

# 2010 MASTER PLAN

# Village of Hillman

MONTMORENCY AND ALPENA COUNTIES



Adopted: DECEMBER 9, 2010





# VILLAGE OF HILLMAN 2010 MASTER PLAN

## Village of Hillman

Montmorency and Alpena Counties, Michigan

Village Council  
Myron McIntire, President  
Brenda South, Clerk  
Vicki Rouleau, Treasurer  
Wilbur Funk  
Chuck Lisowe  
James R. Stoddard  
Robert Tulgetske

Manager  
Dave Post

Zoning Administrator  
Wilbur Funk

Prepared by:

Village of Hillman Planning Commission  
Peggy Boldrey  
Mark DeTemple  
Margaret Kirby  
Jack Matthias  
Myron McIntire  
Brenda South  
James Stoddard

Assisted by:

Northeast Michigan Council of Governments  
121 East Mitchell Street  
P. O. Box 457  
Gaylord, Michigan 49734  
[www.nemcog.org](http://www.nemcog.org)

Adopted: December 9, 2010

## ACKNOWLEDGEMENTS

Planning Staff from NEMCOG: Richard Deuell, AICP



VILLAGE OF HILLMAN  
MASTER PLAN

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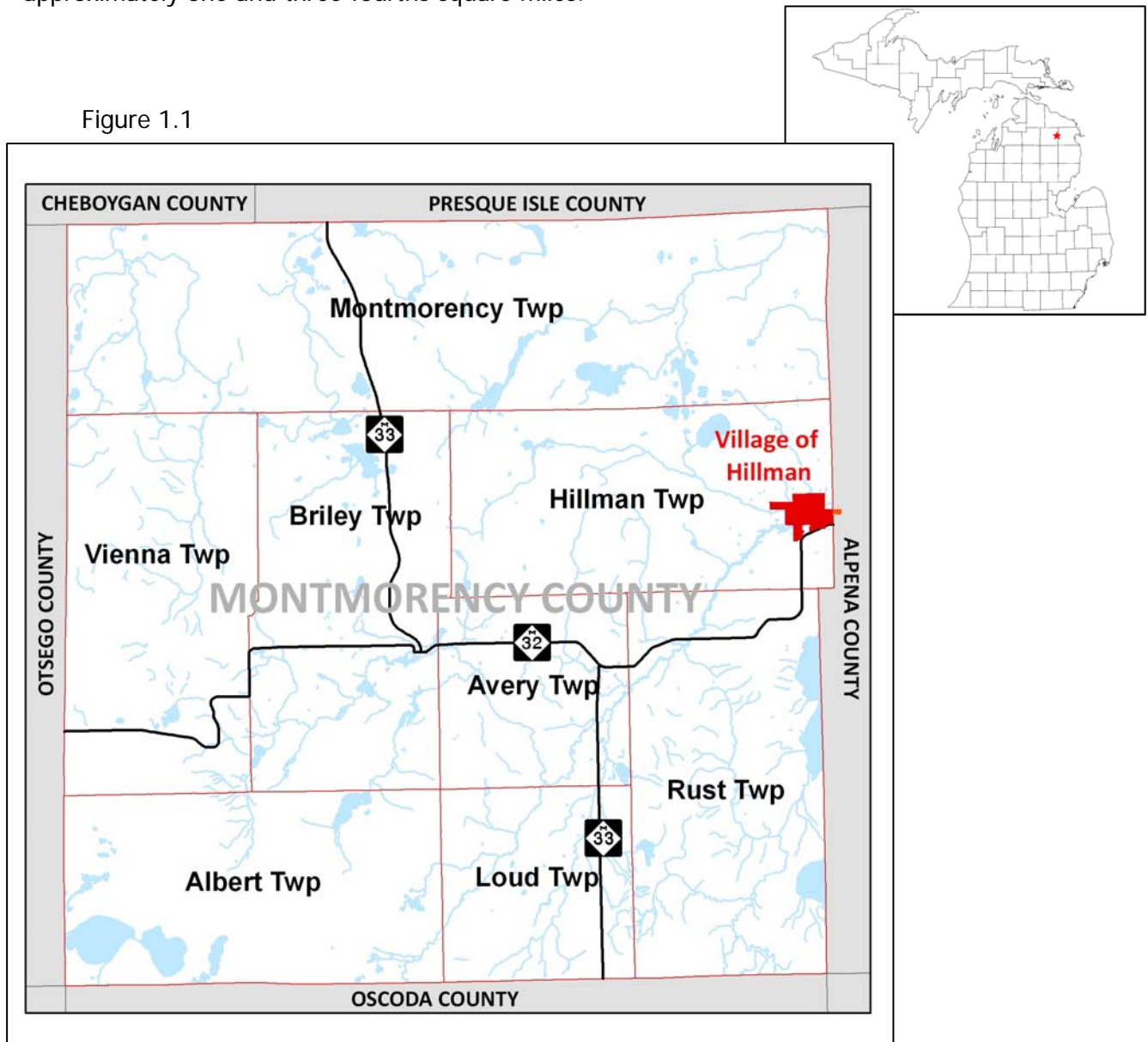


## Chapter 1 – Introduction

### Location and Regional Setting

Village of Hillman is located along the eastern border of Montmorency County. The County is located in the northeastern lower peninsula of Michigan. The adjacent map shows the location of the Village. The eastern boundary of the Village extends into Alpena County. The Village borders the eastern part of the Hillman Township in Montmorency County and borders the eastern side of Green Township in Alpena County. The Village of Hillman covers an area approximately one and three-fourths square miles.

Figure 1.1



## Purpose and Planning Process

The purpose of the Village of Hillman Master Plan is to provide guidelines for future development within the community, while protecting the natural resources and small town character. The Michigan Planning Enabling Act, P.A. 33 of 2008, states a Village may adopt, amend, and implement a master plan. The Michigan Planning Enabling Act states: *The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:*

- (a) Is coordinated, adjusted, harmonious, efficient, and economical.*
- (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.*
- (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*
- (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following:*
  - (i) A system of transportation to lessen congestion on streets.*
  - (ii) Safety from fire and other dangers.*
  - (iii) Light and air.*
  - (iv) Healthful and convenient distribution of population.*
  - (v) Good civic design and arrangement and wise and efficient expenditure of public funds.*
  - (vi) Public utilities such as sewage disposal and water supply and other public improvements.*
  - (vii) Recreation.*
  - (viii) The use of resources in accordance with their character and adaptability.*

This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes and trends in the Village. A special community workshop was held to gather input from residents and landowners. Based on information gathered at this workshop and the background data, the Village Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps including soils, ownership, existing land use, and zoning, provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within the Village.

The Master Plan was developed by the Village of Hillman Planning Commission with the assistance from the Northeast Michigan Council of Governments (NEMCOG). This plan looks at a twenty year planning horizon, with required revisits every five years or sooner if needed. A series of planning workshops were held over the two-year period. All workshops were open meetings with public welcomed and encouraged to comment on the plan.

## The Status of Planning and Zoning

The Village of Hillman developed its first Master Plan in 1980. The plan provided information on the environment, socio-economic data, community services, transportation, recreation, and zoning districts. The Master Plan addressed goals and objectives and recommendations. An extensive update was completed in 1997. Since the adoption of the Village's 1997 master plan, a number of social, economic and environmental changes have occurred which affect the

## **Village of Hillman Master Plan**

use of land and development patterns. By documenting these socio-economic changes along with other community changes within a master plan, the Village will be better able to formulate appropriate land use goals and policies to guide development, and serve as the basis for enforceable zoning. The revised and updated master plan will in turn be used as a basis for re-examining the Village's zoning districts and land use development controls.

A zoning ordinance regulating land use activities was enacted by the Village Council on March 1, 1983 and took effect on April 1, 1983. The ordinance has been amended several times with the last set of amendments completed on June 6, 2000. For over 26 years, the ordinance has provided guidance in regulating the location, density and standards for local development.



## Chapter 2 - Socio-Economic Profile

### Overview

One of the most important steps in understanding the future needs of a community is to conduct an analysis of population, households, housing, income, education and employment characteristics. Most of the information presented in this chapter is derived from the U. S. Census Bureau.

### Population

There has been a steady growth in population within Montmorency County's municipalities between 1980 and 2000 (see **Table 2.1**, below). The Village of Hillman was the fastest growing community from a percentage standpoint between 1980 and 1990. From 1990-2000 the percent of growth dropped significantly to 6.5 percent growth. In 2007, projections indicate the population was 674 reflecting a 1.2 percent decline since 2000.

The 2000 Census showed Montmorency County with a population of 10,374. The county population density averages 18.8 persons per square mile; however, higher densities exist within the communities of Hillman, Atlanta and Lewiston and around water bodies (**Table 2.1**). From 2000 to 2008, there has been a decrease in population of 0.2 percent. Population changes can be attributed to the transition of households from families with children to retiree and "empty nester" households with no children.

### Seasonal Population

Seasonal populations can have a significant impact on communities. Seasonal residents may include retirees that winter in the south or second home owners. Obtaining accurate numbers of seasonal residents and tourists is difficult. It is important to note the U. S. Census population figures do not include most of the seasonal population of the County. Since the census is taken in April, persons whose primary home is elsewhere are not counted in Montmorency County. However, the US Census does report seasonal structures. While the Village of Hillman has a low percentage of seasonal dwellings at 3.0 percent (10 units), the surrounding townships have much higher percentage of seasonal housing units. For example, Montmorency Township has 59.2 percent seasonal dwelling or 839 units. Hillman Township has a seasonal housing rate of 38.9 percent or 636 dwellings. These figures indicate that the townships' resident population can significantly increase during peak periods in the summer months. Using the 2.29 persons per household figure for Montmorency County and the seasonal homes number, peak seasonal population could increase by approximately 10,053 persons; thereby doubling the population of the county. This figure does not include those seasonal visitors or tourists staying in area motels, campgrounds or family homes. Special recreational events such as opening of deer hunting, morel mushroom and fishing seasons can greatly increase this transient population.

