
- | Railroad
- Oscoda-Wurtsmith Airport

Average Daily Traffic (ADT) is used to measure the total volume of vehicle traffic on a highway or road for a year.

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 Saginaw, MI 48607
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Recreational Facilities

Oscoda Township contains ample natural amenities such as lakes, rivers, woodlands, and beaches. More than 80% of the land in Oscoda Township is public forest land, most of which is densely wooded and wild. There are hundreds of miles of snowmobile and recreational vehicle trails located within the forests. There are 10 Township-owned recreation properties and 2 leased properties, but these are only the tip of the iceberg when it comes to the recreation opportunities of Oscoda Township. Map 3 and 4, on pages 27 and 28, shows the recreation resources Oscoda Township has to offer, and they are described herein.

OSCODA TOWNSHIP BEACH PARK

Located on River Road on Lake Huron in Oscoda, this 9.6-acre park has approximately 1,000 feet of Lake Huron frontage. Because of its popularity as a public beach, it serves the entire region and beyond.

This park has a basketball court, skate ramps on a concrete pad, a wooden band shelter, a shuffleboard court, an ADA accessible pavilion, boardwalk, sunbathing deck, children’s play equipment, splash pad, picnic tables, grills, benches, and ADA accessible restrooms. The site is served by an asphalt paved parking area. This park is home to the “Dock Reserve” (site of a dock prior to the Fire of 1911) that is now a historic area.

In 2008, the Township received a Michigan Natural Resources Trust Fund Grant to construct a 475 foot combined boardwalk/fishing pier in this park.

This Park also serves as the site of the Oscoda Art-on-the-Beach Arts and Crafts Show every summer and the free Rotary Concert Series.



PIETY HILL

Located on 1.2 acres along Dwight Street where the water tower used to be, this site has approximately 225 feet of frontage on the Au Sable River. It has a stairway and a handicap access to a fishing pier, which was funded through the Michigan Department of Natural Resources Inland Fisheries Grant. This is a small special use park. Its service area is the greater Oscoda region.

OSCODA HURON SUNRISE PARK

Located approximately three miles north of Oscoda, this 14-acre beach park offers gravel parking along the side of the US-23 highway and accessible trails for bicycling along the Lake Huron Shore. These trails directly feed into the Michigan Department of Transportation (MDOT) US 23 Oscoda Roadside Park. This MDOT roadside park has rustic bathrooms, no available water, and has limited parking and limited beach access. This park’s service area is region wide.

OSCODA RIVERBANK PARK

Located on the Au Sable River near the River Road Bridge near the downtown Oscoda area, this 5.2-acre park offers accessible paved trails for bicycling and walking, vault restrooms, picnic tables and direct river access for swimming, fishing, and canoe launching. These improvements were funded through the Michigan Department of Natural Resources Waterfront Redevelopment Grant. The site has gravel parking and the service area is region-wide.

FURTAW FIELD

Furtaw Field is a 3.3-acre park located in downtown Oscoda on US-23. This property was recently transferred to Oscoda Township by the Oscoda Area School District. It functions as a town gathering spot that boasts the famous Paul Bunyan statue, and is currently being utilized for community events. The service area is region-wide.

OSCODA COMMUNITY CENTER

This building has 1,200 sq.ft. of lease/rental space available. It is fully accessible and it is host to trade shows which can bring visitors from across the state. The service area for the facility is the greater Oscoda region. This facility offers numerous amenities:

- Two full service gymnasiums - Includes bleachers, insulated wall covering, scoreboards, and all-purpose athletic floors that were improved within the last three years prior to the base closing. It is used for basketball, volleyball, and pickleball. There is a roll-out floor covering for other uses (boxing, wrestling, etc.). A full locker room with showers are also available.
- Three racquetball courts
- Exercise/Equipment Room - Full Nautilus capability. There are approximately 15 machines of various types in this room, including elliptical machines, stationary bikes, and treadmills.
- Banquet/meeting room
- Activity Room - Center with pool tables, foosball, bumper pool table, air hockey table, ping pong table and big screen television with viewing area.

SPORTS COMPLEX

This 49.4-acre sports complex park has existing sports facilities and the Township has recently completed a Development Plan for adding more features to the existing complex. The service area is the greater Oscoda region. This complex features:

- 5 Little League fields- each with two small sets of portable bleachers
- 1 Softball Diamond
- 5 Youth Soccer fields- each with two small sets of portable bleachers
- BMX Track
- Concession stand
- Restrooms
- Open air pavilion
- Maintenance garage



KEN RATLIFF MEMORIAL PARK

Located on County Road F41 on Van Etten Lake, this park has approximately 3,000 feet of lake frontage and is comprised of approximately 11 acres of land. This park has an enclosed pavilion known as the Warrior Pavilion, two accessible open air pavilions, two accessible boat ramps, groomed swim beach, children’s play equipment, picnic tables, grills, and benches. A snowmobile trailhead for accessing miles of trails is also located at this park. The site has an accessible restroom facility and there is also an asphalt paved parking area. The service area is region wide.

WARRIOR PAVILION

The pavilion is located at the Ken Ratliff Memorial Park. With an outdoor deck on three sides, it sits close to the beach. This facility has been used for wedding receptions and other large parties. There is a full-service kitchen as well as restrooms. Although the beach in this area appears to be shallower than it is, the safe swimming area is well-marked and buoyed. The service area is region wide.

OLD ORCHARD PARK

Located on River Road in Oscoda Township, this campground/park facility is owned by Consumers Energy, and maintained by Oscoda Township. Located on 193 acres which follow the National River Road Scenic Byway for over two miles, the park offers a wide variety of recreational opportunities. This park contains 525 licensed camp sites- 300 are primitive and 225 are modern. Part of this park is used as a rustic horse camp for riders using the Michigan Shore-to-Shore trail. Picnic tables are located, in generous supply, throughout the park. There are pavilions, trails, two hard surfaced boat launches, and boat docks. Water, showers, and restrooms, both flush and vault type, are available. There is also a children’s playground, fully accessible fishing pier, designated beach and swimming area, boat rentals, and a grocery store. This park is in good condition and receives high usage.

A Winter Fun Park is being developed just west of this site. Presently, two sledding hills are in place. The annual Snowbox Derby (a unique winter event in which businesses, organizations and individuals compete on sleds made from cardboard boxes) is held at this site. The service area is region wide.

FOOTE SITE PARK

Located above the Foote Site Dam on the Au Sable River, along River Road National Scenic Byway, the three-acre site itself is owned by Consumers Energy. It is maintained and operated by the Township. This is adjacent to the area where the Au Sable River Queen (privately owned) boat docks. There is also a privately-owned concession/gift shop located adjacent to this site. This park has four privy toilets, paved parking, two boat launches and a children’s play area. The service area is region wide.



OTHER RECREATIONAL FACILITIES

Oscoda Township is rich in recreational facilities that are open to the public, in addition to the vast existing park system previously described. Facilities throughout the Township are both publicly and privately owned, and a complete list of the other recreational opportunities is listed in the Oscoda Township Recreation Plan. The following list is a summary and does not represent all the opportunities available to the residents and surrounding region.

U.S. Property

The federal government owns a vast and variable amount of resources within Oscoda Township, which includes: The Huron-Manistee National Forest, River Road: National Forest Scenic Byway, Lumberman’s Monument Visitors Center, Canoe Memorial Overlook, Iargo Springs Interpretative Site, and Foote Pond Overlook. There is also an extensive network of trails within the Township including non-motorized paths such as the Michigan’s Shore-to-Shore Riding/Hiking Trail and the Eagle Run Cross Country Ski and Nature Trail, along with 25 miles of snowmobile trails and about 200 miles of ORV trails within the National Forest. Within Oscoda Township there are extensive opportunities for camping in almost all areas of the National Forest. There are also 80 designated camping sites around Foote Pond and Loud Pond, and The Lumberman’s Monument Camping site with 20 designated developed sites. There are three boat launches owned by the federal government located within the Township.

State Property

The State of Michigan is another entity that offers numerous recreation opportunities within the Township. These include the Au Sable State Forest, two fishing access sites, two boat launches, camping within the State Forest and a campground at Van Etten Lake that offers 62 primitive camping sites, Three Mile Park, the Old State House ORV Trail, and Seven Mile Hill snowmobile trail.

Other Entities

The County offers various contributions in conjunction with the entities listed above, and also offers the Huron Snowmobile Trail, which is a 91-mile trail with sections located within the Township. Additionally, Consumers Energy owns various properties for its hydroelectric dams and offers recreational opportunities at these sites. There are also several private entities including the Goodwin Gersham Site, Lakewood Shores Golf Course, YMCA Camp Nissokone, Camp Cherith, and The Landing.



Map 3: Recreational Resources
Oscoda Township, Michigan



Google Earth

Map 4: Recreational Resources

Oscoda Township, Michigan



Google Earth
Image © 2017 TerraMetrics
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Chapter 4: Natural Features Inventory

The natural environment plays a major role in land development. It is important for a community to analyze the land before beginning development. The natural environment can significantly impact development. On the other hand, land development can have a negative effect on the natural environment. For example, if a developer fills in a wetland, not only does it destroy protected wildlife habitat, but also the water that is usually standing in that area and recharging an underground aquifer suddenly has no place to drain. Therefore, the water spreads to a new area and can cause flooding. A Future Land Use Plan is discussed later in this document that will guide the community in determining areas that will be preserved and areas that will be developed in the future.

As mentioned previously, Oscoda Township contains ample natural amenities such as lakes, rivers, wetlands, and woodlands. The community wishes to preserve the natural features while utilizing them for recreation and relaxation. This section will analyze the natural features that are located throughout the Township.

TOPOGRAPHY AND SOILS

Topography

The overall topography of Oscoda Township is most commonly characterized by the water resources located in the Township. Map 5 on page 32, depicts the topography in the Township. The lake shoreline is the lowest area, at around 570 feet above sea level, then the topography is fairly flat until the middle third of the Township, where the Au Sable State Forest begins, and the elevation begins to climb. The majority of the sharp increases or decreases of elevation can be found surrounding the Au Sable River and its surrounding wetlands. In some instances these steep topography changes can be 100 feet or more. The highest area of the Township is at about 920 feet above sea level and is found in the northernmost section of the westernmost third of the Township. There are several other smaller elevations changes as shown on the map, most are surrounding water in the State Land.

Soils

Map 6 on page 33, depicts the different soil types within the Oscoda Township. Within each of these types there are several different soil associations. For the purposes of this plan, the map illustrates the types of the soil, rather than their specific names. In regard to development, it is important to understand soil characteristics such as permeability, runoff potential, and sand content.

The soil composition of Oscoda Township is fairly uniform throughout the Township, with only a few areas of exception. The majority of the Township has sandy soil that is excessively to moderately well-drained, and has a rapid permeability. Sandy soils allow surface drainage to penetrate groundwater tables, therefore the Township should remain alert to the protection of groundwater. The next two most common soils in the Township can be found in the wetland areas. They are considered to be muck, or sandy muck (high concentrations of organic materials), and are very poorly draining wet areas. There are several other types of soil found in the Township, with the most variation occurring along the northern border near Van Etten Lake and M-65. There are some areas in the Township, like the Airport Authority property, that are not included in the soils survey completed by the County.

CLIMATE

The climate of Iosco County is considered a Cold Middle Latitude climate where the coldest monthly mean temperature goes below 27°F with a long season of cold weather and significant winter snow cover developing. In this climate, the westerly winds dominate all year. As such, weather changes are more frequent.

The average rainfall is approximately 26-30 inches per year and average snowfall is approximately 45-55 inches per year. Summer months have an average high temperature around 80°F and cool evenings in the 50s. Winter months see average highs in the 20s and 30s with lows in the teens and 20s.

WETLANDS AND WATERWAYS

Wetlands

According to the National Wetlands Inventory, Oscoda Township contains clusters of wetlands scattered throughout the Township. Wetlands can limit development in a specific area and each type and extent must be carefully examined before proceeding with any type of development. The wetlands and waterways of Oscoda Township are illustrated on Maps 7 and 8, on pages 34 & 35.

At the heart of Michigan's wetland regulatory program is Part 303, Wetland Protection, of the Natural Resources and Environmental Protection Act (Act 451 of 1994), formerly referred to as the Goemaere-Anderson Wetlands Protection Act, P.A. 203 or 1979. The Michigan Department of Environmental Quality Land and Water Management Division administers the permit program. Legislation was passed to protect wetlands by restricting their use to certain activities only after permit approval by the State of Michigan. Permits are approved only upon a review of an environmental assessment filed by the petitioner that shows the avoidance of wetland resources to the greatest extent possible and minimization of unavoidable wetland impacts.

Under the Act, the following wetlands are protected:

- Wetlands contiguous to an inland land, pond, river, stream, or similar water course. Wetlands adjacent to the drains, creeks, and rivers in Oscoda Township would fall in this category.
- Wetlands five acres in size, or larger, in counties that contain a population of at least 100,000 people. Since Iosco County has less than 100,000 people, this category does not apply to Oscoda Township.

A local unit of government has the authority to create wetland regulations that address wetlands not protected by the State. Oscoda Township may wish to investigate this option if it is concerned about loss of wetlands due to development.

There are four different types of wetlands located within the Township, and are considered to be lands defined by the existence of water, either on or near the surface, during a portion of the year. The wetlands within the Township mainly follow the Au Sable River, but they can also be found in small sections around other lakes and river, just west of Van Etten Lake, and along the northern portion of the shoreline within the Township.



Waterways

There is an extensive network of waterways in Oscoda Township, and as a whole the Township is divided into two major drainage basins. The Lake Huron shoreline directly receives the drainage from much of the extreme eastern side of the Township. Small creeks and drains run directly to the lake without entering another riverway. The remainder of the Township is in the Au Sable Drainage Basin, and because the river runs through the entire Township, much of the water in the Oscoda area drains to it. Ultimately, the Au Sable then drains into Lake Huron.

The largest lake in the area is Lake Huron, forming six miles of shoreline along the easternmost Township border. Along the shoreline there is commercial and residential development. The Department of Natural Resources lists a total of 42 interior lakes within the Township. The two largest interior lakes are Van Etten Lake and Cedar Lake. Van Etten is a flowing lake that is fed from the Pine River, with lake levels controlled by a dam located at the southern end of the lake, flowing into Van Etten Creek. Cedar Lake is spring fed with outflows to Lake Huron. Development around these lakes is primarily single-family homes, many of which are seasonal in nature.

The Au Sable River and a branch of the Pine River pass through the Township. The Au Sable River traverses the entire Township west to east, and has been designated a Wild and Scenic River by the U.S. Forest Service. The river has a total of six hydroelectric dams, four of which can be found in Oscoda Township. The reservoirs created behind these dams provide scenic recreation areas named Loud Pond, Five Channels Pond, Cooke Pond, and Foote Pond. In the northeastern section of the Township, a branch of Pine Creek flows into Van Etten Lake. Aside from these features there are various other lakes and creeks within the Township.

NATIONAL AND STATE FORESTS

The Huron National Forest and the Au Sable State Forest are both located within Oscoda Township. Over 80% of the land in the Township is designated as Public Forest Lands, totaling almost 60,000 acres in the National Forest and almost 4,000 acres in the State Forest. The forests are located in the western two-thirds of the Township and are a great recreation opportunity for residents and visitors, habitat for fish and wildlife, and resources for local industry. There are also several hundred miles of snowmobile/ORV trails found across both forests.

Another important land owner within the public state land is Consumers Energy, which owns about 3,500 acres of land around their hydroelectric dams. All this information is illustrated on Map 9, on page 36.

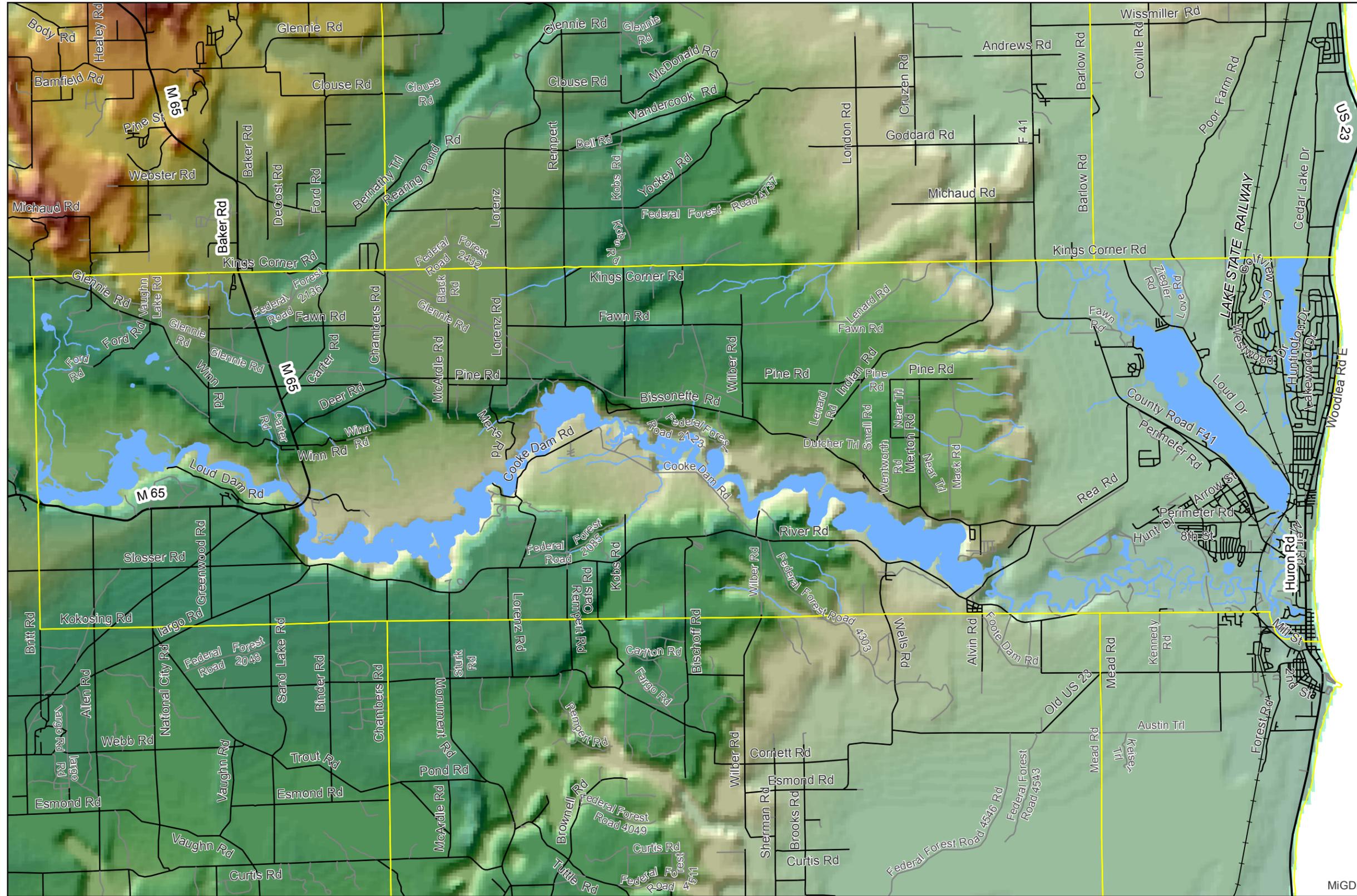


Map 5: Topography

Oscoda Township, Michigan

Source: Michigan Geographic Data Library

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LEGEND

-  High : 1948.82 Feet
- 
-  Low : 547.9 Feet



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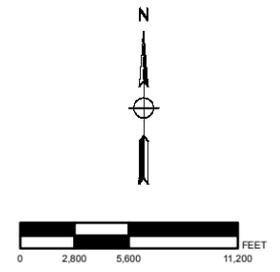
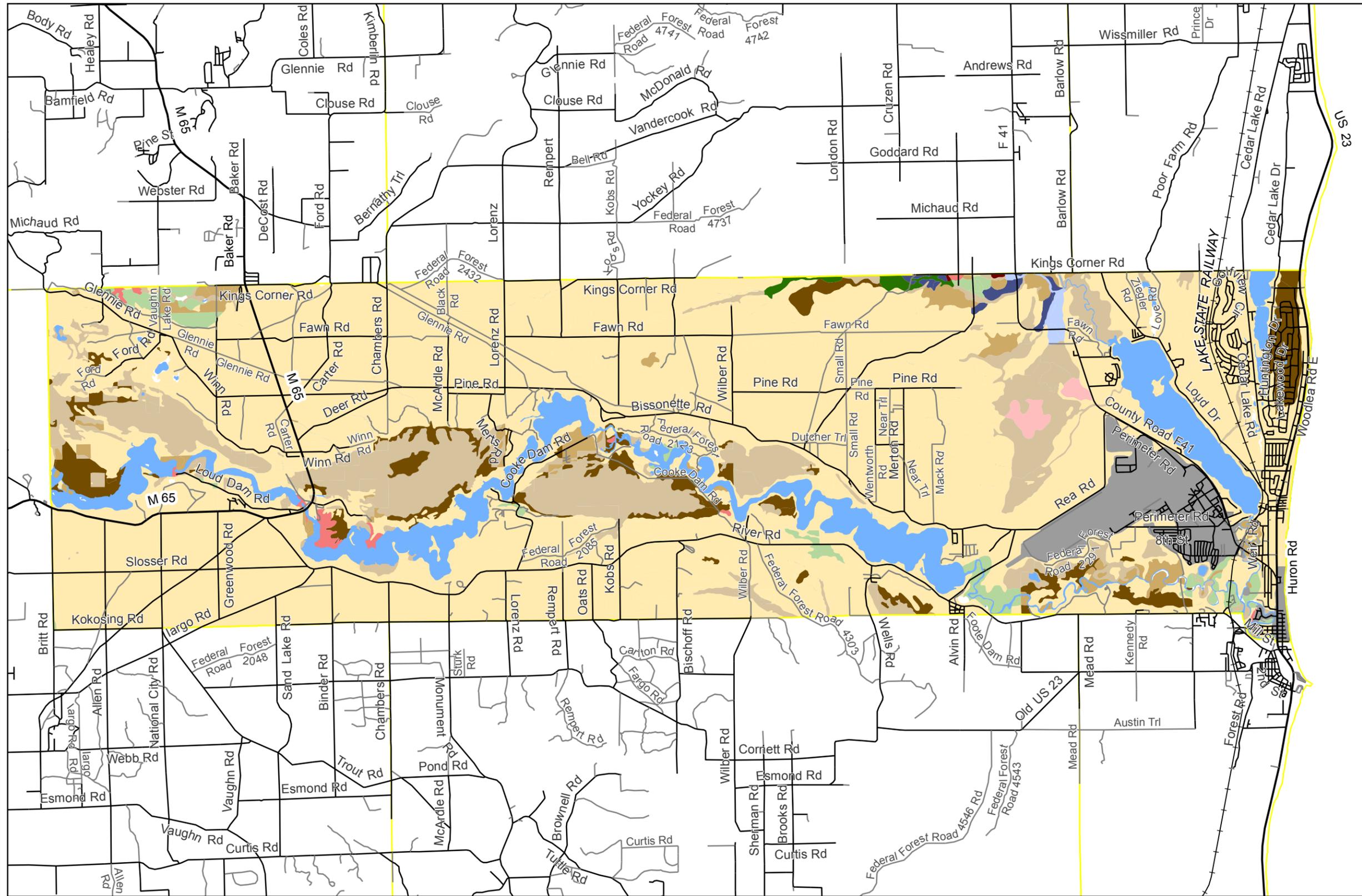
MIGDL

Map 6: Soils

Oscoda Township, Michigan

Source: Michigan Geographic Data Library

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LEGEND

- Soil Type**
- Sand
 - Sandy Muck
 - Muck
 - Peat
 - Loam
 - Clay Loam
 - Loamy Sand
 - Silt Loam
 - Sandy Clay
 - Sandy Loam
 - Silty Clay
 - Urban Land

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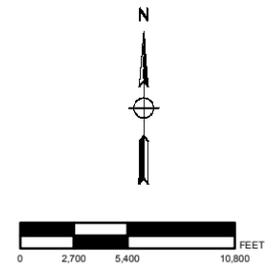
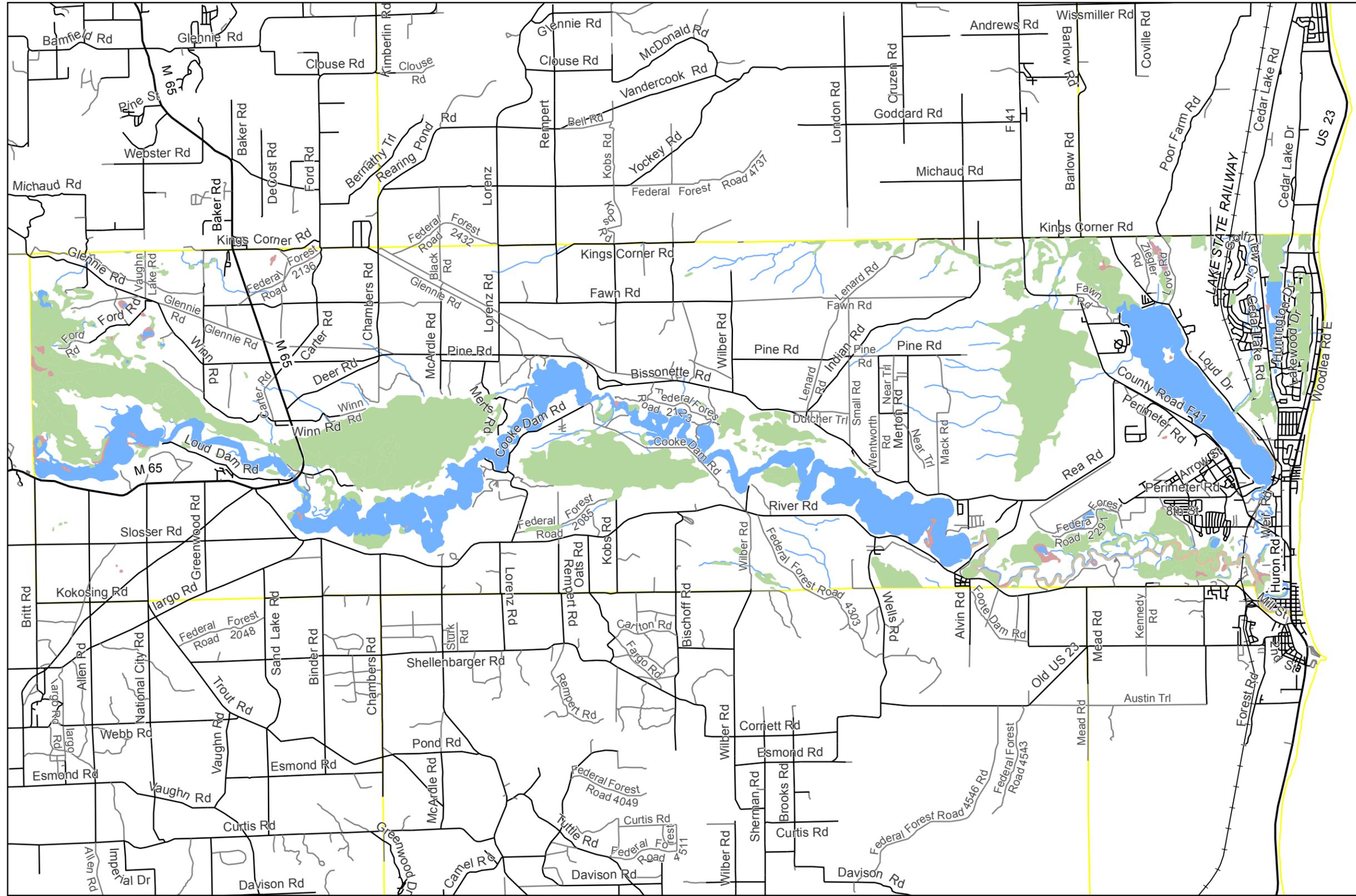
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Map 7: Wetlands

Oscoda Township, Michigan

Source: National Wetlands Inventory

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- LEGEND**
- Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Riverine

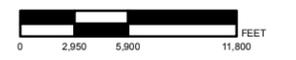
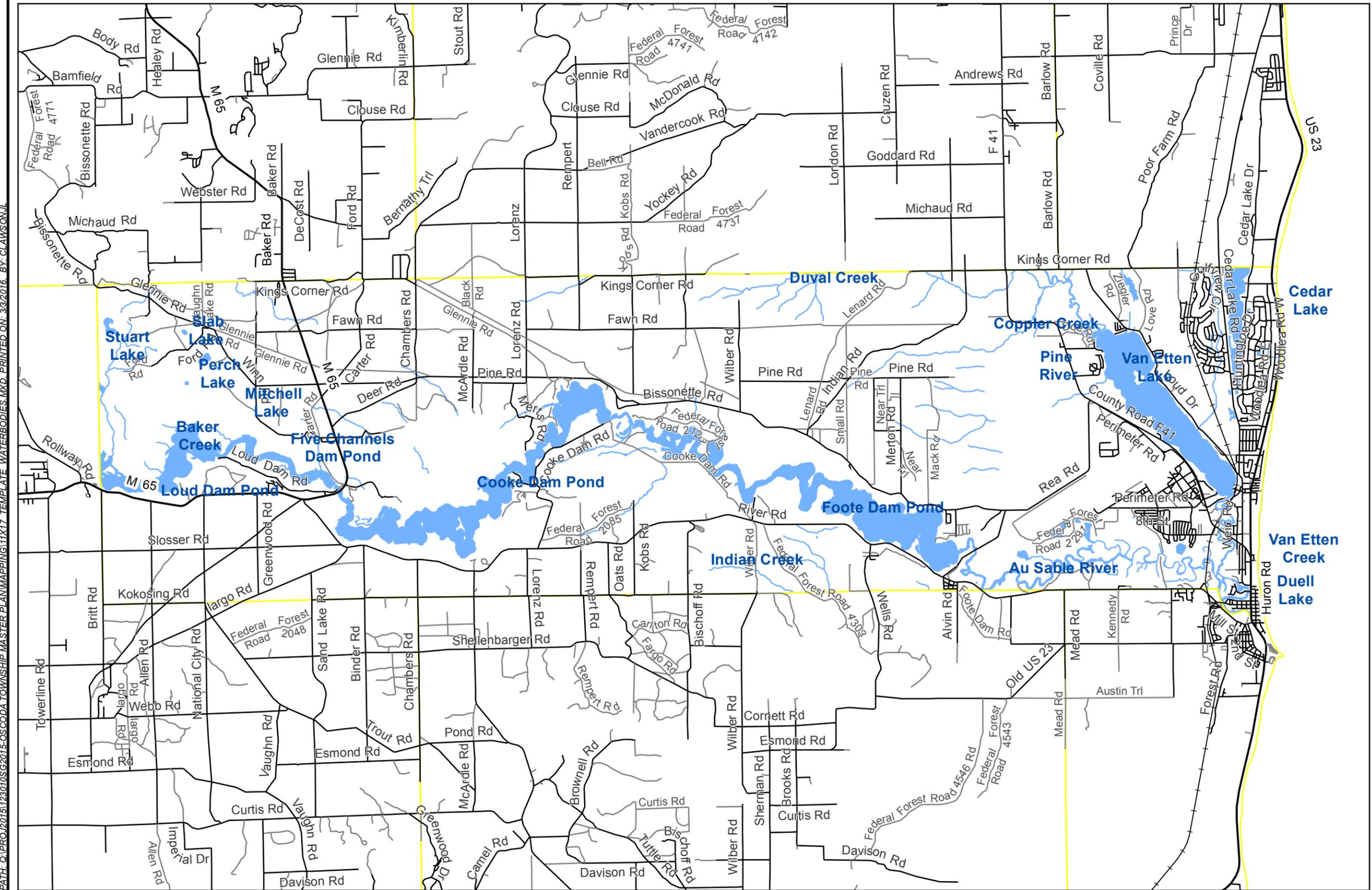
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Map 8: Waterbodies

Oscoda Township, Michigan

Source: Michigan Geographic Data Library



LEGEND

- Lakes
- Watercourses

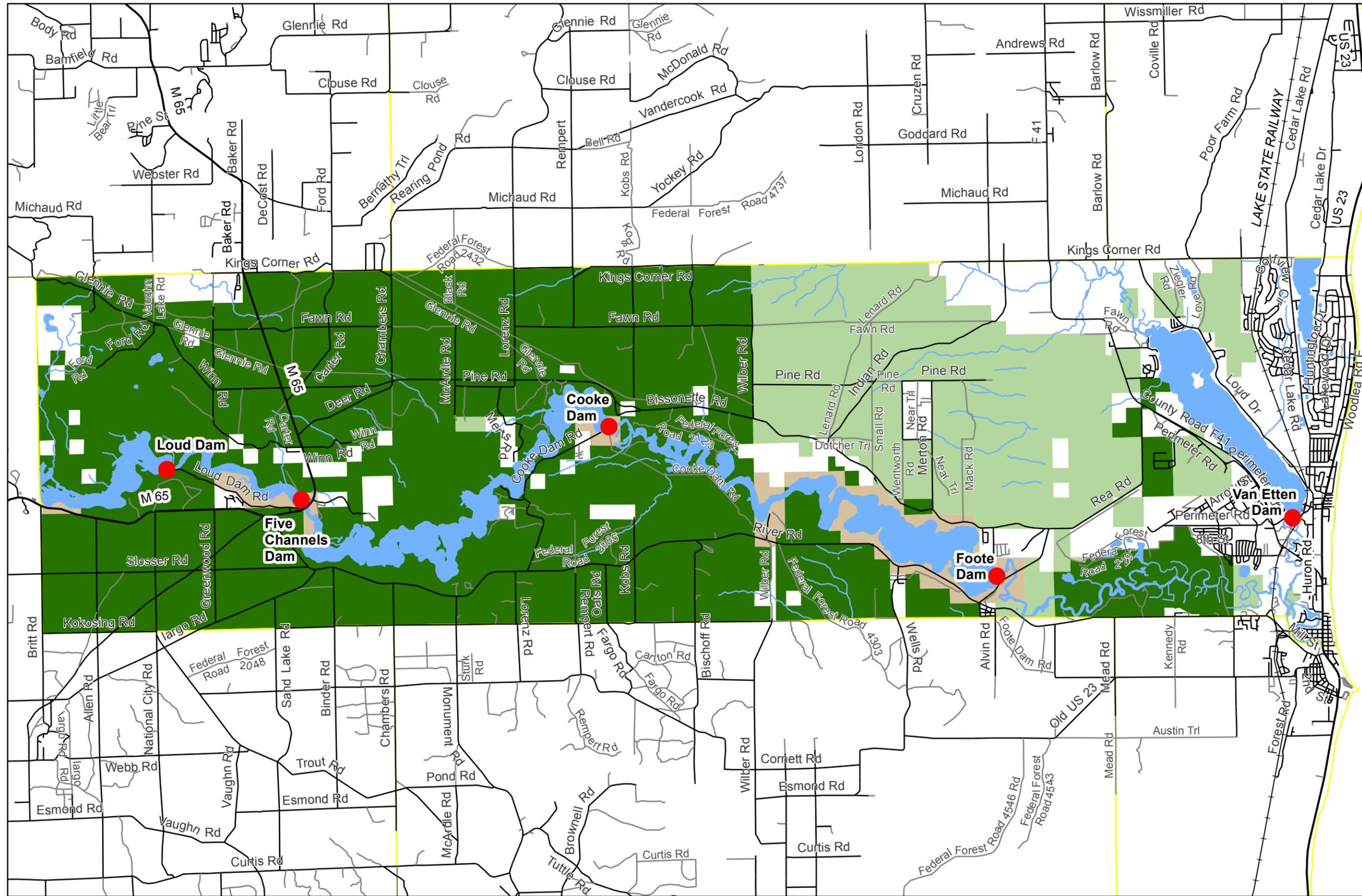
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Map 9: Major Property Owners Oscoda Township, Michigan

Source: Michigan Geographic Data Library

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LEGEND

- Township Dams
- State
- Federal
- Private

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Chapter 5: Existing Land Use Analysis

One of the most important outcomes of a community's Master Plan is creating a Future Land Use Plan. Before the Future Land Use Plan can be created, the existing conditions and relations between land uses must be examined and understood. This knowledge aids in the decision-making process concerning future residential, commercial, industrial, and public land use activities.

Existing land use is determined using several techniques. In Oscoda Township, given the large tracts of woodlands, the planning consultants used aerial photos and the National Land Cover Data Set to identify the inaccessible tracts of land, verify bodies of water and verify locations of roads. Also, there was also a driving land use survey conducted in critical sections of the Township which included the Downtown and surrounding area, US-23, and the area surrounding the Wurtsmith Airport Authority. The consultants also examined aspects that will influence the future land use and planning process. These aspects may include unusual land forms, nonconforming uses, nuisance features, road configuration, or other unique features in the Township. The Existing Land Use Map (Map 10 on page 41), uses the National Land Cover Data Set with slight modifications.

There are seven classifications of land uses located in the Township. This section describes all land uses, and Table 10 shows acreage and percentage of land cover for all the uses.

Table 10
Existing Land Use Calculations

ELU	Acreage	%
Single/Multiple Family Residential	721	0.86%
Commercial/Industrial	1,000	1.19%
Public/Semi-Public	22	0.03%
Urban Land/Quarries/Mines	1,810	2.16%
Agriculture	674	0.80%
Urban Recreational Grasses	168	0.20%
Woodlands	48,596	57.90%
Grasslands	1,928	2.30%
Wetlands	18,903	22.52%
Transitional	3,499	4.17%
Open Water	6,605	7.87%
Total	83,926	

SINGLE FAMILY RESIDENTIAL

This category consists of areas of low intensity development. Single Family Residential homes, and their accessory buildings are most commonly found in this category. Within the Township this land use is located adjacent to the shoreline of Lake Huron, surrounding the Airport Authority property, and is found scattered throughout the rest of the Township along roadways.

MULTIPLE FAMILY RESIDENTIAL

This category consists of areas of higher intensity residential development. Multiple family homes, apartment buildings, or condos are some examples. Within the Township this land use is located adjacent to the shoreline of Lake Huron, surrounding the Airport Authority property, and is found scattered throughout the rest of the Township along roadways. Single Family and Multiple Family Residential homes have been combined in the table previous because of data type and restrictions.

COMMERCIAL/INDUSTRIAL

The category consists of medium and high intensity development and therefore includes all sections of land used for commercial and industrial facilities, and dense housing units (apartments). Industrial land is used for processing, manufacturing, fabricating, or assembling materials, or for the outside storage of equipment and materials. In Oscoda Township, this land use is found south along US-23 near downtown Oscoda, the area surrounding the Airport Authority property to the northwest, and the area within the Airport Authority property. It can also be found in small concentrations along the more well-traveled roads in the Township.

PUBLIC/SEMI-PUBLIC

Public and Semi-Public land uses that are spaces open to public use or are governmental in nature. They include but are not limited to, government offices, churches, libraries, and schools. The bulk of this land use can be found in downtown Oscoda and in the Airport Authority property.

URBAN LAND/QUARRIES/MINES

The Urban Land use category consists of areas with impervious surfaces that not necessarily covered by structures and could even have a small percentage of vegetation. This land use can be found along the surface transportation routes throughout the Township, airport runways, areas surrounding an airport, in mineral extraction areas, or in sandy areas. In the Township, this land is found along roadways, near the airport, and along the Lake Huron shoreline.



AGRICULTURE

The Agriculture land areas are utilized for agricultural purposes such as crop production or pasture, as well as all orchard facilities. This also includes accessory buildings such as barns and elevators. There is a small percentage of Agriculture land within Oscoda Township, with the vast majority located in the easternmost third surrounding County Road F-41, and a small area in the westernmost third, adjacent to M-65.