Municipality	1980 Pop.	1990 Pop.	% Change '80-'90	2000 Pop.	% Change '90-'00
Hillman Village**	373	643	72.4%	685	6.5%
Albert Twp.	1,620	2,097	29.4%	2,695	28.5%
Atlanta CDP*	N/A	N/A	N/A	757	N/A
Avery Twp.	552	579	4.9%	717	23.8%
Briley Twp.	1,699	1,831	7.8%	2,029	10.8%
Canada Creek Ranch CDP*	N/A	N/A	N/A	405	N/A
Hillman Twp.	1,277	2,189	71.4%	2,267	3.6%
Lewiston CDP*	N/A	N/A	N/A	990	N/A
Loud Twp.	224	220	-1.8%	284	29.1%
Montmorency Twp.	884	1,075	21.6%	1,202	11.8%
Rust Twp.	502	514	2.4%	549	6.8%
Vienna Twp.	361	431	19.4%	572	32.7%
Montmorency Co.	7,492	8,936	19.3%	10,315	15.4%

\* CDP = Census Designated Place: These are delineated for the decennial census as the statistical counterparts of incorporated places. CDP's comprise densely settled concentrations of population that are identifiable by name, but are not legally incorporated places. The CDP's population is also counted with the township(s) in which they are located.

\*\* The village population is also counted within the township(s) in which it is located.

N/A = Data not available.

Source: U.S. Bureau of the Census

## Age

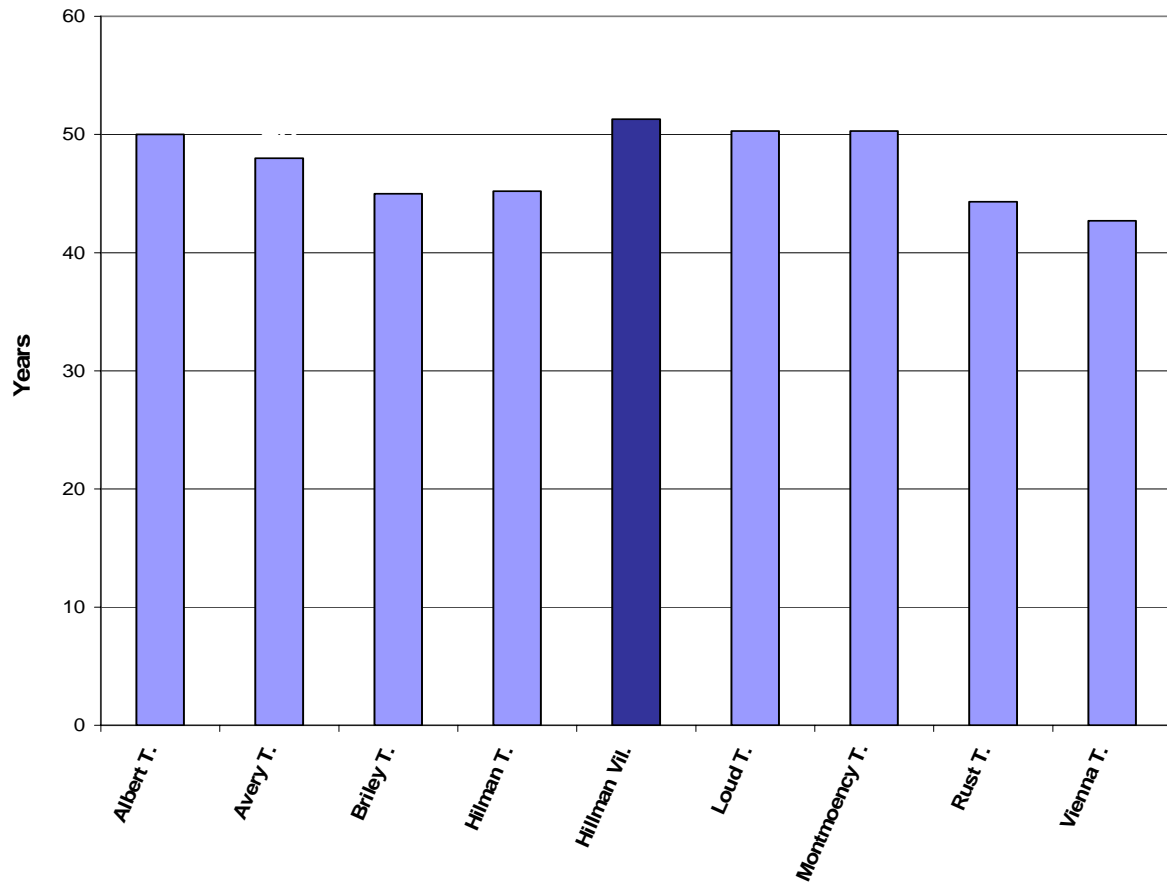
Not surprisingly, the median age of residents in Montmorency County in 2000 was 47 years. This is much higher than the State's figure of 35.5 years (see **Figure 2.1**). All of the county's municipalities had older median age figures than the State. Vienna Township recorded the youngest median age in the county of 42.7 years, while the Village of Hillman recorded the oldest figure of 51.3 years. The higher median age in the Village is related to presence of assisted living and nursing home facilities. The higher median age in Montmorency County is likely attributed to younger adults moving to other places for education and employment, and the County being a retirement community. The county's median age, during the summer months is likely higher than shown, due to the large numbers of elderly seasonally residents.

Although Montmorency County, as a whole, has a large concentration of senior citizens, age distribution data shows that higher concentrations of children are found in the Townships of Albert, Briley, and Hillman. Albert, Briley and Hillman Townships also have relatively high numbers of young adults (20 to 24 years old). High concentrations of adults in their middle years (25 to 44 years) are found in Albert, Avery, Briley, Hillman and Montmorency Townships. Communities with higher numbers of older adults (45 to 64 years) are the Townships of Albert, Avery, Briley, Montmorency and Hillman. High concentrations of senior citizens are found in Albert Township, Village of Hillman, Briley Township, Hillman Township and Montmorency Township. Table 2.2 shows the age distribution of the population by community.

**Household Characteristics**

Housing characteristics for Montmorency County are found in **Table 2.3**. Most notably, in all of the county's municipalities, except the Village of Hillman, a large percentage of the housing units are not occupied year round. This is because of the large numbers of seasonal housing units found throughout the county. As a result this information supports previous conclusions that Montmorency County has a very large population of part-time residents, which can cause increased demands on community services during certain times of the year. The majority of homes in the Village of Hillman (53.5 percent) exist as family homes, with 133 households having members under the age of 20 (Census, 2000).

**MEDIAN AGE BY MUNICIPALITY: 2000 U.S. CENSUS  
FIGURE 2.1**



**Table 2.4** presents information on household characteristics gathered during the 2000 US Census. Information includes total number of households, average household size, householder living alone, householder 65 years & older living alone, and households with an individual 65 years & older. The average household size in the Village of Hillman and Hillman Township were smaller than the state average.

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Hillman had 288 households with an average household size of 2.06 persons. Nearly 70 percent of the households have an individual 65 years or older. Households with older persons tend to need access to services such as medical, emergency and living assistance.

**Table 2.2**  
**Age Distribution by Municipality for Montmorency County - 2000**

MUNICIPALITY	< 5 Yrs.	%*	5-19 Yrs.	%*	20-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*
<b>Hillman V.**</b>	<b>33</b>	<b>4.8</b>	<b>103</b>	<b>15.0</b>	<b>31</b>	<b>4.5</b>	<b>122</b>	<b>17.9</b>	<b>158</b>	<b>23.0</b>	<b>238</b>	<b>34.7</b>
Albert Twp	107	4.0	457	10.0	85	3.2	531	19.7	767	28.5	748	27.8
Avery Twp	28	3.9	134	18.6	18	2.5	215	20.9	238	33.2	149	20.8
Briley Twp	95	4.7	337	18.6	81	4.1	460	22.6	599	29.5	417	20.5
Hillman Twp	115	5.1	435	19.1	100	4.4	476	21.0	605	26.8	536	23.6
Loud Twp	8	2.8	40	14.1	15	5.3	50	17.6	95	33.5	76	26.8
Montmorency Twp	36	3.0	205	17.1	31	2.6	229	19.1	378	31.5	323	26.8
Rust Twp	30	5.5	99	18.1	29	5.3	122	22.2	143	26.1	126	22.9
Vienna Twp	37	6.5	111	19.3	24	4.2	133	23.2	176	30.7	91	15.9
Montmorency Co	456	4.4	1,858	18.0	383	3.7	2,151	20.8	3,001	29.1	2,466	23.9

Source: U.S. Bureau of the Census

\* Figure shows the percentage each age grouping represents of the local unit's total population.

\*\* Hillman Village population is also counted as a part of Hillman Township's figures.

### Race and Ethnic Composition

Information found on **Table 2.5** shows that Montmorency County has a very small minority population, a situation that has changed very little over the last several decades. A small increase in the minority population from 1990 to 2000 is mostly attributed to different reporting criteria in the 2000 Census. For the first time, respondents were given the opportunity to choose more than one race category. For Montmorency County, excluding the two or more races category, Hispanic or Latino Origin was the largest minority group with 0.6 percent of the population, followed by American Indian at 0.4 percent, Asian at 0.1 percent and Black at 0.2 percent. The minority percentage for Hillman Village reflects American Indian as the largest minority group with 0.9 percent, followed with a low minority rate of Hispanic at 1.5 percent and Black at 0.1 percent.



MUNICIPALITY	Total Housing Units	Total Occupied Housing Units	% Owner Occupied	% Renter Occupied	Total Vacant Housing Units	% Seasonal*	Vacant % Owner	Vacant % Renter
<b>Hillman V.**</b>	<b>329</b>	<b>288</b>	<b>62.8</b>	<b>37.2</b>	<b>41</b>	<b>3.0</b>	<b>2.7</b>	<b>6.1</b>
Albert Twp	2,603	1,229	85.1	14.9	1,374	50.2	1.9	7.6
Avery Twp	646	309	88.7	11.3	337	46.0	6.2	7.9
Briley Twp	1,530	889	84.4	15.6	641	37.3	4.3	5.4
Hillman Twp	1,635	916	81.3	18.7	719	38.9	1.8	5.5
Loud Twp	415	128	89.1	10.9	287	64.8	4.2	0.0
Montmorency Twp	1,418	533	94.2	5.8	885	59.2	3.3	3.1
Rust Twp	432	218	87.6	12.4	214	44.2	1.0	0.0
Vienna Twp	559	233	91.8	8.2	326	49.9	0.9	0.0
Montmorency Co.	9,238	4,455	86.1	13.9	4,783	47.5	2.8	5.6

Source: U.S. Bureau of the Census  
 \* Figure shows the seasonal housing units as a percentage of the unit's total housing units.  
 \*\* Hillman Village figures are also counted as a part of Hillman Township's figures.

**Disability Status**

A person was classified as having a disability if they had a sensory disability, physical disability, mental disability, self-care disability, mobility disability or employment disability. Data in **Table 2.6.** provides an estimate of how many persons with disabilities reside in Montmorency County. The 2000 U.S. Census found 26.3 percent of the population between 21-64 years of age has some type of disability, over 8 percent higher than the State as a whole. Forty-four percent of the population was 65 years and older have a disability, comparable to the State as a whole. Over 60 percent of the elderly population in the Village of Hillman had a disability. This is attributed to a large nursing home in the community.

**Educational Attainment**

Data found in **Figure 2.2,** shows that Montmorency County had a lower percentage of residents holding a high school diploma (no post secondary training) that the State as a whole. The State had a greater percentage of persons holding both a high school diploma and a college degree, than did the county. The county's lower college graduation rate is due, in part, to the lack of higher educational employment opportunities in the area. Within the county, Montmorency and Albert Townships had the higher percentages of college graduates. This likely is attributed to the recreational/lake front development and the higher numbers of retired persons. Approximately 70 percent of the population in the Village had a high school diploma and six percent had a college degree.

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<b>Table 2.4</b>					
<b>Municipalities in Montmorency County: Household Characteristics - 2000</b>					
MUNICIPALITY	Total Households	Avg. Household Size	Householder Living Alone	Householder Alone 65 yrs. & Older	Household w/ Individual 65 yrs. & older
<b>Hillman Village*</b>	<b>288</b>	<b>2.06</b>	<b>121</b>	<b>77</b>	<b>124</b>
Albert Twp	1,229	2.19	373	236	540
Atlanta CDP**	339	2.22	108	52	119
Avery Twp	309	2.32	74	45	110
Briley Twp	889	2.26	262	123	306
Hillman Twp	916	2.36	266	148	335
Lewiston**	480	2.06	150	97	231
Loud Twp	128	2.22	31	18	57
Montmorency Twp	533	2.26	129	76	227
Rust Twp	218	2.52	37	23	84
Vienna Twp	233	2.45	54	19	64
Montmorency Co.	4455	2.29	1,226	688	1,723
Michigan	-----	2.56	-----	-----	-----

Source: U.S. Bureau of the Census  
 \* Hillman Village figures are also counted as a part of Hillman Township's figures.  
 \*\* CDP = Census Designated Place: These are delineated for the decennial census as the statistical counterparts of incorporated places. CDP's comprise densely settled concentrations of population that are identifiable by name, but are not legally incorporated places. The CDP's population is also counted with the township(s) in which they are located.

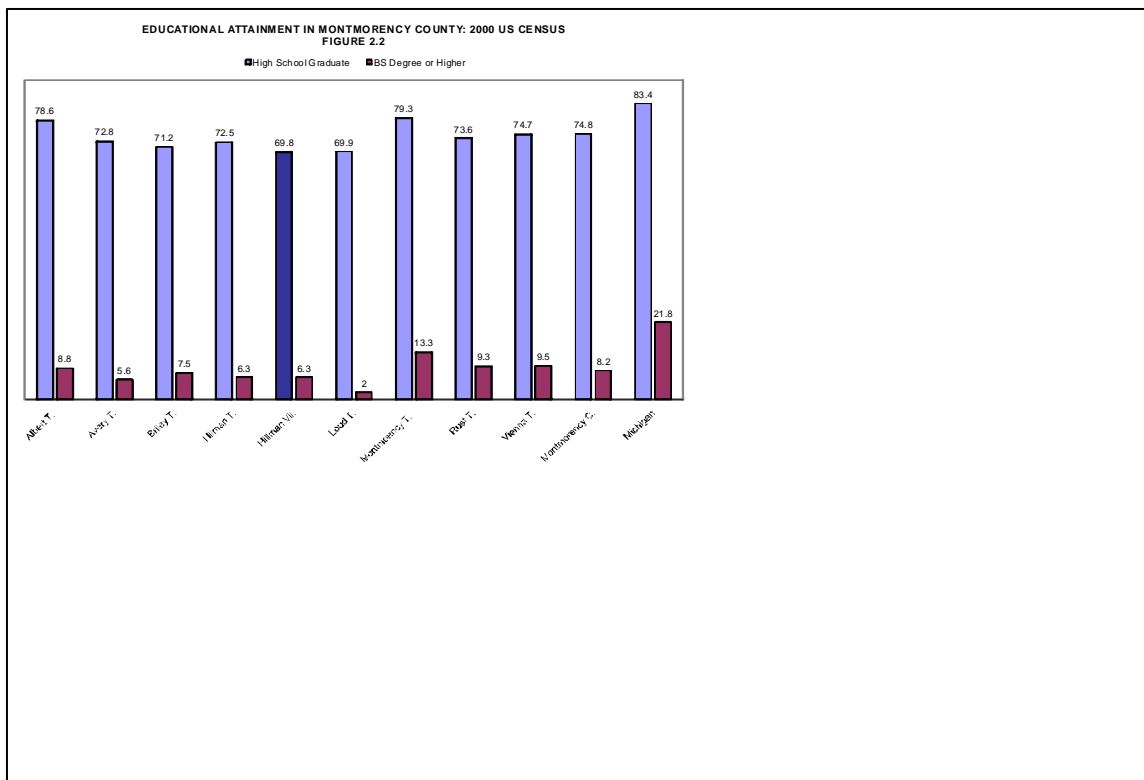
<b>Table 2.5</b>				
<b>Population By Race And Hispanic Origin For Montmorency County 2000</b>				
	Number of Persons (Hillman)	% of Total Population (Hillman)	Number of Persons (County)	% of Total Population (County)
Total	685	100%	10,228	100%
White	678	99%	10,146	98.4%
Black	1	0.1%	25	0.2%
American Indian	6	0.9%	37	0.4%
Asian	0	0%	10	0.1%
Two or More Races*	0	0%	87	0.8%
Hispanic or Latino Origin**	10	1.5%	67	0.6%

\* Census 2000 gave respondents the opportunity to choose more than one race category.  
 \*\* Persons of Hispanic or Latino Origin may be of any race.  
 Source: U.S. Bureau of the Census

**Table 2.6  
Montmorency County: Disability Status\* - 2000**

LOCAL UNIT	Persons 5-20 Years			Persons 21-64 Years				Persons 65 Years and Older		
	Total persons	Persons with disability	% with disability	Total persons	Persons with disability	% with disability	Disability and working	Total persons	Persons with disability	% with disability
<b>Hillman V.</b>	<b>97</b>	<b>9</b>	<b>9.3</b>	<b>272</b>	<b>79</b>	<b>29.0</b>	<b>22.8</b>	<b>164</b>	<b>99</b>	<b>60.4</b>
Albert Twp	467	35	7.5	1,379	311	22.6	52.1	724	298	41.2
Avery Twp	129	16	12.4	397	113	28.5	28.3	128	55	43.0
Briley Twp	386	20	5.2	1,126	355	31.5	36.9	422	205	48.6
Hillman Twp	341	21	6.2	884	291	32.9	37.6	283	134	47.3
Loud Twp	31	0	0.0	114	16	14.0	31.3	89	42	47.2
Montmorency Twp	214	7	3.3	608	135	22.2	28.1	338	117	34.6
Rust Twp	149	10	6.7	318	66	20.8	48.5	126	57	45.2
Vienna Twp	129	10	7.8	352	70	19.9	42.9	94	38	40.4
Montmorency Co.	1,943	128	6.6	5,450	1,436	26.3	32.6	2,368	1,045	44.1

Source: U.S. Bureau of the Census



### Economic Characteristics

The Village of Hillman is a rural, sparsely populated community within the Township of Hillman of the County of Montmorency. The opportunity for year-round, higher-wage jobs has traditionally not been good in Montmorency County. The Village of Hillman, however, offers comparatively a high number of decent wage jobs with its industrial and service sector employers. Over the last seven years, this picture has changed considerably. Starting 2002, many industrial jobs were lost in Hillman and the surrounding communities due to severe cutbacks and closures of several employers. Closures in the Village alone add up to the loss of over 85 jobs. Alpena County was hard hit in 2000 when the Fletcher Paper Co. closed its doors, leaving 230 employees without jobs. Since then major employers in Alpena have followed pattern with massive layoffs from different industrial employers such as LaFarge, Besser, Thunder Bay Manufacturing and DPI. These job losses impacted Montmorency County employment, as well.