URBAN RECREATIONAL GRASSES

The Urban Recreational Grasses land use category consists of open spaces made primarily of grasses in urban settings. Examples could include parks, golf courses, airport grasses, or industrial site grasses. This land use is found at the Township parks, and in the vacant land on the Airport Authority property.

WOODLANDS

The lands in this category are areas dominated by trees, including both deciduous and evergreen forests. In Oscoda Township, this land is primarily owned by the State of Michigan or the United States for conservation and research purposes. Both the Huron National Forest and the Au Sable State Forest are located within the Township. The land comprises more than 50% of the jurisdiction, making it the largest land use, and is a very important natural resource to Oscoda Township. The vast majority of this land is located west of County Road F-41.

GRASSLAND

Grassland is an area that is dominated by herbaceous plants, that could also be used for grazing, but is subject to tilling. Within Oscoda Township there are various patches of grassland throughout the entire Township. The largest concentration is found to the south, along the Au Sable River, south of the airport. Oftentimes these areas coincide with the state-owned land.



WETLANDS

Wetlands are areas where the soil or substrate is periodically saturated with, or covered with water. Wetlands can be classified as Scrub/Shrub, Forested, or Emergent. Wetlands are often important areas because they maintain the health of an environment. It is important to know where these are, and to protect them from development that is too intense. In Oscoda Township there are a high percentage of wetlands. The majority of them can be found surrounding the Au Sable River, and a large area northwest of the Airport Authority property, with various other wetlands scattered throughout the northern portion of the Township. Wetlands are the second largest land use in the Township.

TRANSITIONAL

Transitional Land use refers to areas of land with sparse vegetation that are dynamically changing from one land cover to another, often because of land use activities. Examples of this land use could include forest logging, or transitional phase between wooded land and agricultural land. In the Township, this land use is most common north of the Au Sable River west of County Road F41.

OPEN WATER

This land use refers to areas where there is open or standing water, and is very important to the Township, both for recreation and energy. The Au Sable River flows through the entire Township, Van Etten Lake is located in the east of the Township, Cedar Lake is located on the eastern edge of the Township, and Lake Huron borders Oscoda Township. There are various other small lakes, river, creeks, and drains located throughout the rest of the Township. Water is the third largest land use in the Township.



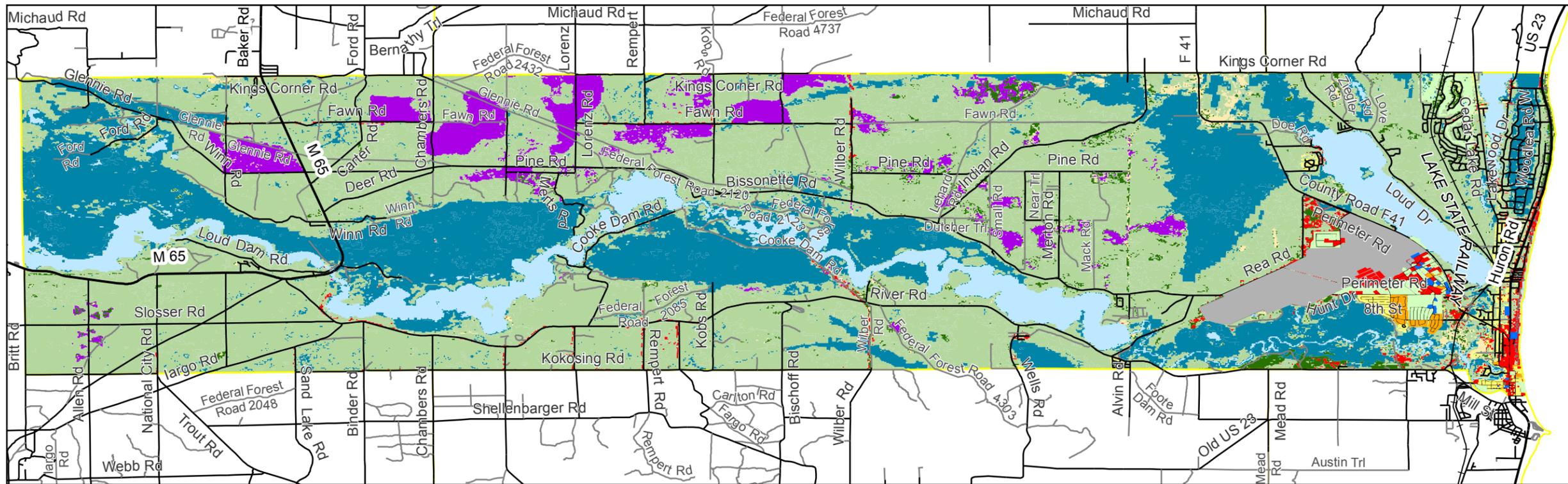
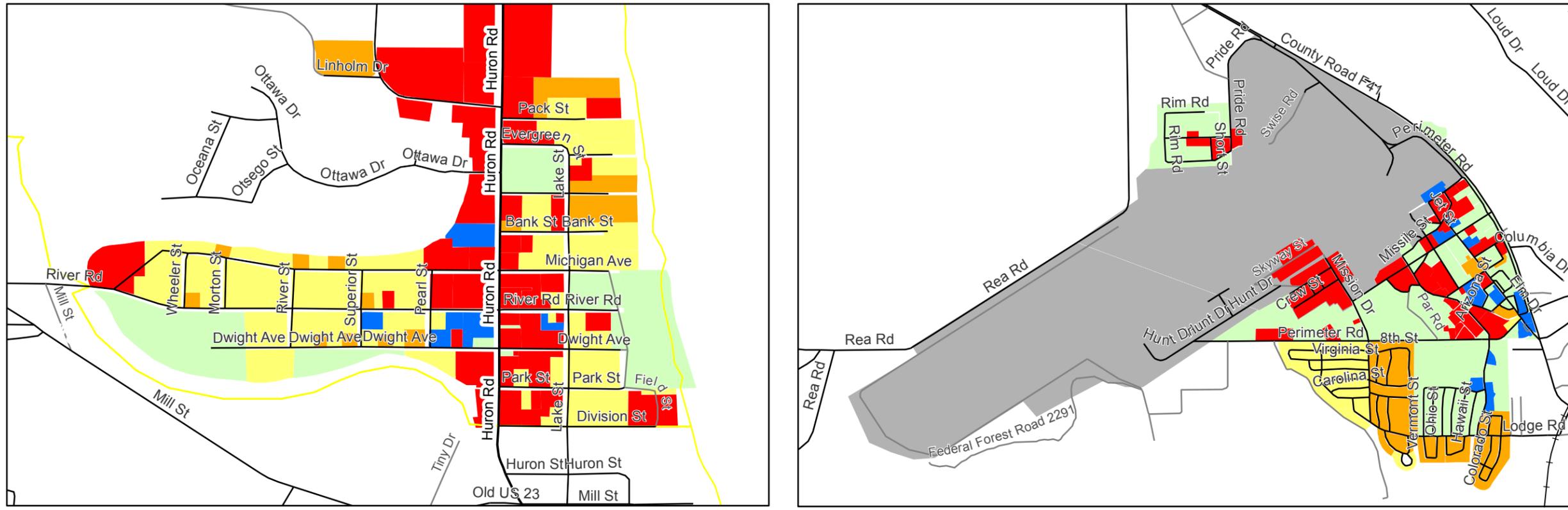
Map 10: Existing Land Use Oscoda Township, Michigan

Source: Michigan Geographic Data Library



LEGEND

- Single Family Residential
- Multiple Family Residential
- Commercial/Industrial
- Public/Semi-Public
- Urban Land/Quarries/Mines
- Agriculture
- Urban Recreational Grasses
- Woodlands
- Grasslands
- Wetlands
- Transitional
- Open Water



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Chapter 6: Community Input

To be effective, a Master Plan should incorporate the input and ideas of the local population. By basing the Master Plan on the goals and objectives of its residents, land use management decisions become politically feasible and represent the intents and vision of the community. In Oscoda Township, citizens were given the opportunity to participate in an online community input survey, hosted on fluidsurveys.com, which produced results from 930 respondents.

ONLINE SURVEY

The online survey was made available from June 2, 2016 through July 24, 2016, complete with 29 questions which can be found in Appendix A. The intent of the survey was to establish an easy means of communication where residents and stakeholders of the Township could provide input about the existing community condition, and the need for future improvements. The survey was taken through the web domain www.oscodasurvey.com. On May 26, 2016, a press release was given announcing the launch of the Oscoda Master Plan survey. The press release announced the web domain of the survey, as well as information about the Master Plan update process. Additionally, leaflet flyers were distributed to further promote the survey. These flyers were printed on postcard paper in color, and included the web address and a QR code which enabled respondents to scan the leaflets and take the survey using mobile devices.

Survey Summary

During the public input period, the Township collected many insightful ideas and suggestions for land use, housing improvements, economic development, protection of natural features, and the overall quality of life. The following information is a summary of the major ideas the Township received from the online survey. Summaries of responses for each survey question are described in the following sections. A complete set of survey data is included in Appendix A of this document.

THE RESPONDENTS

At the beginning of the survey the respondents were asked several questions about themselves. The questions included demographic information pertaining to age, residency status, length of residency, and role in the community. The answers to these questions were used to have a strong understanding of the survey participants. Below are some key findings from the information about the 930 survey respondents.

- Of the 930 respondents, 66% indicated that they were a permanent resident of Oscoda Township. The majority of the permanent residents (55%), indicated that they have been in the community for more than 10 years, with 40% of those respondents having been in the community for more than 20 years.
- The remaining 34% of respondents indicated they were not permanent residents, 38% were seasonal residents, and 23% were occasional visitors. The seasonal residents have been in the Township just as long as the permanent ones, with 60% indicating more than 10 years of seasonal ownership.
- The following statistics represent the age ranges of respondents:
 - 38% were between the ages of 45- 64
 - 30% were between the ages of 25-44
 - 16% were between the ages of 65-74
 - 10% were between the ages of 18-24
 - The remaining were under 18 (2.5%) and over 75 (3.8%)

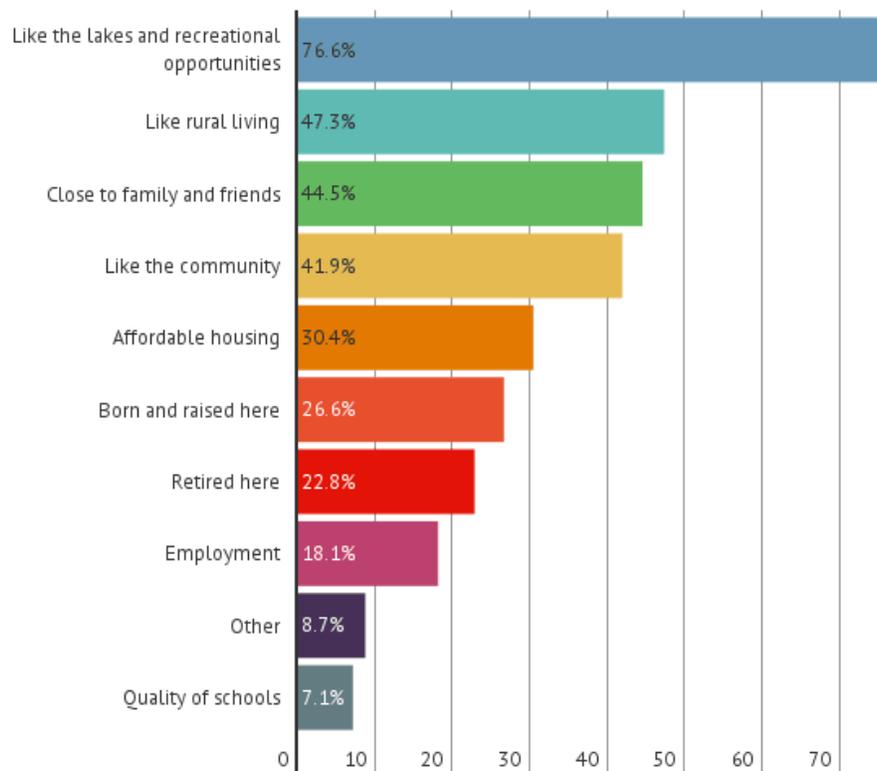
Overall, the majority of respondents were older residents or seasonal visitors who have lived in the community for more than 10 years.

GENERAL OSCODA QUESTIONS

Respondents were asked all of the reasons they choose to live in Oscoda Township. Figure 9 below, illustrates graphically the responses. The top three responses included: liked the lakes and recreational opportunities (77%), like rural living (47%), and close to family and friends (45%). Respondents also had the opportunity to choose “other” and write in their own response. Nine percent of respondents chose this option. Some of the more popular responses included: having a family or seasonal home in the Township, the friendliness of the people, and the recreation opportunities.

Figure 9

6) Check all of the following that are reasons that you live in Oscoda Township.



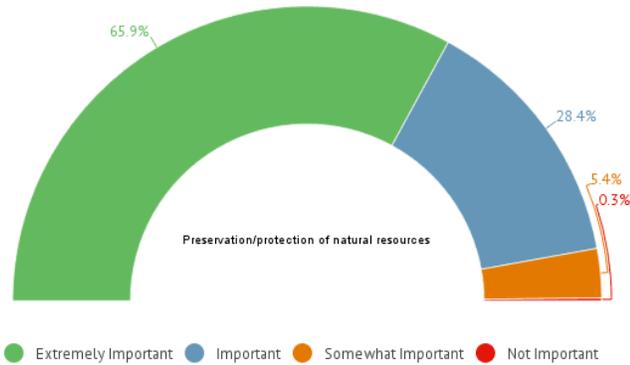
Respondents were also asked how certain aspects of the community have changed in the past 5 years. The questions were specific to: road conditions, traffic, natural environment, blight, township services, recreational opportunities, and overall quality of life. Overall respondents think the road conditions are the same or better, traffic is the same or worse, the natural environment is the same, blight is the same or worse, Township services are the same, recreational opportunities are the same or better, and overall quality of life is the same or better.

Overall, 59% of respondents believes that blight is an issue in the Township. Respondents were also asked to respond on how important several features of the Township were to them. Figure 10 on the following page depicts those answers. The questions pertained to preservation and protection of natural resources, preservation of scenic character, access to water, revival of the Oscoda downtown, economic development, housing choices, and transportation choices.

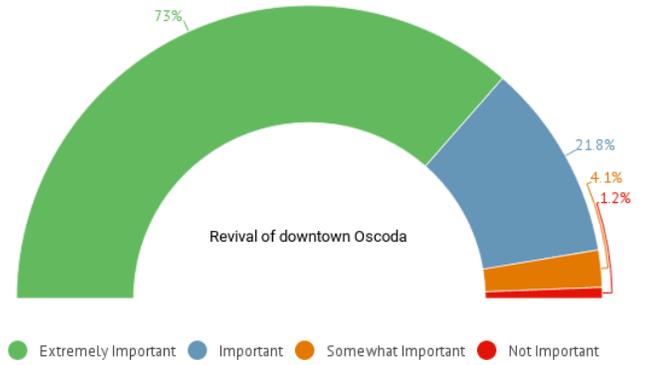
Figure 10

26) How important are the following issues to you?

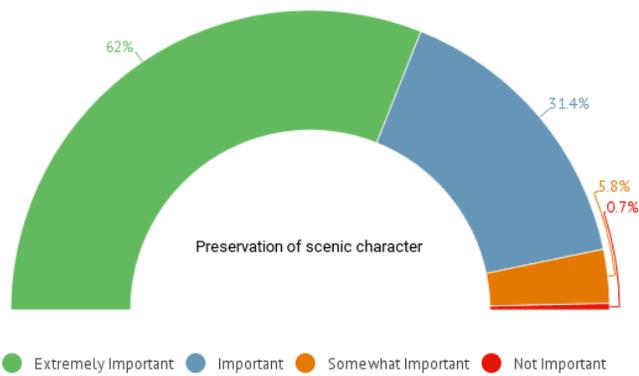
Preservation/protection of natural resources



Revival of downtown Oscoda



Preservation of scenic character



Housing Choices

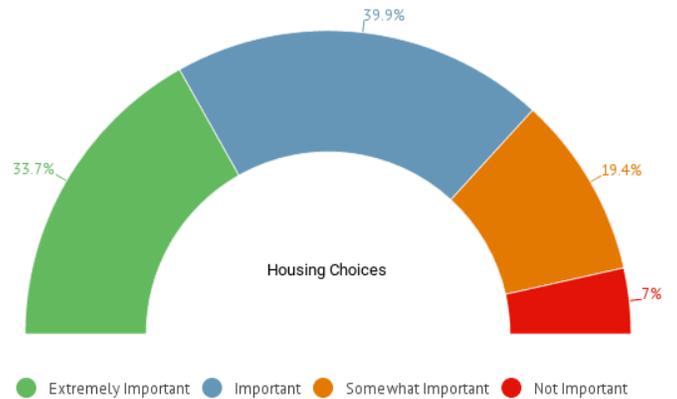
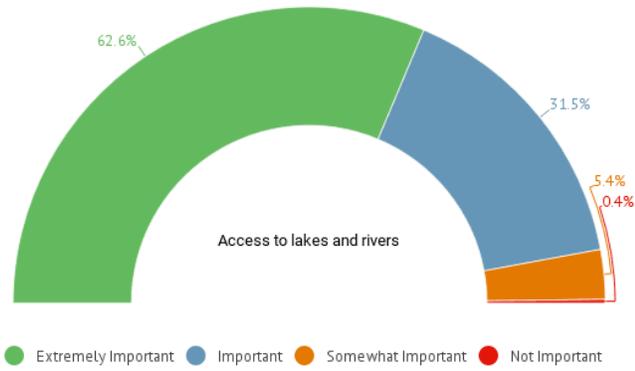
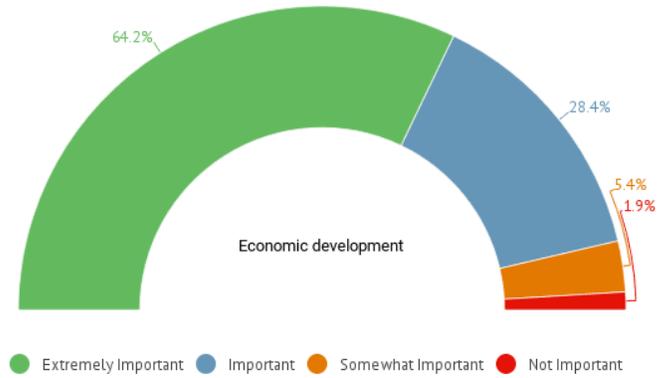


Figure 10 (continued)

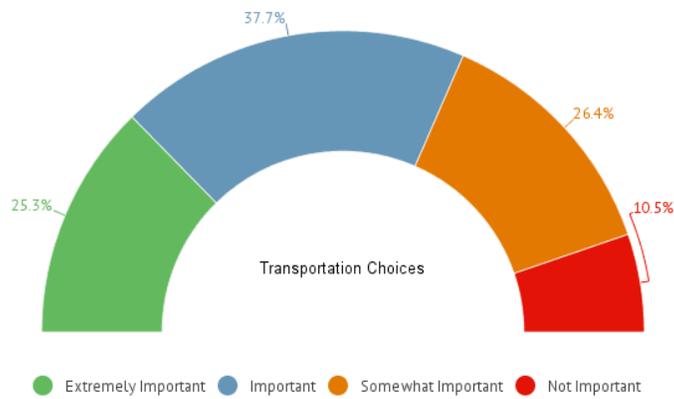
Access to lakes and rivers



Economic development



Transportation Choices

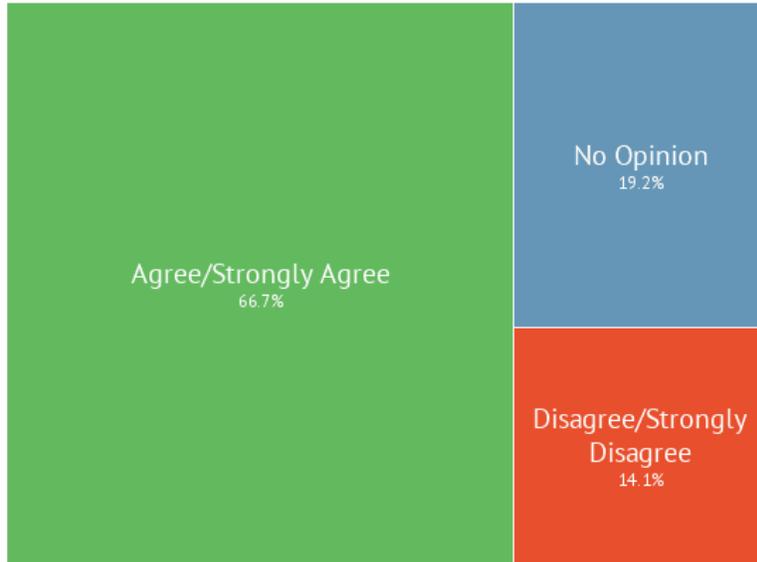


POPULATION AND DEVELOPMENT

Respondents were asked if the population in Oscoda Township should grow in the coming years. Figure 11 below illustrates the response to this question, with the majority opinion being that the Township population should grow.

Figure 11

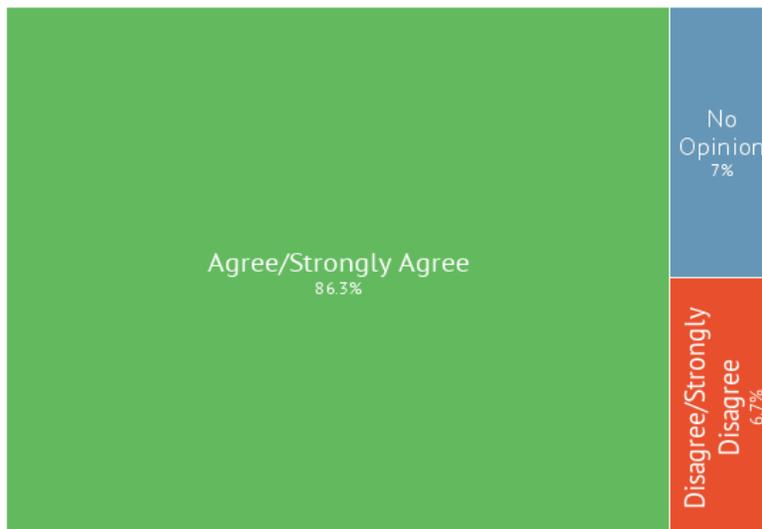
7) In your opinion, Oscoda Township should grow in population in the coming years.



In the same light, respondents were asked if the Township should have more development in the coming years. Overall, respondents agree with more development, as depicted in Figure 12 below.

Figure 12

8) In your opinion, Oscoda Township should have more development in the coming years.

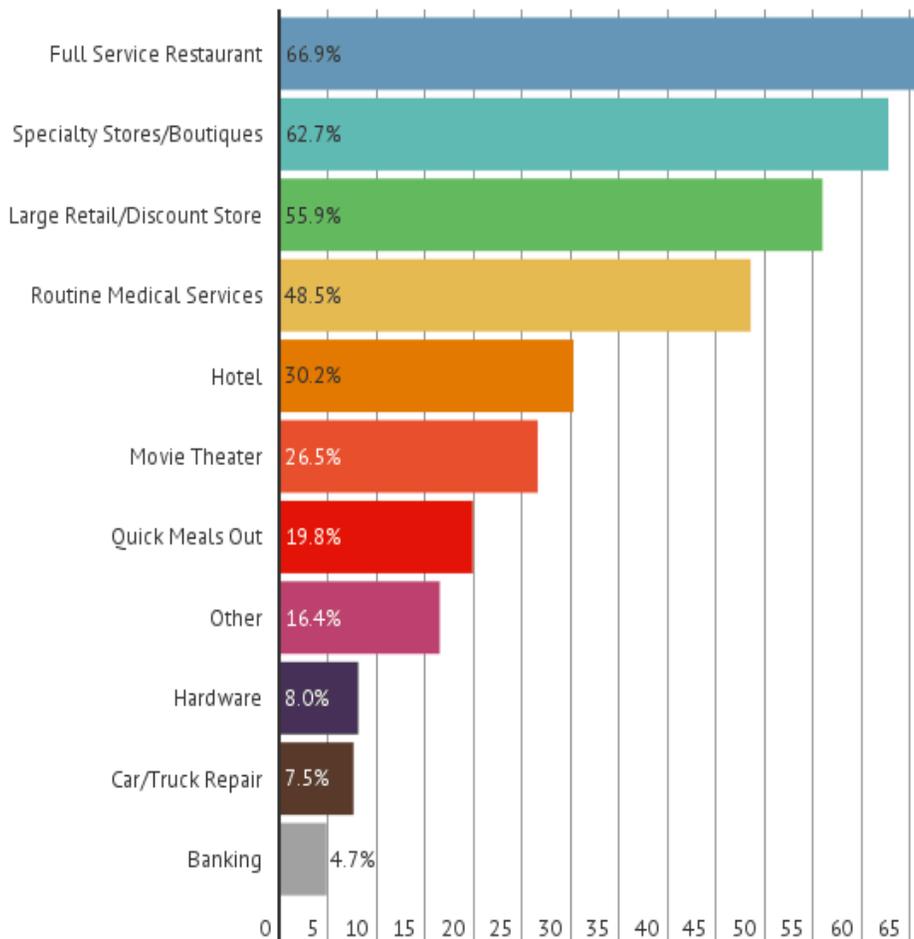


The following questions pertain to additional residential, commercial, and industrial growth in the Township. Given that the majority of respondents agree with an increase in population and increasing development, the following questions also support these positions. Respondents overwhelmingly stated there were not enough commercial businesses in the Township (87%). Additionally, respondents believe commercial development should be focused on the reuse and redevelopment of existing buildings in the Oscoda downtown (82%), throughout the US-23 corridor (61%), and near the Oscoda-Wurtsmith airport area (50%). Fifty-three percent of respondents believe that the commercial development should focus on the seasonal and tourist industry, while 25% of the respondents don't think that type of development should be the focus. Overall, the top three most desired commercial businesses are a full-service restaurant (67%), specialty stores or boutiques (63%), and a large retail or discount store (56%). Figure 13 below represents all the possible answers and responses pertaining to the types of desired commercial development. Respondents also had the opportunity to type in a specific answer to this question. The top three trends were: a large retail store, casino, and an indoor recreation and entertainment center.

Figure 13

13) Oscoda Township needs more of the following commercial services (check all that apply).

Amount

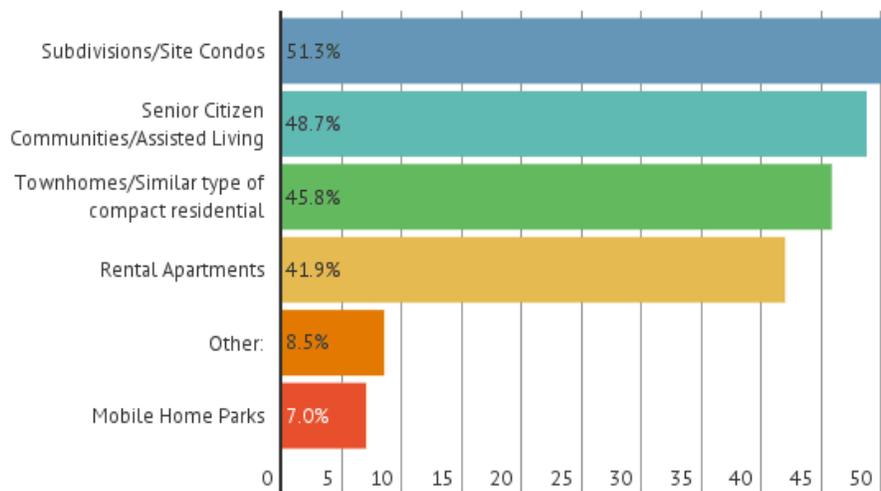


Further, 76% of respondents believe industrial development in the Township should be encouraged. In addition to believing in more commercial and industrial development, 61% of respondents also think the Township should plan for more single-family homes. Respondents also believe the Township should plan for other housing types. Figure 14, depicts the desired housing types in the Township. It is clear there is not a singular desired choice for housing, but rather several different types seem appropriate to the respondents, allowing the Township several options in planning.

Figure 14

**11) The Township should plan for the following housing choices
(check all that apply).**

Amount



RECREATION

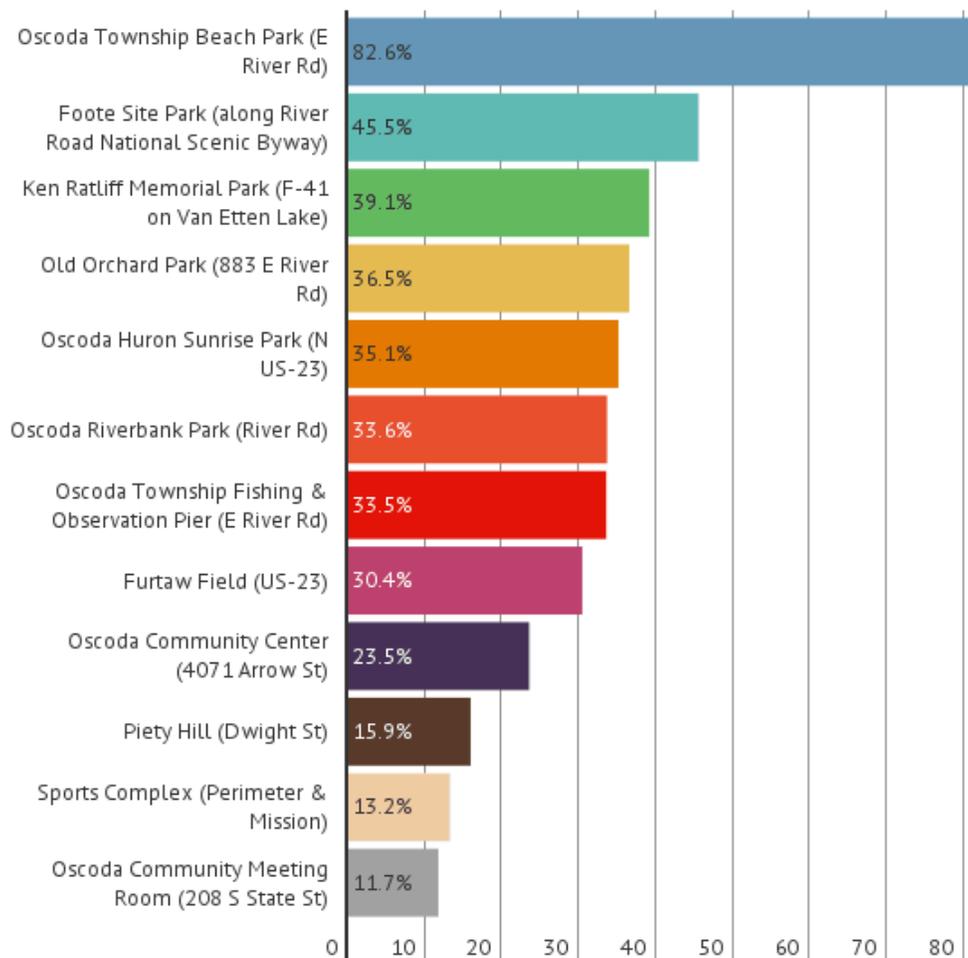
Several questions in the community input survey were specific to recreation, so the Township could use this public input for their recreation plan as well. Respondents were asked which of the Oscoda Township properties they had visited recently, and were encouraged to choose more than one answer. Figure 15, represents all the responses to this question. The top three most visited parks were Oscoda Township Beach Park, Foote Site Park, and Ken Ratliff Memorial Park.

Respondents were asked if they supported the development of the Iron Belle Trail from River Bank Park along River Road to M-65 and Hale. Sixty-eight percent of respondents agreed with the project, while 26% had no opinion, and 14% disagreed.

Figure 15

19) Which of the following Oscoda Township properties have you visited recently? Please check all that apply.

Amount

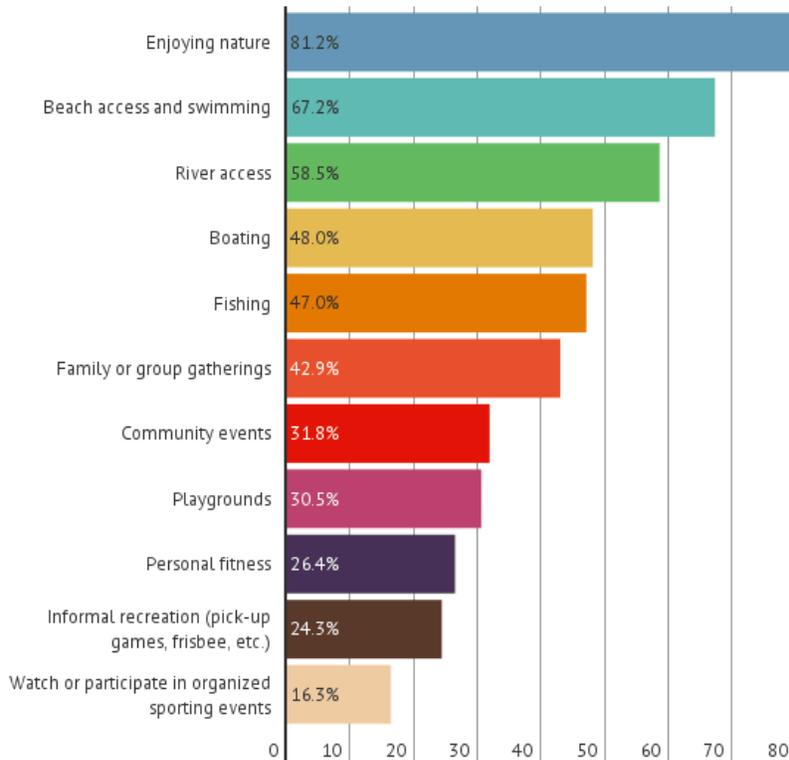


Respondents were also asked why they visited public parks and recreation facilities in the Township. The top three responses included: enjoying nature (81%), beach access and swimming (67%), and river access (59%). Figure 16 below depicts all the responses for this question.

Figure 16

20) Why do you visit public parks or recreational facilities in the Township? Please check all that apply.

Amount



Next, respondents were asked what kind of additional recreation and support facilities are needed in Oscoda Township. The top ten answers for this question included:

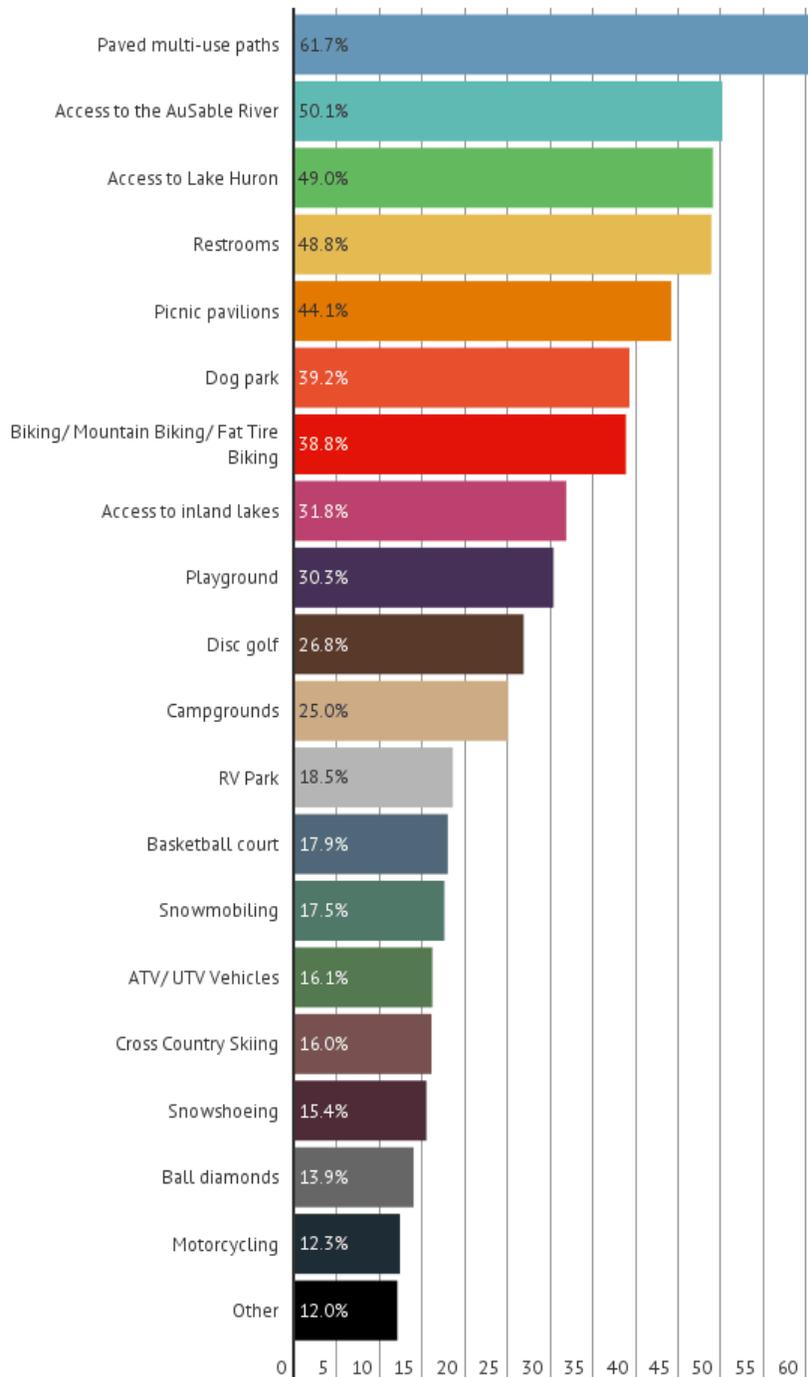
1. Paved multi-use paths
2. Access to Au Sable River
3. Access to Lake Huron
4. Restrooms
5. Picnic Pavilions
6. Dog Park
7. Biking (Biking/Mountain biking/Fat Tire biking)
8. Access to inland lakes
9. Playgrounds
10. Disc Golf

Figure 17 below illustrates the responses for additional facilities. Respondents also had the option for a write-in response to the question. The top response of the 81 write-in answers was a year-round community center.

Figure 17

23) What kind of additional recreation and support facilities are needed in Oscoda Township? Please check all that apply.

Amount

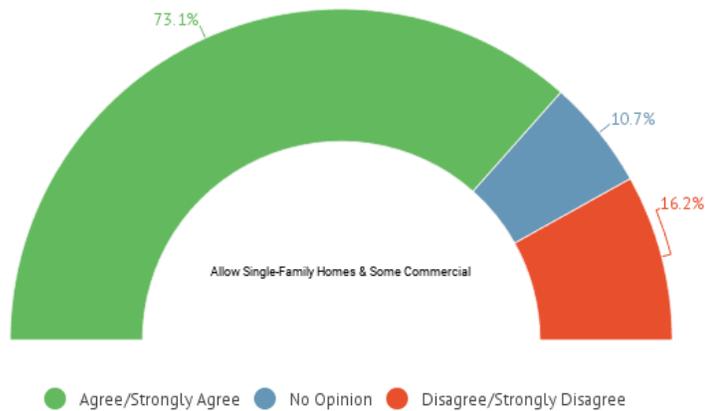


Respondents were also asked their opinion on future land use patterns along the Lake Huron shoreline. The series of charts in Figure 18 depict the various opinions on the land use patterns. Overall, respondents want to continue to allow residential uses, continue to improve the recreational opportunities, promote the shoreline as a destination for pedestrian connections, and preserve the view of the shoreline and minimize development. Respondents were evenly split on allowing hotel and hospitality accommodations along the shoreline.

Figure 18

17) Currently, the Lake Huron shoreline in Oscoda Township contains a mix of single-family residences, parks, and some commercial. Please indicate your opinion about the following statements regarding shoreline land use.

Allow Single-Family Homes & Some Commercial



Minimize Development to Preserve Shoreline Views

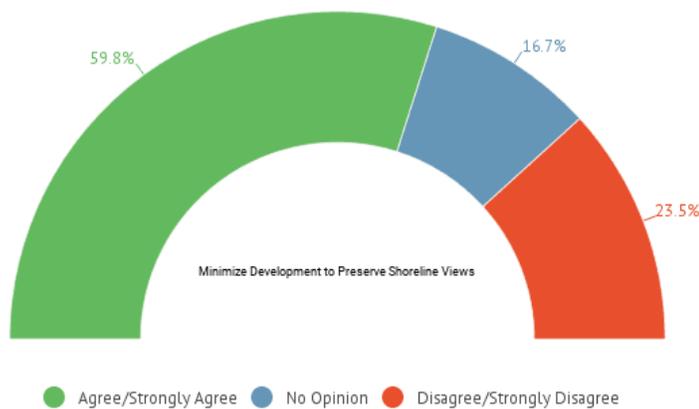
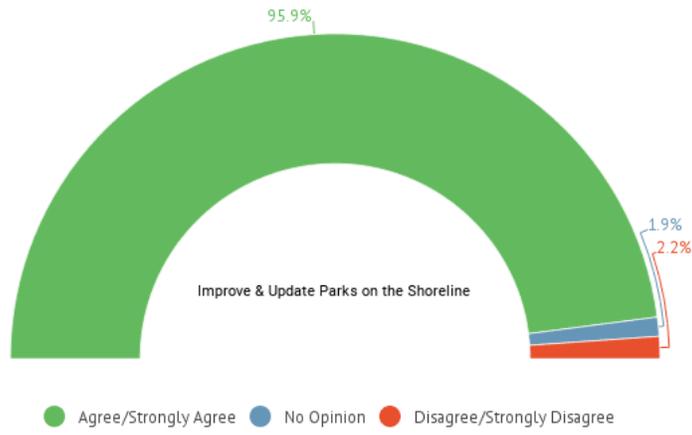
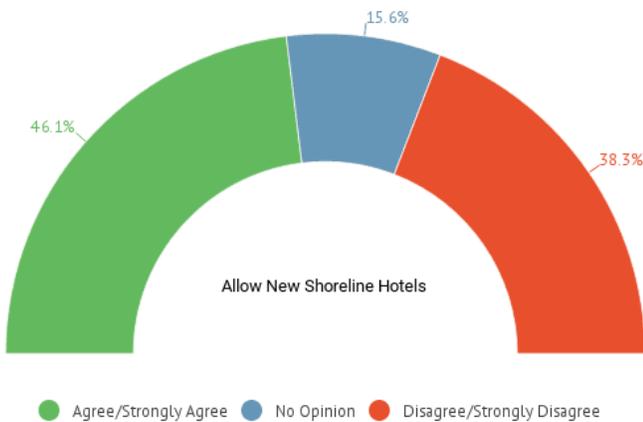


Figure 18 (continued)

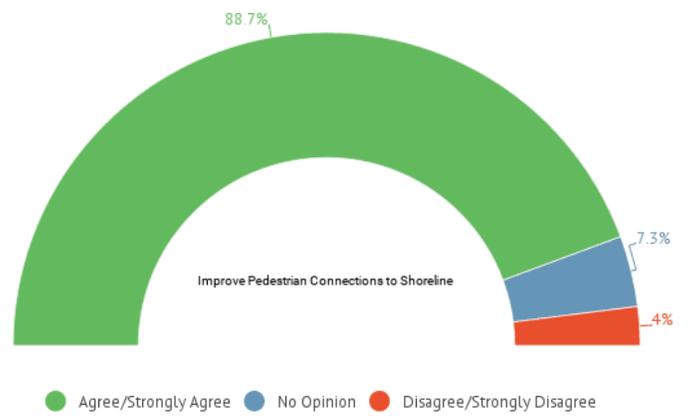
Improve & Update Parks on the Shoreline



Allow New Shoreline Hotels



Improve Pedestrian Connections to Shoreline



Chapter 7: Community Goals and Action Items

The purpose of this section is to describe the long-term vision for Oscoda Township, with enough detail to highlight likely outcomes for the Township, yet be flexible to address changing conditions and adapt to the changing wants and needs of its current and future residents, landowners, and other stakeholders.

It should go without saying that determining the direction for the Oscoda community for the next five to twenty years is a challenge. Determining what needs to be improved, what should be preserved, and what should be substantially changed is successful only when based on sound public participation and detailed analyses. Setting the goals for Oscoda was a process accomplished by the thorough review of existing characteristics in the Township and the results of the community input survey. Based upon this information, a number of goals were established and are a major component of this Master Plan, which is intended to be the primary policy document for Township officials when considering matters related to land use, development proposals, and infrastructure improvements.

What follows then, are the goals and action items that represent the overall vision for Oscoda Township. They will serve as the foundation for preparing concise and well thought-out community improvements for the life of this Master Plan. The goals will also be the guiding principles for future land use decisions by Township officials and should guide rezoning decisions and other land use questions that arise from time to time, which might include floodplain management strategies, or infrastructure improvements in the Township land use pattern, for example. Implementation of these goals is a multi-faceted effort that will likely involve the zoning ordinance, other local ordinances, various Township departments, and other plans such as the Township's five-year capital improvement program.

The goals in this section are divided into broad categories and relate directly to these and other issues identified as priorities by the residents and the Planning Commission. These broad categories were devised to be clear and intentional, with a vision of bringing strength and vitality to the Township in order to positively affect daily life in Oscoda. The goal categories are meant to succinctly address issues related to downtown, economic development, neighborhoods, and quality of life. After the goals, several action items are listed that support the implementation of Oscoda's goals.



A goal is a destination, a final purpose which a community seeks to attain. It is a broad, general statement expressing the intent of the community. It is often written in a general way to be inclusive of many ideas that support principles that are valued by the local community. An action item is the means for attaining a goal. One goal can have many supporting action items. Each action item is a future task that should be undertaken and will assist in the implementation of this Master Plan. Steps for a successful Action Plan include:

- Community knowledge and support of the Plan.
- Zoning and Building Code updating and enforcement. Zoning must follow the concepts expressed in the Future Land Use map or both the Master Plan and the Zoning Ordinance will have lost their effectiveness and enforceability.
- Use of available incentives and the creation of new preservation and conservation development incentives in zoning and land use activities. An example of this would be to require or provide an incentive for providing open space in a new residential development.
- Consistent use of the Plan to ensure that new or expanding developments follow not only the letter of the Comprehensive Development Plan and Future Land Use Map, but intent of the Plan as well.

GOAL A: Strengthen downtown Oscoda to encourage development of a cohesive and vital business district.

Action Plan: The following action steps, when implemented, will improve and enhance Oscoda Township's downtown area, thereby making it more attractive to shoppers and future investment.

1. Collaborate with the Downtown Development Authority and other stakeholders (such as the Oscoda Area Convention and Visitors Bureau, Oscoda-Au Sable Chamber of Commerce, local business owners) on efforts to encourage businesses to downtown.
2. Investigate the development of a façade improvement program.
3. Host downtown community-wide events that showcase merchants, music, the waterfront, and food.
4. Continue non-motorized transportation improvements for the Iron Belle Trail, including the Iosco Exploration Trail.
5. Provide non-motorized bike racks and pedestrian facilities.
6. Work with the County Road Commission and MDOT to develop safe and efficient traffic patterns for pedestrians and motorists in the downtown area.
7. Promote the downtown area as a tourist/recreation destination that is an essential component to supporting and growing the local economy.
8. Preserve the small-town character and pedestrian-scale services and facilities in order to further support the long-term economic viability of the downtown area by encouraging state, federal and private sector involvement.
9. Promote compliance to zoning and code ordinances, with reviews and updates as necessary.

Goal B: Strengthen Oscoda Township’s economic future.

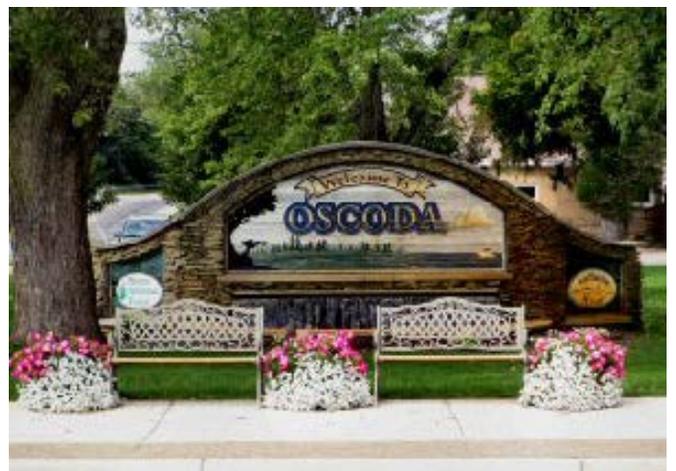
Action Plan: The following action steps, when implemented, will improve the business and investment climate within the Township. While the Township itself has limited capacity to create jobs and related opportunities, it can set policies in place to encourage desired activity.

1. Examine the zoning designation of vacant/outmoded sites to ensure that the redevelopment potential of those sites is optimized.
2. Encourage intergovernmental cooperation among Oscoda Township, Au Sable Township, Iosco County, surrounding communities and the State of Michigan in the coordination of countywide economic development efforts.
3. Maintain and improve Oscoda Township’s parks and recreation facilities and support the implementation of the Oscoda Township Recreation Plan.
4. Increase awareness of available land to attract businesses and increase jobs.
5. Examine the zoning ordinance and the site plan approval process for ways to make business development user friendly.
6. Capitalize on the Township’s abundant natural and commercial resources.
7. Take a proactive approach to economic development.

Goal C: Strengthen Oscoda Township’s quality of life.

Action Plan: When it comes to municipal planning, communities that are perceived to have a good quality of life are typically safe, have available jobs and good schools, plenty of access to parks, a clean environment, abundant cultural and entertainment opportunities, and quality health care. The following action steps are proposed in order to improve the quality of life for residents.

1. Continue to work with applicable regulatory agencies to improve the environment and contamination issues generated from the former Wurtsmith Air Force Base site.
2. Continue construction and maintenance activities related to the Township’s sidewalks, paths, and trails, including the proposed US-23 Heritage Route Trail north.
3. Support the Community Center contribution to the quality-of-life in Oscoda Township.
4. Maintain and improve Oscoda Township’s parks and recreation facilities, and support the implementation of the Oscoda Township Recreation plan.
5. Partner with the Township’s service organizations to promote quality of life.
6. Support the Police and Fire Department contribution to the community.
7. Increase medical care opportunities/facilities.
8. Encourage community support and involvement in quality education.



Goal D: Strengthen Oscoda Township's neighborhoods.

Action Plan: When examining how to retain and attract residents, Oscoda Township will need to work on ways to keep existing neighborhoods attractive. The following action steps are proposed to encourage new residents to move to Oscoda Township while providing opportunities for the young, seniors, long-term and short-term residents, and families.

1. Encourage the renewal and revitalization of residential areas of the Township through code compliance activities.
2. Encourage development of new housing projects, for example, townhomes, apartments, and single- and two-family housing.
3. Promote neighborhood watch programs.
4. Develop more outreach programs between the Township and neighborhoods.
5. Promote County involvement through the Commission on Aging and MDOT.

Goal E: Preserve the unique natural features and characteristics of Oscoda Township for all to enjoy.

Action Plan: Oscoda Township's natural environment is an essential part of the community's special sense of place. The Township's natural resources are vital to what defines the community's overall character. The vast woodlands, Lake Huron views and beaches, the Au Sable River and the inland lakes are of critical long-term importance to both the ecological and economic health of the Township. The following action items are proposed to preserve the natural features and characteristics of the Township.

1. Protect natural habitats to sustain a diverse wildlife population.
2. Protect and improve the quality of all ground and surface water.
3. Improve and enhance access to all waterways in Oscoda Township.
4. Protect and improve scenic views throughout the Township.
5. Protect the peaceful, safe, and environmentally sustainable use of private and public waterfront property.
6. Improve Oscoda Township's recreation facilities to provide the community and visitors with parks that are functional for a variety of uses.
7. Work with the U.S. Forest Service, Michigan Department of Natural Resources, and Consumers Energy to maintain and preserve the natural resources in Oscoda Township.
8. Promote the fact that Oscoda is the birth place of Paul Bunyan, as certified by the State of Michigan, and that the author of the Paul Bunyan story is buried in the Oscoda Cemetery.
9. Encourage geolocation/geocaching activities to promote additional tourism and highlight natural amenities.
10. Update the informational signboard to highlight Oscoda's historical significance.
11. Promote the Sunrise Coast Birding Trail.

Goal F: Provide an atmosphere whereby area youth have a stake in the community.

Action Plan: The following actions are geared towards encouraging youth to be involved and educated in the Oscoda Township area. This, combined with the economic efforts described previously, should help translate to fewer young people moving from the area.

1. Provide direction and policy assistance so that higher education and trade schools attract the best students, faculty, and facilities in conjunction with the statewide network of post-secondary institutions.
2. Outreach to students, whenever and wherever possible, in local governing, planning and collateral activities such as through representation on various County and Township committees and organizations.
3. Utilize existing cultural centers to expand and enhance the diversity of cultural information available.
4. Support community college/public school system/trade school collaboration on educational initiatives.
5. Work with schools and youth groups to encourage volunteerism.



Chapter 8: Future Land Use Plan

The Future Land Use map lays the foundation for the Action Program described in the previous section of this Master Plan, and depicts the desired form and character for Oscoda Township to take on over the next five to twenty years. The three maps depicting Future Land Use in the Township are at the end of this section, on pages 67, 68, and 69. The proposed future land uses in Oscoda Township are divided into 15 categories, see Table 11 on page 60.

The Future Land Use map transforms the goals into a graphic guide for land development and management in Oscoda. The Future Land Use map serves as a guide to decision making, and does not specify how every lot, parcel, or site should be used or zoned. While the Future Land Use map attempts to translate Future Land Use categories to specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. For example, the Future Land Use map may indicate a low-density single-family residential area, and yet it may not be zoned for residential until a property owner requests that zoning change and the Township adopts the rezoning request.

On the Future Land Use map, it should be noted that Future Land Use categories are slightly different from the existing land use categories. This difference is attributed to the fact that Future Land Use is developed with an eye toward the zoning classification that will be needed to actually move toward the implementation of this Plan. For example, while the Existing Land Use map described wetlands or semi-public uses, these uses are not described on the Future Land Use map. These existing land uses are combined into various other Future Land Use categories because the Future Land Use categories reflect how these land uses should be used in the future, and hence should be zoned. Ultimately, the recommendations shown on the Future Land Use maps are intended to help Oscoda officials, property owners, and residents make zoning and development decisions that are in the best interest of the community. The Future Land Use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of Oscoda Township. Descriptions of the new Future Land Use categories begin on the next page. The Future Land Use map is shown at the end of this section, on pages 67, 68, and 69.

Table 11
Future Land Use Calculations

District	Acres	%
Low Density Residential	3,020.86	3.59%
Medium Density Residential	311.25	0.37%
Mixed Residential	3,477.00	4.14%
High Density Residential	289.44	0.34%
Mixed Mobile Home Residential	37.42	0.04%
Mobile Home	50.19	0.06%
Central Business	59.71	0.07%
General Business	359.03	0.43%
Residential Tourist	2,430.22	2.90%
Recreational Vehicle	53.45	0.06%
Waterfront Marina	8.69	0.01%
Industrial	644.26	0.77%
Agricultural	274.75	0.33%
Wurtsmith Airport	2,121.83	2.53%
Forestry	70,787.87	84.35%
Total	83,926	

LOW DENSITY RESIDENTIAL

This category covers approximately 3,020 acres, or about 3.6%, of the Townships’ total land area and encompasses the following zoning districts: low density residential district, and Wurtsmith low density residential district. This category includes single-family detached structures and accessory structures, with a minimum lot area of 9,600 square feet. In addition to these uses, family day care, adult foster home and state licensed residential facilities are also allowed. This is the third largest land use in the Township, and is important to residents, who believe there should be more single-family development. Single-family residential structures are intended to provide stability and protect and encourage the residential character in the Township, with a high-quality housing stock. In this Plan, the Township has indicated the importance of a strong housing stock and strong neighborhoods to improve the quality of life in Oscoda. This Future Land Use can be found in the following locations:

- In the northeast corner, surrounding Cedar Lake
- North of downtown Oscoda
- At the currently empty, past base housing area south of the airport
- Several other locations along the Lake Huron Shoreline and south of Van Etten Lake

MEDIUM DENSITY RESIDENTIAL

This category covers approximately 311 acres, or about 0.3%, of the Townships' total land area and encompasses the following zoning districts: medium density residential, and Wurtsmith medium density residential. This category includes single-family detached structures and accessory structures, with a minimum lot area of 9,600 square feet, and a minimum structure size of 750 square feet. In addition to these uses, family day care, adult foster home and state licensed residential facilities are also allowed. This land use is important to residents who believe there should be more single-family development. Single-family residential structures are intended to provide stability and protect and encourage the residential character in the Township, with a high-quality housing stock. In this Plan, the Township has indicated the importance of a strong housing stock and strong neighborhoods to improve the quality of life in Oscoda. This Future Land Use can be found south of the Oscoda-Wurtsmith Airport, and northeast of southern end of Van Etten Lake.

MIXED RESIDENTIAL

This category covers approximately 3,477 acres or 4.1% of the Township's land use, which is the second largest land use category in the Township. This land use comprises the mixed density residential district and the Wurtsmith mixed density residential district. These uses in these districts include one or two-family homes or multiple-family homes in the Wurtsmith district, and their accessory structures with a minimum 6,000 square foot lot. This land use provides opportunity for a variety of housing options in a variety of settings, and is fitting because the Township residents believe there should be an expansion of housing types in the Township. Therefore, the mixed residential district which allows several types of housing options is important to residents. In this Plan, the Township has also indicated the need to expand the housing options available to residents to provide more choices, and to also provide more options of affordable living and the mixed residential land use is one way to achieve those goals. The land use is in the following areas of the Township:

- East of Cedar Lake
- Surrounding Van Etten Lake
- At the multi-family base housing
- Southeast of the base housing
- Several areas in the western two-thirds of the Township including along Bissonette Road, Wentworth Road, and River Road



HIGH DENSITY RESIDENTIAL

This category covers approximately 289 acres, or 0.3% of land in the Township, and encompasses the high density residential zoning district. Some uses allowed by right in this district include: one and two family homes, nursing homes, day care homes, and state licensed residential facilities. This land use also allows for the necessary accessory structures. Multiple-family dwelling units are also permitted in this district. This is another example of a land use that is important as Township residents have indicated it is important to provide for a variety of different housing options. In this plan, the Township has also indicated the need to expand the housing options available to residents to provide more choices, and to also provide more options of affordable housing. The high density residential land use is one way to achieve those goals. This land use has a minimum lot size of 6,000 square feet, and can be found in the following areas in the Township:

- In the residential area, directly west of the downtown
- Along the western edge of Cedar Lake
- Scattered throughout several other locations along County Road F41 and US-23

MIXED MOBILE HOME RESIDENTIAL

The mixed mobile home use corresponds to the mixed mobile home zoning district, and equates to approximately 37 acres of Township land or 0.04%. This land use allows for one and two family dwelling units, and mobile homes, as well as any accessory uses. Future mixed mobile home residential should be appropriately sited in locations suitable to this type of development. The development should not adversely affect surrounding residential areas, and to ensure adequate connection to transportation and utilities. This land use can be found at Forest Drive off Bissonette Drive southeast of the airport, and two locations off M-65 in the western third of the Township off Winn Road and Carter Road.

MOBILE HOME

The mobile home use corresponds to the mobile home zoning district, and equates to approximately 50 acres of Township land or 0.06%. This land use allows for mobile homes, as well as any accessory uses. Future mobile home residential should be appropriately sited in locations suitable to this type of development, to not adversely affect surrounding residential areas, and to ensure adequate connection to transportation and utilities. This land use can be found on Bissonette Road, and on the north end of Van Etten Lake off Colbath Road, adjacent to Alexander Road and F-41 near Jeanette Drive.

CENTRAL BUSINESS

The central business use corresponds to the central business zoning district, which is approximately 60 acres, or 0.06% of land in the Township. This land use is in downtown Oscoda, and is intended to encourage the redevelopment of downtown. The use aims to provide for a variety of retail stores and related activities, while promoting a convenient pedestrian environment which does not include automobile related services, that disrupt the continuous retail frontage essential in a downtown. As indicated by residents and Township officials, the majority of people would like to focus the development in the Township into this land use area. They would prefer to revitalize the existing infrastructure and bring life to the downtown as compared to encouraging new sprawl development, which would encroach on existing residential neighborhoods and the natural beauty of the Township. Commercial development in this district includes uses that promote walkability and do not center on the automobile, which breaks up the commercial corridor.

GENERAL BUSINESS

The general business use corresponds to the general business zoning district and the Wurtsmith Business zoning district. It comprises approximately 359 acres or 0.4% of the Township.

This land use is much less restrictive than the central business district described above. It intends to provide convenient day-to-day shopping and services with minimum impact on community members. The allowed uses are much more flexible and there is a 5,000-



minimum square foot lot size. Residents have indicated they would prefer to see this type of commercial development along the US-23 corridor, which is where the majority of this Future Land Use is located, and along County Road F41 south of the Oscoda-Wurtsmith Airport.

The general business use located at the Oscoda-Wurtsmith Airport is intended to provide space for the adaptive reuse of existing structures within the former Air Force Base area. It includes not only commercial uses, but also governmental, institutional, medical, educational, housing, and entertainment. This district allows for a much larger group of uses, to be more flexible for redevelopment in the area. The residents indicated they would also like to see commercial development here, so this use allows for not only commercial, but many other services as well. This is an example of a land use that is unique to Oscoda, and as such may provide opportunities to specialty businesses that may not be available in other communities. The Township has worked hard to reinvigorate this area and be open to many potential options in the future.

RESIDENTIAL TOURIST

The residential tourist use corresponds with the residential tourist zoning district. This use comprises approximately 2,430 acres of land, or 2.9% of the Township. It is intended to meet the unique needs of an area ranging from tourist related commercial facilities to natural waterfront areas, and to family cottages or residential homes. The district allows a variety of uses, which includes restaurants, lodging establishments, convenience stores, one or two family dwelling units, antique shops, bait shops, and public outdoor recreation space. The Township residents have stated they would like to support the growth of the economy, more residential housing, and protection of natural resources. This zoning district assists the Township in achieving those three goals by creating spaces where commercial and residential uses can interact for convenience of residents and visitors alike. This land use can be found in the following locations:

- Along the Township shoreline on both sides of US-23
- Selected locations around Van Etten Lake
- Selected locations along the Au Sable River, including sites near Cooke Dam Pond and Foote Dam Pond
- Areas along M-65 north of the Au Sable River

RECREATIONAL VEHICLE

This land use corresponds to the recreational vehicle zoning district, it makes up approximately 53 acres, or 0.06% of the Township land, and is intended for parks which cater to the camping needs of the general public. It includes spaces for both tents and motorhomes. As the recreation industry and tourism are so important to the Township, this land use is as well. It provides visitors with a short or long term place to stay. This use is currently off Perimeter Road and Mission Drive south of the airport. Recently, part of the area was rezoned to Wurtsmith Industrial, meaning the future of this land use may be changing. While it is important to recreational visitors, there are other camping options available in the Township.



WATERFRONT MARINA

This land use corresponds to the waterfront marina zoning district and makes up approximately 9 acres or 0.01% of the Township land. It is intended for bait shops or fish cleaning, watercraft dockage or storage, watercraft rentals or excursions, and outdoor recreation facilities. The use requires a minimum of 12,000 square feet. The Township residents have expressed how much they value the recreation opportunities available to them in the Township, and have also expressed a desire to grow business and tourism in the Township. This land use creates a unique opportunity to allow businesses to take advantage of the wonderful recreational opportunities available and create activities and jobs. However, because of the nature of these businesses, they require land that is often along the water and at a high premium. It will be important in the future to balance all of the Township's needs while also protecting the natural environment. Currently, the only location of this land use is directly west of downtown Oscoda.



INDUSTRIAL

This land use corresponds with the industrial zoning district and the Wurtsmith Industrial zoning district. It encompasses approximately 644 acres or 0.7% of the Township.

This district is intended to provide a location for wholesale, warehousing, and manufacturing operations in new locations and as adaptive reuses within the old Wurtsmith Airforce Base. The use requires a minimum lot size of 30,000 square feet. The Township residents have indicated they believe industry is important to the Township and the economy. They have also indicated they would like to see more industrial job opportunities in the Township. This is one of the districts which would assist with those goals. The siting of any industrial land in the future should ensure the development will have adequate transportation, utility access and will have a limited adverse impact on any surrounding residential uses, and will not be intrusive on other existing uses. This use is located in the northwest corner and southeast corner of the Airport Authority.



AGRICULTURAL

This land use corresponds to the agricultural zoning district, it makes up approximately 275 acres or 0.3% of land in the Township. This land use is intended to promote and protect areas of agricultural lands and to preserve the natural features. Township residents have indicated they believe agriculture is an important feature in the Township and is important to the Township economy. Common farming practices are allowed uses in this district. Additionally, other related agricultural practices such as tree farms, horse farms, kennels, or fish hatcheries are also compatible. In the Township, the agricultural land is in the northeastern third of the Township between Loud Drive and Lenard Road.

AIRPORT

This land use encompasses the Wurtsmith Airport Authority Overlay District and the four airport protection zones outlined in the zoning ordinance. These land uses apply to airport zoning regulations and the outlined prohibited uses for land surrounding the airport. Overall, the airport land use is approximately 2,122 acres, or 2.5% of the Township land, which makes this the fifth largest land use in the Township. In the past, the airport was a military base, and now it operates as a public airport and hangar for several specialty businesses involved in the airplane industry. The past military airport and associated uses presents the Township with many unique opportunities for specialty businesses. The Township has recognized this fact, and has taken advantage of their unique situation. This land use will continue to be important and a key feature to promote in the future.

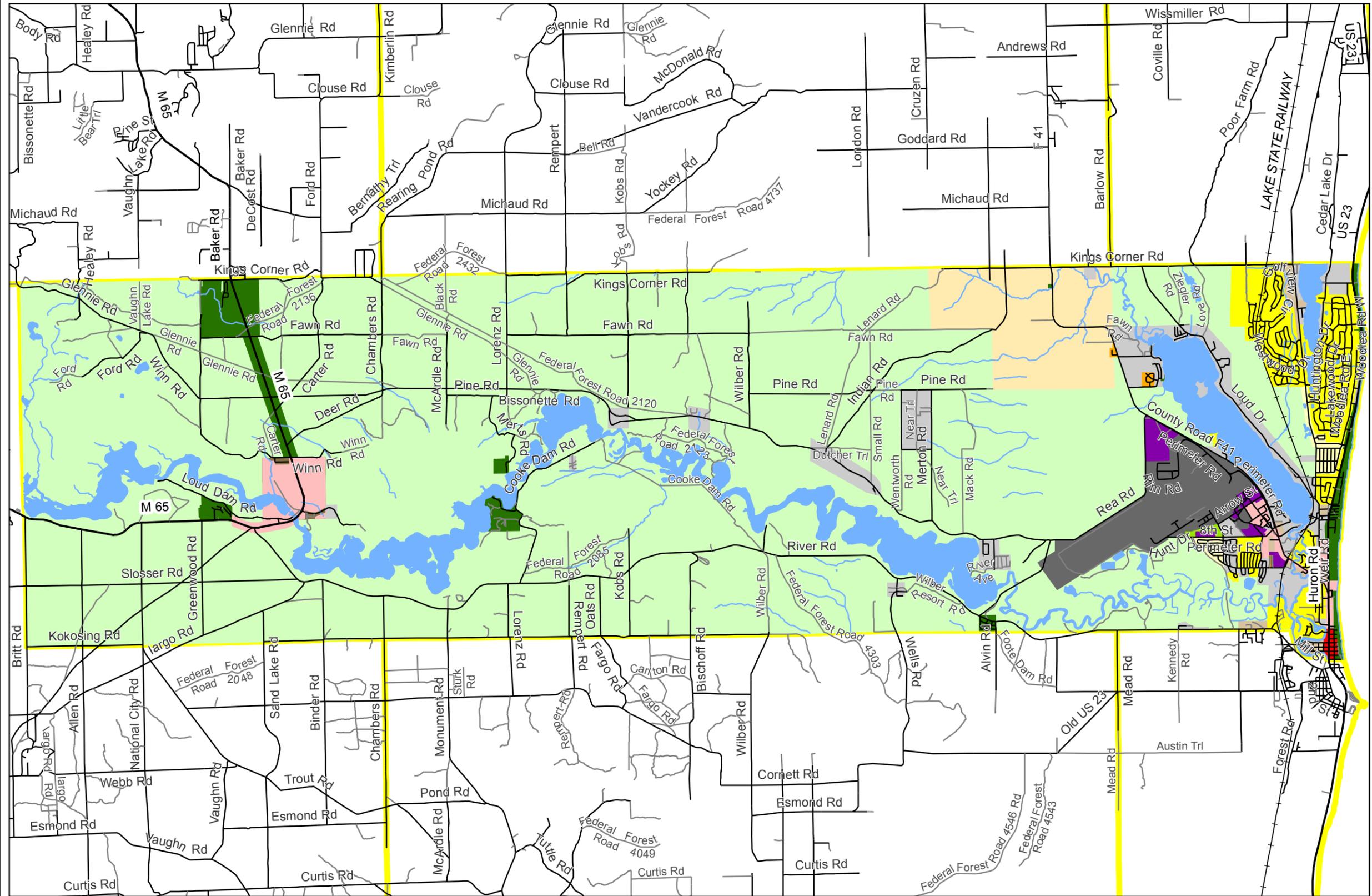


FORESTRY

The forest land use includes the forestry zoning district and the natural river district. It is the largest land use by far, consisting of 70,788 acres or 84% of land in the Township. These districts are intended to protect the natural features that the Township treasures, while still allowing some compatible development. Some uses allowed include outdoor recreation space, campgrounds, golf courses, greenhouses, single family homes, fish hatcheries, and forestry services and industries. These districts are used to protect the natural features of the Township which are so valued by resident and visitors alike. Please note that not all the land in the forestry district is open for development. In fact, the majority is owned by the State or Federal Government and is protected as open public land. The Township has no jurisdiction over this land and what happens to it in the future.

Map 11-1: Future Land Use Map Oscoda Township, Michigan

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LEGEND

- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Mixed Mobile Home Residential
- Mobile Home
- Central Business
- General Business
- Residential Tourist
- Recreational Vehicle
- Waterfront Marina
- Industrial
- Agricultural
- Wurtsmith Airport
- Forestry

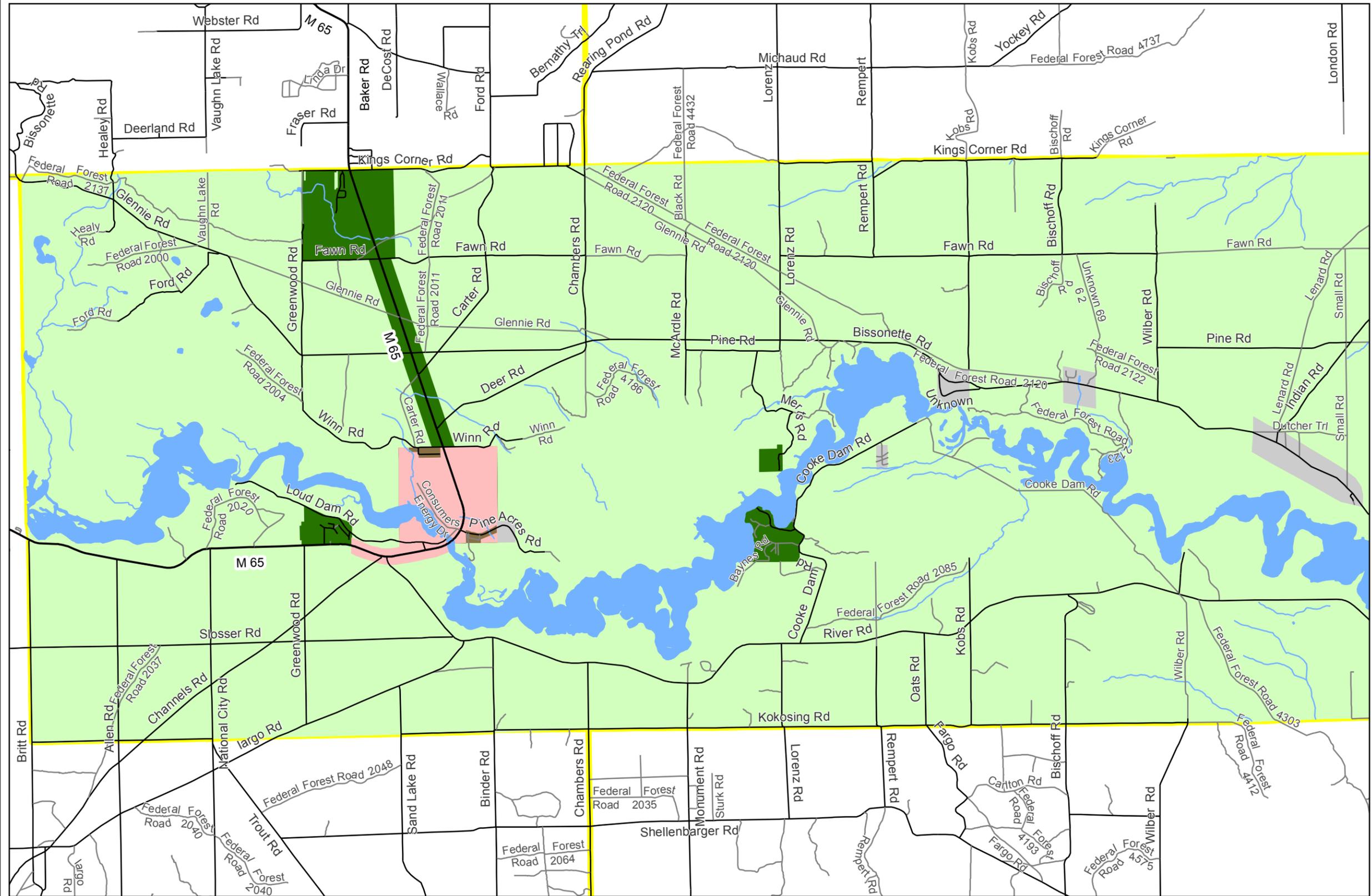
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Map 11-3: Future Land Use Map Oscoda Township, Michigan



LEGEND

- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Mixed Mobile Home Residential
- Mobile Home
- Central Business
- General Business
- Residential Tourist
- Recreational Vehicle
- Waterfront Marina
- Industrial
- Agricultural
- Wurtsmith Airport
- Forestry



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Chapter 9: Plan Implementation

Master planning should be a continuous process. The objectives, policies, and recommended actions are based on the community's understanding of today's problems, technology and implementation procedures. A Plan Review and Update Procedure are necessary to address changes in community values, living patterns and perception. Therefore, the Plan will be monitored annually, updated periodically, an extensive evaluation will be performed at a minimum of every five (5) years, and a major reassessment and revision will be undertaken after a minimum of fifteen (15) years and a maximum of twenty (20) years. The only way to make a plan truly work is to use the plan, to reference it, and to correct it or change it when it is not accurately reflecting current changes and conditions.

The stakeholders in the monitoring and update process should include the Planning Commission, Township Board and staff, and also a representative sample of interested citizens. Just as citizen involvement was an integral part of the process that culminated the Plan, it continues to be necessary if the Plan is to remain relevant to the aspirations and needs of the community. Representatives from the schools, business and development communities, and other public agencies and groups concerned with the Township should also be included in the review process.

The monitoring process to be conducted annually, involves assessing factors such as socioeconomic data, development activity, changes in technology and indicators of public opinion. Next, an evaluation of the relevancy of the Plan in light of changing conditions is performed. Finally, the results of the monitoring are reported in the Planning Commission's Annual Report. When the monitoring process reveals changes in the community to a degree that seriously impacts the relevance of the Plan, the Planning Commission will suggest a Plan update. The update is intended to address only those aspects of the Plan found to be outdated and no longer relevant.

Updates will be performed as needed, indicated through the monitoring process. After a minimum of five years, and again at minimum five-year intervals, a thorough review of the Plan will be performed to evaluate its effectiveness. The main feature of this review would be a study of all the action recommendations. Each recommendation will be examined for continuing relevance and success in implementation. The evaluation will involve two considerations. First, the effectiveness of the technique by which the recommendations were implemented will be examined. Then the action itself will be studied to determine whether the action achieved the desired objective. Those recommended actions not implemented will also be reviewed for continuing relevance and probability of implementation. This review will help the Planning Commission adjust the Plan to better achieve the goals and objectives, implement Township policies, and maintain the credibility of the Plan. After at least fifteen years, but no longer than twenty years, a complete revision of the Plan will be performed. This revision would follow a process similar to the one which has culminated this document, and will result in a new Master Plan document.



IMPLEMENTATION: ADDITIONAL RESOURCES

The key to a well-planned community is the actual day-to-day use of planning documents, like this Master Plan. Because this plan is to be the basis for future zoning and planning decisions, it is imperative that the Plan be available to Oscoda Township staff, elected and appointed officials, as well as business owners, developers, stakeholders from Iosco County and the region, and the general public.

The implementation of this Master Plan depends on its continual use by the Planning Commission and the Township Board. In its best form, implementation of this Plan will result in the achievement of the goals. Implementation is often the most difficult portion of the planning process because, while the intentions of the Township, its residents, and stakeholders are clear, the legal ways and available planning tools are often not. The following provides a review of additional tools available to the Township and the ways in which they can be used to ensure that the goals of this Plan are met.

Zoning Changes and Ordinance Updates

Zoning is integral to implementing the goals and actions of this Master Plan in part by providing the legal and spatial framework which promotes the orderly development of a community. With a new Master Plan in place, the Township has an opportunity to update its current zoning ordinance to reflect the goals adopted in this Plan. Many of the changes may be minor but provide a substantial benefit. For example, one change may be to reduce the number of residential zoning districts in the Township, and allowing residential uses of varying densities in a single zoning district. Similarly, the Planning Commission may redefine permitted land uses in the Central Business zoning district to allow a mix of uses and mixed-use developments in the downtown area. The zoning ordinance is also a basis for enforcing, reviewing, refining, and identifying appropriate restrictions on developments inside the Township's 100-year floodplain. Another change to the zoning ordinance may be larger in scope, taking a look at how the zoning ordinance is actually used and then finding ways to make it a more user-friendly document through the use of graphics and images. Another step may be to review the cases that have come before the Planning Commission to determine if there are trends that may need to be addressed in the zoning ordinance itself.

Code Enforcement

The administration and enforcement of the zoning ordinance by Township officials is integral to its effectiveness, as with all Township codes. Enforcement must be thorough and consistent. Procedures such as building inspections, site plan review, and other ordinance administration tasks should be assigned to responsible entities, whereas more discretionary review authority should be assigned to the Planning Commission and more nondiscretionary measures may be assigned to the Zoning Administrator. All ordinance enforcement should be done regularly and thoroughly, and resourced with the staff levels and/or consulting assistance necessary to fulfill day-to-day functions.