During the 1990's major efforts have been underway in Hillman and Alpena County with the goal of improving and diversifying the local economy of each. For example, Agriculture Renaissance zone and Enterprise zones using State tax incentive tools have been established in Hillman and at the Alpena County airport. Development of medical and educational facilities has also created new jobs. Unfortunately, the recent downturn in the U.S. economy has negatively affected this area again, leading to closures and/or cut-back in some of the newer businesses. Considering the fact that there are available buildings and infrastructure in place, it is hoped that these jobs can be replaced in the not too distant future.

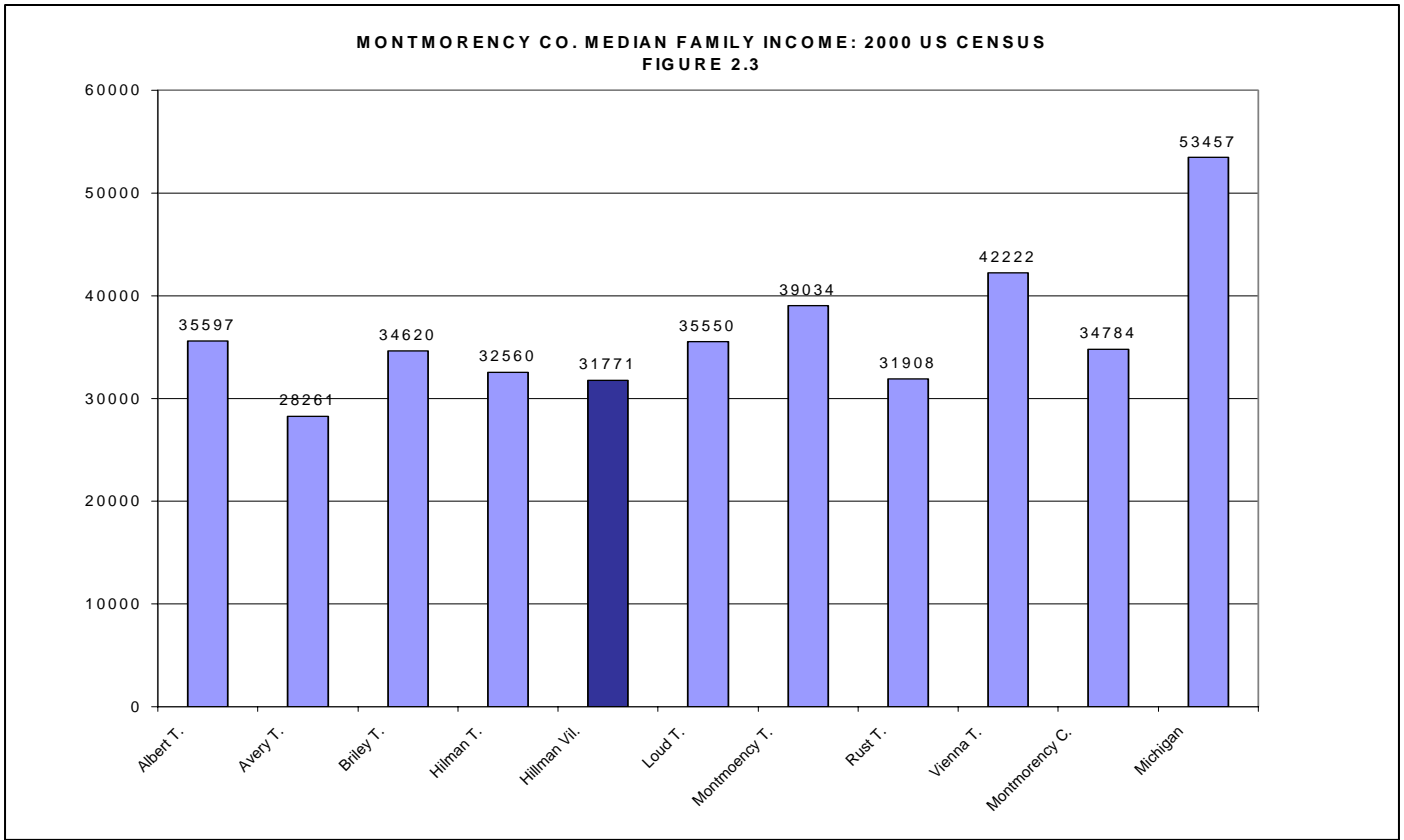
Montmorency County reinvigorated its Economic Development Corporation by receiving additional funding and activating its Revolving Loan Program. The Village of Hillman also utilized tax incentives in the Agriculture Renaissance Zone and its own Revolving Loan Program. The Village's industrial park offers everything that a business needs to operate – water, sewer, paved roads, three-phase electric, high-speed internet, gas and available excess energy via steam from the electric plant. Alpena County's economic development efforts have been aimed at retaining and expanding industrial employment, while attracting employers in other sectors, such as retail and services, especially health care.

### Income and Poverty

Data found in **Figure 2.3** shows that several of the County's municipalities had even lower income figures than the county as a whole. In 1999, the Townships of Avery, Briley, Hillman and Rust and the Village of Hillman all had median family incomes lower than the county's rate of \$34,784. The Townships of Albert, Loud, Montmorency and Vienna had median family incomes higher than the County, but all municipalities were much lower than the State (\$53,475). In addition, the U.S. Census found 128 persons getting Social Security income, 26 persons with Supplemental security income, 10 persons on public assistance and 54 persons with retirement income in the Village of Hillman.

High poverty rates were found in the Townships of Avery and Briley and the Village of Hillman. Poverty characteristics, shown in **Table 2.7**, breakdown the statistics to reveal economic distress by two sub-groupings, the elderly and female headed households with dependent children. In nearly all of the county's municipalities, except Albert, Montmorency and Rust Townships, the percentage of elderly persons living below poverty is higher than the County and State. The highest percentages of elderly persons living below poverty are generally found in the municipalities that also have the highest overall poverty rates. As is found in most

## Village of Hillman Master Plan



<b>Table 2.7</b>			
<b>Montmorency County: Poverty Characteristics for 2000</b>			
MUNICIPALITY	Percent below poverty:		
	All Persons	Persons 65 yrs. & >	Female Households with children < 18 yrs.
Albert Township	10.7	5.4	42.4
Avery Township	17.4	10.9	56.3
Briley Township	18.5	10.7	73.0
Hillman Township	11.8	13.4	45.2
<b>Hillman Village*</b>	<b>14.7</b>	<b>13.4</b>	<b>53.6</b>
Loud Township	10.7	11.2	50.0
Montmorency Township	8.6	6.5	40.0
Rust Township	12.2	3.2	50.0
Vienna Township	11.6	11.7	33.3
Montmorency County	12.8	8.7	54.2
Michigan	10.5	8.2	31.5

Source: U.S. Bureau of the Census  
\* Hillman Village population is also counted as a part of Hillman Township's figures.

communities throughout the country, poverty rates for female-headed households with dependent children are extremely high throughout Montmorency County. All municipalities had percentages of those households below poverty greater than the State as a whole.

**Labor Force**

Employment and Unemployment

The civilian labor force is defined as all civilian individuals over age 16 who are employed or actively seeking employment. Labor force numbers can change rather quickly, in response to economic conditions. During prolonged periods of unemployment, unsuccessful job seekers can drop out of the work force by going back to school, leaving the area in search of work elsewhere or by stopping the search for work.

According to the 2000 U.S. Census, the number of persons 16 years and over living in the Village was 583. Of this number, 224 were classified as in the labor force, with 191 employed and 33 unemployed.