Identifying and Pursuing Capital Improvements

Given the reality of limited available funding at any given time, the Township should prioritize specific projects and create schedules for their initiation and completion. A Capital Improvements Program which serves as a schedule for implementing public capital improvements, which acknowledges current and anticipated demands, and which recognizes present and potential financial resources available to the community, should be regularly implemented by the Township. Long-range programming of public improvements should prioritize projects on the basis of community need, be developed within the Township's financial constraints, be based upon a sound financial plan, and allow for program flexibility. In order to guide the Planning Commission in this process, they should continually evaluate community conditions and development factors, and should continually review proposed improvements and related expenditures. The Planning Commission should ultimately review project proposals to assure conformity with the Master Plan and make recommendations regarding prioritizing projects and methods of financing.

Local Financing Mechanisms and Co-Development

Oscoda Township has access to a number of possible local financing tools. The Township should prioritize and schedule its improvements through a capital improvements program. The Township may be able to use its general fund for some of the most important improvements. Revenue bonds and general obligation bonds may also be employed by the Township. A special assessment can also be used for infrastructure projects. The Township should seek ways to encourage joint public and private investments for a common purpose. This includes mechanisms where the Township can involve itself in the process of private development such as site location selection, service agreements, and local tax incentives and abatements. The Township should continue to use its Downtown Development Authority (DDA) to promote economic growth in the downtown area, halt property value deterioration, and increase property tax valuation partially by using Tax Increment Financing as a tool for generating revenue in the DDA boundary area. The Township should also explore opportunities to develop a Local Development Financing Authority (LDFA) to finance public facility improvements using Tax Increment Financing to encourage manufacturing, agricultural processing, or high technology activities on current or defunct industrial lands in the Township. The Township may also reach out to local foundations and area individuals for support for various civic projects. Additionally, the Township may seek to access a variety of government loan and grant programs available to local governments, as described below.

Grant Opportunities to Support Proposed Capital Improvements

This Master Plan can be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. At the Federal level, there is the Housing and Community Facilities Programs, the Public Works and Economic Development Program, Rural Business Enterprise Grants, and the USDA Rural Development Water and Wastewater Program, to name a few. At the State level, a funding source may be the Michigan Department of Natural Resources, which offers grants from the Land and Water Conservation Fund, the Michigan Natural Resources Trust Fund, the Bond Fund, and the Michigan Department of Environmental Quality State Revolving Loan Fund (SRF/DWRF). Finally, the Michigan Department of Transportation also administers Federal funds appropriated under the Moving Ahead for Progress in the 21st Century Act (Public Law 112-141, MAP-21).

Regional Cooperation

Development, growth, and changes within Iosco County will affect quality of life and growth within Oscoda Township itself. Oscoda and its neighboring communities are interrelated in that trends in overall population loss and declining housing value affect the entire area. The Township has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Iosco County. Cooperative relationships between and among Oscoda and neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered as well as provide an opportunity for communities to pool resources and skills to tackle similar challenges. At the least, Oscoda Township should actively participate in reviewing and evaluating their neighboring communities' Master Plans. Further, the Township should invite comment and suggestions from neighboring communities on major developments within Oscoda.

Local Planning Capacity

Good planning practice and State law requires the Township to review its Plan every five years and update it if necessary. A cursory review of the Plan should take place annually by both the Planning Commission and the Township Board. This provides an opportunity to consider the goals and intent of the Plan against pending capital improvements, budget requests, and other developments that may impact the community. The Township provides important planning and development services with limited staff. When change confronts the community, it will be necessary to review the time and effort expended to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

Additional Implementation Tasks

Many of the steps necessary to ensure the successful implementation of this Master Plan might not be obvious or are not part of an established Township fund. The implementation efforts that have been described in this section focus on the residents, landowners, and other stakeholders in Oscoda. To date, Oscoda Township has taken steps to keep residents and others involved and informed regarding Township issues. The successful implementation of this Plan depends greatly on Township officials using the Plan and residents being aware of the Plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the Plan, when appropriate, during site plan reviews and variance decisions. Further, the Township should keep a copy of the Future Land Use map on display and provide a copy of the Plan for review at the Township Hall at all times. Citizen participation should be strongly encouraged in a continuing planning process. The successful implementation of planning proposals will require citizen understanding and support.



Chapter 10: Conclusion

The Oscoda Township Planning Commission has spent a year discussing and examining issues regarding the future of the Township, in addition to receiving valuable input from Township residents in the form of a public survey.

As a result, the Planning Commission has compiled a complete, carefully prepared document that represents the data, efforts, and collective thoughts of Oscoda Township seasonal and year-round residents. This Master Plan is only the beginning of a program of action for the next 10 to 20 years. Because the future well-being of Oscoda Township depends upon rational, coordinated action, the Township stands ready to meet with any person or group interested in the future development of the area. The Township will be available to help and guide those who need advice or wish to be part of the Master Plan acted upon.

Carrying out the Master Plan is a task which is led by Township officials and the Planning Commission, but is also dependent upon every responsible citizen of Oscoda Township. By working together, Oscoda Township will continue to be a desirable, attractive, and a convenient community in which to live, work, and play.

[Appendix A: Complete Community Input Survey Results](#)

Oscoda Township Community Input Survey

1) What is your age?

Response	Chart	Percentage	Count
Under 18		2.5%	22
18 to 24		10.2%	89
25 to 34		16.0%	139
35 to 44		13.7%	119
45 to 54		12.9%	112
55 to 64		24.9%	216
65 to 74		16.0%	139
75 or older		3.8%	33
		Total Responses	869

2) Are you a permanent resident of Oscoda Township?

Response	Chart	Percentage	Count
Yes		66.4%	571
No		33.6%	289
		Total Responses	860

3) Because you are a permanent resident, how long have you been a year-round permanent resident of Oscoda Township?

Response	Chart	Percentage	Count
0 - 2 years		9.2%	52
3 - 5 years		13.1%	74
6 - 10 years		13.4%	76
11 - 20 years		24.9%	141
over 20 years		39.5%	224
		Total Responses	567

4) Since you said in #2 that you are not a permanent resident, can you please tell us your role in the Township community:

Response	Chart	Percentage	Count
Seasonal Resident (please answer Question 5)		37.5%	116
Owner of non-residential property		9.4%	29
Occasional Visitors (Weekends, Holidays)		23.9%	74
Other:		29.1%	90
Total Responses			309

4) Since you said in #2 that you are not a permanent resident, can you please tell us your role in the Township community: (Other:)

#	Response
1.	Live in tawas
2.	Some of my family still owns and uses my childhood home. I visit every few years.
3.	Grew up there and come home often
4.	Business owner
5.	Cottage. Visit approx. once each month year round.
6.	Lived here in the 70's
7.	renter
8.	I grew up in Oscoda, as most of my family. Only in the recent 4 years I remarried and moved to another state, but my husband and I are now retired and are for now seasonal residents.
9.	Work in Oscoda Township
10.	Temporary work in Oscoda
11.	Former permanent resident , frequent visitor
12.	Live in Greenbush
13.	work here
14.	Work in Oscoda
15.	Use to live here back in 2000 few yrs then move back down state
16.	Greenbush resident and previous oscoda bus owner
17.	Raised in Oscoda, Occasional visitor now.
18.	Grew up there and still have family there. Go up and visit quite often.

19. Grew up in Oscoda, living in Harrisville, Mom still lives in Oscoda
20. Live in Glennie spend alot of time in oscoda
21. Rent
22. Ausable township
23. Live in Alcona but in Oscoda everyday
24. Lived in Oscoda for 25 years. Kids grew up here. Moved to Harrisville. Work in Oscoda
25. Alcona resident
26. Lived in is oscoda for 4 yrs now just a occasional visitor
27. Employed
28. Parents lived there year round. 1979-2008. Spent summers with my kids there.
29. Home owner. Here 6-8 months a year
30. I grew up here and go home often
31. Visitor
32. Lived there for 18 years then moved to Colorado but family still is there and I go home once or twice a year.
33. Born and raised in Oscoda. Now living in Wilber, but work in Oscoda.
34. Employed in, children attend school (choice)
35. Live in AuSable
36. Family to an owner of non-residential property
37. Rent
38. Family is here
39. Grew up there visit on occasion
40. work in oscoda
41. We reside in Tawas but work, play, family, church in Oscoda.
42. Grew up in Oscoda, moved out two years ago. My Hometown
43. former resident
44. recently moved away, but lived in that area all my life previously.
45. lived in oscoda for 5 years, have visited 2-3 times a year since moving away in 2004
46. Grew up in Oscoda
47. Have family in the area and grew up there.
48. I live year round in AuSable Township.
49. Ausable township resident

50.	Work, Friends, Lake Huron
51.	Grew up in Oscoda, moved away after high school, come home to visit on holidays and in the summer
52.	i lived there for the first 23 years of my life
53.	I moved away after 27 years there
54.	Hunting property in the area.
55.	Live in East Tawas
56.	We have two separate properties in Oscoda Township. We own a senior condo on Sleep Avenue, and also own a home on Tennessee Street in Oscoda Township.
57.	My parents own a house
58.	family in Oscoda
59.	Resident of AuSable.
60.	Live in Ausable Twp.
61.	resident of greenbush
62.	Alcona county
63.	live in hotel, haven't found permanent home we can afford yet.
64.	Work in the township
65.	have lived and worked inn oscoda for 34 years
66.	Grew up there, occasional visitor
67.	Wknds, holidays, as much as we can in the summer, but also come year round.
68.	I work there.
69.	I grew up in Oscoda and my parents are permanent residents of Oscoda. We visit Oscoda at least once a month.
70.	Work in Oscoda
71.	moved to oscoda in late 90's been here ever since
72.	Lived there 8 years now work in township.
73.	Live nearby
74.	Own boat slip at Main Pier Marina
75.	house used year around. just not every week.
76.	own cabin on Van Ettan Lake
77.	own cabin on Van Ettan Lake
78.	Use cottage all year around.
79.	Owner of 1 rental and additional home for my children when they visit. Moving here

permenantly VERY soon.

5) If you are a seasonal resident, how long have you been a seasonal resident in Oscoda Township?

Response	Chart	Percentage	Count
0 - 2 years		7.8%	14
3 - 5 years		11.1%	20
6 - 10 years		11.1%	20
11 - 20 years		20.6%	37
over 20 years		49.4%	89
		Total Responses	180

6) Check all of the following that are reasons that you live in Oscoda Township.

Response	Chart	Percentage	Count
Like rural living		47.3%	355
Retired here		22.8%	171
Like the lakes and recreational opportunities		76.6%	575
Affordable housing		30.4%	228
Like the community		41.9%	315
Close to family and friends		44.5%	334
Born and raised here		26.6%	200
Quality of schools		7.1%	53
Employment		18.1%	136
Other		8.7%	65
		Total Responses	751

6) Check all of the following that are reasons that you live in Oscoda Township.
(Other)

#	Response
1.	Love the Community Center, wish it was open year around.
2.	Grew up here as seasonal resident
3.	Safer to raise my children here than in a city downstate.
4.	The friendly people
5.	
6.	what recreation?,housing is costly,school rank?,not enough jobs
7.	My parents have a seasonal place here my entire life.
8.	Oscoda has been my home for all 21 years of my life and I take pride in where we live, the people are great and it's such a peaceful and beautiful environment.
9.	
10.	Family cottage
11.	Raised here-came back home to be with family
12.	Not Born Just raised here .
13.	not born here, but raised here and raised my kids here
14.	Actually, would like to move from here.
15.	
16.	Place is a sand pit, hard to escape
17.	Love the lakes a recreational opportunities and the community has always been nice to me as a visitor
18.	Family has vacationed here for over 50 years
19.	family moved here
20.	own a house here
21.	I sports activities like pickle ball all year round.
22.	i left because oscoda went to shit after the base left, and the personal politics in that town are absurd . the board cares more about their own agenda than what is good for a community
23.	father moved here for work
24.	My fiance was born and raised here
25.	It's beautiful here in all seasons
26.	

27. Home of my heart!
28. Business Owner
29.
30. Parents moved me here.
31. Taking care of an elderly parent that retired here
32. Like the quiet, relaxed atmosphere.
33. I moved here with my husband in 1957. We both worked and retired here Raised our family here.
34. Like the recreational engagement of whole community
35. Too broke to move elsewhere
36. Inherited a house from Father-in-law
37. Started a business
38. The people
39. House wouldn't sell here so had to sell the house in the city
40. spent the summers in the area
41. Fresh air
42.
43. Had a seasonal home here for 20 years
44. Oscoda has a lot to offer retirees
45. Family was stationed here when base was open and never moved
46. like that the area is rustic and pristine. A great place to get back to basics and rejuvenate.
47.
48. grew up during vacations and summer on Lake Van Ettan
49. Beautiful beaches
50. hunting, weather
51. Grew up here in the summer. Retired here.
52. family has been in Oscoda 100+ years
53. small business owner, 3 stores
54. Like the rural inland lakefront living!
55. Beats the hell out of living in detroit by a million miles
56. Lake front
57. will probably retire here

58. Family Cabin
59. brought here at age 3 by parents
60. Surrounded by nature
61. Custom homes, community swimming pool and auditorium, generous spirit of community
62. Like to hunt and fish- state/national forests.
63. LOVE the Heart Church, free concerts in Harrisville, Oscoda, Tawas and card groups everywhere.
64. self-employed
65. Family cottage is here and has been since I was born

7) In your opinion, Oscoda Township should grow in population in the coming years.

Response	Chart	Percentage	Count
Strongly Agree		29.3%	229
Agree		37.4%	292
No Opinion		19.2%	150
Disagree		11.7%	91
Strongly Disagree		2.4%	19
		Total Responses	781

8) In your opinion, Oscoda Township should have more development in the coming years.

Response	Chart	Percentage	Count
Strongly Agree		49.3%	385
Agree		37.0%	289
No Opinion		7.0%	55
Disagree		5.4%	42
Strongly Disagree		1.3%	10
		Total Responses	781

9) How do you feel the following categories have changed in Oscoda Township in the past 5 years?

	Much Worse	Worse	Same	Better	Much Better	Total Responses
Road Conditions	64 (8.3%)	150 (19.4%)	310 (40.1%)	223 (28.8%)	26 (3.4%)	773
Traffic	44 (5.7%)	179 (23.2%)	472 (61.3%)	71 (9.2%)	4 (0.5%)	770
Natural Environment (e.g. lakes, rivers, forests)	31 (4.0%)	118 (15.3%)	439 (57.1%)	153 (19.9%)	28 (3.6%)	769
Blight	67 (8.9%)	217 (28.9%)	390 (51.9%)	76 (10.1%)	2 (0.3%)	752
Township Services	60 (7.9%)	137 (18.0%)	457 (60.1%)	98 (12.9%)	9 (1.2%)	761
Recreational Opportunities	43 (5.6%)	95 (12.4%)	422 (54.9%)	194 (25.2%)	15 (2.0%)	769
Overall Quality of Life	34 (4.4%)	138 (17.9%)	421 (54.7%)	156 (20.3%)	20 (2.6%)	769

10) In your opinion, should Oscoda Township plan for more single-family homes?

Response	Chart	Percentage	Count
Strongly Agree		19.3%	146
Agree		42.2%	319
No Opinion		27.2%	206
Disagree		9.1%	69
Strongly Disagree		2.1%	16
Total Responses			756

11) The Township should plan for the following housing choices (check all that apply)

Response	Chart	Percentage	Count
Rental Apartments		41.9%	299
Senior Citizen Communities/Assisted Living Facilities		48.7%	348
Mobile Home Parks		7.0%	50
Townhomes and similar types of compact residential development		45.8%	327
Subdivisions/Site Condos		51.3%	366
Other:		8.5%	61
		Total Responses	714

11) The Township should plan for the following housing choices (check all that apply) (Other:)

#	Response
1.	Not site condos!
2.	Fix what's already here. Make it more appealing!
3.	as long as we have Kalitta, we will need affordable housing ASAP
4.	Motor Home/ RV Camping
5.	greedy landlords like double z properties llc need to be removed from oscoda
6.	Custom homes help distinguish our town
7.	There are houses empty, plan on filling them first
8.	no more condos
9.	N/A
10.	way to many properties for sale, no need to build more housing
11.	Should get rid of the old trailer homes that are not up to code , fire hazards and blight and do code enforcement and enforce keeping homes and yRds nice even if rented
12.	None, there are enough empty houses
13.	
14.	Allow zonig changes to build small homes
15.	Enough with this being a old folks town fuck!
16.	houses with decent size lots

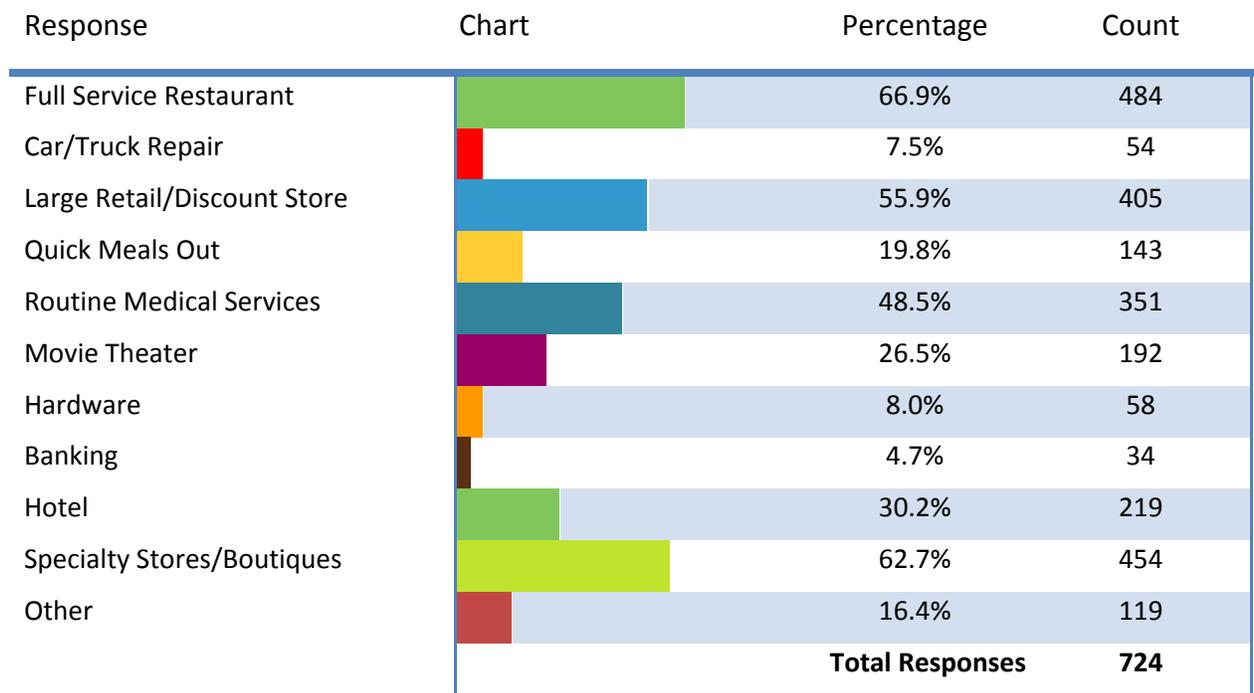
17.	combination
18.	None
19.	The township should stay out of the housing business
20.	None...there are plenty of empty homes, focus on filling them
21.	Dog parks.
22.	rental housing
23.	SNF
24.	Oscoda needs more high paying jobs, better schools to drive more families to the area who have money to help stimulate local businesses. We also need new younger board members who understand business development to help grow a community who have a fresher outlook on up-to-date ideas to implement proper growth and stimulation in our local economy.
25.	
26.	
27.	Regular homes, no subdivisions.
28.	All of these would be nice...if they are affordable and kept up.....we dont need crime or more rundown areas
29.	Downtown campground or hotel
30.	Homes for the homeless
31.	Single Family homes
32.	Mixed use downtown
33.	I don't know what the township base to do with it.
34.	rental properties for temp workers
35.	none, just look at the number of houses for rent or for sale
36.	Income-based housing and homeless shelters
37.	very hard to find a 3/bedroom...that will allow pets!!!!
38.	More camping areas
39.	ActiveAffordable Senior Housing with recreational access to Lakes, Rivers, Pools and maintenance free. Many wish to remain living independantly but the out of door upkeep gets more difficult with age and disabilities.
40.	Residential home to house those who need good quality housing for new jobs
41.	Sell the existing inventory of homes already on the market for 2+ years
42.	No mobile home parks, just look at how the township has allowed Jordanville to become so trashy

43. Less government funded housing for the poor
44. Tiny Homes or Off Grid Homes allowed
45. no mobile home parks, small scale multiple family rental properties
46. Single family homes only
47. None of the above
48. renovate existing opportunities
49. None
50. none
51. Condos
52. Improve existing homes
53. Single Family Housing
54. definitely no mobile home parks the ones we have are nothing but junk holes
55. no opinion
56. homes for the homeless
57. mobile home camping park on beach like Tawas
58. demolition of vacant/blighted properties.
59. expand trailer-seasonal camp grounds
60. RV Park on the beach
61. help sell the homes that are for sale now

12) Which describes how you view the amount of commercial businesses (retail and services) in Oscoda Township?

Response	Chart	Percentage	Count
Not enough		86.8%	650
Just right		12.0%	90
Too much		1.2%	9
		Total Responses	749

13) Oscoda Township needs more of the following commercial services (check all that apply):



13) Oscoda Township needs more of the following commercial services (check all that apply): (Other)

#	Response
1.	Lumber yard
2.	Sporting goods and clothing stores
3.	Sporting goods shop
4.	ER Medical
5.	Bring Arby's back for God sake
6.	Mijer, Walmart or something like that.
7.	Bigger Dairy Queen steak house
8.	any decent business that would employ residents or bring in tourists
9.	clothing stores, craft/hobby supply store
10.	look at tawas and then make it like a tri city
11.	All of these services would grow to serve the area if township officials would be more open to seeing more growth, and progressive thinking.
12.	Urgent Care center

13.	You need all of the above to give residents a constant income and stop depending on the airbase
14.	Need to be like Tawas
15.	Drag strip
16.	Family recreational indoor/outdoor
17.	dollar tree,home depot,game rooms,rolling skating,more recreational opportunities
18.	Indoor recreational facilities
19.	Clothing
20.	
21.	Business services - copy, printing
22.	Resturaunt if can hire a qualified chief
23.	Grocery store
24.	Our
25.	A mall, casino, anything this community is full if drugs and hooligans because the town consil doesnt do shit but make this town more and more boring
26.	Ponderosa
27.	lumber yard
28.	Lacks in entertainment, late night food, quality dining (see tawas), and general service places not found here but in alpena
29.	anything to foster employeement for current and future generations. Playing to seasonal employment lends to rural poverty and economic instability.
30.	Any thing for entertainment (Drag strip)
31.	Something more than a K-mart.
32.	Big Retail
33.	Amenties that attract young people aged 20-35
34.	grocery; bakery
35.	New and existing businesses need to be self supporting, not propped up with government help
36.	lumber yard, casino, Costco
37.	Allergy friendly eating establishments. Gluten free
38.	Farmers market building and a banquet hall
39.	A target or meijer
40.	Entertainment for younger generations

41.	More things for kids. Indoor roller skating, arcade, go carts
42.	A mall or something to attract people aside from the beach
43.	Another Pharmacy
44.	clothing stores
45.	College campuses, casino, brewery, festivals to attract large crowds to the area which will help stimulate local business.
46.	clothing and shoe store
47.	Coffee shops
48.	Outdoor stores and home improvement stores
49.	
50.	Agricultural tourism
51.	Just fill all of the empty buildings to attract tourists
52.	casino's; these are the type of business that will draw new residents and increase our population which will increase our housing demand.
53.	Things for people age 0-30 to do other than go to the river or bar. We have young children, every weekend we go down state. Nothing to do here for them. The beach park play equipment is in awful shape to the point that I wont let my children play on it. Look at tawas they have new play equipment that is similar to saginaw. Clean, safe and respectable looking. Try to bring in new business with new ideas other than for the senior citizens. The summer people on a raining day have nothing to do but go to kmart or tawas. Tawas' newman street should be a model for you very inviting and not full of insurance companies and hardwares. On our main stretch on the weekend most everything is closed. Not very walkable or enviting.
54.	Casino
55.	ER Medical
56.	hunting fishing supply stores
57.	recreational
58.	entertainment
59.	
60.	Shops need to stay open later during tourist season.people want something to do after spending the day on the water or touring.
61.	Game store (gamestop)
62.	Casino/hotel
63.	Campground
64.	Strip mall/small shops in one lrger building
65.	There is no pet stores or any stores for any type of electronics

66.	activity centers (ie. paintball,archery tag, airsoft, go karts...etc) as well as more touristy shops
67.	no more hardwares.... or bars
68.	Adult Store
69.	Resort hotels as a draw to vacationers
70.	ER
71.	Homeless shelters
72.	In my opinion, this small town is overrun by chain stores. We get a decent amount of tourists in the summer especially around the holidays. When I go somewhere, I like going places that I wouldn't see or be able to go to at home.
73.	Doctors, Dentists
74.	We definitely need a big brand store such as a Meijers or Target that carries all personal and household items to be competitive with pricing with the few choices we have currently. This would bring many jobs to the area also they are needed.
75.	Lounges/clubs
76.	Large Box Retail Store (Target, Best Buy, Home Depot, Meijers)
77.	Small/medium retail shops
78.	Pet stores
79.	Wish there was a Trader Joes or a Costco closer...an organic food store would be great too
80.	Groceries like kroger
81.	Places to shop with competitive prices so residents can shop local!
82.	Casino on the Lake Huron shore
83.	Child/family entertainment, Dog park
84.	too many vacant properties, get them filled up first!
85.	A real sports and recreation complex.
86.	Electronics, Pets, Gaming stores
87.	ER medical
88.	Oscoda needs more large employers such a factories, manufacturing plants, or corporate headquarters
89.	A grocery store that doesn't price gouge the residents and sell outdated food
90.	A Target or any other big store
91.	Something for the young kids to do beside go to fire in the woods and drinking ,that what this town has to offer our youngththis town broad needs to think what this has for our kids ,you keep sending all big company out to others town we need jobs here to learn this town we the people need to teach our young to work and get them ready for the world.

92.	Better shopping choices for home, apparel, shoes. We currently have very little options for home goods of quality, women's clothing and shoes, trendy shops and nice restaurants.
93.	
94.	Family wage jobs
95.	We need stores that have reasonable prices and aren't price gouging the residents. This goes for groceries, gasoline, restaurants, etc
96.	Community Center to be open year around like other communities
97.	Shoe store, bike shop, wild birds unlimited, women's clothing boutique, art gallery for local artists
98.	Landscape services, grocery store not as expensive as Family Fare, discount retail that is fully stocked
99.	Quality Clothing Store
100.	Activities that will draw people to the area.
101.	Mejjer store
102.	improved hospital capabilities
103.	None.
104.	Need large resort on ausable or Huron to bring in regular crowd
105.	We need an oscoda version of tawas's ben Franklin. Something that has a bit of everything and is a destination in itself.
106.	urgent care
107.	Oscoda is getting boring! Need development! Need things to do! There is nothing to do in Oscoda! There is no shopping and no competition to keep prices competitive! Give people a reason to come to Oscoda! I go to Tawas for restaurants and shopping! I love Neimans grocery store! Put one in Oscoda! Family Fare is awful!
108.	casino or race track on base sight some thing to bring people in from out of town or how about drag boat races on vanetten lake
109.	none
110.	art gallery
111.	
112.	We need something stable (a year round business) that will bring professionals in like a hospital or medical center of some sort
113.	Retail; clothing, shoes, housewares, etc.
114.	Would be nice to support movie theater, we have stores close because no younger people come in. Keep them going- Great Northern Books-latest example!
115.	Dry Cleaners
116.	Modern, clean, updated motels. We only have one.

117. Availability to medical doctors NOT physician assistants.
118. Donut/Coffee shop
119. bakery/coffee shop downtown

14) In your opinion, should future commercial development in the Township be focused on the seasonal and tourist industry?

Response	Chart	Percentage	Count
Strongly Agree		16.1%	120
Agree		36.7%	274
No Opinion		13.5%	101
Disagree		25.2%	188
Strongly Disagree		8.4%	63
		Total Responses	746

15) Future commercial development should be located: (check all that apply)

Response	Chart	Percentage	Count
Re-use and redevelopment of existing buildings in downtown Oscoda area		86.2%	643
Throughout the US-23 corridor		61.0%	455
Throughout the M-65 corridor		10.3%	77
Near the Oscoda-Wurtsmith Airport area		50.7%	378
Along the Lake Huron shore		27.5%	205
Oscoda Township does not need any new commercial development		2.8%	21
Other:		5.6%	42
		Total Responses	746

15) Future commercial development should be located: (check all that apply) (Other:)

#	Response
1.	Very nice beach, should either extend existing or develop new with shops near the area for tourists, focusing on pristine beaches, restaurants with beach side dining. fix bottleneck on 23 @ river
2.	On the wurtsmith property.
3.	Property owners downtown need to put more effort in their property appearance and stop thinking the township needs to do it for them.
4.	NO development on the beach!!
5.	redevelopment south of bridge and north of River Rd (23 corridor)
6.	develop the entire town
7.	Older building should be removed, so new building / opportunities may be built. Many new codes have changed the construction industry.
8.	Up F41 towards the base
9.	down river road, similar to the Tawas area
10.	Need to tear down old building build new... drive though town all ready 50 building empty... and up 41 pretty sad..
11.	Need to be seen from US 23 traffic
12.	Need to focus around beach development. More middle class summer rentals for tourists. More volleyball nets at the beach, remove skate park and add nice basketball courts and more volleyball nets. Or move volleyball nets to the actual beach where people can have easier access to other people for pick up games.
13.	Keep commercial development away from the lake shore, it just takes away from the natural beauty. Look at Tawas with a McDonalds and Walmart over looking the lake, it looks cheap and tacky- a huge waste of a direct visual of the lake.
14.	put the farmers market in empty lot by Oscoda city beach.
15.	Just make it proper commercial development. Stores, children museums, coffee shops, play parks, not car repair, hair salons, and hardwares.
16.	Use the base
17.	
18.	The AuSable River should be utilized also
19.	We need a year round rec center.
20.	why waste money when buildings are there....some just need a facelift
21.	We have a lot of empty buildings. Let's pretty them up and use them!
22.	Reuse would require plans that have buildings meeting design codes that have similar architect.

23.	Checkout redevelopment efforts of Port Huron, St. Clair, Marine City, Algonac, all on waterfronts.
24.	Nicest beach around and used to 5 % of potential
25.	so many abandon buildings..... let's do something with them!!!!
26.	F41
27.	Fill the empty storefronts that we have but consider a nice strip mall near or on the base.
28.	You can't use the Lake Huron shore are as there is housing there now
29.	The many empty buildings in Iscoda are a true eye sore. They should be torn down if no one interested in utilizing them for business purpose
30.	Need some more tree lined streets downtown and parks like rotary park. Why not put a sidewalk around Burshaw Park and light it for walkers to use. Add some benches and flowers. Not everyone walks the beach.
31.	On the old WAFB. Maybe the township should have a new convention facility there. Industrial development on the old WAFB
32.	Oscoda is beginning to look like a Ghost Town with all of their old and empty buildings! Reuse, fix them up, and make them look nice!
33.	Along Ausable river
34.	
35.	should restore downtown parking on US23 for downtown business (min one side north or south side parking) a lso US23 should be divided for north /south traffic using Lake st for north traffic
36.	Too many empty buildings downtown--looks very bad
37.	A nice restaurant with a lake view
38.	Some of our downtown needs to be leveled! But, would it be rebuilt?
39.	Pack House-redevelop and open
40.	Open some type of "quick stop" shop in/on Village of Oscoda.
41.	Oscoda needs a harbor.
42.	At the airport. A large department store to here easy access on US-41.

16) Looking to the future, industrial development in Oscoda Township should be:

Response	Chart	Percentage	Count
Limited		16.5%	123
Encouraged		76.4%	570
No opinion		7.1%	53
		Total Responses	746

17) Currently, the Lake Huron shoreline in Oscoda Township contains a mix of single-family residences, parks, and some commercial. Please indicate your opinion about the following statements regarding shoreline land use.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	Total Responses
Continue to allow a mix of single-family homes and some commercial	144 (19.9%)	384 (53.2%)	77 (10.7%)	91 (12.6%)	26 (3.6%)	722
Continue to improve and update public parks along the shoreline	458 (63.2%)	237 (32.7%)	14 (1.9%)	11 (1.5%)	5 (0.7%)	725
To promote the shoreline as a destination, pedestrian connections from parks along Lake Huron to existing commercial areas should be improved.	374 (51.7%)	268 (37.0%)	53 (7.3%)	22 (3.0%)	7 (1.0%)	724
Allow the use of the shoreline for new hotels and similar hospitality accommodations	142 (19.7%)	190 (26.4%)	112 (15.6%)	193 (26.8%)	83 (11.5%)	720
To preserve views of the shoreline, development along Lake Huron should be minimized.	191 (26.6%)	239 (33.2%)	120 (16.7%)	133 (18.5%)	36 (5.0%)	719

18) Which of the following bodies of water have you visited recently? Please check all that apply.

Response	Chart	Percentage	Count
Van Etten Lake		68.5%	496
Foote Dam Pond		58.1%	421
Cook Dam Pond		23.2%	168
Cedar Lake		42.4%	307
Five Channels Dam Pond		13.3%	96
Au Sable River		87.0%	630
Lake Huron		93.0%	673
		Total Responses	724

19) Which of the following Oscoda Township properties have you visited recently? Please check all that apply.

Response	Chart	Percentage	Count
Oscoda Township Beach Park (E River Rd)		82.6%	570
Piety Hill (Dwight St)		15.9%	110
Oscoda Community Meeting Room (208 S State St)		11.7%	81
Oscoda Huron Sunrise Park (N US-23)		35.1%	242
Oscoda Riverbank Park (River Rd)		33.6%	232
Furtaw Field (US-23)		30.4%	210
Oscoda Community Center (4071 Arrow St)		23.5%	162
Sports Complex (Perimeter & Mission)		13.2%	91
Ken Ratliff Memorial Park (F-41 on Van Etten Lake)		39.1%	270
Old Orchard Park (883 E River Rd)		36.5%	252
Foote Site Park (along River Road National Scenic Byway)		45.5%	314
Oscoda Township Fishing & Observation Pier (E River Rd)		33.5%	231
		Total Responses	690

**20) Why do you visit public parks or recreational facilities in the Township?
Please check all that apply.**

Response	Chart	Percentage	Count
Informal recreation (pick-up games, frisbee, etc.)		24.3%	173
Playgrounds		30.5%	217
Family or group gatherings		42.9%	305
Watch or participate in organized sporting events		16.3%	116
Personal fitness		26.4%	188
Enjoying nature		81.2%	577
Beach access and swimming		67.2%	478
River access		58.5%	416
Boating		48.0%	341
Fishing		47.0%	334
Community events		31.8%	226
		Total Responses	711

21) Which National parks have you visited? Please check all that apply.

Response	Chart	Percentage	Count
Huron-Manistee National Forest		60.6%	419
River Road National Scenic Byway		79.0%	546
Canoe Memorial Scenic Overlook		57.2%	395
Kiwanis Monument		11.0%	76
Iargo Springs Interpretive Site		75.0%	518
Foote Pond Overlook		71.8%	496
Michigan's Shore to Shore Riding/Hiking Trail		11.4%	79
Eagle Run Cross-Country Ski and Nature Trail		28.1%	194
High Banks Trail		28.1%	194
Huron Snowmobile Trail		13.9%	96
ORV Trails		16.8%	116
Lumberman's Monument Camping Site		28.4%	196
Lumberman's Monument Visitor's Center		82.3%	569
Whirlpool Angler Access		57.5%	397
Total Responses			691

22) Which State parks have you visited? Please check all that apply.

Response	Chart	Percentage	Count
Au Sable State Forest		44.7%	255
Foote Pond Fishing Access Site		59.1%	337
Lower High Banks Fishing Access Site		25.4%	145
Van Etten Lake State Campground		49.6%	283
Three Mile Park		68.6%	391
The Old State House Trail		8.9%	51
Seven Mile Hill Trail		19.1%	109
Total Responses			570

23) What kind of additional recreation and support facilities are needed in Oscoda Township? Please check all that apply.

Response	Chart	Percentage	Count
Paved multi-use paths		61.7%	417
Ball diamonds		13.9%	94
Restrooms		48.8%	330
Picnic pavilions		44.1%	298
Dog park		39.2%	265
Disc golf		26.8%	181
Playground		30.3%	205
Basketball court		17.9%	121
Access to Lake Huron		49.0%	331
Access to the AuSable River		50.1%	339
Access to inland lakes		31.8%	215
Campgrounds		25.0%	169
RV Park		18.5%	125
Cross Country Skiing		16.0%	108
ATV/ UTV Vehicles		16.1%	109
Biking/ Mountain Biking/ Fat Tire Biking		38.8%	262
Snowmobiling		17.5%	118
Motorcycling		12.3%	83
Snowshoeing		15.4%	104
Other		12.0%	81
Total Responses			676

23) What kind of additional recreation and support facilities are needed in Oscoda Township? Please check all that apply. (Other)

#	Response
1.	Keep the Community Center open year around. Limited hours in the summer.
2.	Open OCC all year round
3.	Indoor and Outdoor Pickleball Courts, Basketball and Fitness Training Equipment. Year round community center access is a must!

4.	Need recreation park for our young kids and teens
5.	activities that can be done indoors in case of bad weather
6.	wheelchair access to township beach and other points
7.	If you develop an Off road park similar to a Bundy Hill Jerome Mi or Rocks and Valley in Harrison mi you would encourage tourism also
8.	We need to think tourist! This brings money in. Whatever happened to allowing snowmobiles up town? When tourists come to the north to ride their snowmobiles they don't want to walk the town - they want to ride. I also think everything in Oscoda is to far spread out. Start with one area and expand outwards. Like the center of town from Lake Huron access down River Rd.
9.	Year round indoor recreation facilities
10.	N/A
11.	Horseback trails
12.	disc golf is a MUST!!!!!!
13.	Need more access to Foote pond
14.	
15.	Activities at Lake Huron park... Kayak, paddle boards, etc
16.	Outdoor meeting center. By that I mean a nice open space with the items used for a meeting such as: tables, chairs, trash cans etc.
17.	Volleyball nets and year round sports complex
18.	Snowboarding/skiing
19.	Building a skatepark worth coming too. This beach continues to be an eyesore.
20.	Tennis courts!!
21.	Public tennis courts, free boat launches/discontinue twp fees
22.	Theme parks. Stores. Mall.
23.	FREE ACCESS TO ALL WATERWAYS .
24.	Nothing additional is needed.
25.	More boat launches at the Footesite launch
26.	Fitness events like tough mudders, color run, etc
27.	Dog sledding trails
28.	Community Garden
29.	year round upgraded community center w/classes, swimming pool
30.	Any new ideas
31.	non paved nature paths

32.
33. more handycap fishing sites
34. Year round rec center for basketball pickle ball exercise classes.
35. how about you take some of the land on the old base and make a amusement park . the one major thing that town is missing is stuff to do for the younger generations. not to mention it will create jobs and bring in more tourist. but then again you all had the chance back years ago but decided to keep it a retirement town. your loss. which is why people cant wait to move out of oscoda.
36. a better skatepark for a-dults
37. I have no time to visit crap in this town
38. A place where amusement rides could run at least through the late Spring, Summer and early Falll would do well, a water park with a slide and splash pad for children, roller and ice skating rink, mini race car track for families such as the park they have in Alpena, a nicer movie theater.
39. Year round community center
40. Utilize Furtaw for a playground area, basketball courts , pickleball/tennis courts, paved walking path around the perimeter etc. There is plenty of space and it is wasted at this point.
41. Horse back riding
42. Seasonal lake activities like sun chair rentals, water slide and climbing activities on the water and a small outdoor food shake with good and spirit's!
43. Ice skating park and groomed sled hill
44. New exercise equipment at the community center
45. Beachfront RV overnight, developed, sights. Lakefront bar/dining, refreshment facilities at the pier.
46. better marked township parking that is maintained
47. have more than enough facilities, just maintain what you have!
48. More indoor and outdoor Pickleball courts
49. Year round access to indoor recreational center (OCC)
50. Year-round community center and places for more community-based commerce (farmer's market)
51. Dog sledding trails
52. Improve old orchard
53. A multi-use paved path/trail along the river or lake would be ideal
54. Three mile park need away for the local to get down and people in wheel chair can't even get down to see and feel the water.