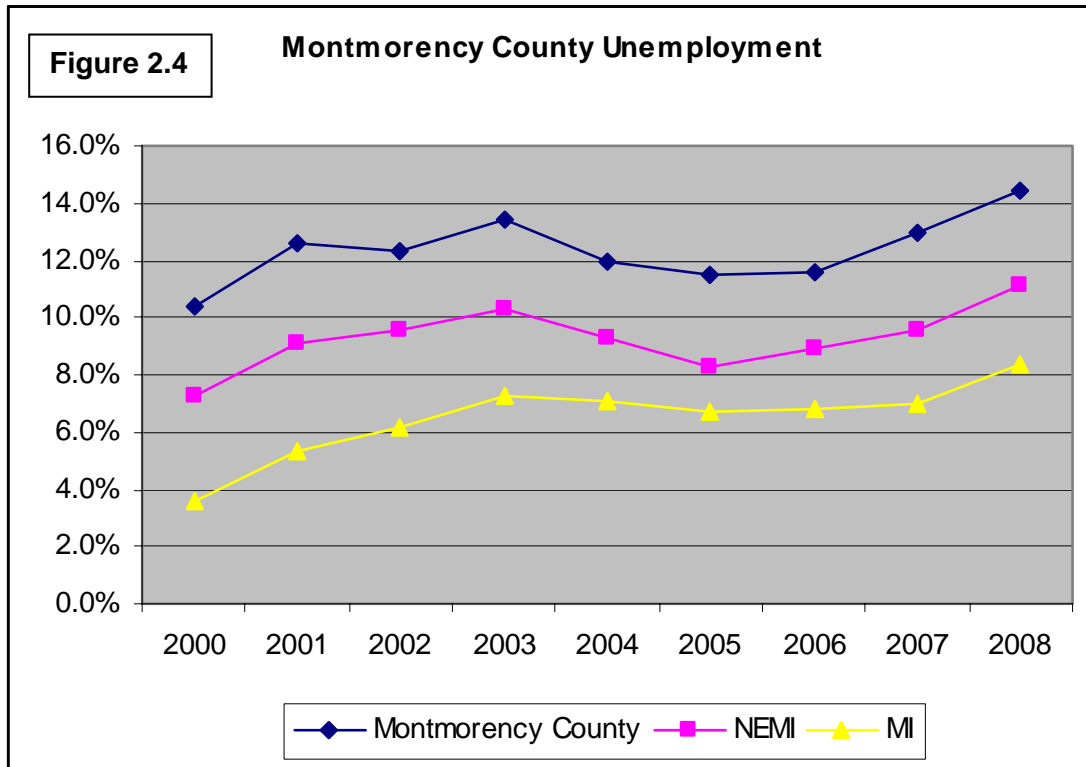
**Table 2.8** shows the annual average civilian labor force for Montmorency County over the last ten years (1997 - 2008). When comparing 1997 to 2006, the civilian labor force showed steady growth through 2004, and then had a steady decline to 2006. In 2008, there was a sharp decline in the civilian labor force. This is a good example of how the labor force numbers can fluctuate from year to year based on the availability of jobs in the area.

Data found on **Table 2.8** and in **Figure 2.4** shows that over the past ten years Montmorency County's unemployment rate has followed the same trend line as the State's rate, except the county's annual unemployment rate has been consistently higher than the State's rate by a difference of between three and a half to twelve point 8 percentage points. During the entire twelve year time frame, Montmorency unemployment has always been in the double digits. The overall economy for the State and US was very good during those years until 2008.

	Civilian Labor Force		Employment		Unemployment		Unemp. Rate	Mich. Unemp. Rate
	#	% Dif*	#	% Dif*	#	% Dif*	%	%
1997	3500	3.7%	3075	4.2%	425	0.0%	11.8%	4.2%
1998	3575	2.1%	3150	2.4%	425	0.0%	11.7%	3.9%
1999	3600	0.7%	3200	1.6%	425	0.0%	11.6%	3.9%
2000	3600	0.0%	3225	0.8%	375	-11.8%	10.4%	3.6%
2001	3625	0.7%	3175	-1.6%	450	20.0%	12.6%	5.3%
2002	3700	2.1%	3250	2.4%	450	0.0%	12.3%	6.2%
2003	3825	3.4%	3325	2.3%	525	16.7%	13.4%	7.3%
2004	4420	15.6%	3889	17.0%	531	1.1%	12.0%	7.1%
2005	4319	-2.3%	3823	-1.7%	496	-6.6%	11.5%	6.7%
2006	4308	-0.3%	3806	-0.4%	502	1.2%	11.6%	6.8%
2007	4373	1.5%	3916	2.9%	457	-9.0%	10.5%	7.0%
2008	4054	-7.0%	3471	-11.3%	583	27.7%	14.4%	8.4%

\* Figure shows percent difference from preceding year.  
Source: Mich. Dept. of Career Dev., Employment Services Agency, Office of Labor Market Information

In 2001 the county's unemployment rate increased sharply taking it to the upper 12 percent range. The recent national recession was directly responsible for this increase, which is also reflected in the State's unemployment rate for those years. Montmorency County's unemployment rate has hovered near 12 percent throughout this decade.

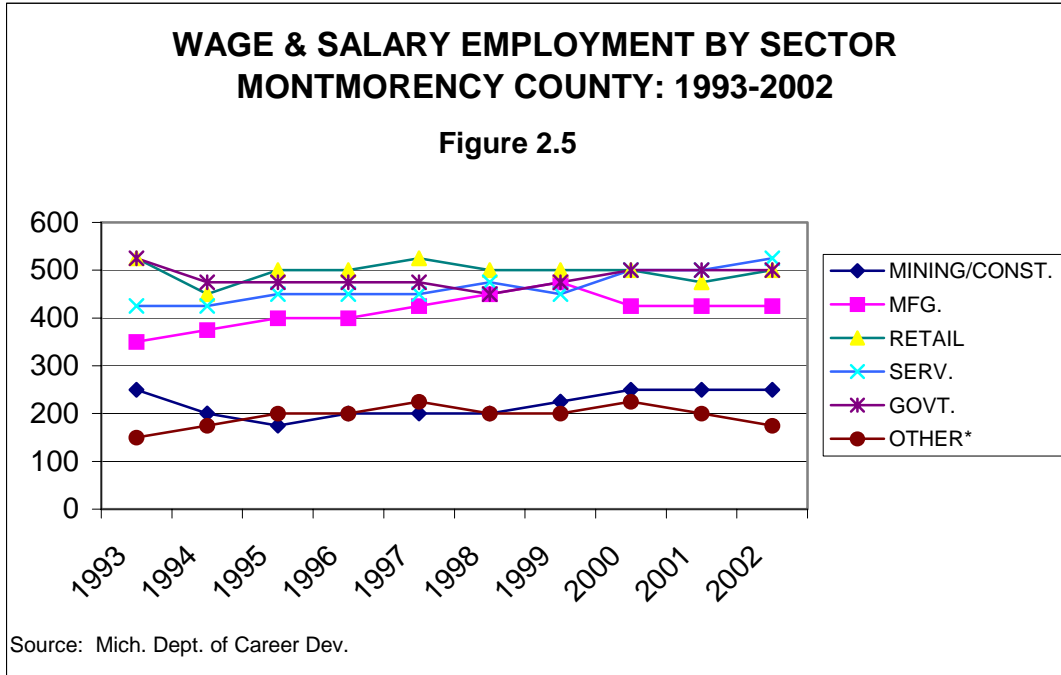


Wage and Salary Employment

Wage and salary employment in the Village of Hillman has historically been concentrated in service jobs (see **Table 2.9** and **Figure 2.5**). **Table 2.9** shows employment by occupation for persons residing in the Village.

The largest employment sector found in the Village is service occupations (30.4 percent) of the wage and salary employment in 2000 was production, transportation and material moving occupations (30.4 percent of the employment by occupation). Following closely at 25.7 percent employment is service industries. Sales and occupations in 2000 was 18.8 percent of employment by occupations in the Village of Hillman. Management, professional and related occupations was 16.7 percent of occupations. Constructions, extraction, and maintenance occupations accounted for 5.8 percent of the occupations while farming, fishing, and forestry occupations were last at 2.6 percent.

Between 1993 and 2002, the Village of Hillman added 175 jobs for an overall increase of 7.9 percent total wage and employment sector. Between 2001 and 2002, the service and retail industries added 25 jobs each, while the “other” category lost 25 jobs. All other sectors stayed the same. The other category consists of transportation, communications & utilities, wholesale trade & finance, insurance and real estate.



**Table 2.9  
Employment by Occupation for Residents of Village of Hillman**

Occupation	Number	Percent
Management, professional and related occupations	32	16.7
Service occupations	49	25.7
Sales and office occupations	36	18.8
Farming, fishing, and forestry occupations	5	2.6
Construction, extraction, and maintenance occupations	11	5.8
Production, transportation, and material moving occupations	58	30.4

Source: 2000 U.S. Census Bureau

Major Employers

According to the Village of Hillman there are 26 entities that employ five or more people. The number of employees represents full-time, part-time and seasonal employees. **Table 2.10** shows the largest employer is Wayne Wire Cloth and the second is Hillman Nursing Center. Hillman Schools is the third largest.



## Village of Hillman Master Plan

**Table 2.10  
Major Employers in Village of Hillman**

Name of Business	Address	Type of Business	Number of Employees	Public Utilities*
A-1 Party Mart	230 N State St	Retail	10	W and S
Avery Power Sports	24460 Veterans Memorial Hwy.	Retail	2	W and S
Bernard Building Center	27300 M-32	Retail	11	W and S
Carquest Auto Parts	641 N. State St.	Retail	5	W and S
Chauncey's Pub	121 N. State St.	Restaurant/bar	7	W and S
Cliff's Painting	24288 Veterans Memorial Hwy.	Service	7	W and S
Cordes Excavating	704 E Progress St	Construction	50	W and S
Crystal Flash	16309 Count Road 451	Retail	8	W and S
Dairy Queen	401 N. State St.	Fast food restaurant	8	W and S
Dr. Henry Herlick Dentistry	701 N State St	Health Care	9	W and S
Dogs R Us	305 N. State St.	Retail	5	W and S
Dollar General	24320 Veterans Memorial Hwy.	Retail	8	W and S
Edwards Auto Body	24195 Carrier Rd	Auto Body	3	W
Elkie Collision	26715 M-32	Auto Body	3	W
Family Dollar	26500 M-32	Retail	5	W and S
Greater Hillman Enterprises	27400 E M32 Hwy	Restaurant/Retail	18	W and S
Hillman Ambulance Service	131 w. 3 <sup>rd</sup> St.	Life Support	27	W and S
Hillman Haven	200 S. Elizabeth St.	Assisted Living	17	W and S
Hillman Comm. Schools/Transportation	26042 E M-32 Hwy	Education	67	W and S
Hillman Pharmacy	601 N. State St.	Pharmacy/Retail	7	W and S
Hillman Post Office	111 N. State St.	Post Office	9	W and S
Hillman Power Co	750 E Progress St	Manufacturing	21	W and S
Hillman Tire	24320 Veterans Memorial Hwy.	Retail	6	W and S
Hilltop Party Mart	14990 S. State St.	Retail	3	W and S
Hi Way Inn	231 N. State St.	Bar	9	W and S
Independent Bank	118 N. State St.	Banking	5	W and S
Jaques Family Restaurant	14962 S State St	Restaurant	10	W and S
Lickity Splits	State Street	Restaurant	2	W and S
Marty's Barber Shop	15845 State St.	Service	1	S
Medi-Lodge of Hillman	631 Caring St	Health Care	120	W and S
MDOT Garage	410 N. State St.	Garage	5	W and S
Morrisons Our Family IGA	531 N State St	Retail	13	W and S
NE MI Community Mental Health	15812 N State St	Health Care	66	W and S
Olree Chiro	311 N. State	Health Care	8	W and S
Statewide Real Estate	14938 S. State St.	Sales	6	W and S
Thunder Bay Community Health Services	610 Caring St	Health Care	27	W and S
Thunder Bay Resort	27800 E M32 Hwy	Restaurant/Resort	52	W and S
Valley Machine	24215 Carrier Road	Manufacturing	3	W
Wayne Wire Cloth	221 Garfield St	Manufacturing	80	W and S
Widell Inc. H-T Plant	24601 Veterans Memorial Hwy	Manufacturing	22	W and S

Source: Village of Hillman \* W and S-Water and Sewer; W-Water



## Chapter 3 - Community Services and Facilities

Key factors that contribute to the quality of life of a community are the type and variety of services available to residents and visitors. Unlike more populated communities, smaller rural communities do not have the financial resources to provide many of the services that would normally be considered essential. In the case of fire and ambulance, many rural communities work cooperatively with adjacent communities to provide essential services.

This chapter of the Master Plan will identify the types and extent of services available to residents and businesses in the Village of Hillman. Although these services may be sufficient for the needs of the current population, future development may increase the demand to upgrade or expand the services and facilities to maintain a satisfactory living environment.

### Water Supply

The Village's water system consists of 10,898 feet of 4" water main, 8847 feet of 6" water main and 54230 feet of 8" water main and approximately 87 hydrants. The Village's water system is approximately 75% asbestos cement pipe and 25% plastic pipe. The majority of the water system was constructed in the early 1970's. The water tower was built in 1952, was moved to the Village in 1973, and was last painted in 2005. The tower is 100 feet tall and holds 100,000 gallons of water. The tower was last inspected in 2005 by Dixon Engineering. This inspection was done after the preceding recommendations to clean, blast and repaint the tower inside and out, installed new cathodic protection, repair ladder and other maintenance items. Total cost of repairs was \$68,370.

The Village currently has 302 water customers (206 residential and 96 other) who use 110,000 gallons per day on average. The usage rate is equal to 175 gallons per day (gpd) per REU. The MDEQ requires that the capacity of a ground water system be able to meet the max day demand with the largest producing well out of service. For Hillman, the largest producing well would be well 8 & 9, which together produce 130 gpm. Based on the capacity of wells 7 and 10 (designated standby wells), the existing water system is capable of producing 0.216 MGD (firm capacity) which exceeds both the current (0.14 MGD) and 10 year projected (0.21 MGD) max day demands.

### Sewage Disposal

The Village's sanitary sewer collection system consists of approximately 1,673 feet of 3" sewer main; 3,457 feet of 4" sewer main; 7,058 feet of 6" sewer main; 41,894 feet of 8" sewer main; 4,807" of 10" sewer; and 1,151 feet of 12" sewer main; and approximately 188 manholes. The majority of the collection system was installed in the late 1970's and consists of primarily asbestos cement pipe. The Village's sanitary sewer system has six duplex submersible pump stations to transfer wastewater to the treatment lagoons. There are no other maintenance or upgrades required for four of the pump stations at this time. The Veterans Memorial pump station will need to be replaced at some time to handle proposed development. Alternation is recommended to the sixth pump for improved efficiency and capacity, and provide redundancy to the collection.

## **Solid Waste**

Solid waste curbside pick-up is part of the Village services. All Village residents use this service. The Montmorency, Oscoda, Alpena Solid Waste Management Authority (MOASWMA), a county owned organization, has been offering county residents the opportunity to recycle household waste. The recycle bin is located behind the Community Center. Household hazardous waste disposal is offered in the county once per year or residents can dispose of household hazardous waste at a site in Alpena during other times of the year.

## **Utilities**

Alpena Power supplies electricity to most of the Village area, with the exception of the Thunder Bay Resort, which receives its electricity from Presque Electric and Gas Cooperative. Natural gas is available through Presque Isle Electric and Gas Cooperative. Various private companies deliver home heating oil or LP gas in the area. Frontier is the only phone company in the area. Cellular phone service is provided by a number of different carriers. Sunrise Communications offers cable television and high speed internet service in the Village. High speed internet is also available through Speed Net, M-33 Access, and Hughes Net. There are plans for expansion of broadband internet into the community by Allband and Merit.

## **Other Public Facilities**

The Hillman Community Center is located on Veterans Memorial Highway. Uses include hall rental and roller skating. The Village and Hillman Township offices are located within this facility. The Hillman Brush Creek Mill is located on the corner of State and Pleasant Valley. The facility is used for meeting, festivals, and is open for public use. It serves as the local museum and a gift shop selling locally made arts and crafts. The Hillman Area Chamber of Commerce and Montmorency County Sheriff's Department have offices in the Mill. MDOT has an office and storage building on Main and Third Street. It is not open to the public.

Emerick Park is located on the west side State Street, south of the Thunder Bay River. The park offers camping, picnicking, playground, two pavilions, boat launch, dock, fishing access and showers and restrooms. Three campsites are paved and meet ADA standards as do the restroom and showers. Some of the picnic tables are handicap accessible.

Tournament Park and Tiger Paw Park, owned the Hillman Township, are located on E. Progress Street. Tournament Park has three softball fields, a concession stand, a playground and an expanded parking area. A bike path owned by the Village runs from Tournament Park west along to State Street. A snowmobile trails heads along this route into town in the winter. It is maintained by the Snowmobile Association. Tiger Paw Park, is a community sponsored Boundless Playground where all children, with and without disabilities, can develop essential skills for life as they learn together through play.

## **Postal Service**

Residents of the Village and Township are served by a post office located in downtown Hillman.

## Schools

The Village of Hillman is located in the Hillman Community School District. Hillman Elementary is located on Third Street, while the Middle School and High School buildings are located just outside the Village.

Alpena Community College (ACC) located in Alpena and the University Center located in Gaylord are two-year institutions serving the higher education needs of area residents. Alpena Community College's main campus is located in City of Alpena. ACC's Huron Shores Campus in Oscoda serves the surrounding area. ACC offers two-year degrees, one-year certificates, and customized training. The college offers Associate in Arts, Associate in Science, Associate in Applied Science and Associate in General Studies Degrees. Additionally, the World Center for Concrete Technology has an associate degree concrete technology program and the Blockmakers Workshop program at ACC's campus in Alpena. Alpena Community College is also a member of the Michigan Community College Virtual Learning Collaborative and offers selected courses online to students who have difficulty attending classes on campus. The Madeline Briggs University Center at Alpena Community College houses offices of accredited four-year institutions that are cooperating with ACC to make completion programs for selected bachelor's and master's degrees available in Northeast Michigan. These institutions include Spring Arbor University, Central Michigan University, and Northwood University.

The University Center at Gaylord is a higher education collaborative, non-profit corporation designed to facilitate and deliver a complete range of higher education services and training to the citizens of rural, northern Michigan. The University Center is a "communiversity" partnership of accredited colleges and universities, industry, public schools, and citizens where no two or four year entity exists. The University Center offers associate degrees and certificate programs carpentry, electrical technology, heating, venting, air conditioning and refrigeration, machine tool, medical office assistant, nursing level I, substance abuse, welding as well as associate/transfer degrees in general studies, administration in accounting, and business administration. Bachelors' degrees are available in elementary education, family life education, management and organizational development, social work, business administration and accounting, criminal justice, and nursing. The University Center offers Masters Degrees in counseling, education, education leadership, organizational management and social work. A Doctorate in educational leadership is also available.

## Libraries

Residents of the Village use the Hillman Wright Community Library. Alpena County Library, in the City of Alpena, can also be also utilized by residents.

## Public Safety

There are no municipal law enforcement agencies in Hillman. The law is enforced by the Montmorency County Sheriff's Department and supplemented by the Michigan State Police, Alpena Post. The Montmorency County Sheriff's Department added a satellite office in the Village of Hillman in 2008.