55.	Fitness Parks
56.	Birding and wildlife viewing access
57.	street hockey
58.	community center should be open in summer when the populations quadruples. make no sense that it isn't
59.	Health/Recreation center programs and promotion!
60.	Pickle ball courts
61.	Your pavillions should be multi-use. Large enough for gatherings...family or class reunions....with surfaces that encourage recreation that is protected from weather.
62.	Outdoor Yoga, Private Yoga Studios, Concerts, Farm Markets
63.	Indoor recreation area in the summer
64.	Community Center to be open year around like Hale and Tawas
65.	To have the receipt center on the Base open all year round.
66.	Summer indoor recreational opportunities
67.	Indoor basketball
68.	None
69.	Fishing and fishing sites need to be improved. Fishing brought my family up here 60 years ago.
70.	sporting clays, trap facilities
71.	Bike/Foot Path along F41 from county line to downtown
72.	
73.	Make people want to come to Oscoda! By improving Oscoda, people will want to visit Oscoda! There will be more businesses which will generate more TAX dollars for Oscoda! We have very little in Oscoda! There is not much of a reason to come to Oscoda! Not much to do!
74.	winter sports complex
75.	community center open year round
76.	Would greatly like a bike/hike trail on Cedar Lake Road--cars whizz by at 55 mph and we take our life in our hands!!
77.	Extended access to OCC!
78.	Safer access to lake huron.
79.	Improve Lake Huron access. Build a harbor. Enlarge historical museum.
80.	
81.	Pickleball

24) I support the development of the Iron Belle/Iosco Exploration Trail which will extend from River Bank Park and generally follow the River Road Scenic Byway and M-65 to Hale.

Response	Chart	Percentage	Count
Strongly Agree		33.8%	237
Agree		34.3%	241
No Opinion		24.5%	172
Disagree		3.6%	25
Strongly Disagree		3.8%	27
		Total Responses	702

25) I support the development of a year-round Community Center.

Response	Chart	Percentage	Count
Strongly Agree		52.4%	362
Agree		34.2%	236
No Opinion		10.0%	69
Disagree		2.7%	19
Strongly Disagree		0.7%	5
		Total Responses	691

26) How important are the following issues to you?

	Extremely Important	Important	Somewhat Important	Not Important	Total Responses
Preservation, protection, and enhancement of natural resources	452 (65.9%)	195 (28.4%)	37 (5.4%)	2 (0.3%)	686
Preservation of scenic character	426 (62.0%)	216 (31.4%)	40 (5.8%)	5 (0.7%)	687
Access to lakes and rivers	429 (62.6%)	216 (31.5%)	37 (5.4%)	3 (0.4%)	685
Revival of downtown Oscoda	503 (73.0%)	150 (21.8%)	28 (4.1%)	8 (1.2%)	689
Economic development	438 (64.2%)	194 (28.4%)	37 (5.4%)	13 (1.9%)	682
Housing choices	227 (33.7%)	269 (39.9%)	131 (19.4%)	47 (7.0%)	674
Transportation choices	170 (25.3%)	254 (37.7%)	178 (26.4%)	71 (10.5%)	673

27) In your opinion, is blight an issue in Oscoda Township?

Response	Chart	Percentage	Count
Strongly Agree		23.2%	159
Agree		35.9%	246
No Opinion		33.1%	227
Disagree		7.2%	49
Strongly Disagree		0.6%	4
		Total Responses	685

28) What do you like best about Oscoda Township?

The 509 response(s) to this question can be found in the appendix.

Response	Chart	Percentages	Count
AuSable River		4%	24
Beach AuSable River		1%	8
Beauty is Amazing		1%	8
Boating and Fishing		1%	8
Community Center		1%	9
Downtown Area		1%	6
Enjoy		2%	12
Environment		1%	8
Friendly and Helpful		1%	8
Lake Access		4%	22
Lake Huron		8%	47
Lakes Rivers		12%	63
Like it mostly just Like		7%	39
Location		2%	11
Love		9%	52
Natural Resources		4%	23
North		1%	9
Opportunities		2%	11
Outdoor Activities		1%	7
Quiet		2%	14
Relaxing		1%	9
Rural		1%	9
Safe		1%	9
Scenery		1%	8
Seasons		1%	9
Shops		1%	8
Small Town		9%	48
Summer		1%	9
Views		1%	9

Visit	1%	9
Woods	1%	9

29) What would you recommend to improve Oscoda Township?

The 531 response(s) to this question can be found in the appendix.

Appendix

28) What do you like best about Oscoda Township? |

#	Response
1.	<p>1. Beaches, although this year I felt Huron beaches had a lot of weeds and looked unkept on Memorial Day.</p> <p>2. Fresh air.</p> <p>3. Large trees and our history with the lumbering industry.</p>
2.	<p>A place to live. Keep it the way it is. Just fix it up! Don't try to make it something it isn't. You have to realize that it's never going to be what it was. Young people just don't come up every weekend to use the rental cabins and resorts, you have to entertain them - Oscoda is like been that once, don't need to do it again - what other things can we do. When the Township tries to be like the Tawas's they just waste money.</p>
3.	Access to recreational facilities. The people.
4.	Access to so many bodies of water and natural areas
5.	Access to water and nature
6.	All the nature around us.
7.	Amount of access to outdoor recreation
8.	Attached to Oscoda as coming here since 3 ,years old and love big lake. Have cottage on Loud drive . however its not what is used to be. Have option of inland .lake river and Lake Huron
9.	Beach rivers

10.	Beach, river, people
11.	Beaches and parks
12.	Beautiful area lots of areas for growth. Nicest river system and beach in Northern MI.
13.	Beautiful beaches.
14.	Beauty
15.	Being so close to nature
16.	Close knit people, the beauty it has to offer.
17.	Comfort, safety, county fresh air, and fresh drinking waters, access to nature and convenience to services needed.
18.	Community & Beauty
19.	Concerts in the park. The streets decorations flowers and side walks look great.
20.	Convenient place to live and enjoy retirement. If Oscoda doesn't have it, 16 miles to Tawas and 50 to Alpena and their mall.
21.	Definitely the city beach. My family and I spend most of recreational time there even though our cottage has a private access to both Lake Van Ettan and Lake Huron. We also love Kayaking on the Ausable, but not on the weekends - to wild. Week days are very peaceful on the river.
22.	Desi's
23.	Down town and school
24.	Everything is local and easy to get to and it's a beautiful community.
25.	Family Beaches
26.	Family memories.
27.	Fresh water
28.	Friendliness of people Affordability of housing Proximity to the Tawases Places to bike and walk on base Library Volunteer first responders 911 service & fire department
29.	Friendliness of people.
30.	Friendly atmosphere,

31.	Friendly residents, ease of getting around town, forward thinking township officials.
32.	Getaway from everyday life and a chance to experience the beauty of the surrounding area.
33.	Great beach and parks.
34.	Great place to live.
35.	Great place to live.
36.	Great place to raise a family, however, drugs are rampant in our community and the police seem to turn a blind eye to what they KNOW is happening. Get this CRAP out of our homes and community.
37.	Home to me but think we need some change.
38.	Huron shoreline
39.	I enjoy the natural beauty, peace and tranquility of Oscoda Township. I enjoy visiting the scenic over looks several times a year. I am very grateful that we have such a nice community center that is affordable, clean, and convenient.
40.	I have grown up here and have chosen to raise my family here. When you look to the tawas area and Alpena they just seem to have something that we don't. Our family travels to both of these communities just to hang out for a day. I think that Oscoda has more to offer than both of these communities as far as outdoor and tourism but we just can't seem how to use it.
41.	I have lived here all my life and still hope it will be a nice place again
42.	I like the area with all the lakes and the AuSable River for fishing, swimming and boating. I hope to retire to Oscoda.
43.	I particularly like the scenery, the access to nature and the recreational opportunities.
44.	It doesn't change fast. Some is good. Constant and immediate changes going on elsewhere in our world is not always better.
45.	It is a family orientated community.
46.	It was an excellent place to grow up as a kid with access to many different venues for outdoor recreation. Now it is a great place to vacation, for outdoor activites.
47.	It's Home
48.	It's a peaceful area and a great place to raise children.
49.	It's beautiful year round natural recreational area. Friendliness of the people and helpfulness of the community as a whole.
50.	It's charm, Great schools , close community.
51.	It's home
52.	It's home
53.	It's home. My family has been her for 65+ years

54.	It's my home
55.	It's not highly commercialized and has a naturistic feel. A place to retreat from the city and unwind.
56.	It's peaceful and quiet most of the time. Friendly
57.	It's quiet, safe, has beautiful scenery, but needs more activities and jobs to keep younger people here.
58.	Its laid back
59.	Its slower pace, I can get almost anything i need there or close by. Peaceful. Scenic
60.	Know everyone. Friendly town.
61.	Lack of traffic and the potential for good fishing and hunting.
62.	Living near Lake Huron, Community organizations and individuals who do so much for the community, and support system. Movie theater and shoreline, concerts, restaurants.
63.	Local feel. Closeness to lakes.
64.	Love the Up North feeling and not being in Metro Detroit
65.	Low cost of living (low taxes),
66.	My friends here
67.	NOTHING ANY MORE
68.	Natural surroundings
69.	Nature
70.	Nature
71.	Nature
72.	Nature
73.	Nature
74.	Nature is outside your door
75.	Nature,nothing much else.
76.	Nature.
77.	Nature. Downtown Oscoda. It's such a beautiful place that deserves some more recognition and improvement.
78.	Nature....people
79.	Northern beauty.
80.	Nothing

81.	Nothing theres nothing here that is good all it has is nothing
82.	Nothing. Make it better please.
83.	ORV trails, Oscoda beach and the lakes.
84.	Old Orchard Park Campground.
85.	Old orchard park
86.	Oscoda township brings a sense of peace, harmony, and all around a great day everyday. As I have previously stated I've lived here my entire 21 years of life and I plan to always have a home In This town.
87.	Outdoors mans paradise
88.	Outdoors recreation
89.	<p>Overall all a great place to live. The pier and township beach area is outstanding! Overall all we think the township leadership board should be given more credit. Hat is especially off to Bob Stalker!!</p> <p>I would hate to see the beach area add camping areas even near the cirrent beach. It is our real treasure in our community! I lived here when we had a park there before. It took thr M O B to properly deal with the problem. Keep on course. Keep improving what you are doing.</p> <p>I hope gathering and acting on this survey will prove helpful.</p>
90.	Peaceful, good amount of police for safety. Scenic areas are great as well. The dollar stores.
91.	People
92.	<p>People</p> <p>Atmosphere</p>
93.	People and nature
94.	People are friendly
95.	People, close to hunting, fishing recreation., need to expand more to bring in more people from downstate, out of state, tourism is a huge, huge revenue for our area
96.	Quiet small town atmosphere, recreational opportunities.
97.	Recreation on the lakes, rivers, woods. Living rural, yet close to town.
98.	Relaxed atmosphere and access to lake Huron.
99.	River
100.	Rural Living but still some city trappings, access to Lake Huron, smaller lakes and a great river. Close community relationships.
101.	Scenic overlooks, close knit community

102.	Seems to be experiencing some economic growth.
103.	Slow paced , easy going town.
104.	Slower way of living and the quiet, peaceful living!
105.	Small community
106.	Small community, safety, family friendly
107.	Small township, everybody's friendly
108.	Smart enough to know your neighbors and township personnel. Hunting and fishing access. Open beaches.
109.	Splash pad
110.	Sunrises and being close to nature
111.	That it was where I grew up and is a good memory of what it use to be!
112.	The Beach
113.	The Beach
114.	The National Forrest and scenic over looks. The beach and Thursday night concerts.
115.	The abundance of natural beauty with good friends and neighbors.
116.	The access to water on all fronts. Ausable River, Van Ellen and Cedar Lakes, and Lake Huron.
117.	The ausable access for fishing tubing and kayaking.
118.	The beach
119.	The beach.
120.	The beach.
121.	The beach. Great Emergency services. Nice community.
122.	The beaches and the wilderness
123.	The beautiful beaches and rivers!
124.	The beautiful surroundings and the great people
125.	The beauty and affordability.
126.	The beauty and my employment is here for now. The town has potential, if the community and its leaders are willing to break the mold.
127.	The beauty that I get to call home, the wonderful people.
128.	The beauty, the beach, the sun rises
129.	The chamber director is hot ! The DDA directed is hot too!
130.	The cheap housing for everyone on welfare.

131.	The community
132.	The community I grew up here.
133.	The community atmosphere
134.	The fact that I don't live there anymore. Before the base closed it was a very nice thriving town. But since then it has because a hole in the map.
135.	The fact that I will probably not live long enough to see this community be further ruined by the politicians .
136.	The feel of community from people in town. The foliage improvements to the central town area. The drive for more improvement from local business owners.
137.	The festivals and Van Etten Lake.
138.	The friendliness.
139.	The hometown feel and the water
140.	The lake
141.	The lake.
142.	The lakes and community.
143.	The lakes and lake shore
144.	The lakes and park facilities.
145.	The lakes, forest, and people
146.	The lakes, we need more stores.
147.	The large amounts of nature that can be accessed in Oscoda is its best characteristic.
148.	The lifestyle that you can live here.
149.	The lifestyle, living on the lake, the beaches and parks. We do have do keep the town updated so it can thrive.
150.	The natural beauty (we have some of the best beaches on Lake Huron, and the Au Sable River is a gem!)
151.	The natural beauty and the people are the best part of our town. Economic development is a must to keep our town growing and with that comes the necessary housing and services contingent on the type of business/industry that will be forthcoming. Preservation of our shore line and it's beauty is imperative - it is our one outstanding feature and must be carefully guarded. A balance of industry and tourist based business should be considered in everything that is put forward for OSCoda
152.	The natural beauty.
153.	The natural beauty.

154.	The natural sites
155.	The nature
156.	The nature
157.	The nature and access to the shoreline.
158.	The nature and citizens Need to grow for employment si we can keep families here .
159.	The nature and serenity found throughout
160.	The nature, the small-town feel.
161.	The outdoors
162.	The overall beauty of Oscoda Township is grand. The beautification teams around Oscoda bring a pride to the US 24 corridor to enhance its beauty.
163.	The peaceful life here.
164.	The people
165.	The people
166.	The people and the outdoor lifestyle
167.	The people are warm and friendly.
168.	The people are wonderful
169.	The people of Oscoda Township are full of life and ideals. The nature is very beautiful yet subtle at the same time.
170.	The people!
171.	The scenic nature atmosphere and the fact it is a small town.
172.	The surrounding areas of forestry.the fishing and camping ,need more areas of those,the friendly people and bunnies and owner's.
173.	The water
174.	The water access:)
175.	The water and beaches
176.	The water choices, the natural enviroment.
177.	The water, fishing and beaches.
178.	The way of life and access to water. Safety is also huge having kids.
179.	There are a lot of beautiful things here.
180.	Thinking
181.	Van Ettan Lake

182.	Van Ettan Lake
183.	Van Ettan Lake
184.	Van Etten Lake, The pier and beach park,concerts in the park the splash pad for kids
185.	Van Etten Lake.
186.	VanEtten lake
187.	Very quite and friendly peoplem
188.	Water
189.	Water near by
190.	Waters
191.	We are a community! It is peaceful. Great scenary.
192.	We keep trying...
193.	all the lakes
194.	been going there since I was a little kid 52 years.
195.	born and raised here its in my blood.....family
196.	camp nissokone
197.	close to lakes and national forests
198.	community, safety, and the water.
199.	feeling of privacy
200.	low crime
201.	nature, water access
202.	not much
203.	potential
204.	scenic
205.	scenic rivers
206.	small community by lakes
207.	small population
208.	sunrises at the beach.
209.	the beautiful nature and lakes.
210.	the lakes
211.	the people

212.	the variety of water experiences available and the fact that it is not overrun with tourists.
213.	[AuSable River] Nature, Canoeing, the Lakes-Huron, Van Etten, The AuSable River, fishing. The beauty is astounding!
214.	[AuSable River] The ausable river
215.	[AuSable River] [Lake Huron] [Lakes Rivers] The beauty of our forests, the AuSable River, inland lakes, and Lake Huron are Michigan's best kept secret. The majority of citizens are caring and friendly.
216.	[AuSable River] [Lakes Rivers] The Lakes and AuSable River
217.	[AuSable River] [Lakes Rivers] The natural beauty of the Ausable River and the lakes.
218.	[AuSable River] [Like it mostly just Like] I like the year round fishing and wish some issues on the AuSable river would be addressed.
219.	[Beach AuSable River] [AuSable River] Access to sandy beaches and Ausable river.
220.	[Beach AuSable River] [AuSable River] beach AuSable river
221.	[Beach AuSable River] [AuSable River] [Lake Huron] [Lakes Rivers] Beautiful lake Huron beaches...AuSable river overlooks...
222.	[Beach AuSable River] [AuSable River]

	<p>[Lake Huron]</p> <p>[Lakes Rivers]</p> <p>The forest land, Oscoda beach, Van Etten, Lake Huron, AuSable River attractions</p>
223.	<p>[Beach AuSable River]</p> <p>[AuSable River]</p> <p>[Lake Huron]</p> <p>[Small Town]</p> <p>[Lakes Rivers]</p> <p>Small town atmosphere. Lake Huron beaches. Ausable River. Concerts at the beach. Outdoor recreation</p>
224.	<p>[Beach AuSable River]</p> <p>[Beauty is Amazing]</p> <p>[AuSable River]</p> <p>River Rd beach is the best around, ausable river always has been amazing, lots of aquatic beauty</p>
225.	<p>[Beach AuSable River]</p> <p>[Location]</p> <p>[AuSable River]</p> <p>We have sugar sand beaches and access to the ausable river. Can be created into a great destination location.</p>
226.	<p>[Beach AuSable River]</p> <p>[Natural Resources]</p> <p>[AuSable River]</p> <p>[Lake Huron]</p> <p>[Lakes Rivers]</p> <p>Natural resources, especially the AuSable River, and the beautiful sandy beaches on Lake Huron.</p>
227.	<p>[Beauty is Amazing]</p> <p>[Like it mostly just Like]</p> <p>[Lakes Rivers]</p> <p>I like that we have an amazing river and several lakes in the area.</p>
228.	<p>[Beauty is Amazing]</p> <p>[Love]</p> <p>It's where I was born and raised, the beauty is amazing, I love bringing my children to experience all the natural beauty. I plan to someday retire there. It will always be my</p>

	home.
229.	<p>[Beauty is Amazing]</p> <p>[Opportunities]</p> <p>[Love]</p> <p>I love Oscoda. I raised my children here and it will always be home. The natural beauty and outdoor opportunity it offers is amazing</p>
230.	<p>[Beauty is Amazing]</p> <p>[Relaxing]</p> <p>[Love]</p> <p>Oscoda is beautiful, I love coming up here to relax. The fish is fantastic and the beaches are amazing.</p>
231.	<p>[Beauty is Amazing]</p> <p>[Shops]</p> <p>[Visit]</p> <p>[Small Town]</p> <p>[Love]</p> <p>Love watching sunrises and sunsets at our scenic and beach areas The beauty in our area is amazing. We need some unique shops so visitors have places to visit. See small town Harbor Spings. Beauty combined with small town town atmosphere</p>
232.	<p>[Beauty is Amazing]</p> <p>[Views]</p> <p>[Lakes Rivers]</p> <p>It has everything you need, beautiful little town, amazing views, amazing people, lakes, rivers, great fishing and hunting, food, bars, beaches. It's perfect</p>
233.	<p>[Boating and Fishing]</p> <p>All the things that you can do in the area,hunting,fishing,boating</p>
234.	<p>[Boating and Fishing]</p> <p>Close to family, access to fishing, boating and Orv activities.</p>
235.	<p>[Boating and Fishing]</p> <p>Recreational activities, tranquility, fishing, boating not a lot of traffic</p>
236.	<p>[Boating and Fishing]</p> <p>That I can go boating and fishing</p>
237.	<p>[Boating and Fishing]</p> <p>[Love]</p>

	[Lakes Rivers] Lakes, river, and beach. I love taking my boat out and floating down the river.
238.	[Boating and Fishing] [Opportunities] [Like it mostly just Like] [Love] Love the lakes and water ways for boating fishing and swimming. Also like the available hiking trails. Available golfing and other recreational opportunities.
239.	[Boating and Fishing] [Rural] [Quiet] hunting fishing boating rural peace quiet
240.	[Community Center] Beach, community center
241.	[Community Center] Downtown beach, Three Mile, Community Center,
242.	[Community Center] [Lake Huron] [Love] I live on Lake Huron and love it. I am retired and have met many great people at the Community Center. I could not live here in the winter without the Community Center. It is a great asset to the township but the township does very little to promote it.
243.	[Community Center] [Lakes Rivers] In the fall the Community Center, the friends we have here, the lakes and river and our community
244.	[Community Center] [Love] I love the Occ community center !!! It gets me out to bed , Monday We'd. Fri . I wish we had it open year found. Most of all health reasons!!! Please!
245.	[Community Center] [Opportunities] the recreational opportunities in nature. Conversely, I'm used to being able to go to a community center whenever I wanted and can't understand why the community center here is only open for 6 mos. a year.

<p>246. [Downtown Area]</p> <p>I think we have done a nice job improving the 23 downtown area.</p>
<p>247. [Downtown Area]</p> <p>There is a lot of nature. And most commercial and recreation is focused around downtown, and easily accessible by foot (as long as you live in the area)</p>
<p>248. [Downtown Area]</p> <p>downtown area is inviting even wit so many empty storefronts</p>
<p>249. [Downtown Area]</p> <p>[Beauty is Amazing]</p> <p>[Visit]</p> <p>[North]</p> <p>[Natural Resources]</p> <p>This is home... My roots are in this area, and I will always have this connection here, but over the past decade I have been discouraged at how little the township has progressed. There seems to be an ongoing problem with making Oscoda a community where people want to settle, start a business, and thrive. The downtown development is a sad site of empty store fronts, and inconsistent look and upkeep of business store fronts. When I see other towns to the north and south of Oscoda and the renewal and development going on it makes me wonder why there isn't more that our township officials are doing to make this area and our amazing natural resources a place where people want to visit and live.</p>
<p>250. [Downtown Area]</p> <p>[Like it mostly just Like]</p> <p>[Small Town]</p> <p>[Love]</p> <p>I love the lake and downtown park, but feel the park has not been kept up. The table, play equipment, etc., aren't in good shape. The park usually looks dirty and neglected. The beach is a very strong asset for Oscoda, yet at any given time you can find far too many dogs w/o leashes running and pooping near very small children. The grass should be watered and maintained. The downtown area also is shabby. When you drive into town everything is either beige (ugh), and a pukey green shade. The little plants way high on the poles are really not attractive. Incentives (money & supplies) should be given the merchants to try to maintain and spruce up their buildings. I especially like the community (people), but NOT the elected officials who keep their heads in the sand.</p>
<p>251. [Downtown Area]</p> <p>[Scenery]</p> <p>Our beautiful scenery and the wonderful people who live here. Clean up the downtown and bring in new businesses, create jobs, and keep our youth engaged so they will want to stay in the area.</p>
<p>252. [Enjoy]</p>

We enjoy Lake Van Etten, and have been coming due to family having an cottages here for 60 years. It is much shorter travel time than going to northwest lower Michigan. However, it doesn't seem that the elected officials have had a plan in place to upgrade the area. Having been involved in economic development in the northern suburbs of Macomb County for many years, it takes a devoted, compromising, and caring core group to enhance and beatify the area. It's a lot of work that can be made very satisfying.

253. [Enjoy]

[AuSable River]

[Lakes Rivers]

The many lakes and the AuSable River as well as the nature trails available to enjoy God's creation are very important to me. The friendly community and staff at the Township level is also a plus.

254. [Enjoy]

[Lake Access]

[Lake Huron]

[Small Town]

[Love]

We enjoy living downtown and full access to Lake Huron. I enjoy the small town feel - however would love nothing more then to see us grow and thrive.

255. [Enjoy]

[Like it mostly just Like]

I like being able to get to nature and enjoy it.

256. [Enjoy]

[Love]

I love how I can spend time with my family and enjoy the area and it's clean

257. [Enjoy]

[Natural Resources]

[AuSable River]

[Lake Huron]

[Lakes Rivers]

Lake Huron and the AuSable River are two great natural resources for our public enjoyment.

258. [Enjoy]

[Small Town]

[Love]

I love the small town feel and all of the lovely places to enjoy nature.

259.	[Environment] Environment, lakes
260.	[Environment] The natural environment.
261.	[Environment] [Community Center] [Like it mostly just Like] [Lakes Rivers] I like the people, the beautiful natural environment, lakes, rivers, the community center, feeling of community, the schools.
262.	[Environment] [Enjoy] I enjoy what is left of the natural environment.
263.	[Environment] [Lakes Rivers] Environment, close proximity to lakes and rivers
264.	[Environment] [Quiet] The friendly people and the quiet environment,
265.	[Environment] [Relaxing] [Small Town] Small relaxed environment. I'm from a small town so this a great place.
266.	[Environment] [Woods] The Environment (Woods & Water) & the People (sense of community).
267.	[Friendly and Helpful] Friendly people.and can find help when needed.
268.	[Friendly and Helpful] [Lake Huron] Some of the serene areas, VanEtten Lake. Most ppl are friendly and helpful. Availability of the Huron Forest.
269.	[Friendly and Helpful]

<p>[Lake Huron]</p> <p>people are nice - helpful in stores and friendly close to Lake Huron for swimming and walking lots of restaurants good fishing stores</p>
<p>270. [Friendly and Helpful]</p> <p>[Like it mostly just Like]</p> <p>Friendly businesses like Louie's. Everyone says hello when you walk in. They are always friendly and helpful, plus their prices are reasonable. The township office staff are always friendly and helpful, even when you see them out and about.</p>
<p>271. [Friendly and Helpful]</p> <p>[North]</p> <p>[AuSable River]</p> <p>[Like it mostly just Like]</p> <p>[Lake Huron]</p> <p>[Lakes Rivers]</p> <p>has an "up north" feel to it . Also, services are available for those in need - these programs are primarily church based, but to some extent, the community does lend support - like FISH and St Vincent dePaul Emergency Food Pantry, Baby Pantry, Food Giveaways. The people are very friendly and willing to help out - for example, charity events to raise funds for a good cause. And, of course, our three great water resources - Lake Huron, VanEtten Lake, and Ausable River</p>
<p>272. [Friendly and Helpful]</p> <p>[Summer]</p> <p>[Community Center]</p> <p>[Like it mostly just Like]</p> <p>[Lake Huron]</p> <p>[Love]</p> <p>We love living on Lake Huron, where I grew up as a child in the summers. Like the slow pace and the friendly people here. Love walking the beach and swimming. The Community Center and the Library are very important to me. I cannot imagine living here without them, especially in the winter. We get much needed exercise at the community center and meet and share time with friends there. It helps us stay healthy, physically and mentally. The library is a welcoming place for readers as well as housing several groups I belong to. The staff is excellent.</p>
<p>273. [Friendly and Helpful]</p> <p>[Visit]</p> <p>So many beautiful places to visit within an hours drive. Friendly helpful people.</p>
<p>274. [Lake Access]</p>

	The beauty and access to the lakes.
275.	[Lake Access] [AuSable River] [Lake Huron] [Lakes Rivers] Access to Lake Huron & the AuSable River
276.	[Lake Access] [AuSable River] [Lake Huron] [Lakes Rivers] The easy access to Lake Huron and the Ausable River.
277.	[Lake Access] [AuSable River] [Lake Huron] [Lakes Rivers] the accessibility to Lake Huron and the AuSable River
278.	[Lake Access] [AuSable River] [Like it mostly just Like] [Lake Huron] [Lakes Rivers] I like the access to Lake Huron and the Ausable River.
279.	[Lake Access] [Lake Huron] Lake Huron access, a ausable mouth access, foote and Cooke ponds
280.	[Lake Access] [Lake Huron] Lake huron access
281.	[Lake Access] [Lake Huron] Natural enviroment, inland lakes and Lake Huron access. The people of the area are regular down-to-earth people as opposed to some other areas in Michigan!
282.	[Lake Access]

	<p>[Lake Huron]</p> <p>[Lakes Rivers]</p> <p>Access to beautiful Lake Huron - the GREAT lake- as well as the smaller lakes and rivers, particularly Van Etnan.</p>
283.	<p>[Lake Access]</p> <p>[Lake Huron]</p> <p>[Lakes Rivers]</p> <p>The natural beauty, friendliness, access to parks, river, forest.; visibility of lake Huron along U.S.23 There are many activities, various interest groups that are welcoming-; SSLL has been a big asset to the community and area..</p>
284.	<p>[Lake Access]</p> <p>[Lakes Rivers]</p> <p>Access to lakes, rivers, beaches.</p>
285.	<p>[Lake Access]</p> <p>[Lakes Rivers]</p> <p>Lakes and river access</p>
286.	<p>[Lake Access]</p> <p>[Lakes Rivers]</p> <p>River access lake access</p>
287.	<p>[Lake Access]</p> <p>[Lakes Rivers]</p> <p>River and lake accessible</p>
288.	<p>[Lake Access]</p> <p>[Lakes Rivers]</p> <p>The natural beauty of the area and access to lakes and rivers.</p>
289.	<p>[Lake Access]</p> <p>[Lakes Rivers]</p> <p>We have access to a river, a great lake, and inland lakes. Down town beach is beautiful please don't put any kind of camping there</p>
290.	<p>[Lake Access]</p> <p>[Like it mostly just Like]</p> <p>I like the community and the schools and the lake access.</p>
291.	<p>[Lake Access]</p> <p>[Like it mostly just Like]</p>

	[Lakes Rivers] I like the natural beauty and access to river, beach, and lakes.
292.	[Lake Huron] Beautiful Lake Huron, the nature and the level of safety we feel there.
293.	[Lake Huron] Lake Huron
294.	[Lake Huron] Lake Huron
295.	[Lake Huron] Lake Huron
296.	[Lake Huron] Lake Huron Canoeing Tait's Bill of Fare Bike Night in Dwight Upgrades of in town park and pier
297.	[Lake Huron] Lake Huron
298.	[Lake Huron] Lake Huron with the beautiful sandy beaches
299.	[Lake Huron] Lake Huron...being the sunrise side !
300.	[Lake Huron] Sun rises & Lake Huron
301.	[Lake Huron] The Huron Forest, Lakes, fishing and trails
302.	[Lake Huron] The people and lake huron.
303.	[Lake Huron] Where I live is nice right on the lake Huron
304.	[Lake Huron] [Lakes Rivers] It has every thing you want . Live on a lake and have the rivers and Huron all in 5 miles of you.
305.	[Lake Huron] [Lakes Rivers] Lake Huron and the Au Sable River are by far our best attributes and need to be treasured

	and used even more than they are now.
306.	[Lake Huron] [Lakes Rivers] The beautiful park/outdoor theater on Lake Huron and all of the beauty of the lakes and rivers.
307.	[Lake Huron] [Lakes Rivers] The overall atmosphere, the quaint feeling of the town and Lake Huron and the Au Sable River.
308.	[Lakes Rivers] Lakes & River
309.	[Lakes Rivers] Lakes and rivers
310.	[Lakes Rivers] Lakes and rivers.
311.	[Lakes Rivers] Lakes, rivers, and forests
312.	[Lakes Rivers] Natural features - lakes, river, forests
313.	[Lakes Rivers] Not much river and lakes
314.	[Lakes Rivers] River and lakes
315.	[Lakes Rivers] River lakes
316.	[Lakes Rivers] River, Lakes, beach park, camping, low crime, and natural scenic beauty.
317.	[Lakes Rivers] The natural surroundings, lakes, rivers, beauty of the land.
318.	[Lakes Rivers] The people & the parks, rivers & lakes
319.	[Lakes Rivers] The river, lakes and beach.

320.	[Lakes Rivers] The trails along the river and Cedar Lake
321.	[Lakes Rivers] lakes & rivers
322.	[Lakes Rivers] the proximity to the lakes and the river.
323.	[Like it mostly just Like] Everyone is connected in some way and I always feel like home. Even when I'm gone for 6 months.
324.	[Like it mostly just Like] I don't like anything about oscoda
325.	[Like it mostly just Like] I like that Oscoda is a friendly place where everybody knows you.
326.	[Like it mostly just Like] I like that my way of life is a bit slower here. It's a beautiful town with so much to offer.
327.	[Like it mostly just Like] I like that people can easily get to places when needed. Everyone knows each other and helps others. It's a family oriented town.
328.	[Like it mostly just Like] I like the area and how everything natural is preserved and how many options of bodies of water there are.
329.	[Like it mostly just Like] I like the climate here and the access to the area's natural amenities.
330.	[Like it mostly just Like] I like the water and all of the scenic trails and access we have.
331.	[Like it mostly just Like] It is like a second home to me, been coming here for 67 years. People are friendly.
332.	[Like it mostly just Like] We are a beautiful town, and everybody knows everybody. We're kind of like one big family.
333.	[Like it mostly just Like] We like it mostly just like it is.
334.	[Like it mostly just Like] [Lake Huron]

	Friendly community, special events like the light parade, Lake Huron shoreline.
335.	[Like it mostly just Like] [Love] I like the endless amount of water access. Me being a huge fisher, I love the bodies of water we are near.
336.	[Like it mostly just Like] [Small Town] I like that it's a town that hasn't really changed over 30yrs but that is a detriment in today's world. Small town, light traffic and our people are friendly. I like being next to the big lake and all of the recreational activities.
337.	[Like it mostly just Like] [Small Town] I like the small town feel, I grew up going to Oscoda schools. I like how people are down to earth and willing to help each other.
338.	[Like it mostly just Like] [Small Town] I like the small town feel.
339.	[Like it mostly just Like] [Small Town] It's a small town feel, but we don't have any real draws (bring money to area) and sometimes people want a few more conveniences. So we also feel like we are slowly fizzing out.
340.	[Like it mostly just Like] [Small Town] Like the small town feel.
341.	[Location] It's location and beauty.
342.	[Location] Location
343.	[Location] Location
344.	[Location] Location is a naturalistic, beautiful area. The beach is beautiful and well kept. The park and activities at the park are nice and well maintained.
345.	[Location]

	Location near lake
346.	[Location] Location. Familiarity. The people.
347.	[Location] [AuSable River] [Lake Huron] [Lakes Rivers] Location between Lake Huron and the Ausable River and the State and National Forests.
348.	[Location] [AuSable River] [Lake Huron] [Love] [Lakes Rivers] Oscoda is a wonderful place to raise a family. We have so many assets - the AuSable River, Lake Huron, extensive trail systems, a great location; these are just a few examples. My family loves it here!
349.	[Location] [Lake Huron] Located on the shores of Lake Huron.
350.	[Love] Being able to raise my kids in the same town I was raised in we love the beach by far we have one of the best beaches in this state
351.	[Love] Friends & family have places here. Same business owners for decades- Lamrock, Wellmans, Red Barn love it.
352.	[Love] I have been coming up here since I was a child. Have lived her 3 separate times. Just love the community.
353.	[Love] I love our beach
354.	[Love] I love that I am so close to nature and that there isn't blight. We don't have alot here but that is okay with me. We have what God put here.
355.	[Love] I love that it's not a huge city.

356.	[Love] I love that you can walk 15-20min from anywhere and hit water or forest. The natural beauty of this land is something you rarely find these days (and I've lived all over the world)
357.	[Love] I love the Beaches and all the Bike trails and the Campsites.The People who Live here.Its a great place to live.But there needs to be more careers to keep people up here.
358.	[Love] I love the access to water
359.	[Love] I love the beach.
360.	[Love] I love the lakes and forest
361.	[Love] I loved living there thru high school in the late 90's. But the reliance on the airbase is to heavy. Not enough other economic advantages for the average person to raise a family and stay in the area,
362.	[Love] It is a peaceful town. I have been here over 30 years, love Oscoda.
363.	[Love] Love access to the natural beauty of the area.
364.	[Love] Love the string and the people.
365.	[Love] This township is blessed with natural beauty and everyone, from township board members to elderly retirees and everyone in between, expresses their love of this beauty.Quality of Living is what you get as a "reward" for moving into this area, and we cannot expect to keep this "a secret". When they come (and they will), let's welcome them the way my wife and I have been welcomed!
366.	[Love] We love living here because of the friendly atmosphere. As we continue to grow here in this lovely town, we notice the younger generation is vastly decreasing. Which means population and development is limited. Township needs to add variety to our littleNook we call home. Let people be proud to come from Oscoda, Mi!
367.	[Love] [Lakes Rivers] I love the peaceful, community feeling. The river and lake are major assets to our

	community and need to be protected.
368.	[Love] [Lakes Rivers] I love the water! The river, the lakes. I love to go and be able to go to a park and be able to be by the water with little trouble to do so.
369.	[Love] [Lakes Rivers] It's a quaint community. LOVE the rivers and lakes. Lots of nature to experience.
370.	[Love] [Lakes Rivers] Oscoda is a beautiful place. I think we are behind the times. We have beautiful Rivers and a great Lake. So much potential. What good is a lovely sign if we have nothing to offer that the town people and tourist want? What is there for young ones to do? We have a skate park which is a step in the right direction. Add to it.
371.	[Natural Resources] Available natural resources.
372.	[Natural Resources] Close access to so many and diverse natural resources.
373.	[Natural Resources] Fire protection, First Responders, Police protection are all top notch. Natural resources and access to them are great.
374.	[Natural Resources] It's quaintness and natural resources.
375.	[Natural Resources] Natural resources
376.	[Natural Resources] Natural resources
377.	[Natural Resources] Natural resources
378.	[Natural Resources] Natural resources and sense of community
379.	[Natural Resources] Natural resources in close proximity
380.	[Natural Resources]

	The natural resources of the area
381.	[Natural Resources] The natural resources, the beaches, the pier.
382.	[Natural Resources] The people are the greatest, the natural resources are the best in the state, the township services (police and fire) are great. The service clubs are well organized and community involvement is great.
383.	[Natural Resources] The people, the attitudes of people, the quality of life and of course all the natural resources
384.	[Natural Resources] The people, the service clubs, the beauty of the natural resources the friendly giving people
385.	[Natural Resources] [Like it mostly just Like] [Small Town] I like the small town atmosphere and slower pace of year round residence, along with all of our natural beauty and resources.
386.	[Natural Resources] [Love] I appreciate the smallness and quaint feeling in Oscoda. I love the lakes and protection of our natural resources and conservation. It promotes a more personal and friendly experience.
387.	[Natural Resources] [Small Town] Small town, with great natural resources
388.	[North] Being "up north"
389.	[North] It's up north and less busier or chaotic than E Tawas and Alpena
390.	[North] The "up north" feel
391.	[North] Up north feeling
392.	[North]

	<p>[Like it mostly just Like]</p> <p>Up north feel with good amenities. Mature trees. Have a cottage on Van Etnan for over 22 years and have had good times up here. Good restaurants. Like that they are trying to get the weeds out of the lake</p>
393.	<p>[North]</p> <p>[Natural Resources]</p> <p>[Lake Huron]</p> <p>[Lakes Rivers]</p> <p>The natural resources...river, inland lakes and beautiful, sandy Lake Huron beaches. Also the being near the scenic rolling countryside just to our north.</p>
394.	<p>[North]</p> <p>[Small Town]</p> <p>Up north small town atmosphere.</p>
395.	<p>[Opportunities]</p> <p>THE PEOPLE ARE FRIENDLY; THE AREA IS BEAUTIFUL; THE RECREATIONAL OPPORTUNITIES ARE GREAT, SOMETHING FOR EVERY AGE GROUP.</p>
396.	<p>[Opportunities]</p> <p>The lake and the opportunities that we can make Oscoda out to be</p>
397.	<p>[Opportunities]</p> <p>The vast opportunity to do and see so many different things.</p>
398.	<p>[Opportunities]</p> <p>opportunity for improvement</p>
399.	<p>[Opportunities]</p> <p>[Love]</p> <p>I love the opportunities to be involved in nature at it's finest within minutes of our home.</p>
400.	<p>[Opportunities]</p> <p>[Quiet]</p> <p>Quiet and the closeness of the lakes, recreational opportunities.</p>
401.	<p>[Outdoor Activities]</p> <p>It's a beautiful place for all outdoor activities.</p>
402.	<p>[Outdoor Activities]</p> <p>The easy going atmosphere. The friendliness of the area. The diverse outdoor activities.</p>
403.	<p>[Outdoor Activities]</p> <p>[Boating and Fishing]</p>

	[Views]	Overall access to varied outdoor activities. Boating, kayaking, hiking, nature viewing, fishing, motorcycling, beach concerts and events.
404.	[Outdoor Activities] [Community Center] [Like it mostly just Like]	People in the community are great I like all the outdoor year round I would like the rec center year round with pickle ball indoors And paved bike trail on river road Sports activities will bring people in money to the town
405.	[Outdoor Activities] [Enjoy]	I enjoy the outdoor activities.
406.	[Outdoor Activities] [Love]	I love all of the outdoor activities Oscoda has to offer! It's an outdoorsmen's dream!
407.	[Outdoor Activities] [Opportunities] [Quiet]	quiet... fair priced... lots of opportunities to do outdoor activities...
408.	[Quiet]	It's a calm, quiet community that you can feel comfortable living in, and is a beautiful place to live.
409.	[Quiet]	Quiet & low traffic(most of the time!
410.	[Quiet]	Quiet, Historic, Nature,
411.	[Quiet]	The quiet life
412.	[Quiet]	Very nice place to live, quiet and nice for retirees.
413.	[Quiet] [Like it mostly just Like] [Love]	I like that it is a quiet not overly touristy place. I am an occasional visitor to a cabin and I always feel like I am going home, not on a trip. I love all the options, it has a little bit of

	everything
414.	[Quiet] [Small Town] Small town w/ quiet atmosphere
415.	[Relaxing] I can relax
416.	[Relaxing] Relaxing atmosphere
417.	[Relaxing] The relaxed beauty, access to many natural attractions, not as uppity feeling as Tawas.
418.	[Relaxing] [Enjoy] [Quiet] It is relaxing, quiet and beautiful. People wave to each other.....I enjoy that. I further appreciate the affordability of the "sunrise side".
419.	[Relaxing] [Love] We love the low key not fancy lifestyle. Very relaxing and an easy drive from downstate.
420.	[Relaxing] [Small Town] Small town feeling. Laid back and relaxing.
421.	[Rural] It is a wonderful rural community.
422.	[Rural] the friendly people. rural living but need more city type business's to improve growth of our community.
423.	[Rural] the rural feel of the area
424.	[Rural] [Lakes Rivers] The lakes & rivers,the slower pace of life and the rural feel of the area.
425.	[Rural] [Like it mostly just Like]

	I like living in a rural area.
426.	[Rural] [Natural Resources] [Love] I love the rural setting of Oscoda Township and all the natural resources that are here.
427.	[Rural] [Safe] [Visit] [Small Town] Small town, rural, mostly safe place to live, raise a family and/or visit. Friendly people. Nature and wildlife.
428.	[Rural] [Small Town] Small rural town, surrounded by natural beauty.
429.	[Safe] Basic safe living
430.	[Safe] Everything you need is in a fare distance and you have a good safe area for a family and children.
431.	[Safe] It is safe. In often am called out in the middle of the night for work and you rarely see any sort of loitering. I feel safe walking my dogs. This is very important.
432.	[Safe] The overall feeling of being safe
433.	[Safe] lower temperatures than downstatesafe
434.	[Safe] [Like it mostly just Like] [Lake Huron] [Small Town] [Lakes Rivers] I like small town living and the closeness of the lakes and rivers. I like the beautiful natural setting that surrounds the township. I like being close to Lake Huron and I like that I feel relatively safe living here as opposed to a larger area. I like the doctor we have found here and also the dentist, eye doctor etc.

435.	[Safe] [Quiet] quiet and safe living.
436.	[Safe] [Small Town] The small community! atmosphere! Great fire and Police protection! My family has always felt safe in this town of Oscoda!
437.	[Scenery] Lakes & scenery.
438.	[Scenery] Scenery & lakes.
439.	[Scenery] The scenery
440.	[Scenery] The scenery
441.	[Scenery] The scenery and nature.
442.	[Scenery] [Friendly and Helpful] Surrounded by beautiful scenery and friendly, helpful people
443.	[Scenery] [Small Town] [Love] I love the fact that Oscoda is a community where everyone knows everyone. Small and personal is what I loved most about it. The town has beautiful scenery as well as a great area for tubing get togethers.
444.	[Seasons] Certain businesses that make you feel welcome, especially when they know you live here full time. They know you are their bread and butter during the off season.
445.	[Seasons] The lake, the people, the seasons!
446.	[Seasons] The natural beauty of the area. Having the tourist season allows for many of the seasonal businesses to thrive and yet we still have the off season for the peace, solitude and serenity that comes with living in northern Michigan.

447.	[Seasons] The nature in all seasons, the slower pace of life.
448.	[Seasons] [Like it mostly just Like] [Small Town] [Love] We have lived here full time for 6 years, but have been seasonal visitors for over 40 years. As residents we love the people in our community. We love the small town feel, the gorgeous beaches and waterways. As seasonal visitors, we camped at Old Orchard park and now all of our 4 children and grandchildren camp also. There is no other place on earth that touches our hearts like the AuSable and the Pond.
449.	[Seasons] [Love] This is my home, my family and friends are here and I have a good job I love. We have recreation for every season. The best Fire Department in the state.
450.	[Seasons] [Opportunities] Four seasons - however the trail system for both ATV/Snowmobiles are limited access unless it trailered. I believe that there huge growth potential for Oscoda but until the township determines that Retail Box Stores are the next big step. We will continue to have poverty that destroying the next generation opportunity to excel and grow. Generation believes that welfare, food stamp and low income housing is a paycheck. Our Township Leaders are part of the blame by not expanding the area with new job opportunities and growth of our community.
451.	[Seasons] [Small Town] The small town feel,four seasons,family,work
452.	[Shops] Nothing....it's ugly and a shit hole!! Tawas Rocks!! Always things going on, music shops, always looks eye appealing and clean.
453.	[Shops] The community but it is slowly turning into just a retirement home. Elder people don't want to see the town turn into anything bigger they want it to be a calm place they can Retire in. This is cool but for the future and anyone else that plans to live here you're setting them up for failure. there are few jobs you can get here that require a college degree. Prep yourself to work in a shop or talking on the phone all day.
454.	[Shops] The fact that our Wilderness has been preserved and valued. The few quaint shops that

	we do have and the friendliness of many of the shop owners.
455.	[Shops] [Lake Access] [Love] [Lakes Rivers] I love the lakes, river, access to outdoor venues. I wish I didn't have to run to Tawas for shopping.
456.	[Shops] [Lake Huron] Cute resorts, historic character, beautiful Lake Huron, small shops
457.	[Shops] [Natural Resources] natural resources, easy access to shopping via US23
458.	[Shops] [Relaxing] [Lake Access] [Lake Huron] Lake Huron: relaxed atmosphere and access to clean beaches! Ease of finding dining and shopping.
459.	[Small Town] Beach...pier...small town.
460.	[Small Town] It's home. The small town atmosphere with a short drive to tens of thousands of acres of forests and streams
461.	[Small Town] Peaceful small town living.
462.	[Small Town] Small quant town. A breakaway from the down state hustle bustle.
463.	[Small Town] Small town aspect.
464.	[Small Town] Small town community.. Beaches
465.	[Small Town] Small town easy to get anywhere.

466.	[Small Town] Small town feel
467.	[Small Town] Small town feel
468.	[Small Town] Small town feel but you need places to bring people back.
469.	[Small Town] Small town feel, friendly, and nature.
470.	[Small Town] Small town feel.
471.	[Small Town] Small town feel. The lakes and beaches. Some of the restaurants. People living here.
472.	[Small Town] Small town feeling..friendly people
473.	[Small Town] Small town life. 2 street lights!
474.	[Small Town] Small town living
475.	[Small Town] The small town atmosphere.
476.	[Small Town] The small town atmosphere. The people, for the most part are friendly to one another.
477.	[Small Town] The small town feel and the people.
478.	[Small Town] The small town vibe
479.	[Small Town] The small town, community feel. The hard work put into the community by different organizations to keep the town looking nice.
480.	[Small Town] [Lakes Rivers] Lakes and river. Still small town atmosphere.
481.	[Small Town]

	[Lakes Rivers] LAKES , RIVER ACCESS, SMALL TOWN ATMOSPHERE
482.	[Small Town] [Love] I love the small town feel.
483.	[Summer] Everything about Oscoda in the summer is great, winters can be very boring.
484.	[Summer] Lakewood Shores development. This should be promoted it is a great community for the money. The concerts downtown in the summer the flowers and signs in town. Fourth of July community spirit. The beach park is always kept beautiful and so clean!! It is a wonderful place to live!
485.	[Summer] Oscoda is beautiful in the summertime and I was able to get a very inexpensive summer home due to the poor economic conditions in Oscoda. There has been no development to speak of since the Base closed and the businesses that have come on the base have been too few. What a waste for that base to be this dilapidated. It makes me sad. I go to Tawas and Harrisville and they are thriving on summer tourism and Oscoda has not done anything to promote Tourism. It makes me sad to see the lack of progress and the lack of motivation and vision with the township. Oscoda has so much potential to thrive and be an actual destination town, rather than the place you go because you couldn't get a room in Tawas or Harrisville.
486.	[Summer] There is a lot of focus on summer recreational options in the community.
487.	[Summer] [Enjoy] We enjoy part-time summer living on an inland lake, Van Etten.
488.	[Summer] [Love] I have been a summer resident for 66 years and in the last month moved here permanently. I have always loved Oscoda but I am sorry to say it has changed.
489.	[Summer] [Love] I love the beaches and being able to go swimming anytime during the summer, or being able to tube down the river whenever.
490.	[Views] Scenic views

491.	[Views]	Scenic views and the water.
492.	[Views]	The family atmosphere. Scenic view. Slower pace from the big city in Phoenix AZ.
493.	[Views]	The views.
494.	[Views] [Lake Huron]	The beautiful lake and beach views on lake Huron.
495.	[Views] [Lakes Rivers]	The river and lake view. Wild life. The fishing is good here.
496.	[Views] [Quiet]	The quiet, the lakes, the views, the people,
497.	[Visit]	It's not too big, but need to grow a little more. In the survey you missed having an option of having visited Loud Pond. I have been there recently also.
498.	[Visit]	Should need more to do for the visited,my guess go alpena/ tapas they don't spend money here what wrong if other town has more to offer than this town.
499.	[Visit]	The area is awesome in the summertime! So much to do and it's a great place for families to live and visit!
500.	[Visit] [Love]	I love that it is my escape away from home, and a nice place to visit family. We love that there are many things to do and all are family friendly.
501.	[Visit] [Summer] [Like it mostly just Like]	I like that so many people come up here to visit during the summer because we have one of the greatest lakes; and we get to call this place home. Unfortunately some people take it for granted because there's not a whole lot to do but one day they'll realize there wasn't anything to complain about.

502.	[Woods] The access to woods and water.
503.	[Woods] Where old friends and family meet and play on the water or in the beautiful woods
504.	[Woods] nice people woods and water
505.	[Woods] [Enjoy] [Like it mostly just Like] [Love] I like the nature to be able to go out enjoy the beach and playgrounds with my kids on warm days.. I love to be able to take a short walk in the woods and teach my kids the good and the bad..
506.	[Woods] [Location] [Lake Access] [AuSable River] [Lake Huron] [Lakes Rivers] Location - access to woods, Lake Huron, and the Ausable River
507.	[Woods] [Love] [Lakes Rivers] I love the community and abundance of lakes, rivers, woods, etc.
508.	[Woods] [Seasons] Four Seasons, woods and lakes
509.	[Woods] [Small Town] The woods and water. Small town living filled with great people.

29) What would you recommend to improve Oscoda Township? |

#	Response
1.	I feel that changes need to be made in the township leadership. Also, changes need to be

	made in the running of the Community Center.
2.	<p>A more progressive governing body who do not cater to tourists to the detriment of residents.</p> <p>I would like to see the Oscoda Community Center promoted and offer much more to people of all ages. It is a hub of the community and a priceless resource. The township does not do enough to make it all it could be.</p> <p>I feel the Community Center should be just as important as the parks and not be treated as a burden. With more offerings and activities and motivated management, it could draw in many more people.</p>
3.	Have more places to go and fun things to do.
4.	Welcome the establishment of new "industry" ideas. Think a little more up to date. We cannot be the Oscoda of 1965 anymore.
5.	More businesses, more restaurants, community activities, blithe removal on Cedar Lake Rd. Concerning mobile homes & neglected houses. More medical facilities. Promote Oscoda as the best place to be on Lake Huron & our town.
6.	Businesses, businesses, restaurants, theater, community activities, more medical facilities, removing blight, especially on Cedar Lake Rd. , mobile homes & abandoned homes. Bring in a sporting goods store. Promote beautiful Oscoda along Lake Huron.
7.	The OCC needs to be open all year round for the kids and tourists. The kids in Oscoda would have something to do under supervision during the summer months and keep them off the streets. On a rainy day the tourists would have a place to go too and enjoy family activities for a fee.
8.	The township board needs to be open to ideas presented by the community. They need to be fiscally responsible. The community center needs to be open year round. More activities should take place at the center. Better maintenance of roads.
9.	Hire a new Township Superintendent that values recreation and serves the township board in a transparent manner with integrity. Seek a qualified community advocate to pursue recreational Grants that are based on what the whole community would value instead of a select few making major decisions in this regard. Make a sincere effort at promoting our Community Center that should be open year round with competent management and vision.
10.	The blight, the downtown, the poor areas of the community need to be cleaned up more focus on grants for housing for seniors and poor. Year round community center and senior

	center relocated to serve all the community not tucked away in one corner.
11.	Take the natural amenities of the area and build on them. Get employment opportunities to keep your citizens here. Expand your medical facilities. We really need a "med express" type facility!!!
12.	Lived, worked and raised our children here for 23 years. Now we are looking to move outside the township due to over reaching and archaic ordinances. You on the planning commission keep saying you are working on them and you are aware they need improving, yet continue to enforce them? Starting petty wars among neighbors. shame. There is some blight in Oscoda. It's like porn, we know it when we see it. Making ordinances based on what might, someday, possibly, could...turn into blight is just over reaching and ridiculous.Out buildings have to all be "matchy matchy" with the main residence??? This is not Lakewood Shores or an housing association. No carports or steel buildings? It's almost like you don't know where you live. People move here to enjoy the woods and water and they have toys which need to be stored. Wake up and stop victimizing your own residents. We're moving to Tawas or Harrisville, because you've ruined the peace and tranquility of our neighborhood.
13.	Food booth at beach. Dances for young people like those once held in the old auditorium. Sidewalks cleared of snow in winter by township. I lived in Reed City and the sidewalks were cleared by a ride on mower type vehicle with a large snow shoot. Certainly helped the elderly.
14.	Downtown at River in 23, the traffic situation is retarded with the bottle neck that backs everything up everyday, and lot of urban blight along 23 is spreading, tear that crap down and plant grass or something. Another epic, well groomed beach on the north end of town or wherever would set up the scene for even more tourist dollars and more much needed Ling of sight to the lake
15.	We have a gold mine out on the old base. We need to develop that area with things like a college campus, Casino, other medical options, large stores/shopping center and more manufacturing companies to bring jobs and wealth to the area. Just look at what tawas has done and you'll know what Oscoda is no longer on the map.
16.	fix US 23 going thru town. If your going to have a left hand turn at the stop light at river road then you need to add a green arrow for left turns. The traffic back up at the light at river road is COMPLETELY unnecessary. us 23 should go back to being a 4 lane road.
17.	Grow like every other community around us. Oscoda is stuck as a retirement community and does not have enough for kids and families to do. For a family fun night out or shopping our money goes to other community's when it should stay in our hometown.
18.	For the DDA to develop a long range plan for the downtown.
19.	Don't be afraid to grow. Let more business in.
20.	Better shopping choices more entertainment and thing for our youth to do all I hear from kids. Is its boring here

21.	Do more to bring development/jobs/reuse of downtown businesses.
22.	Disc golf and dog park
23.	More stores and more attractive stores downtown. Activities for locals and tourists for inclement weather such as craft store with activities, indoor water park, more shopping, possibly arcade.
24.	Too much blight. Cheap rentals and north and south of the main upgrades on 23 look rough and uninviting. Pulling into town from river Rd and n & s on 23 all could look more attractive. Few shopping opportunities make me travel to alpena, west branch or the tri cities more often than not.
25.	More lively downtown
26.	Turn F41 campground into an RV park with electric and water AND advertise! We don't travel to places and hope to find an RV park. We search it out ahead of time. Our days of rustic / primitive camping are behind us, we enjoy the conveniences but still enjoy getting out in the forests and lakes. We spend money everywhere we travel and folks would do the same here in Oscoda.
27.	<p>Year round community center, better communication of activities (including locations), clearing of downtown sidewalks in winter, downtown development (it is hard for shop owners to make a profit, given small and seasonal population--even Tawas has difficulty-, but it would nice not to have empty store fronts.).</p> <p>Do not cut the trees around the township building to build a parking lot or other building!! Get the parking lot agreement. (Seems absurd!)</p> <p>Cutting trees and eliminating lawn area around township hall would destroy the the friendly, open small town feeling of Oscoda,</p>
28.	To be more welcoming. Shopping in downtown is a must. Nice clothing store,(like the old Williams) would be a great asset. Nice gift shop (similar to Windjammer). Work on having more than just the water to draw people into town. Maybe something to focus on would be being the home of Paul Bunyan. A fun thing would be to use the large Adirondack chairs like the Chamber and Lake Trail have, around different parts of the community. They could be Paul Bunyan chairs that everyone could have fun going to and taking pictures with. Think along the lines of the Quilt trails that different communities have.
29.	More access for the disabled to enjoy our offerings. More frequent events at Furtaw.
30.	Do more to expand our economic growth, offer tax incentives for local businesses to grow and thrive. Offer incentives for businesses to move here. In our town. It will take only ONE large business to move in and completely change our landscape for the better. FIND one and do everything you can to help make our home their headquarters.
31.	Fill empty buildings with new businesses.
32.	more business more development and less police.
33.	more sustainable employment opportunity

34.	Progressive thinking on the part of our local township officials !!
35.	I would recommend electing township officials that have pride in Oscoda Township and want to make it better, not keep it the same. This town has potential, it just needs the right people to put it in place.
36.	Old buildings that haven't supported businesses well in the past, need to go. Give new / young entrepreneurs the chance to build their dream, not renovate a lost one.
37.	More affordable housing for veterans, disabled, and low income individuals. Continue to bring more commercial stores to the area.
38.	Keep attracting SMALL businesses Develop things to attract visitors off season.
39.	Developing a much better way to move traffic through downtown and on into town. The backup at the stoplight at River Road and US-23 is ridiculous and very frustrating.
40.	Get the old board out get new blood in with new ideas. Stop no computation because they own a business.
41.	Economic options for residents that does not rely on Wurtsmith. They have to be jobs that low skill worker can expand there skills and support their family or the continued lose of the next generation will continue to leave and be like me and only be occasionally tourists visiting family on the way thru.
42.	Get new politions with new attitudes and ideas.
43.	Stop taking money from Old Orchard Park to the general fund and start invested back into the park a little more. Shame on Consumers Energy for changing the rule that all profits go back into the park, as it was for decades.
44.	Need to re-use all the empty business buildings downtown! If possible tear down the bulding that was dynamite Deals and build something more appealing to that part of town!
45.	I would recommend putting our money into better things and bringing in businesses.
46.	Keeping the community center open year round.
47.	More caring officials who care about the township and it's welfare for the long term not just their own agendas.
48.	Younger people involved in governmental organizations.
49.	Our township board needs to get behind and support innovative change and a new direction for improving our infastructure, our downtown business corridor and creating a destination where there is a vital, thriving atmosphere that brings families and visitors to reside, shop, and invest in this awesome community. We need a new vision and an encouraging,supportive atmosphere from our leadership that encourages every individual and creative ideas. We need to invest in our community through the community center by revitalization and creative development. It is a community treasure that we need to invest in every aspect. People need to feel valued at every level and we need to encourage and involve our youth

	through volunteerism and partnerships with businesses and organizations. They are the future of Oscoda.
50.	Develop the downtown area to get more foot traffic and draw attention to the area as a great place to vacation or move to.
51.	A downtown like Tawas so you enjoy walking to the shops and along Lake Huron. Been coming up there for many many years. It needs improvements
52.	Clean up and improve the commercial corridor on 23. Start at finish line and go north just past McDonald. No further commercial development on f-41. By enhancing this area you will have growth .
53.	We need something special. Something like an orv park similar to Bundy hill or The Mounds. So many auto fans, and mechanics live in Oscoda who work at Kalitta and Cooper Standard. Why not build a drag strip or something auto related?
54.	Quit squashing peoples desire to make the town better, get your head out of your ass, look how good Tawas is doing at capitalizing and growing their community is such a shame how far Oscoda lags and our community leaders are so incredibly short sighted and simpletons
55.	Bike path, walking path along the shore line like they have in tawas.. More specialty shops in the downtown area, as well as restaurants.
56.	Bike trail
57.	Well, let's see. Allow snowmobiles through town. You want business in the winter? Let people, town folk and tourist alike to snowmobile the roads. You say too much danger? Okay, then we should eliminate motorcycles, bicycles and maybe cars and trucks. Everything has danger. Just take a tour to some out of the way little towns in the winter and notice the fifty - sixty snowmobiles outside the restaurants and businesses. Expand our town in another direction. Try to get businesses to open the closed stores up town at whatever cost, like no taxation for 2 years. This would allow the business to get a good foot hold. Why dress a window up with a front if it's closed? How deceitful! Start with the center of town and expand in all four directions. Our town is like a blink of the eye, 5 minutes and they think they seen it all. Yes we have quite a few places to visit but the stretch between them is miles. We should be expanding from town outward toward these places. When I first moved up here, this town seemed like it was going to boom. But, they have taken all the recreational fun away from here. No longer do I see huge boats upon boats being towed behind luxury cars and trucks. Or, snowmobiles going from business to business. No more huge condos until the ones that are built are almost full. No more motels and hotels until we can fill them all, on a daily basis, at least in the summer months. No more signs unless we have something to advertise. How about a business or two for the kids? A pin ball arcade, a skating rink, a place to play some pool and/or a place for chat time and refreshments (of course with internet connection). Now I've heard tell that the last couple times a business like this opened, it drew drugs. I am totally against drugs, but it is not the business that attracts the drugs. If a person is into drugs and alcohol, they will get it whether it is at the lake, in a park or even

in the woods. You won't stop this by shutting down the business.

I have many ideas, maybe they are not feasible but, we need to do something in this town to build it up. I see several businesses cleaning up and looking good, but some are run down and shabby looking. I want to once again see an energetic, exciting, booming, robust town.

BY THE WAY - WHERE DO YOU GO TO VACATION? And, WHAT DRAWS YOU THERE?

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58. I would like to see some growth. I think that if we don't continue to try to grow and improve that Oscoda Township will deteriorate. I think that bringing some money in by tourists will help keep the community going. There are a lot of families out there that need jobs. It may help them to help their families. I also like the idea of bringing more activities to the area that would give the families free or low cost activities to do. It may help keep some of the minor crimes down among the youth and young adults if they have something better to do with their time. I think it would be a win-win situation for everyone.

59. Downtown development, year round indoor recreation especially for adults, nicer full service restaurants. It's hard to take visitors to a nice dinner in town. We used to go to Au Sable Inn but the quality has declined in the past 1-2 years. Unless you want burgers or pizza, there is no place nice to go. Though considered part time residents, we spend a lot of time there and over the 25 years we have sadly seen the decline of downtown shopping. The streets and pocket parks look nice but there is no reason to "hang out" there. As we look at retirement, a year round indoor use community and recreation center would be ideal!

60. Build an indoor recreational field for winter use

61. Have the businesses keep longer hours...need a 24 hr restaurant

62. Find more use for airbase

63. The education system needs much improvement. Bring more businesses into the downtown area.

64. N/A

65. Replace the DDA director with someone who works more with the community instead who is too much of a bull in a china shop to get real positive outcomes.

We need to use the lake and river more, we need more campsites and hotels that utilize those locations.

66.	more draw to the downtown area, open past 6pm
67.	Year-round community center access, please!!
68.	<p>We need the community center to be open year-round! That is one of the best places for families to keep their routine in their fitness together!</p> <p>We need more kid friendly activities.</p> <p>Stop focusing on just downtown! There are so many more areas in Oscoda that could use attention, like 3-Mile park! It's a great beach area but because it is not maintained no one wants to use it. Trim the trails back, put signage up in town directing people there, add a playground, clean the beach from all the reeds, apply mosquito control because it is bad!</p> <p>Oscoda is such a great little town! The community year-round residents is what keeps this place running, not just the tourists. If you focus on keeping the year-round residents happy, it will get around how awesome of a place this is which will in turn bring their long lost relatives in for a visit. Word of mouth keeps the tourists coming back.</p> <p>All in all, this is such a great community and I don't ever want to leave...as long as there are jobs of course! Thank you for putting the survey together and I hope you take some of the suggestions and do something with them!</p>
69.	get rid of the dirt roads in the residential areas. I would never buy or rent a home on a dirt road
70.	<p>Having more Jobs. Motels. Shops. Hospital. senior housing. bed and breakfast places would be great to have here. Place up Town for kids and teens to hang out after school or on weekends to stay busy doing activities such as exercises, playing games(video- or board games doing homework on computer if they need to ect) Basket ball/football practice so good size property to have for these sports-nice gym for anyone who wants to work out as well. Another fire Department on river road by the Forest -should be 2 other fire departments since this area is so big, and more Police departments also. Just my thoughts.</p>
71.	More businesses/more community activities
72.	Again get rid of blight in the downtown AND the surrounding subdivisions, ENFORCE codes for blight!
73.	Preserve our natural resources. More tourist type events
74.	Change the zoning, so people across US-23, do not have beach access. My road has HUGE problems with people that come across. These people are rude, they do not pick up after themselves when they are at the beach, they leave their children unsupervised at times.
75.	Addition of a disc golf course.
76.	better movie theater
77.	More family dining maybe a nice buffet style. More affordable shopping .stop only catering to tourists. Remember there are plenty of year-round people!

78.	I would recommend that our leadership in Oscoda learn to no more open to change. Most leadership in this community has been in their positions for several years and don't seem to be open to change within our small community. Although it would be nice to keep our little town lust like it is, if we don't learn to adapt and accept change their community will continue to see a decline in everything. There are so many opportunities and ideas that could bring businesses and individuals alike into our community. At this time, we can't help but wonder why our youth all leave. The only young individual who seem to be staying in this community seem to the the ones that cause problems. We should be doing anything and everything possible to promote the growth of this town into something that will be sustainable in the long term.
79.	Since the closure of the base, our area has struggled to develop any kind of sustainable business growth. We need to attract some kind of company, a hospital or university, or some kind of manufacturing company, or SOMETHING to bring employment opportunities to Oscoda. More affordable housing should be developed as well. There really isn't any type of resort along the Lake Huron shoreline in Oscoda, and I think encouraging that kind of opportunity would boost the local economy. More people in the area, whether they're here to work or vacation, bring more money. I know the Oscoda area has so much to offer, but I think we are poorly marketed and the land we have available is under utilized. Poor management of community development is a huge hurdle for our area as well.
80.	Bigger stores like a Target or some other big stores to enhance the job market. Maybe even a Big Lots! Also there are too many pizza places get rid of G's
81.	find ways to encourage businesses and decrease empty buildings
82.	GROW business, tourism draws
83.	I believe if we updated the current buildings and houses that are not being used that their would be more thing for families to do, keep kids out of trouble and create homes for peoplemoving to the area.
84.	more public transportation
85.	More downtown businesses. Lake and or river front restaurants. Bicycle trails.
86.	Bike racks at the Oscoda beach park and various places around Oscoda
87.	Stop discouraging new businesses by delaying processing of approvals by questioning every little detail in their request. Over requirement of permits and cost of permits. I think our township officials could take some lessons from East Tawas.
88.	Allow for smaller business to open and allow smaller shops to be the base of business here. like downtown Alpena..
89.	Restaurants, coffee shop, shopping and downtown parking.
90.	Something for people to do!
91.	3 mile park on 23 be updated and get rid of all the weeds and make a better beach
92.	Refurbing what we already have
93.	Take better care of the lawns ...weed and feed ..keep things trimed. If Township Hall can't be kept weed free and watered it makes our town look bad! We have a beautiful fountain surrounded by weeds! It would be money WELL spent! Do we have sprinkling system ?

	PLUS Memorial Day is past where are our flower baskets ?
94.	Do more to make Oscoda a destination. More shopping, restaurants, beach activities. Give people a reason to bring their family here for a week and be able to walk around, spend their money, and enjoy!!
95.	there are many outdoor recreational things to do in oscoda but there arnt really enough recreational things indoors to keep a good balance. For example when it rains or snows or there's bad weather there arnt very many options you have for recreational use.
96.	More public access to the shoreline and shoreline camping.
97.	We need economic improvement. People have a difficult time getting jobs here. ;
98.	Bloody good clean up of all of the empty stores/commercial buildings. Need more than 1 path down to lake for people with disabilities...get rid of drug houses...there are many and have been for years?
99.	I would add more sporting complexes so that there are more active young adults. Adding volleyball nets to the beach would draw tourists to the beach as well as help get this town more active. Making the rec center year round would help with the basketball that goes on all year. The youth leave this town as soon as they can because it gets dull. The ones that remain are not the motivated type and usually cause trouble. If this town keeps on focusing on retirees amd not the youth, all there will be is retirees and drug addicts while the good people leave. Development is important for any beautiful city. Just look at Grand Rapids, Portland Oregon, or Ann Arbor and see what they have done.
100.	The township is too focused and determined on turning this area into a vacation and tourist spot. However, this only forces the younger generation to leave because there are very few employment opportunities. How can a community survive when an entire generation moves away? The consequences of this is becoming more and more apparent, as the number of commercial and residential buildings are becoming vacant.
101.	Abandoned buildings everywhere!
102.	Help preserve the woods, and water. Lake huron is a huge tourist attraction.
103.	Better business atmosphere, including food trucks, craft shops, coffee shops, without interference from existing businesses.
104.	Bigger business to help the city grow and thrive
105.	always room for improvement! clean parks, street signs,& festivals and art fairs!
106.	Cater more to the working class and businesses instead of only the retired citizens So we can revive our terrible economy and attract more fiscal opportunities. Also, expand the recreational opportunities for the children and adolescents in the area and perhaps they will find other pathways in life outside of crime and drug addiction.
107.	More jobs for our youth to keep them in the area. This town needs more stores that people can afford to shop at.
108.	Allocate financial resources to improve the lives of year round residents. For example, a lot of money has been put into the beautification and road ways of down town, yet other

	roads, such as colbath, are neglected. Also, the base gym is severely outdated. I would like to see a community sports complex built with an indoor pool, tennis court, track, weight room, basketball court, and so on.
109.	A downtown shopping district. Good restraurant.
110.	More jobs
111.	I feel as though we as a community should deny anyone or anything to bring more life to our little town, to let it expand and become the best up north vacation spot possible. People who go on vacation love shopping and that's what we lack here, not department store, but little small businesses should be brought in. Also an idea for the river is to somehow make a swimming area that's nice.
112.	Honestly, the worst part about it is knowing that drug use is so prevalent in such a nice town. Fix the schools. Fix the attitudes and the corruption. Please don't ruin one of the most beautiful areas in this country with over-development.
113.	Housing that is affordable for anyone, not just for Kalitta workers. More business in town to fill up the empty buildings
114.	Drag strip
115.	We love living here because of the friendly atmosphere. As we continue to grow here in this lovely town, we notice the younger generation is vastly decreasing. Which means population and development is limited. Township needs to add variety to our little Nook we call home. Let people be proud to come from Oscoda, Mi!
116.	Anything that would prevent traffic from blowing thru town. Removal of " on street " parking was a big mistake.
117.	I am definitely in support of the rail trail and other opportunities such as the community center open year round. The rail trail would be so important around the school towards town. I also feel it is important to provide more housing options for families. We have people continuously moving to the area for Kalitta who have no housing options. Most housing is income based and this ultimately sends good families to other communities and their kids to other schools.
118.	More to do. Better movie theater, restaurants, nightlife, etc
119.	Bring small business to the down town
120.	More business opportunity
121.	Softball Tournaments, support and build the bike paths. Nice dining and cocktails along the shoreline. Marina Rejuvenation. More businesses. Jazz/Blues Festival more lodging.
122.	More department/clothing/shoe stores, small stores like dollar tree...etc., sit down restaraunts
123.	More varieties of businesses in downtown.
124.	The access to the river and access to sidewalks.
125.	More businesses downtown or on base

126.	Amenties, activities, Family-friendly fitness places (I.e. YMCA) that attract people aged 20-35. We need to take advantage of our location and natural resources to support the economy.
127.	Developed downtown area, better food options (more "real" food, healthy options, less fast food). Improved retail options, especially in the foot traffic areas downtown. Buildings that are empty should be maintained and not look abandoned.
128.	New parking lot at Oscoda Beach Park.
129.	Fill the empty buildings in town with some shops and/or restaurants. We travel north to find places to eat.
130.	Repair of roads and sidewalks must be a priority. Focus on infrastructure and public safety. Recruit self-funded businesses of quality to the area. Eliminate the office of economic development and let the private sector, free-market economy work to our benefit.
131.	Get rid of the drugs even the ones that I know for a fact that opd is letting run around because the snitch on other people I have a drug dealer that lives by me uses my road to sell and buy drugs caught them on camera and opd never did anything so when my daughter finds or picks up a needle or pills ops will be picking up his body I'm sick of it do your job oscoda police please and thank u
132.	Stores and restaurants down at the beach- and also more tourist stores
133.	Another named brand hotel.
134.	<p>Would like to see trash bins in state forest, river and lake areas. Memorial weekend, my friends and I picked up 3 trash bags worth of garbage from the 3 pipes area.</p> <p>Restaurants sh be remain open a little later. Restaurants need to improve menus and update décor. Try sitting in the Chinese restaurant and look out the front window. Not appealing.</p> <p>Store fronts need to be unified, look inviting, get rid of sandwich signs</p>
135.	We need a better economy. Bigger stores and ways to get more traffic coming through.
136.	More businesses, coffee shops, parks, trails, advertisement
137.	So much, my goodness. I've lived in Oscoda most of my 26 years being alive and and have heard the opinions of every generation of people living in Oscoda. The biggest changes that need to occur... Re-do the Oscoda Beach Park. It has literally been the same since the nineties. Oh you added a pavilion that never gets used and a useless Pier. I lived at the beach park, not in a literal sense, but it was my go to destination during the summer throughout my adolescent years. We need to rip up the old Boardwalk, due to splintering boards and bee hives developing underneath. We need to renew the park in general, by replacing much of the dated play equipment. Put in a decent skate park. Not only is this a great tourist attraction but also there is a great community of skaters here in Oscoda that aren't able to enjoy it to their fullest. Attract more vendors for Art on the Beach. This annual event has gone so down hill from when I was younger, it hardly feels like an

attraction to begin with. Open a skate rink. When I was younger and we had open skating at the Community Center, it was the best. Utilize the base. There is so much under used space here that could be office businesses or sports complexes. Invest in the Library. Seriously, the library remains unchanged since the early nineties. Whether that means building onto it or building a completely new one, you're responsible for the under wealth of the children and adults in the area. Families continue to move away from Oscoda due to many reasons. Not enough employment opportunity, bad schooling (see you have to invest in the library since OHS doesn't have one), terrible choices on what to die with tax payers dollars. Invest in your people. We like that.

138. Get businesses downtown (tax breaks for small businesses?), please build a bridge at Three Mile so we don't have to wade in the swamp to get to the lake, encourage bigger businesses and employment opportunities to move into the area. We are a tourist destination with little to offer, more entertainment and events would encourage more to the area...

139. Total change in leadership. So many narrow minded people who live by can't and won't. Sad.

140. I live the bike path idea. It's safe for families without having to worry about all the driveways and crossing with young kids.

Improving the school district ethics. I don't appreciate the affairs by those in administration and staff relationships that are affecting the rest of the district. When there are low moral standards we shouldn't be surprised at the over all amount of staff currently seeking alternative employment. So sad!!

141. Fill empty stores downtown!!!!!!

142. Allowing more small business, furtaw field install a large wooden playground with surrounding paved path, notify (in writing) upcoming road work to houses on that road, recycling center

143. Need more things for the young to do...

144.

More full service restaurants. More activities for the young people.

145. Encourage business to open downtown.

146. Get rid of the skate park!!!! A lot of bad things happen down there! Yes there are some good but a lot more bad kids doing drugs are right next to families and little kids at the splash pad!

147. More businesses..some more fast food restaurants..e.g. Jimmy Johns..chick filet...family type like dennys..ihop..get some competition in this town..reuse of the base bowling alley..save a lot..tawas is more busier than this town with more to do..more businesses..more summer activities..

148. More things to do. I always find it hard to do things in the winter especially with my family & kids.

149. Need to get more businesses in the area to attract more people! This town has so much

	potential but the own towns people are holding it back. Look at everything Tawaa has to offer, Oscoda has the same potential!
150.	Bring more stores/shopping. Like malls, grocery stores. Recreational activities, theme parks. Target, Meijer. The housing. Very cheap and the housing is awful. The quality of the schools. Very awful and too much favoritism.
151.	Oscoda needs more entertainment venues for teens/young adults to draw in a younger crowd who would have the potential to improve and revitalize the economy.
152.	Let more business open. Like casinos Wal-Mart or a target. Something for this community.
153.	STOP Paying for surveys and listen to the permanent residents!!!!
154.	Better training for service-tourism-hospitality careers. Better access to better health care services. Better educational opportunities in general. Better sense of community pride, especially from our youth...and better assimilation of new citizens (e.g. Kalitta's transient employees).
155.	Make unoccupied buildings look attractive and not dissapointing.
156.	Make the downtown store more visually appealing.
157.	Need more jobs, not just seasonal. People need to be able to make a decent living, that will improve things such as blight, the residents would be able to afford to makekeep improvements on their properties and downtown shops and restaurants would thrive because not only tourists but residents could afford to shop there. Don't bring in too many corporate businesses and keep their locations away from the main streets/hubs/lake shores, etc as to not sully the natural beauty and local culture which will attract tourism.
158.	More to do for young or college aged kids
159.	We need to be willing to take some chances to optimize our community. Sometimes we play it too safe. Tawas has made some great changes and made the most of their natural resources. Empty buildings fronts and the failure to maintain property detracts from everyone's property values and how others perceive Oscoda.
160.	I think our biggest issue is drugs, they are becoming more and more prominent in our community which will lead to big problems down the road.
161.	Development
162.	Whatever it takes to provide jobs so people can support themselves here, so our young people don't have to move away to earn a living
163.	Better choice in cops who truly stay professional & care about the meaning of their jobs,Clothing stores! Like a mini outlet & a star bucks because I guarantee they'd stay in business or a fro-yo shop also maybe a few buildings that only consist of gaming things as in go cart racing,lasar tag,zip lining etc.