The Hillman Fire Department provides fire and ambulance services for Village of Hillman and the Townships of Hillman, Montmorency and Rust in Montmorency County and the Townships

## Village of Hillman Master Plan

of Green and Wellington in Alpena County. Advanced Life Support service is provided by Hillman EMS starting in 2009. The countywide enhanced 911 emergency services, operated from the 911 Authority Board, is available for all county residents. Hillman EMS pays for the costs of ambulance service through the Advanced Life Support millage and township and village funding.

The Hillman Fire Department maintains a fire station with the EMS.

### Fire Department

Number of volunteers: 23 volunteers

Equipment: 1971 6X6 Fire Truck – 1000 gallons  
1997 Chevy Tanker – 2000 gallons  
1985 Ford Tanker – 2000 gallons  
1992 GMC Pierce Pumper – 1000 gallons  
1994 Ford F250 XLT Fire Truck  
2001 Kenworth Pumper – 1250 gallons

Facility: 100'x75' building

### Medical First Responders

Number of EMS: 23 paid licensed responders

Equipment: 1993 350 Ford Ambulance  
1998 450 Ford Ambulance  
2003 450 Ford Ambulance

All are equipped with medical supplies and A.E.D. equipment.

Facility: Located in fire hall

## Medical Facilities

Hillman boasts quality family care through Thunder Bay Community Health Services, with a location in Hillman as well as nearby Atlanta, Rogers City and Onaway. For health care services not available at these facilities, residents travel to Alpena Regional Medical Center in Alpena, Northern Michigan Regional Hospital in Petoskey, Otsego Memorial Hospital in Gaylord and Munson Medical Center in Traverse City.

Nursing home care is provided by Medi-loge Nursing home, and a new assisted living facility. The Hillman Senior center provides subsidized meals for senior citizens. Northeast Michigan Community Mental Health provides support services to developmentally disabled persons as well as persons needing mental health services. The Northeast Michigan Community Mental Health service area covers Alcona, Alpena, Montmorency and Presque Isle Counties.

## Roads

A substantial network of roads is a critical component in any community, not only to enable people to move efficiently to and from employment, shopping and recreational sites, but to provide the efficient flow of goods and services throughout the region. Map 1 shows transportation routes for Montmorency County. The main traffic artery for Hillman is State Highway M-32. Traveling east on M-32, the City of Alpena lies on 23 miles from the Village, and this route is used by many local residents for commuting to employment or shopping. Traveling

## Village of Hillman Master Plan

west, M-32 leads from Hillman 16 miles to the unincorporated community of Atlanta, and 48 miles to the City of Gaylord. Also traveling in a westerly direction from Hillman, County Road 624 connects with M-33, providing passage to Presque Isle County.

Transportation routes within the Village of Hillman are mainly provided by a grid-like network of streets, as shown in **Map 1.2**. In 1994, M-32 was rerouted through the old M-32 roadway to provide easier access to the Village. State Street (a continuation of Country Road 451) forms the Village's central north-south thoroughfare, while M-32 approximates the Village's southeastern limits. The Thunder Bay River bisects Hillman, flowing through the heart of town in a southwesterly to northeasterly direction. State Street and the river divide Hillman into four quadrants and are significant resources and physical barriers to movement within the Village.

### Public Transit

Transportation bus services are provided to Hillman in a limited capacity by Thunder Bay Transportation from Alpena. Thunder Bay currently has a bus that runs five days per week between Atlanta and Alpena and between Hillman and Alpena. The elderly and handicapped receive priority seating on these buses, however the general public may ride the buses if there is room. Montmorency County Council on Aging currently has five volunteers who will provide transportation via their private vehicles to those who need transport for doctor's appointments and other purposes. The volunteers are paid a small donation for their services. A taxicab company located in the City of Alpena also services the Hillman area.

### Air Service

There are no regularly scheduled airline services available in Montmorency County. Within the County are three small airports located in Hillman, Atlanta and Lewiston. Hillman Airport, located northwest of the Village, can accommodate small, private airplane traffic. Commercial service is available in Alpena County. Alpena County Regional Airport is located approximately 20 miles east of the Village on M-32. Daily airline service is available between Alpena and Detroit Metro Airport, with connecting flights from that point. Charter airplane services are also available from the Alpena Airport, as well as air freight services. Other larger airports within the area offer a wide variety commercial flights and other service, include Pellston Regional Airport in Pellston and the Cherry Capital Airport in Traverse City.

### Recreation

The lakes, streams and woodlands provide a remarkable source for recreation activities, such as fishing, boating, camping, hunting and hiking, just to list a few. These activities are important economic factors for the region. According to the Village of Hillman Recreation Plan, completed in 2009, there are a number of recreational facilities located within the Village. The following information is from the plan:

#### Brush Creek Mill

The property and building are owned by the Village, but the Mill is operated by the Brush Creek Mill Board. The green-built Mill is air tight and features solar power, water wheel power and is working towards geo-thermal heating. The Mill houses the museum, local crafts and art for sale, an educational room and a meeting room. The Mill organizes several annual events that draw people to the Mill and the Village such as live music, Mill River Days, Applefest, Quilt Days

## Village of Hillman Master Plan

and Christmas Tree Festival.

Type: Special Use

Barrier Free Accessibility: 3 – Most of the /park areas meet accessibility guidelines.

### Brush Creek Mill Area

The lot In front of the Mill is a recreational area that offers picnic tables and benches. Fishing along the river bank is allowed. Wheelchairs can fit up to the picnic tables.

Type: Mini-Park

Barrier Free Accessibility: 2 - Some of the /park areas meet accessibility guidelines.

### Emerick Park

This 22 site campground sits on 25 acres within Village limits. The park offers camping, picnicking, playground, two pavilions, boat launch, dock, fishing access and showers and restrooms. Three campsites are paved and meet ADA standards as do the restroom and showers. Some of the picnic tables are handicap accessible.

Type: Community Park

Barrier Free Accessibility: 3 – Most of the park areas meet accessibility guidelines.

### Pineview Park

This 2.8-acre park is located at the behind the Senior Citizen Center on Pineview Court, this Village owned property offers walking paths, foot bridge, benches and shuffleboard.

Type: Mini-Park

Barrier Free Accessibility: 3 – Most of the park areas meet accessibility guidelines.

### Senior Citizens Center

This facility provides meals, meetings, crafts for the Senior Citizens. Exercise and dance classes are open to the public in general. This non-profit facility is run by the Montmorency Commission on Aging and the local board.

Ownership: Montmorency Commission on Aging

Type: Private Recreation Facility

Barrier Free Accessibility: 4 – The entire facility meets accessibility guidelines

### Tournament Park

This 40-acre park is owned by Hillman Township. It offers three softball fields, a concession stand, a playground and an expanded parking area. A bike path owned by the Village runs from Tournament Park west along E. Progress Street to State Street. A snowmobile trails heads along this route into town in the winter. It is maintained by the Snowmobile Association.

Ownership: Hillman Township

Type: Neighborhood Park

Barrier Free Accessibility: 5 – The entire park was developed using the principals of universal design.

### Tiger Paw Park

Located in Tournament Park, this community sponsored Boundless Playground is an extraordinary playground where all children, with and without disabilities, can develop essential skills for life as they learn together through play.



## Village of Hillman Master Plan

Ownership: Hillman Township

Type: Mini-Park

Barrier Free Accessibility: 5 – The entire park was developed using the principals of universal design.

### Hillman Community Center

The 10,000 square foot Community Center is owned and operated by Hillman Township. The Village and Township offices are housed there along with meeting rooms. Roller-skating is the key recreational activity offered. The center is available for wedding receptions, craft shows and organizational dinners (Ducks Unlimited, White Tails Unlimited, and the Fireman's Ball).

Ownership: Hillman Township

Type: Special Use

Barrier Free Accessibility: 5 – The entire facility was developed using the principals of universal design.

### Hillman Community School District

The school provides indoor and outdoor recreation opportunities with playgrounds, baseball fields, outdoor basketball courts, track, practice fields, football fields, restrooms, concession stands and a gym. The buildings provide meeting rooms, places for indoor adult recreation and tournaments.

Ownership: Hillman Community School District

Type: School Park

Barrier Free Accessibility: 4 – The entire facility meets accessibility guidelines.

### Hillman Wright Library

The library is open five days a week offering books, movies and CD's to residents. Computer and internet access is available. Recreational activities include story time for toddlers' ages 1-5 years, arts and crafts for children 5-17 years, and adult arts and crafts classes. The library also has reading and writing clubs.

Ownership: Montmorency County Libraries

Type: Special Use

Barrier Free Accessibility: 4 – The entire facility meets accessibility guidelines

### Alpena to Hillman Mackinaw Trail

The Alpena to Hillman Trailhead is in Alpena. It follows state land to Hillman. The trail comes down the side of Progress Street past Tournament Park to State Street. The trail then heads down Caring Street to Pineview Park and back onto state land and other trails. The trail is managed by the Michigan Department of Natural Resources. The trail offers opportunities for snowmobiling, and hiking (some sections impassable for mountain bikers)

Ownership: State of Michigan

Type: Multi-use Trail Systems

Barrier Free Accessibility: 1. No portions of trail are handicap accessible.

### Brush Creek Snowmobile Trail

The trailhead is located west of Hillman in the Thunder Bay River State Forest. The trail runs 30 miles to M-33 north of Atlanta. The Alpena to Hillman Trail connects to it southwest of the trailhead. The trail is managed by the Michigan Department of Natural Resources. The trail

## Village of Hillman Master Plan

offers opportunities for snowmobiling, ATV and hiking (some sections impassable for mountain bikers and ATV's).