164. I recommend development of more shops, department stores, and recreational activities for family's and people of all ages. Less focus on tourists and more on the year round residents.
165. There needs to be a LOT more opportunities for younger generations looking to begin their careers. We need a better school system; ***get rid of the homeless shelter***; quit making Oscoda a haven for low income families who do not want to work and contribute to society; vacant buildings need to be fixed up or demoed; more festivals to attract larger crowds that will help stimulate our local businesses; Oscoda should strongly consider a college campus in order to attract high paying jobs, bring more educated people to support local businesses and develop Oscoda into a more opportunistic area: this will be the biggest driving factor in bringing back a community plagued by dollar stores, thrift shops, and car repair shops. Oscoda needs to make some serious changes before we become small town Detroit.
166. I think there needs to be more for the teenagers to do to keep them from the life of crime.. somewhere they can go and just hang out... I also think there needs to be more for the young generation to do... for example indoor water thing for the winter... or a inside bounce place... we are also in need of a good and proper pet store....bigger named places to eat in or dine... a place for seafood would be great..we are based on bars gas stations and fast food... we need more jobs.. and the place that do hire need to be more open..and give people the chance.. I am only speaking because I was on of them kids... and I do my best to make it day to day because of my past choices... but it's hard to get a foot in when no one will let you.. we need more opportunities here... and also stop slapping these druggies on there hands it needs to be controlled... I have lost 5 people this year because of the addiction...
167. Be more open to change and competition. Consider people who live here year round not just tourist.
168. More rental housing, restaurants, stores
169. Revitalize downtown Oscoda.
170. The lack of things to do in the winter is the worst. The emty buildings in the middle of town are an eyesore. We need more cute little shops to make our down town more attractive.
171. Stop spending money on Development planners. Nothing changes when all is said and done, and it has become a waste of money. The paper reported that the last representative of such company praised all the work that had been done. Really? Almost 15-20 empty buildings in the downtown area alone. We need something to draw people in. Something like a waterpark, or sports complex with year round events. Something to draw people in. NOT a trailer park on the beach downtown. How ridiculous to put that on our one great asset. I've heard that there is a rainy day fund. Well, it is pouring poverty. Our poor town is sad looking. Even township hall looks shabby around the windows, etc. Maybe develop the Van Etten beach area. Furtaw Field looks shabby also. Yellow/brown grass looks terrible. A color theme could be implemented downtown and bring back the murals. They were beautiful. Close off a block of downtown from the bookstore to Hallmark so people could cross the streets. Switch the highway over to Lake St. Maybe bring back downtown parking.If a bldg. is empty, at least have a code where the windows need to be covered up with clean white paper. Sadly, our town just looks dumpy. Look at all the things going on in

	East Tawas. They always have grants, etc. Their town looks so inviting. Maybe develop the AuSable river to accomodate more boats and docks.
172.	Revamp much more of the old base to bring more businesses. Market the area for more tourism and improve the downtown area so the tourists have something to do in the evening after enjoying our wilderness all day. There are few choices of resteraunts and almost no evening activities. Most importantly, put much more emphasis on improving the schools. There are many people who pay more to live in Tawas than Oscoda because of the education.
173.	Revive Oscoda's downtown! Do what Tawas did and bring in a lot of tourism!
174.	Need more business...township officials need to actively pursue new businesses in downtown and other area; All new business seems to go to Tawas area. Study what they are doing to create a thriving downtown business area. Oscoda has such potential but seems to be slowly dying when it could be a destination for tourists and locals. I think twp.officials fear competition to local businesses but there aren't many left/competition can be healthy.
175.	I believe we need something for kids to do!!! Roller rink, place to do lock ins, arcade, something! A safe and fun place to hang out!!!!
176.	Bring more resources for the people that stay here year round. Including new stores and updated equipment for the kids at parks and more access for fisherman at the piers.
177.	Oscoda is a vacation destination. The city needs to capitalize on this, improving opportunities for those who visit, and providing more activities of that kind.
178.	Find profitable businesses to occupy and improve the empty store fronts. These should be businesses that would encourage travelers on US23 to stop and develop a favorable opinion of Oscoda.
	Spruce up the visual appeal of the town
179.	Reuse old buildings
180.	We need more activities for the children in the winter.
181.	big lots store
182.	Turn lake st into a walkable business district. More events to bring in people here
183.	Reductions in both the corruption of the law enforcement departments and the ongoing drug issues in the community should be our first priority.
184.	more stores. Better cleanliness. More housing. More restaurants.
185.	Keep the town cleaner, and keep it interesting for year round residents along with seasonal
186.	Jobs, intertainment for tourist.
187.	Encourage and profit from tourism

188.	Be more open minded to new business. I believe that if you build it they will come. If they come, they will open their wallets, and very possibly stay. Even for a night. Maybe a summer. And if they love the township as much as I do, a life time. It will boost our economy. I say grow, grow, grow. Say yea, not nay!
189.	year round community center and better downtown
190.	Using all the abandoned buildings on base to bring something useful to this town. It provides jobs, ways for kids to stay out of trouble, provides more options, and brings more people.
191.	In the summer, tourists bombard the town. There needs to be development of attractions for people and find a way where the town isn't so congested. Oscoda needs to improve the schools. Is the water on base an issue still?...talking about improvement...Don't sweep issues under a rug! If there's an issue, take care of it! (Improving means not wasting money on another "fishing" pier)
192.	Less drugs
193.	The town needs to be allowed to grow and expand.
194.	I would like to see the empty stores fronts on 23 being occupied.
195.	I definitely think that we need more commercial businesses and maybe new places for kids to hang out because I think they get bored with the few things that are around.
196.	Encourage businesses to start up in the vacant buildings and empty lots.
197.	Fill the existing vacant buildings before building more.
198.	There's not much to do for the younger crowd. Maybe add in some fun things to do other than bowling like lazer tag, or something else. Also, if you are going to open a business, make sure it will last.. Like the building by McDonald's. Having that made into a Wendy's or a different food place would be smart because it wouldn't go out of business. Also having vacant buildings all over makes Oscoda look very poor and tacky.
199.	Clean up the blight and redo the Fit strip.
200.	To much drugs not enough police officers to cover the shifts. There used to be 2 part time officers in the summer to help during the busiest season, what happened to them? We need them back. Oscoda has cheap housing and drags in the welfare folk. Let's have higher standards like in Tawas.
201.	Development!!! Cater to tourists, that's how Oscoda will grow!
202.	More jobs.
203.	Promotion of Agricultural Tourism
204.	More job opportunities
205.	Connecting the bike path to Main towns such as Tawas. Development of downtown area with no privatized parking. Enhance, beautification of parking areas. Encourage industry or possibly a casino to provide local jobs.

206.	Shopping and entertainment
207.	Help bring small business to the empty buildings on State St to attract tourists. Fun events like Tawas does on Newman Street. Also, unemployment & poverty in Oscoda is terrible!!!
208.	Businesses. More restaurants(better). More jobs.
209.	better development of the old wurtsmith air base. this place should have been a booming opportunity when the township inherited it. seems that some of the old farts just don't like new opportunities that will affect their business's that they own. also better control on the cost of gas in the town, it is out of control and has been for several year, 15 to 25 cents hiring that surrounding communities is totally unacceptable, they do it cause they can. Need better medical facilities, we need to find was to keep our younger adults this can be done by more job opportunities, need huge business growth without bias oppinions from our elected government leaders, they need to start listening to the people who put them in office to better our community as a whole not what is good for their own personal agenda.
210.	I feel the township has moved in reverse on updating the infrastructure by returning roads to dirt. I love my dirt road.
211.	It wouldn't hurt to add more business to oscodabring in more jobs for local residents. I live right behind the old Oscoda elementary that building just sits there it should be used for something.
212.	The play equipment at the township park, make happenings in the township be well rounded not just old music at the park, not just old car shows. Give our educated youth a reason to come here/stay here. Give me a reaason to not load my family in a car and go to Saginaw every weekend for shopping, food and fun at parks and children museums. Give tax breaks to new businesses that are going to bring something new to us not another car repair shop. We have thought of moving due to lack of outdoor safe play areas, we would like gymnastics for our children. Rent a space at the community center for this to a qualified person. Make our weekends come alive here. Tawas has an air of being alive, we do not. Do something with the area after the ausable bridge by charter communications to the down town area on the right side of the road. Looks a mess, dates and depressing. When crossing the bridge it should be inviting ":-) we are in Oscoda" We are looking to buy a larger home, we are currently undecided if it will be in Oscoda or East Tawas.
213.	Allow attractions such as casino and big industry. We will never be a big town so don't be afraid of losing the small town feel.
214.	Downtown area, transportation, bring in jobs, more housing opportunity.
215.	More retail stores,like big name stores. And different types of fast good places
216.	Blight. have people clean their houses up.
217.	Blight in all communities but Jordanville and surrounding areas is bad. The downtown business district is real bad. Empty store fronts that are neglected next to a business that is trying to survive. Slum landlords are tearing this community apart, drugs unemployment run hand in hand we must break the cycle.
218.	Another splash pad....water activities for toddlersshady beaches for parents with older kids and babies

219.	Unable to properly answer this.
220.	More development in town
221.	More scenic turnouts along the river and lakes
222.	Less low income housing (i.e. Old Air Force base) Preservation of our beautiful natural sites Improvement of old orchard park (i.e. Bathrooms, less tolerance for noise and unruly campers, more handicapped friendly, level sites) Year round community center with programs for kids after school
223.	Continued development without any detriment to nature or minimal environmental impact.
224.	more shopping options, better quality in restaurants (NOT fast food), handicap-conscious access to scenic areas, and especially more housing options for low-income families
225.	Involve young people in the planning process.
226.	More shopping. Centers salvation army store
227.	CLEAN it up.....I have lived here my whole life and it embarrassing.
228.	Keep it friendly to visitors and residents.
229.	I think we could add some more stuff to do, because a lot of kids in this town are bored most of the time. We just need more places to go. I would suggest more food choices, maybe little shops on the beach, and just more businesses. Tawas has all of the little stores on Newman street which is a huge thing and if we could be like that I think a lot more people would come visit.
230.	Get rid of the drug dealers
231.	more resteraunts, more activities for kids in the winter.
232.	we need more businesses and fun activities to bring people here. more jobs for a bigger and better community.
233.	More traffic lights.
234.	More economic development
235.	Improve area economy options.
236.	Economic development, especially in downtown Oscoda. Population increase is a must, but could be done by economic means, such as providing more jobs.
237.	Better cellphone reception More economic growth Get a regional airline into the base (delta, American Airlines, United) to promote travel. Allow new development

Build new homes/ apartments

Add more "name brand" shopping centers

Housing would be foremost the most important at the moment. Many people at my work have no where to permantly stay. And are forced to stay in hotels. Many people only last a month until they leave because of the housing issue

238. I know a lot of people would disagree, but I strongly feel that the area needs industrial and larger-size retail development. Travelers that come here expect to have access to many of the same type of businesses that they enjoy in the city, and the local residents shouldn't be taking their dollars out of town to purchase elsewhere because prices/selection are so limited here.

We need more affordable, family friendly, pet friendly rental housing in the area. I know that low-income housing is a touchy subject for many because of the effect on property values, but if we want people to pump money into this town year-round then we need to expand industry and those workers and their families will need a place to live.

The idea that the town can survive just on snow-birds and the seasonal tourists is ludicrous. Who would clean the resorts? Who would cook or serve at the restaurants? Who would cashier the gas station. We need to focus this town's development around permanent, year-round residents while doing what we can to preserve the town's natural beauty and amenities for the tourism dollars. Growth has been a taboo word around here for too long.

239. Change the US23 lanes back to the way they were 10 years ago. Ann Richards ruined the economy and the natural flow of our town. Now some survey is supposed to help. Good one clowns. Put the road way back. Also, it'd be nice if we got rid of the trailer park at the mouth of the river. One of THEE single greatest economic growth locations is covered with a trailer park. Eminent domain that eye sore and let's start over.

240. Anything! It's a ghost town and is dying! Allow a college or an amusement park or a raceway be on the base! You are sitting on a gold mine that could change oscoda amazingly! If we let change happen!

241. Bring in more businesses and make use of vacant buildings.

242. Revitalize the downtown by bringing in a few diverse buisnesses like a coffie/ sandwich shop (starbucksish), gamestore, art/pottery do it yourself studio (like wine and canvas type place), a full time restraunt like texas roadhouse or buffalo wild wings, and update the movie theater. Create more jobs for the year round population in doing so. Do something with the rotting school closed on river road like converting it to apartments or demolish it to make way for a children's park. Create a dog park at the lake that people can take their dogs to cool off and play. Develop more access to the river like Lansings river walk project. Host a few events durring the summer such as a car show or large scale trail run for a good cause. Bring a Mijers up here and get rid of that horrible kmart.

243. Pay first responders

	Warning system for tornadoes
244.	More rental homes for low income people. More community get togethers. More charity options. Oscoda does have a lot to offer. I recently just moved away after living there my whole life. Their just isn't enough to do in town. More activities needs to come into play so we can have more fun on the town after dark. A lot of businesses close at 6pm. We need more to want to live on the area rather than just to visit.
245.	Finding more ways to waste money.
246.	Blight is awful. We also need to develop the tourist industry.
247.	Hotel and casino could lower taxes and create over 4000 job from casino and provide jobs for local businesses
248.	Employment opportunities for blue collar workers.
249.	Small businesses downtown, of course. Industry and commercial business on the base. Honestly, if we are speaking about tourist dollars, Old Orchard Park must have updates to accommodate the owners of the new, larger trailers that want to stay in our community and spend their money. 40 years ago, when electricity was put on the west side of the park, the majority of campers had tents and pop ups. Now rigs that come in are in the \$75,000 to \$200,000 range. The electrical supply in the park is woefully inadequate! The families who camp spend money in our town. Yurts are great, but for the past few years there have been many electrical problems, more frequent outages, and some boxes can only run three plugs when four rigs need power. Newer rigs have 50 amp needs, the park only has 30 amps. If we do not upgrade, people with money to spend will not come here. The park beings tremendous revenue to our town. Do not let a great opportunity pass by.
250.	A few more store choices, some type of evening entertainment.
251.	Get rid of old buildings and build new!! To get there act together, like tawas!!!
252.	Better parking for those exiting the AuSable at the River Park. In the summer it is crazy and sometimes you get pinned in, by people with trailers and trucks just leaving them illegally parked in the lot for hours. Maybe off site parking by the former Ace Lumber for all leaving a vehicle and/or trailer, while they go down the river. It is a short drive and or walk to pickup kayaks, tubes, or canoes.
253.	Business owners need to improve their exteriors. Some roads need redone even if they are in a coldsac! I don't live down them and I get agravated!
254.	Re-opening the base
255.	Roads need improved and they need to clean up the town of riff raff push more law enforcement
256.	More business and more jobs.
257.	need more buisnesses and jobs
258.	To be more open to ideas to make the town better

259.	Develop the downtown area, more stores!
260.	DO MORE FOR THE KIDS IN THAT TOWN !!!!! quit worrying about your own pleasantville dreams of that town and focus on doing more for the youth of oscoda . maybe if you decided to think of the kids , most of them wouldn't be hooked on drugs or grow up to just set at the corner bar. Bring in more jobs so the town can start to rebuild. The only way to move up in that town for almost any business is to either be related to someone or be life long friends of a family that has pull in that town. Oscoda used to be such a wonderful town . I remember growing up having the arcade and the roller rink, lake theater . the parents knew where their kids was. It is nothing but a empty shell of a once great town. Good luck with trying to rebuild, but in all honesty oscoda is nothing more then a lost cause . best advice I can give any kid there is to move out as soon as possible.
261.	More things for young people or families to do. Yes there is a lot of outdoor nature things, but what about when the weather is bad? There needs to be more options.
262.	Maintain the old or chat park a lot better!!!!!!
263.	I would recommend more things to do for Teens in the winter.
264.	More areas for kids to fish from shore lines,more up to date business like lows , Sam's club or something on that line,most of that the people have to drive down state to get the stuff they need wich takes the money out of town in stead of in town where it would help the community.
265.	More store options including restaurants, fast food, gift shops, book stores, etc.
266.	Improve roads....empty buildings
267.	Stronger drug task force with emphasis on teaching community about drugs and effects.
268.	Kid friendly areas
269.	Keep community center open for recreation 12 months a year.
270.	I would like to see a horse shoe area. I think it could bring residence together. We could have a league.
271.	Business.
272.	Organized youth and adult activities. Such as yoga, martial arts, camping/scouts.
273.	Year round community center
274.	I'm an active duty Navy sailor, Stationed in Norfolk Virginia. I lived in oscoda my whole life. I can't wait to come home every year on leave because it's home. It's small but it is beautiful and we shouldn't ruin the natural beauty with more random stuff that will eventually go out of business unless it's properly targeted to the majority of the public. I plan on retiring and moving back here one day and hopefully my kids and grand kids one day will love growing up here the same as I did.

V/R Jason Kear
275. It's beauty from the Great Lake, to surrounding lakes and wildlife. The rivers are beautiful. There is a great need for employment and increased importance on tourism. We have the most beautiful beach in the State, but can't be seen from 23.
276. More economic development
277. I recommend improvements down at the old Air Base in Oscoda.
278. I love Oscoda as it is.
279. More things to do. Laser tag, turn furtaw field into a baseball diamond, better places to eat that're open 24/7, better basketball courts, maybe even an ice rink.
280. Downtown...too much blight
281. revise downtown. Invest in good restaurants hotels and access to water activity
282. blight in community and downtown, roads are deteriorating, fix the downtown lack of stores.
283. More activities for the younger crowds
284. More business's,restaurants, and retail shopping.
285. Restore some RV camping in the down town area to get people walking around town like they do in East Tawas. I believe it would revitalize our down town area. People camping at Old Orchard and Van Etten campgrounds do not visit our downtown area unless the weather is bad. Camping within walking distance of the downtown area would bring shoppers and then additional shopkeepers and eliminate empty buildings. I also feel that the current meeting building should not be sold for a medical facility. There are other empty buildings that could be utilized for that purpose ie: old ace hardware building or building next to Dairy Queen.
286. Oscoda township desperately needs to be revitalized and allow some big businesses in the area. We need a better quality of people living in the area. Big businesses and employment opportunities would help with that.
287. More large companies putting jobs here to encourage residents. Open airport for public airliner use.
288. More organized activities for young children.
289. The people
290. We need shopping downtown, to many vacant buildings. Other communities have hundreds of people downtown, we have next to none. Very embarrassing!
291. More business, shops, restaurants downtown.
292. Redevelopment of downtown area to encourage new business and to create a pedestrian friendly environment.

293.	The skate park needs bigger ramps a better play ground a better basketball hoop roads need to be better that is what they can improve.
294.	More shops that you can only find in Oscoda. We need to start a volunteer service that picks up trash on the side of the road. I'm going to let you in on a secret, I love this town but I don't know what it is (maybe because we have barely anything to do here) all of these kids are turning to drugs & partying instead of focusing on their future. Because of how many drug problems we have here (I know these issues are everywhere, but it also seems every time I turn around someone I know is thinking they're cool because they smoke) and also half of this town is full of people who don't try in life. This is the main reason I don't want to come back on my future with my children. This is a small town surrounded by small towns (the nearest city that teens like to go to is two hours away). There are people who can't even hold jobs at McDonald's that live here, and although you can find those people anywhere Oscoda seems like there are quite a bit. We need to get these people motivated and proud of the town we live in.
295.	Snow removal in winter. First year I was up here in 2013 they did a great job. It's been downhill since then.
296.	More shops, boutiques, restaurants in downtown area. Places to attract people to walk from store to store and shop. Perhaps clothing, shoe stores.
297.	Whether it's tourist income or industrial revenues we need economic improvement more than anything. Also more/better medical related locations & professionals so locals can be treated locally.
298.	There should be more community events. Music festivals etc
299.	Shopping...know where to shop...everyone goes to Tawas for the "Newman" street shopping. More businesses, there are some dumpy areas in which blight needs to be enforced. Do more things with the base; change perspectives of the township board in keeping Oscoda a "small town" you can still have a small town feel with more things to do. The chamber needs to have more activities...what ever happened to the red, white, and blue festival. The chamber needs to be more involved in planning activities...we have the same old ones.
300.	Showers at beach for rinse
301.	More shopping and restaurants
302.	I would recommend getting some folks with fresh insight to come in and consult the Township. There is potential for so much more ... walking paths and events to name 2. During the canoe marathon there are literally hundreds of people in Oscoda who would not normally be there, why is the township not coordinating events to coincide with this timeframe and show off the potential of this lovely town? Maybe partner with local businesses and set up booths have some, have some of the local restaurants come down and sell there food at the finish line for some much needed revenue. I can think of all kinds of things to promote this beautiful town. have a carnival at the same time of the marathon, there will already be hundreds of people that would not normally be there, tap into some of the revenue. Overall this township needs a makeover in leadership as it is lacking, at best.

303.	We do need more businesses most especially would like to see a big brand store like a Super Meijers or Super Target to have better priced products and provide many jobs to thus area. Heck, at 60 years old I may even like to work there. Been hoping for this for years as there is no place to buy clothing here other than Kmart or the expensive gift shogs. Usually I will travel to Tawas or downstate for shopping.
304.	First is to fix the blight of our downtown. Landmark, Gilbert, Ausable River Trading Post, Ausable Inn have committed to improve the looks of downtown. The other business must be forced to meet architectural guidelines to upgrade their store fronts or rebuild. 2nd the economic development needs to get off their rear ends and start marketing to Large/Medium Box Retail Stores and Developers (Strip Malls) and create an area that attract these these companies instead of letting Tawas and Alpena beat us to the punch. 3rd - Fire who ever is dumping the large amount of fund into Old Orchard Park, letting our back roads become a mess which leads to more blight because the residence don't think they care so why should they and bring in someone that has real life experience in developing businesses and communities!
305.	I believe the currant superintendent guides board in wrong direction. the township seems to do nothing for tax-payers ie roads garbage, the currant water and sewer employees still do not know system and need help from ex employees but they get a 5 year contract
306.	Better walkways at 3 mile park to access the lake without having to hike through swampy weeds and muddy water. It is disgusting.
307.	I would like to see the community center open all year long. I like the downtown area...I don't want a busy place like Tawas, but I'd like to see the empty stores and resterants filled---- not empty
308.	Utilize Furtaw. It is an ideal location for a playground, paved walking around the perimeter, tennis/pickleball courts, basketball courts, picnic area all that could be seen from 23 and feel inviting. The skate park is not a place for activity. It is a place to hang out and quite unbecoming to the 'family crowd'. We want families to feel comfortable in town because they spend money. It is my belief that many many drug deals take place and have taken place at the skate park, which is tucked away from normal police patrol pathways. A nice family park in the middle of town that is thoroughly planned out and well designed would greatly enhance the feel of a welcoming community, which would bring families back.
309.	Attract more businesses. Enforce ordinances meant to oblige homeowners to keep up their properties (cut grass, remove unlicensed vehicles, etc). Oscoda needs to have more summer events to attract visitors and bring in revenue.
310.	Less hardware, and auto repair shops. Repurpose old buildings into businesses that'll help the citizens, not the tourists.
311.	Crime has been a problem...especially theft associated with drug use.
312.	bring in shops and boutiques to bring in tourists
313.	We need to be a forward thinking community. Able to share our great natural resources

	easily and quickly with visitors.
314.	Continue to improve access to our great natural resources.
315.	Need outside waterfront dining. Always have been amazed in Michigan the lack of.
316.	Clean up blight. Freshen up the down town area. Make it look a little more inviting. Looks like a bunch of mushrooms mash now. Not attractive at all.
317.	More housing and doctors offices
318.	Let's start by getting a quality food store like a Kroger, Rogers has been a fine addition but we still need competition. Let's figure out a way to get the stores in downtown up and running with parking, buy em, doze em but get going, a boardwalk on the river would be nice
319.	<p>Not turning streets back to gravel. Improve the look of 23, clean windows of buildings whether it's a current business or a closed one. Have the auto repair shops park the vehicles in a manner that does not look like a bunch of junk cars strewn about.</p> <p>Housing blight in the downtown area should be addressed, in fact, blight throughout the township should be addressed.</p> <p>The one thing the township can't do is have "some" of the local businesses change their pricing ways. More residents would shop local then. Some businesses need to be friendlier and more helpful to their customers. But, the township has no control over that, so people won't shop local.</p>
320.	Tennis courts at beach...dislocate that mess at the north side of river mouth,return that to the community!!
321.	Encourage businesses to locate here and utilize the base for more development
322.	<p>And "at your own risk" outdoor workout space.</p> <p>A restaurant on lake Huron right next to the pier.</p>
323.	Easier routes of traffic
324.	<p>Better use of tax money. Rather than purchase of new beach property money would be better spent maintaining what we have. New business and new residents are not attracted to a town that does not maintain roads but rather turns them back to dusty/muddy rutted gravel. This is not progressive thinking.</p> <p>We don't have money for police/fire or sewage project but we have money to purchase swampy beach property and remove it from the tax rolls. This property doesn't seem too desirable to other buyers as it has been on the market for some time.</p>
325.	More shopping & businesses in the downtown area and some nice apartments in or near downtown. And more activities for the winter months.
326.	I would like to see the job economy get better so that families will stay and can make a living bring more business and population to the community

327.	A winter sports park .would be an asscet.
328.	I don't necessarily think that big commercial hotels are the solution. However, investing in our quant cottage community and building up the lake Huron side of downtown with shops and restaurants will help make oscoda more of a destination. People leave here, even tourists, to go to tawas and enjoy their downtown. Let's create a space that they don't want to leave. Also, take advantage of what we do have, like the canoe marathon.grayling pulls Ten thousand plus visitors at the start. We should do something to get that business here and make people want to stay for a visit after the marathon. Deals at restaurants, deals at the cottages. Group deals.... whatever. That is an untapped existing resource.
329.	Allow improvement which will increase visitors and provide more enjoyable experiences to locals and those visiting our town.
330.	Hold township meetings in the library or community center -- no need to build or add on to present buildings.
331.	Improved downtown parking, signs showing and better lighting. Possible tax credit or break for new business or existing business. Better event planning and better development ideas for downtown. Better usage of former runway on base. Better usage of beach area and or empty lot in front of beach, would be nice to see a hotel or maybe RV park to draw more people to area. A ORV/ snowmobile trail from footsite to oscoda for food, gas, lodging options. More docks at township boat launches.
332.	Less blight, more jobs
333.	Have the trustees that run the township quite trying to make it into something it's not. There is no way it can compete with Tawas, no parking. Quit trying to bring in new business, support the ones that are here. Someone might ask the current businesses what they need, rather just doing what the trustees think they need. Have the economic development person actually try to get some of the vacant buildings filled. Start to give business a break rather than making more rules and regulations. This is a small township, actually try to help, rather than hinder, the people that already live here. Have the trustees and supervisors get off their dead asses and take a good look around - the place is dying and they're sure not doing anything to help.
334.	Term limits with all political offices. Federal investigations with possible misappropriated funds from governments closing of Wurthsmith Air Force Base, and lack of community input. Immidiately hire a new Township Superintendent that serves the Township board and community instead of self serving.
335.	I think keeping the natural beauty of the many amazing visitor locations. Keeping all those places clean and inviting.
336.	A year-round civic center where in can walk comfortably.
337.	More little shops/businesses
338.	Full-service restaurants and varied shopping opportunities

339. More leisure activities. Better restaurants. Cheaper groceries. Basketball courts/ tennis courts
340. A year-round Oscoda Community Center access makes so much sense now, and will only be of more value in the future, as more people come to this township to enjoy the "Quality of Living".
<p>341. We need growth and are at a point we can't be too picky about that growth. We have so much to offer but make it so hard for new business to come and get established. If we are encouraging growth we also need places for people to live and there appears to be a rental shortage.</p> <p>Perhaps the Township should encourage economic growth through tax abatement or other incentives. We have the DDA and it has done a few nice things but is truly meant for a larger governmental body and isn't very effective for our small town.</p>
342. More social activities for people of all types. Show that Oscoda is inclusive of people if all walks of life even the LGBT members. I moved up here because I loved the area but didn't think of the complete lack of social activities for me up here. We need a chain restaurant or two because there are only 3 local ones that I'd suggest to people. Build a Disc Golf Park for the kids. We have hardly any activities for kids. I saw the small update to the skate park but that it's an outdated design and basically looks very cheap. Get the buildings leading into town rented and businesses in them even the historical building by the Finish Line that's priced way out if market. Take care of the water issue from the base, don't fight your residents when they say the water is not safe and productive persistent with the Air Force to get them to help make things right. Finally, get along with the Tawases so we can work together and build this area up. Oscoda is beginning to look like Detroit and that's not very appealing to people coming up here to get away from Detroit.
343. More Drug enforcement,
344. There needs to be more recreation and less commercial, especially for the rather large potulation of teens and young adults here: there are too many things catering towards the elder generations, and not enough to satisfy younger people, tourists and residents alike; utilize existing, unoccupied buildings and modify as necessary before constructing new; more living and home opportunities for lower-income people; open up a adequately-sized homeless shelter with accompanying employment or community service opportunities (the brick schoolhouse on w. michigan-river road could be a good place); food and ice cream trucks that periodically circle the beach or residencies during the tourist season could be fun; our school needs to adjust its priorities: allocate less spending toward sports, more towards improving classroom conditions, peer support communities, and TRUE sex education (abstinence-only courses and scaring teens with STD stories arent working; teach them about birth control and protection, about body autonomy and consent, pleasure, teach them comprehensive information about their bodies and parts, and have boys and girls learn that information about each others'. and stop shaming people whove done it, especially girls.); more public transportation options should be implemented, like bus stops for the transit throughout locations in and around town, and have the transit run 24/7;
345. We need business!!! Put something..anything in those empty building's!

346.	Bring something that may bring more tourism or visitors to our area.
347.	<p>more shops, no empty buildings, tear down bad downtown buildings</p> <p>But what I would like to see is a walking path on the beach so us elderly who cannot walk in the sand can get to the water like the one in Au sable township beach I would really like to go to Oscoda beach but is to hard to walk down the sand I am 63 years old carrying a chair and everything else I really have to give Au Sable township credit for what they have done on there beach</p>
348.	More trails for dog owners
349.	GET RID OF THE DRUGS!
350.	More bigger shopping stores to give more choices. And to make prices more competitive.
351.	<p>Need a few more fast food choices, less pizza places. Arbys, Wendys. Red Robin or something of that nature would be great too. Need more traffic lights like by Admiral and the Hull Island only exit. Hull Island area needs paved where it does not cost the residents out of their pocket. It is still in city limits.</p> <p>Need more jobs for the younger people and basically for everyone. Many have a hard time finding jobs in the area. There are a limited number of apartments and rentals. If you are elderly or very low income, then you get help.</p>
352.	Improve downtown Oscoda making it comparable to Tawas..
353.	A more vibrant downtown.
354.	Improve downtown. Do something with vacant buildings. Occupy them and improve them, or condemn them and tear them down.
355.	clean up the derelict buildings. Cash in on" Paul Bunyan" lore and use it to townships favor. Other towns in other states do, but Oscoda is the official birthplace of the legend. Why do we pass up the opportunity? Theme the downtown as such. Gaylord is known for their Alpine inspired storefronts.Oscoda could be themed for the logging industry that built this town, and use Paul Bunyan lore as the inspiration
356.	Downtown and blight.
357.	Impeovements i. The EMS and First response system
358.	Improve down town area shopping dining and old orchard
359.	I was born and raised in Oscoda, but after graduating college, chose to live downstate. I would love to move back to Oscoda and raise my family, but Oscoda lacks medium to high-paying jobs. My husband and I don't feel like we could find jobs in the Oscoda area to earn enough money to live comfortably. We love the area and truly hope it makes a come back!
360.	I think development of the downtown.
361.	New businesses, new restaurants, activities for kids,young adults
362.	Instead of letting new businesses build new buildings make them use the ones already

	there that are sitting there empty and unused.
363.	This town hasn't been the same since I was a kid it needs a spark back in it. When I was a kid Kmart was a big store but now it's just dead. We need a bigger store in this town just look a tawas it got a Wal-Mart and now the town is thriving. We just need a target, or a meijers.
364.	Put a arcade in for the teens
365.	Yes ?
366.	We need better shopping options and not strictly low end merchandise. Downtown shopping looks cheap, uninviting and too many of the same types of businesses. It would be nice to have an entire section of various types of shops to stroll through by either tourists or residents with quaint little restaurants peppered in between....outdoor cafe's....make it a great place for it's residents even when tourists leave but a town to be proud of when company comes. Also, better management of the River, especially on Holidays and weekends. Too many high powered boats, jet skis, etc., with no respect for other boaters or the damages they cause due to their wakes, especially on Foote Pond.
367.	New face lift downtown. Bring in more stores or opportunities- make it cozy- make me want to keep my money on this community. We don't even have a coffee shop to visit with anyone.
368.	Steady can cautious growth. Let's not succumb to the almighty dollar.
369.	fill or get rid of the empty buildings
370.	Improved shopping district. More housing, if we want to grow we need more rental choices.
371.	Bringing in business to existing empty buildings and promoting out downtown similar to how Tawas does with Newman St.
372.	We need to revitalize our downtown area! Bring back business & restaurants (with outdoor seating). More community events to bring people to town. We really need to punch up the town and get our tourists back.
373.	Growth
374.	Listen more to your public. Think outside the box more on activities
375.	Clean up blight and renew downtown
376.	Build and encourage any businesses to the area and housing / apartments for the average family not low income
377.	Better use of river frontage,with walkways and small business stores. Oscoda should work on getting so called Main St. (Off) of US 23 People now whiz through Oscoda heading North or South,they are not going to look for parking behind buildings .
378.	More specialty shops, more good paying job opportunity for year round residents

<p>379. Oscoda is stagnant. I would like to see the bike path come in, more fairs and festivals, perhaps a renaissance festival? 5k's are very popular also. These things bring people by the thousands. They are seasonal events, but perhaps could lead to something bigger.</p> <p>As far as the community is concerned we need to at least keep the people we already have here. Is there anything we can do to compete with bigger cities to get companies that do come to MI to even just look at our area? Good jobs and decent wages are a reason for people to stay. At this time, I don't feel we have enough reason.....</p>
<p>380. I think more small businesses would be nice of a variety. Would like to see either a Kroger or another major store to help bring down costs. I'm a junk shop shopper, so more thrift and bargain stores would be nice, however not so much as to lose the small town feel. That's what I like most about living here.</p>
<p>381. replace township superintendent and staff w/ people who are interested in attracting high paying jobs w/ healthcare and benefits</p> <p>low income part time jobs do not build a community</p> <p>disappointed in lack of leadership since Wurtsmith closed in 1993</p> <p>next time have someone who understands questionnaires design it</p> <p>improve the quality of the schools</p> <p>a bronze award does not mean anything</p> <p>encourage businesses to develop the airport business park</p> <p>fix up downtown, it looks like a cheap strip mall</p>
<p>382. Develop strong development, economic and recreational goals with significant and proactive, diverse citizen and business inputs. Think outside the box. Get expert assistance from several consultants and other community leaders similar to Oscoda.</p>
<p>383. Not much for a beautiful area. You would think there would be more economical growth an a blooming place like traverse city, Alpena or even tawas.</p>
<p>384. As stated change things up you can't take keep doing things as you have because it isn't the working</p> <p>See west side of the state.</p>
<p>385. Oscoda township seems to be committed to gasoline powered recreation activities. My family would like to have a functional bike path and cross country trails and more and easier accessible hiking trails.</p>
<p>386. Clean up the weeks in Van Ettan Lake</p>
<p>387. Better educated residence, reduce poverty by industrial incentives for companies to move into airbase</p>
<p>388. More consumer friendly shops that don't price gouge. Oscoda could have more locals shopping local if the local merchants didn't charge almost two to three times as much as other places. Example: Family Fare always has prices higher than say Neiman's and look how big a chain Family Fare is than Neiman's! Some restaurants are gouging, Wiltse's with</p>

their new menu. \$10.95 for a BLT! You can shop in Tawas and run into a lot of Oscoda residents who don't want to be taken advantage of by shopping local, including members of the DDA!

There needs to be more for the kids, young and teens, to do. Kids need more than the beach, hunting and fishing. Our local movie theater needs work. The bathroom is horrible and the place needs to be refurbished. 23 should be street cleaned more often to make things attractive and empty stores and businesses should at least clean their windows. Take a good look at the empty store showcasing the photographer in Oscoda! More should be done to make the township look inviting. The zoning person should do much more to get rid of the blight, old cars, tires in the yard, junk, wood stacked every which way, etc.... We do have ordinances!

389. Need more local shopping options for clothing items. If Kmart goes, we will not even be able to find shoes in Oscoda! Enough "Dollar" Stores though!
390. Nice restraurants with good healthy food, not bar food. No dollar stores. High end retail shops. Less fast food. Less auto body shops. Update old buildings & make them usable. Get over the fact that the base is gone. Stop talking about the good old days. Improve schools.
391. Hire an active program planner/promoter of existing community elements and services. Make their pay/bonus based on performance, but give them a rolling 3 year contract to give them a chance to succeed
392. Encourage business growth in the area that could provide services to the community plus create jobs.
393. Fill the empty buildings.
394. Adequate affordable housing. Tourist destinations- sops and restaurants.
395. More stores, and bring in the year round activities the area has provided with us.
396. I would like to see the empty shops filled and revitalized.
397. I recommend making the downtown more attractive for tourist, like Tawas. Also using the buildings that are already in place for businesses. The empty builds are an eye sore. A big negative we are noticing over the last decade is the influx of very poor Americans. It truly looks like Oscoda is a destination place for the poor. I think we need to make Oscoda more appealing to individuals who will spend money and help businesses survive.
398. I think a good start would be to really apply yourselves to using the survey results.
399. More shopping facilities. (Aldis) Downtown improvements more signs to advertise Oscodas beautiful public beach. A fresh produce market.
400. Clean contamination at Wurtsmith!!!! Clean the environment, get Federal Funds. The pollution is why we are afraid to buy property or spend more time there. Don't just do a PR campaign. Clean the mess! At the very least, plant things that can clean the mess naturally.

<http://www.resilience.org/stories/2014-08-11/using-plants-to-clean-contaminated-soil>

<http://www.environmentalcouncil.org/priorities/topic.php?x=142>

401. I have been coming up to Oscoda for over 30 years. The downtown area is in need of some more updating to compete with Tawas.

Oscoda beach has been updated a lot over the years and is one of the most important locations to keep maintained and beautiful in Oscoda. I was up the weekend of 6/18/16 and the splash zone was not working and the beach was not groomed to remove branches and garbage. I was up Memorial weekend and the grass wasn't cut. Please maintain this gem better.

Maybe even put some sort of food and drink unit there like Tony's tacos at Tawas beach.

402. Keep Oscoda community center open year round

403. Revitalize the downtown shopping area!!!!!!!!!!!!!!!!!!!!

It looks like a ghost town. Compared to East Tawas during the Memorial Day weekend you couldn't tell it was a holiday here. There are no longer the shops and stores for residents to shop at, The town is dying and something needs to be done sooner rather than later.

If we lose more stores we lose revenue. The biggest store is Gilbert's and I rarely shop there.

We need to add more parking so businesses will come back in. Board members that are open and want change. I have been coming here as a young child and now my grandchildren come here. Sad to say if something isn't done tourists will bypass Oscoda all together.

Yes we are 6 mos residents but I am a taxpayer and want my opinion to be heard and considered like full timers.

404. Allow the development of things that would grow the economy (ie. Walmart, casinos)
There is plenty of space out on the base that is going to waste.

405. Oscoda community center should be open year round!!!!

406. Year round community center. An upscale resort.

407. Just to limit the amount of commercial Lake Huron frontage. Would rather see parks or private homes than commercial buildings.

408. Take the money from the sale of the building downtown and use it to keep the community center open and if possible use the community center for your meetings. Do not build more buildings for gov't purposes since there are too many empty buildings now which are a negative to the community. Is there anyway to support snowmobiling in the winter or an ice fishing contest? I always thought there should be an eatery on the lake. Maybe one run by the local restaurant owners together might be encouraged. Thank you for asking.

409. We need the roads redone on Lakewood Dr. It is like riding a roller coaster!!! They just throw asphalt into holes and is so bumpy now. Take down the old hardware abandoned and get rid of old buildings not used. Pocket parks would look better where they are. We have good assortment of restaurants now so don't feel we need more. Would be nice to turn school into senior housing or condos but heard it has asbestos so don't know if

	possible. We need more doctors and specialists in the area too.
410.	To fill thw vacant buildings when possible, to encourage the youth to work and advance their education,
411.	We need more companies here to keep everyone working and keep our community growing. We need to get out of the retirement mind set and get back to making money.
412.	Year round fitness center
413.	<p>Addition of East/West Development off US 23 to eliminate the "One Horse Town" appearance...such as Newman St. in East Tawas.</p> <p>Additional retail, entertainment facilities @ Wurtsmith instead of it being just an industrial park.</p> <p>Why not develop 41 from US 23 to The Base? Micro Breweries w/Food, Gift Shops, Boutiques, Specialty Restaurants. That's what tourist on vacation want. Not fast food and same old same old.</p>
414.	The local government does not seem progressive. Maybe new leadership is necessary.
415.	I really like to play basketball and I would like to be able to play inside especially when it rains.
416.	<p>The bathrooms at the beach park needs to be improved and more stalls. During high peak use, such as the 4th of July, you should add porta-potties. When you have big crowds on the beach you need to have visible security present.</p> <p>I don't think blight is a big problem in Oscoda, but getting empty buildings occupied should be a priority. Limiting high density rental properties and not adding mobile home parks should be a priority.</p> <p>Encouraging business development to provide jobs and encouraging home ownership is needed.</p> <p>We own a townhome at the Villages of Oscoda and the increase in renters is a real concern. I love the area and plan to spend summers here. I think the VOO is at a tipping point with "blight " happening if more renters who do not maintain their home move in which will turn it into an undesirable neighborhood. Property values have stabilized but will not continue to improve if homeowner occupied units continue to decrease.</p>
417.	Develop a strong township development team (solicit help from other communities if needed) to brainstorm how to 1) fill the empty buildings we have with viable business ventures. Work with the building owners to ensure that they are not overcharging for building rent, which is stopping any further tenants from considering the site. And 2) bring business into the town - those businesses that can survive and fit the community. You can't wait for people to come to you, you have to be aggressive in pursuing them -

offer incentives

For example: 1). a discount shoe outlet

2) a beach shop located near Lake Huron (perhaps offer spots to vendors to sell during summer months if no land is available for permanent business or an existing empty building) which would offer all kinds of summer fun toys, equipment, clothing, beach towels, etc

3) a "day old" bread outlet for bakery items at cheap prices

4) canoe/kayak supply store

5) fresh fish market

6) year round indoor farmer's market - sell fresh in summer, other things in winter (like firewood, canned goods, Thanksgiving and Christmas Items, quilts, etc)

Concerning the community center, if you cannot justify keeping it open in winter, maybe buy risers or a portable stage to use for guest performers or speakers - need a place to present such entertainment besides the high school. Offset costs by charging admission and/or charge to rent the space

Also would like to see some improvement at Ken Ratliff Park on VanEtten Lake as far as providing a handicap access ramp that would "jut out" into the lake to allow fishing by those who cannot access the lake any other way due to physical limitations.

418. Large shopping center .

419. mORE SMALL SPECIALTY SHOPS AND YOGA AND HEALTH STORES

420. Improved septic system regulations. Encourage young families to live in the area with economic development.

421. BETTER ENFORCEMENT OF EXISTING RULES FOR "BLIGHT" PROBLEMS - NO ONE WANTS TO LIVE NEXT TO TRASH.

DO SOMETHING IN THE WINDOWS OF THE EMPTY STORE FRONTS - PERHAPS 'BUDDING ARTISTS' FROM THE HIGH SCHOOL OR COMMUNITY THEATER COULD DO WINDOW PAINTING TO DRESS THE BUILDINGS UP.

SO SOMETHING WITH THE CORNER WHERE THE DAIRY QUEEN IS - THAT AREA IS FAR TO DANGEROUS FOR THE LITTLE KIDS TO STANDING AND WALKING NEAR THE CURB WHILE WAITING, SOMEONE IS GOING TO GET HIT BY A CAR.

CLEAN UP THE FRONT WINDOW IN THE TOWNSHIP BUILDING THAT CAN BE SEEN

FROM THE STREET - IT SHOULD BE A GOOD LOOKING DISPLAY FOR PEOPLE TO LOOK AT WHILE DRIVING DOWN US 23, AND ESPECIALLY IF THEY ARE STOPPED DUE TO THE TRAFFIC LIGHT.

422. Develop an industrial area with tax abetments and economic incentives. The downtown area needs to utilize a core organization,ie, Chamber of Commerce, Merchants Assoc. DDA to submit grant applications etc. These organizations should all come together if they haven't to this point. The stronger the restrictions for housing, business and industrial concerning zoning, site plans and development, will increase taxable value and provide the additional funds necessary to implement your future plans. We have the nucleus for a very upscale, dynamic, beautiful community.

423. Stop wasting money maintain what you have

424. Improve Ratcliff Beach. It is very outdated for children. It needs to be maintained better. Sand is full of weeds. Cooperation in keeping lakes in best shape possible. Septic at point of sale needs to be address. Work better with organizations and associations that are helping to maintain the lakes and beaches. Some facilities are need to rinse off sand when leaving the main beach on Lake Huron. Blight and people not maintaining their properties need to be address. Township officials who address this needs to be available. Too many abandon houses that are deteriorating. Embrace the seasonal people. They want to send their monies in the area but not always welcomed. The merchants need to work together to help development a true walking downtown area. Some ordinance are out dated. Allow properties to have garages/pole barns without needing to be movable or requiring water, living facilities within it. More and better medical facilities. People do not move up permanently from seasonal status because emergencies require a run to Tawas or Alpena. The population increases during summer months and especially on weekends and there needs to be medical facilities available 24/7 during this time. Thanks for allow my input.

425. With the water quality in Oscoda being on the top of many peoples minds lately and the need to secure safe water to drink and available for recreation, it seems that we should not only look at WAFB pollution of wells, lakes and streams; but at what countless outdated septic systems are doing to wells, lakes and streams in Oscoda Township. This could potentially be a larger issue than the WAFB pollution.

All septic systems should be checked on a rotating basis or at a MINIMUM, when a home or business changes hands, the septic system should be inspected and REQUIRED to be brought up to current code. Oscoda can and should take the lead in this critical state wide water quality issue!

426. We need industry that will bring economy to our town and rebuild downtown so people have a reason to go downtown shopping and bring people to Oscoda.

427. Bring in business. Not more dollar stores....bakeries, boutiques..more upscale stores. More Restaurants.....not bars...variety of foods... Good Italian, seafood etc...

428. I think blight should be looked at. There are many trailer parks that were set up when the base was active and have not been kept up. Bad housing and low rent will just bring trouble. We have natural resources here that really are not really being used to the their fullest. Get the DNR to stock native fish and try to get them away from Salmon who eat our native fish. Also get the federal government to clean up the mess at the old air base. Until

that is done nothing you do in this Township will matter.
429. Need improvement in variety of restaurants and shopping facilities.
430. Improve housing options, and encourage retail options.
431. Treat weeds in Lake Van Ettan, improve well water quality, pave Colbath Rd.
432. undo many useless regulations
433. do something to control / reduce the weed problem in Van Etten lake.
434. 1. North end of Van Etten lake desperate for weed control, very bad. 2. Alexander Road off of F-41 needs to be fixed not patched, tear it up or put down a new road. 3. Trash containers/ collection needs to be mandatory for all residents, even seasonal. Trash is being dumped in public parks, hunting areas. 4. Water contamination from Wurtsmith Air Base, all homes need to be checked, water tested.
435. Improve the members on the board. They do not support new people that move to the area. Just a bunch of "good ole boys"
436. Install municipal water and sewers on Loud Drive. Our water well is contaminated from the base.
437. Quality restaurants and progressive healthcare facilities and hospitals
438. Bring in more activities like Traverse- upgrade sewer system down loud dr. No one on Van Ettan or Cedar should have septic- makes all connect to Sewer! Save the lakes!
439. The downtown needs boutiques and restaurants that overlook Huron and maybe some along the inland lakes.
440. New businesses to fill empty buildings and offer decent jobs for more residence.
441. We need water & sewers to all of the township area. Being able to have & offer these utilities would be the fastest & most effective way to develop Oscoda in many ways. The contamination of the water within in our township is having adverse affects. We are a tourist destination. Our lakes & water ways is central. We must install municipal water & sewers to prevent the pfc's. and other contaminants from getting into our drinking water. Safety of all our citizens including safe drinking & cooking water should be addressed immediately. We are already hearing about our property values going down. This includes residential and commercial. To turn this around we need to work hard and upfront on bring these utilities to the community.
442. Cut out Bike Night.
443. Tear down any empty buildings in town. Need more businesses and restaurants, groceries store. Now I do most of my shopping in the Tawas area. Tear down blight structures in the area. Make the area more inviting for businesses and visitors. Advertise down state what the area has to offer, events, beaches, year round recreation, lakes, rivers. Some people do not know that Oscoda has a beach area. Improve traffic flow around town. Provide safe drinking water. Require all septic systems be up to code. Twp needs to work with the lake associations to improve the lakes. The twp owns property on Van Etten Lake but does little to help the VELA association with problems on the lake.

<p>Example the stumps flowing down from the Pine river. This is a safety hazard plus a law suit issue. Drugs, under age drinking and people climbing on the Van Etten dam. The Twp expect the association to take care of most of the problems while the twp gets all the benefits (profits from boat launch fee, park rental). Van Etten Lake property owners should not have to pay boat launch fees. The taxes they pay should be enough. Twp does not take enough interests in the waterways in the area. These waterways are why people come to the area. Twp needs to stop wasting tax payers money (pier, buying land for rv park). Twp should just improve the existing recreational areas. Get rid of Bob Stalker and try to get new board members. New people equal new ideas. Stop trying to be like East Tawas.</p>
<p>444. Move the primary retail off of US23. Not many people enjoy shopping and dining with a major freeway running by.</p>
<p>445. Downtown Oscoda needs to be redeveloped to become more of a destination for shopping and night life. Existing restaurants are okay but more is needed to draw visitors. Business spread out to the north are in a non walkable area and accessible only by car. This is a tough thing to accomplish but to drive more tourism the downtown core needs to be improved. Too many vacant store fronts.</p>
<p>446. Eurasian milfoil is slowly ruining the southwest end of Lake Van Ettan.</p>
<p>447. I'd like to see the drug problems taken care of and less welfare recipients living here. There is nothing for young people to do here and I think something should be done to help them. It's sad to see people drive right through Oscoda on their way to somewhere else. Why can't we be developed like Tawas?? WHO is holding back the development in this town and why are so many businesses leaving?? Too many empty stores. No one wants to come here and it makes me sad.</p>
<p>448. Need resort on ausable or Huron, large new and year round. Redevelop downtown, the place looks deserted. Need campground walking distance to downtown. Get someone to sell full line lumber. YMCA camp on vanettan is vastly under used, help them get on track. Thanks</p>
<p>449. Take better care and give better assistance to Van Etten Lake home owners!!</p>
<p>450. Bike/Walking path from county line to downtown along F41. Improve township roads at West end of lake VanEtten, (Colbath Road) and not just Loud Drive. Unimproved roads set an image of select road care. Continue with Blight efforts.</p>
<p>451. Clean up the blight. Create rule for moble home park and how there used. Try to get fundin so bussines can clean up there property. Establish codes.</p>
<p>452. More small buz in the downtown area, even if it means financial support from the twp. If theres no downtown oscoda dies. We also need to make a bigger deal of the canoe marathon. Make it a festival, a big deal not just.and the racers are done, everyone can go home now.</p> <p>More also needs to be done to keep the Inland lakes weed free. Its getting more and more weedy. Ick!</p>
<p>453. Open up more industry for people to find better jobs so the quality of life would go up</p>
<p>454. reinforce the business community</p>

455.	Roller skating rink....drive in theater...swimming pool
456.	Encourage development but maintain access to all the Natural attributes Oscoda Township offers and change only for the betterment of that access.
457.	Passes or free launch access for Van Ettan lake front owners, at Ratliff beach
458.	Refer to above remarks. Pete and Sally Hervey
459.	Make the Township more exciting and inviting. Develop more upscale restaurants and shops.
460.	More consideration for residents that shoulder the burden of special assessments for public properties. More affordable grocery, clothing, and variety stores. There is nothing to 'buy local' anymore except gasoline from stations that flip flop pricing outrageously.
461.	Improvement and encouragement for businesses in our community.
462.	So sad to see the vacant store fronts. Also find that the Oscoda Press does not advertise the events around town very well. Didn't know that the LZ operation was going on until we heard it from our cottage even through I bought a paper that week. Just need more things going on to compete with Tawas.
463.	Availability of weekly recycling pickup.
464.	Fix the water issues on BOTH sides of Van Etten!!!!
465.	Repave Alexander road or turn it back to dirt it was better when it was dirt than it is now.. Don't let the water in Van Ettan lake down so far cannot get a boat out to go hunting during duck season from my property on Van Etten lake. I own water front that turns into all mud and cannot use the waterfront during the duck season and the property was bought for duck hunting and fishing.
466.	More dinning choices
467.	I think the people who live on lake Van Etten should not have to pay for the boat launch when they pay for the lake weed control. Give all property owners a special card to place in window.
468.	more winter activities, more fish planted in ponds (i.e. Foote pond, get a fishery) so the steelhead draws we had years ago remain,,,from the shore to the water, more advertisements where we are at, if you mention Oscoda people are like where? make sure the local tv news people acknowledge us....we have the natural facilities, time to make them work
469.	Get rid of blight in the downtown area.
470.	Development of job opportunities for residents in the community. Oscoda needs more retail stores for groceries, and clothing.
471.	Beach front Hotel

472. Business development! More attractions, restaurants, and better shopping! Fix up the old buildings before building new ones! Give people a reason to want to come to Oscoda! There is very little entertainment in Oscoda! We need more! I do not like Family Fare Grocery Store! It is not clean and their fruit and vegetables are not fresh! Their prices are too high! Would like to see a Neiman's Grocery Store in Oscoda! I bring most of my food from down below because it is much cheaper to buy it their. If I need to shop in Oscoda in the summer, I go to Tawas for my meat and groceries. I buy very few groceries in Oscoda! I would like to see fewer boaters visiting our lake, Van Etten! They are putting their boats in and bringing Zebra Mussels and weeds into our lake! We need to continue the funding on a yearly basis to remove the weeds out of our lake and NOT stop our weed treatment! If our lakes are too weedy, property values will go down and the township will not have sufficient revenue from tax dollars due to lower lakefront assessments! No one wants a home on a weedy lake that you can not swim, fish, or boat on without getting caught in weed beds! Boating fisherman will extend one of their legs onto my 70 foot dock in order to cast underneath when fishing! I am tired of my boat and dock being hit and this is also a safety issue! This needs to stop!

473. I would like the township board to be more supportive of weed control and watershed pollution interventions in Van Etten Lake and work much more closely with VELA. We should not have to go back to square one any time our SAD for weed control needs to be re-established. VELA has a large membership and represents homeowners and cottagers on Van Etten very well. The township board needs to have higher regard for VELA.

The township board needs to establish a citizens' advisory board immediately to see that homes affected by ground water pollution from the former air base get hooked up to municipal water immediately, paid for by the federal government. The township board and citizens' advisory board need to work together to hold the federal government responsible to provide remediation efforts to reduce and eliminate the groundwater pollution before it impacts our people and environment in additional ways. We are very willing and able to support the township board in these critical endeavors.

I have reason to believe that some of the downtown buildings are assessed way too high. It will be very difficult to sell or improve downtown buildings if they are assessed for more than they are worth. Our assessment department is not particularly responsive to our citizens with concerns. I know personally that Boards of Review trust our assessor more than our citizens, even when the Board of Review's decisions have been overturned by the Michigan Tax Tribunal. I have had that experience three times.

I appreciate the opportunity to reply to this survey very much. In the past it has seemed to me that the township board invites a crisis mode mentality, rather than working with citizens to anticipate needs before they become critical.

474. Improve economy and preserve natural beauty.

475. reduce taxes, new faces in government

476. Do whatever possile to enhance the area as a tourist hot spot.Purchase more park areas, build township owned marinas.Make Oscoda more like East Tawas

477.	Clean up pfc/pfos and contamination from Wurtsmith and provide municipal water to all affected property owners as soon as possible.
478.	Cater to the seasonal clientele, that's where the money is. Take a few lessons from Tawas instead of being stagnant with the same old way of thinking. Oscoda needs new blood in the supervisor's office to generate new ideas and cash flow. Quit trying to screw the part-time residents and strengthen the blight concerns to improve the look of this great tourist area.
479.	Revitalizing the downtown area, it is sad to see so many vacant buildings. More opportunities for entertainment.
480.	Downtown
481.	Reduce taxes ,get rid of the blight clean up the base. Its a bad mark on the area, test all of the wells make air force pay for it every body should be able to get there well tested.
482.	Revitalize the downtown area. Tired of seeing close up businesses. Why is the Tawas area so much better looking?
483.	Sewers for all riparian sites on the lakes, rivers, and streams. Safe drinking water.
484.	Downtown is unappealing, needs to be revitalized using the river and lake as attractions, attract retailers, hoteliers and tourists, create river walk and make the businesses destinations
485.	Clean up down town
486.	get people to update their septic systems - I bet there are lots of old ones especially at older cabins that have been here a long time - people should upgrade their places take care of old trailers and trailer parks by making land owners stick to some code so they don't get all run down and attract animals - looks bad too - especially when people come up here to enjoy the up north and see that mess! bring in new business to fill in the empty buildings - need new blood to re-vitalize the community
487.	winter sports complex involving the community center.
488.	year round community center
489.	Pressure the government for a good plan on clearing up the groundwater contamination. More affordable property taxes based on an appraised value, current market conditions, and not some fictious number the assessor's office pulls out of their hat. Township is at times difficult to get answers from. Publicize information on elected officials. More of an open door policy with officials.
490.	We need to change rules to allow temporarily allow canvas shelters . Many of us use these to protect our boats and vehicles during the summer months. The shelters allow us to keep them handy for use but provide shelter from the trees that rain down a variety of sap and

	pollen. These are not buildings and building codes should not apply.
491.	Sprucing up some of the trailer park areas that we see.
492.	Keep Van Ettan Lake clean and plant more fish.
493.	Enhancing areas on Ausable river (walking trail from river road park to downtown), support and dev. of Bike path, growth incentives for new and existing businesses. More detailed landscape maintenance of Downtown beach (weeds and poison ivy in general areas), encourage food truck use at downtown beach along with water sports rentals. Develop Furtaw Field for it's intended use of education and fitness opportunities including a well paved track for those unable to walk on streets or sidewalks including well marked parking around park (remove posts around field-maintenance is time consuming). Education regarding history of Paul Bunyan and logging industry in Oscoda.
494.	stronger downtown commercial district, more options for tourists with children
495.	Improve downtown area to make it more touristy. (think Traverse City or Tawas. Garbage pick up would help cut down on dumping in the woods
496.	When visiting other areas where water is a major attraction, they always have a variety of hospitality services (restaurants, cafes, bars) with views of the water. I know of only the Au Sable Inn with this nicety, and because it faces west it's usually too hot and blindingly bright to be enjoyable.
497.	Reduce taxes and lower the assessments on lake properties. Assessments for the lake properties for the most part are ridiculous. From the day I bought a lake property I would gladly sell it the township for what you say it's worth! Increase the Police presence around the lake properties. Not enough patrols along Loud Dr. the speed limit is 35 mph but I have routinely been passed on this street. Lots and Lots of foot traffic on this road especially Kids and Seniors. I'm suprized no one has been hit yet.
498.	Three Mile Park used to be beautiful until the weeds, including invasive and poison ivy took over, etc There is a beautiful sandy beach underneath all that mess. Let us get our beach back. There is a lot of land on the base that could be used to build something that would draw people to this area. Maybe, a discount shopping area, a big store like a hone depot, etc. a Casino? The downtown area will never be a draw for visitors. Too many things like a bank, title company, etc. People like to shop and walk around. Our beach in town is a draw for visitors, but off the beaten path (US-2
499.	Assessments for Lake properties reduced.

500.	We do need more retail so that we don't have to go to Tawas or Hale, Harrisville, etc. People in our community need more year round employment and access to the things every family needs. If that can thrive, then more families will be able to call Oscoda Township their home. More community activities and centers year round as well as College education centers.
501.	Being a part time resident I believe the twp should focus more on providing services to it's residents and less on finding new ways to raise money. This seems to be more prevalent in Oscoda twp than in other twp I have lived in.
502.	I think Oscoda should try to copy some of what Tawas has going on as far as activities, retail, etc.
503.	More developed downtown, better access too the downtown. When events happen people are all over the town we need more events to draw people in. Better communication within the township.
504.	get businesses here... get people to move here... develop the shoreline to get more tourist industry... bed and breakfasts in town... beautiful beach, no one knows about it...
505.	Install Lantern/lights on bridge coming into town as most downstate cities with any kind of bridge /overpass have (Huge asset). Make US23 North and South traffic in town as denoted above, restore downtown parking on US23 and build a restricted R/V park just North of existing city park. Make better use of Lake Huron and bridge assets. You need to better utilize Lake Huron assets by moving town closer to it (North /South 23 with business development between).Presently, everyone wants to go to Tawas as they can walk the Town, go to the beach,,RV park, see boats etc. Presently. family and grand children always want to go to Tawas never Oscoda as they can walk the town. Van Etten lake is terrible, kids won't GET IN. Blight controls not good . Often many people receive warnings with minor infractions while others very close look like junk yards i.e., piles tires and just junk .that continue. IN some ways restrictions are appalling e.g., shed materials must match house materials. I live downstate in a multi million dollar neighborhood and we do not have crazy restrictions like that. Sheds are allowed with few restrictions on materials. They concentrate on the junk aspect. I realize you need regulations but that article in the paper this past year regarding a shed not matching the materials of the house was over regulation . Concentrate. on the actual junk, and apply to everyone. Don't pic and choose as it seems your presently doing .In a vacation neighborhood everyone has boats, motors firewood etc., in their yard. However, stacks of old tires and just plain junk ,should not be allowed .
506.	some type of recreation place for all ages and also a good home town restaurant, like the old Pack House used to be
507.	Again--bike/hike trail on Cedar Lake Road.
508.	Move the skate park and basketball courts to the sports complex on the base. Keep all that stuff together so our youth have a place to go and do multiple activities. Add tennis courts and a snack bar. Many families with smaller children do not go to the beach park because of the "teen scene hangout" (language, cars circling the parking lot, smoking, skimpy attire). They interfere with concerts on the beach and misuse the band shell when it's not populated for functions. Have shops and small businesses leading down to the beach bring foot traffic to the waterfront.

509.	Progressive planners that highlight the natural beauty and active lifestyles many families look for. Promote active events, (5K run/ walk, biking events, more river activities)to encourage Oscoda as a destination. Keep public parks clean and free of graffiti.
510.	What I would like to see is a bike trail from Oscoda down Cedar Lake road to Kings Corner Road. The speed limit is 55 along most of it and it is unsafe to ride your bike along there.
511.	<p>First, bring back walking passes for Community Center. I was on original "Cool Cities" committee-Hyatt/Palmer said then "Take care of you own residents first" do not feel our leaders have that idea! Who said the Community Center should make money? It is supposed to be here for us at the lowest cost possible- we are a low income area! Where are the "Cool City" signs? Forgot to put the back on road after US-23 development! Worked pretty hard to get there- why not important now?</p> <p>Improve attitudes of Township officials toward residents. After all, who works for who?</p> <p>Being on "Cool Cities" committee, we did a lot of work getting opinions at interviews, meetings, surveys. etc. as if our own opinions matter. Don't feel that there has been much "follow through."</p> <p>Also on committee for find location for Township offices back in the day. Final recommendation was building on base- guess what! Now a new Addition! Not enough parking for current building use! Use Warrior Pavilion more! Develop what we have!</p>
512.	We need to bring new businesses into the vacant buildings in out downtown area.
513.	Senior Citizens
514.	Boost population, both permanent residents and tourism- Need a Meijers or similar draw for shoppers- Maybe a casino on old base.
515.	<ol style="list-style-type: none"> 1. Attack the blight- demolish the decayed places that are beyond repair ("addition by subtraction!") 2. Revitalize downtown (The 2010 State Street project certainly helped)
516.	<p>the township should have more development in regards to Alpena Community College North Shores Campus. Tremendous potential for community culture development.</p> <p>Re-open Pack House ASAP. Provide incentive if needed- what is their problem?</p> <p>Redo and open Charboreau's (Au Sable) in cooperation with Au Sable Township.</p> <p>Add Industrial park, assuming Master Plan indicates such. If now, please provide.</p> <p>Blue Bus schedule unknown. Information needed to be forthcoming for public-accountability & utilization, effectiveness and efficiency.</p> <p>Routing A: need announcement recommended & budget revealed to public , when and where are stops?</p> <p>For aesthetics: one's view stops at one's property line. So consider feasibility of uniting with Au Sable Township. Blight of these 2 entities converge. Consider more cooperative and or unification of greater blight elimination.</p>
517.	Improve parking on Lake Huron Beach in town. Remove building that are so bad that they can not be used- corned River Road and US 23. Improve roads and residential areas.

518.	Fill up the empty buildings.
519.	Expand seasonal RV park. Clean up blight- enforce the laws. Get rid of 40 plus year old run down trailers.
520.	Build a harbor. Tear down empty buildings. Boaters and fishing have funded development of many port towns in Michigan and will too in Oscoda.
521.	Build a harbor. It would bring more tourists and businesses to Oscoda. We are sitting on the largest river this side of the state (excluding Detroit River). Capitalize on that fact!
522.	Some interesting retail stores in the downtown area to get tourists to come to visit, shop and eat! I would like to see people walking around downtown.
523.	We really need more doctors and medical care available so you don't wait for appointments 'til it's too late.
524.	More restaurants like Applebees, Olive Garden, etc.. Well Known.
525.	Something new and different.
526.	A government more responsive to the citizens.
527.	No low income housing, do something with the empty store fronts- the window signs in the old ACE building windows are a good example.
528.	All that I marked, code enforcer do a better job on uncut weeds, grass trashcans, etc. Give more responsibility to our supervisor, raise his pay and get rid of the high cost of a manager (stalker).
529.	If Oscoda does try to improve the downtown area, they MUST have parking and MUST HAVE something that will draw people. A new farmers market if just a waste of money, the one in AuSable is established and easier to get to. Don't try to improve it, just maintain it.
530.	I am 52 and plan to retire soon. I do not think I want to keep our family's cottage, but want to always come to Oscoda and stay for the summer. An RV park by the city beach would be ideal for me and my family. It would be a way to enjoy (and spend money in) Oscoda without the upkeep of another home. I'm sure I speak for many other retirees.
531.	Develop the area with big business and casinos.

[Appendix B: Adoption Documentation](#)

Charter Township of Oscoda

Planning Commission

Public Hearing MINUTES

March 5, 2018

Robert J. Parks Library

6010 Skeel Ave, Oscoda, MI 48750

A. CALL TO ORDER

Dan Gary, Chair, called the meeting to order at 7: 00 P.M

B. PLEDGE OF ALLIGIANCE

C. ROLL CALL

Present – Mr. Gary, Mr. Davis, Mr. Michaelis, Mr. Schenk, Mr. Palmer, Mr. Tasior

Absent – Ms. Cope

Quorum –Mr. Gary determined a quorum present.

D. APPROVAL OF MINUTES

February 5, 2018 Meeting Minutes – Mr. Schenk supported a motion made by Mr. Davis to approve the minutes as written. Roll call vote. All in favor, with Mr. Gary abstaining.

E. AGENDA – Additions, Corrections & Approval – Mr. Palmer made a motion to add a discussion regarding televised Planning Commission meetings to the agenda under New Business. The motion was supported by Mr. Tasior. Roll call vote. All in favor.

F. PUBLIC COMMENT – N/A

G. PUBLIC HEARING –

- 1. Case # 821** – The ZA read the nature of the application for Case # 821. Mr. Gary asked the applicant to explain his proposal. Mr. Tim Gallton, 115 First St., Oscoda told the Board that he plans to build 4 separate buildings which would hold four units in each, including 2 and 3-bedroom apartments. He stated he would pave the lot, landscape and have a fenced in dumpster. He proposed lighting that would be installed on the buildings.
He said that once all the units were completed and rented out, that he plans to mirror the project on the other side of the parking lot and build more apartments.
Mr. Palmer asked if he planned to utilize the drawings that showed the stairs on the front or side of the building. Mr. Gallton indicated that the stairs would be on the side.
Mr. Palmer discussed the parking area with Mr. Gallton, stating that his Site Plan was short on spaces. After a lengthy discussion, Mr. Gallton agreed that he would have the parking area redone on the Site Plan and also remove the shrubbery in the drawings and relocate them to allow for easier access to snow plows.
Mr. Tasior asked the size of the apartments. Mr. Gallton replied that the 3-bedroom apartments would measure 1276 sq.' and the 2-bedroom apartments would be 1000 sq.'.

Mr. Tasior brought up the topic of outside storage for the apartments, which initiated a group discussion.

Mr. Gallton said that outside storage would be something he would consider providing once the project was complete. He also stated that future plans would also include a storage building for maintenance equipment.

Mr. Gary asked the audience if anyone would like to speak either in favor of, or against the project.

Mr. Randy Moore, President of the HOA of the Villages of Oscoda asked when the ground breaking would take place. Mr. Gallton replied that he expects to begin in approximately a month. That he planned to start in early spring, and complete the project by winter, or early Spring 2019.

Mr. Moore also asked if the housing was solely for Kalitta to which Mr. Gallton responded that the housing would be open to everyone.

Mr. Gary added that Oscoda needs more housing, per the Master Plan, and that he believes Mr. Gallton had a good project in a good location.

Mr. Palmer made a motion to close the Public Hearing and go into deliberations. The motion was supported by Mr. Davis, followed by a roll call vote. All in favor.

Mr. Davis stated that this project addresses the housing needs of the Township and is the sort of project to move Oscoda forward.

Mr. Tasior added that the apartments needs good landscaping and needs to be kept up.

Mr. Schenk stated that he believes there should eventually be some kind of recreation equipment for children, and he has concerns for family storage.

Mr. Gary looked to Mr. Gallton to address the storage concerns. Mr. Gallton said he would look into it, and the suggestion from Mr. Schenk to possibly enclose the staircases for storage.

Mr. Palmer made a motion to close deliberations. The motion was supported by Mr. Tasior. Roll call vote. All in favor.

Mr. Tasior made a motion to approve the Site Plan with conditions. The conditions being:

- That all applicable permits are obtained from State, local and county agencies
- That F&V Operations approve water/sewer plans prior to construction
- That the project includes the required amount of parking spaces per law, and that a revised Site Plan be reviewed prior to construction, as approved by the Zoning Administrator.
- That the progress of any conditions set by the Planning Commission is to be reported by the applicant to the Zoning Administrator within 6 months.

The motion was supported by Mr. Schenk. Roll call vote. All in favor.

Mr. Gary congratulated Mr. Gallton and asked him to contact the Zoning Administrator when he had a revised Site Plan prepared.

2. Master Plan review/Discussion/Action

Mr. Alan Bean, from the Spicer Group, reviewed the process that was followed during 2016 and 2017 to create the Master Plan. He made it known the Public was free to join in the discussion.

He further stated that there was a final review needed regarding the Future Land Use map, and some suggestions that were received from the MDOT.

Mr. Gary explained to Mr. Bean how to extend the General Business area on the north side of M-65.

Mr. Bean then reviewed the suggestions submitted by the MDOT and they were agreed to by the Board.

Mrs. C. Wusterbarth, 211 Evergreen, said she would like to see the goals in the Master Plan numbered, and the bullet points given letters to better refer to the individual objectives. She also mentioned that the Community Center was not incorporated into the Master Plan, per the survey.

Mr. Tasior commented that he believes the Community Center should be part of the Recreational Plan.

Mr. Tasior then asked Mr. Bean if the Township would have the capability to digitally edit the Mater Plan themselves.

Mr. Bean replied that he would need to check the contract, and that the county would be purchasing a new GIS system which would have mapping also.

Mr. Greg Schulz, 5009 Cedar Lake Rd., and a member of the Zoning Board of Appeals, asked if we would be able to pull in a GIS map into a digital version of the Master Plan. Mr. Bean's reply was yes, but with an additional fee charged.

It was suggested that Mr. Palmer recommend the SHAPE file to the Township Board and discuss contingency Master Plan funds and mapping.

The next discussion was regarding adopting the Master Plan via resolution.

Mr. Palmer supported a motion made by Mr. Tasior to close the Public Hearing. Roll call vote. All in favor.

Mr. Tasior made a motion to adopt the Master Plan by resolution with the following changes:

- That there would be letters assigned to the goals, and that the bullet points would be numbered
- That the changes would be made to the business district located on the M-65 corridor
- And that the suggestions from the MDOT would be added

The motion was supported by Mr. Palmer. Roll call vote. All in favor.

The ZA asked about notifying the County or putting an adoption notice in the paper, and Mr. Bean said that Spicer would handle those things.

H. OLD BUSINESS –

- a) **Review of the consolidation of the W-1 Wurtsmith Industrial and I-Industrial Zoning Districts** – After a brief discussion regarding the next steps of completing this rezoning, it was decided that the B-2 General Business District and the WB-3 Wurtsmith Business Districts would be looked at next.
- b) **Food Truck Discussion** - A brief discussion took place regarding the reasons behind needing a Food Truck Ordinance, and why the Township should regulate the hours of operation, number of trucks allowed, etc. There was also mention of the Township properties that may allow a Food Truck once there is an Ordinance written. The ZA mentioned that there was a meeting with the Township Attorney scheduled to discuss the paperwork submitted to him, and to review the next steps in the process of adopting the Ordinance. The subject will be on the April agenda for further review.

I. NEW BUSINESS –

- a) **Cook Dam Consumer Energy Project** - The ZA explained the project submitted by Consumer’s Energy. She suggested that the proposal be approved administratively, referring to the “Essential Services” clause of the Ordinance. The subject matter initiated another discussion regarding the upcoming structure per the GAC plan, and whether that project fell in the same category of Essential Services. The consensus was that it did.
- b) **Televised Planning Commission Meetings** – Mr. Palmer explained that there’s a contract with a television station and the Township has a franchise fee with Charter to help defer costs. The agreement would allow for the possible broadcasting of Planning Commission and Zoning Board of Appeals meetings. Mr. Palmer added that the Township Board thought that broadcasting the other meetings would be a good idea.

Mr. Palmer made a motion to have future Planning Commission meetings televised. The motion was supported by Mr. Michaelis. Roll call vote.

Mr. Schenk – Yes

Mr. Palmer - Yes

Mr. Michaelis - No

Mr. Tasior - No

Mr. Davis - No

Mr. Gary – No

The motion did not pass.

J. ZONING BOARD OF APPEALS MEMBER COMMENTS –

Mr. Michaelis mentioned that the March Zoning Board of Appeals meeting had been cancelled, but that there is a scheduled meeting in April.

K. SUB-COMMITTEE COMMENTS –

Mr. Tasior set a meeting date of March 13th, at 10AM for the next Sub-Committee meeting. He also advised that the topics for discussion would include Food Trucks, and the Animal Ordinance, which is a continuation of work that had begun last year.

L. PLANNING COMMISSION MEMBER COMMENTS –

Mr. Davis expressed some concern regarding the implementation of the Master Plan during a change of Township personnel, which led to a brief discussion regarding goals and objectives.

M. REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE –

Mr. Palmer informed the Board that there is a \$27K grant for phase 5 of the Bike Path, and that it would go from Old Orchard to Largo Springs. He also told the Board about the upcoming work to be done on the Mill St. Bridge.

N. REPORT OF THE DDA REPRESENTATIVE – N/A

O. REPORT OF THE ZONING ADMINISTRATOR –

The ZA discussed conditions that had been set to a prior Site Plan review, and that the property owner is going to present a revised plan to the Board, possibly by April.

It was mentioned that there is a tentative MAP meeting to be held in May at the Warrior Pavilion, and that the funding for the training session had already been approved by the Township Board.

The ZA advised the Board that there was a certification needed for the Water Main project that she planned to discuss with the Township Attorney.

She shared an e-mail response received from the BBC in regards to a letter she had previously submitted.

Lastly, the ZA reminded the Board that if they were able to go to the annual MTA conference this year, that they should contact the Clerk to be added to the list of attendees.

Declaring no further business, Mr. Gary adjourned the meeting at 9:32PM.

Dan Gary – Chair

Date

Lorna Ganci – Zoning Administrator

Resolution of Adoption
Master Plan for Oscoda Charter Township
By the Oscoda Township Planning Commission

Whereas, the Oscoda Township Planning Commission has elected to draft and adopt a new Master Plan, pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, *et seq*; and

Whereas, a community input survey was made available to residents from June 2 to July 24, 2016 for the purposes of gathering input from the public, and

Whereas, the draft Master Plan was made available for review and public comment from February 14 to March 5, 2018, and

Whereas, the Oscoda Township Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, public input, future land use plan, and goals, for the Township on March 5, 2018, at the Robert J. Parks Library Conference Room, 6010 N. Skeel Ave., Oscoda.

Now Therefore Be It Resolved that the Oscoda Township Planning Commission hereby adopts this Master Plan.

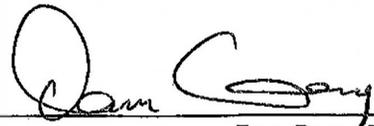
Motion by: Robert Tasior Supported by: Bill Palmer

Ayes: Mr. Palmer, Mr. Schenk, Mr. Tasior, Mr. Davis, Mr. Michaelis, Mr. Gary

Nays: None

Absent: Rhonda Cope.

Resolution declared adopted March 5, 2018.



Dan Gary, Chair
Planning Commission
Oscoda Charter Township