Ownership: State of Michigan

Type: Multi-use Trail Systems

Barrier Free Accessibility: 1. No portions of trail are handicap accessible.

## Chapter 4 – Cultural and Natural Resources

Quality of life and community character are closely tied to the Village's cultural resources and natural resources. A community with access to a variety of cultural and natural resources is not only a desirable place to live, but these resources will draw people from outside the community and indirectly help strengthen the economic base. This chapter presents information on the cultural and natural resources in the Village. Figure 5.1 shows cultural and historic resources in the Village of Hillman.

### Cultural Resources

Cultural resources include concerts, festivals, and community events as well as libraries, museums, and historic buildings. For a community of its size, the Village of Hillman is blessed with an abundance of these resources. The following is a list of key cultural and historic features in the community:

#### Key Cultural Features:

##### Music, Theater Performances and Arts

Music at the Mill--Open Mic the third Friday of the month  
Kathy's School of Dance and Dance Recitals  
Brush Creek Mill Players

##### Facilities and Collections

Brush Creek Mill  
Hillman Community Center  
Hillman Senior Citizens Center  
Montmorency County Public Library/ Hillman Wright Branch

##### Organizations

Community Education Foundation  
Lions Club  
Hillman Area Chamber of Commerce  
VFW/ and Ladies Auxiliary  
Wheels of Northeast Michigan Car Club  
Hillman Area Little League  
Boy Scouts  
Girl Scouts

##### Community Events and Activities

Blessing of the Bikes --4th weekend in May  
Mill River Days July 2-4th  
VJ Day--2nd Saturday in August  
Afternoon Affair-- 3rd Tuesday of September at Brush Creek Mill  
Applefest- first weekend in October-Brush Creek Mill  
Children's Halloween Party-Brush Creek Mill  
Heritage Quilt Show-2nd week in November  
Festival of Lights Celebration -1st weekend in December

Elk-viewing Rides and Dinner--Thunder Bay Resort-seasonal-call for reservations  
 Voices and Visions Arts and Poetry Contest  
 Murder Mystery Weekends at Thunder Bay Resort  
 Hillman Buck Pole – November 15-30  
 Children’s Christmas Party – 1<sup>st</sup> weekend of December

**State Historic Sites**

Calvary Episcopal Church  
 330 North State Street, SE corner of Third Street, Hillman - Montmorency County

Property Type	Church
Historic Use	RELIGION/religious facility
Current Use	RELIGION/religious facility
Style	Gothic Revival
Architect/Builder	Enoch Rogers
Narrative Description	Calvary Episcopal Church is a one-story, hip-roofed, clapboarded, Gothic Revival structure with pointed-arch windows and a central dormer which rises into a square tower with louvered windows. The church stands on a raised foundation.
Statement of Significance	Calvary Episcopal Church was the first organized church in Montmorency County. Organized in 1881, the church provided Episcopalians and non-Episcopalians alike with a place of worship and recreation until churches of other faiths were established.
Period of Significance	1866-1900
Significant Date(s)	1885
Registry Type(s)	12/16/1986 Marker erected 05/08/1984 State Register listed
Site ID#	P24279



### **Climate**

The Village of Hillman has a continental type climate, characterized by larger temperature ranges than in areas at the same latitude, but nearer the Great Lakes. The area is somewhat sheltered by a higher plateau region to the west; thus the lake effect which impacts much of Michigan is less noticeable here. Lake effect experience by Hillman is usually limited to increased cloudiness and snowfall during the late fall and early winter. Prevailing winds for the area are south-westerly, averaging eight miles per hour. Average relative humidity varies from 51% for May to 74% for December, with an annual average of 61%. Percent possible sunshine averages 49% annually.

Summers are dominated by moderately warm temperature with an average eight days exceeding 90 degree Fahrenheit. The highest record temperature for the area was 104 degrees on July 13, 1936. Minimum temperatures reflect the influence of the lakes. Hillman experiences an average 176 days at 32 degrees or lower and an average of 23 days at 0 degrees or lower. The lowest recorded temperature was -45 degrees on February 9, 1934. In Hillman, the average date of the last freezing temperature in spring is June 2, and the average date of the first freezing temperature in fall is September 16. The growing season is approximately 106 days per year.

Precipitation is well distributed throughout the year with the growing season, April to September, receiving an average of 65% of the annual total. While drought occurs periodically, the Palmer Drought Index indicates drought conditions are rarely extreme for Hillman. The average annual precipitation, including snowfall, is 32 inches. The average annual snowfall is 110 inches.

### **Geology**

The geology of northeast Michigan can be described in terms of the surface geology and bedrock geology. The rolling hills, river valleys, swamps and lakes were created by the retreating continental glacier some 12,000 years ago. Beneath this thick mantle of the glacial deposits lays a foundation of layered sedimentary bedrock. This section will describe the glacial landforms or quaternary geology and the underlying bedrock geology.

#### Bedrock Geology

The foundation of the lower peninsula, beneath the mantle of glacial deposits, consists of layers of sedimentary bedrock that were created during the Paleozoic Era. The bedrock was formed in ancient seas which covered the area some 310- 405 million years ago. Shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, limestone, and dolomite bedrock. The uppermost bedrock layer under Hillman consists of Antrim Shale bedrock formations. These bedrock formations have been exploited for natural gas. To the east the formations are closer to the surface and the shale was quarried and transported to Alpena to be used as a component in the manufacture of cement.

<b>Table 4.1 Average Annual Weather Statistics, Montmorency County</b>	
January average minimum temperature	9° F
January average maximum temperature	27° F
July average minimum temperature	54° F
July average maximum temperature	81° F
Days below 0 degrees F.	23
Days above 90 degrees F.	8
Average annual rainfall	32 inches
Average annual snowfall	110 inches
Source: Weather Station at Atlanta, Michigan	

Surface Quaternary Geology

Starting some 2 million years ago, during the Pleistocene era, continental glaciers formed in the Hudson Bay area. Several times, over this two million year period, the massive sheets of ice built up and inched their way south across what is today Michigan. The massive ice sheets, more than one mile thick, advanced in a southerly direction and bulldozed their way across the landscape. The glacier pushed material in front of it, incorporated rocks and soil into the debris laden ice; and scraped and broke apart the sedimentary bedrock of the Michigan Basin.

Each advance and retreat of the continental glaciers took tens of thousands of years. This reoccurring process shaped and reshaped the land; obliterating and then creating hills, valleys, rivers and lakes, swamps and marshes. The last glacial period, called the Wisconsin era, created the landscape we know today. The glacier left behind boulders, rocks, cobble, sand, gravel, silt, clay and loam. In some areas the material was deposited in unsorted masses called till plains, ground moraines and end moraines. Water flowing from the melting glaciers also sorted materials, creating outwash channels, sand deltas, kames and eskers. Fine materials, captured in the fast moving glacial meltwater, settled to the bottom of expansive glacial lakes creating lacustrine clay and silt plains. **Figure 4.1** shows the formation of glacial landforms.

**Figure 4.2** is a map prepared by W.A. Burgess, titled "Landform Units in Northeastern Lower Michigan." Within the general area of Hillman, there are several glacial landforms, note red star that indicates the location of the Village. An area in the northeastern part of Montmorency County is referred to as the Hillman Lake Plain. This nearly level area consists of fine textured glacial deposits dominated by clay, clay loam and silty clay loam soils. These soils are good for farming as evidenced by the farming activity in the area.

The Brush Creek Delta landform, located just west of Hillman, was formed as a large glacial river emptied into a post glacial great lake. As the continental glaciers melted, water flowed across the landscape creating landforms and pooling into the expansive post glacial lakes. These emerging lake basins were the beginnings of the Great Lakes. During different periods,

the post glacial great lakes were both much higher and lower than the lake levels we have grown accustomed to in recent times. Geologists have identified and named the different post glacial great lake stages. Glacial Great Lake Warren formed at the front of the melting Huron glacial lobe around 12,000 years before present and was the most extensive, flooding much of Alpena County and covering the eastern edge of Montmorency, including what is today the Village of Hillman.

Another complex of glacial landforms consists of three eskers in the Lake Avalon and Ess Lake area. Eskers are narrow, winding ridges of glacial outwash (sand and gravel) deposited by a stream flowing in a tunnel beneath the glacier. The eskers are situated in a wide glacial outwash channel, with the longest esker ending just short of the northern Montmorency County Line. Other major landforms are the Atlanta and Fletcher Pond Channeled Uplands. These deposits of coarse-textured glacial till are composed of unsorted sand and gravel left by the glacier. These glacial till deposits created landforms called ground moraines and till plains. These rolling uplands were further carved by the glacial floodwaters, creating outwash plains and drainageways. These features are dominated by sands and mucks.

### Topography

The county consists of plains, rolling plains and hilly lands. Deep sand plains are found on the southwestern portion of the county with elevations ranging from 1,200 to 1,300 feet. Stretching in a band running southeast towards the northwest is a rolling hilly highlands with local level areas. Elevations in this section range from 900 to 1,100 feet. The Hillman area occupies is part of an old lake plain that covers the northeastern portion of the County. The land in this area is level or gently rolling, but contains numerous wet swales, ponds and higher patches of sand. Elevations range from 700 to 900 feet in the Hillman area.

### Soils

The U.S. Department of Agriculture's Soil Conservation Service has identified ten separate soil associations in Montmorency County. A soil association is a group of different soils with similar characteristics that commonly occur in close proximity to one another. **Table 4.2** groups the soil associations of Montmorency County by permeability classification. The U. S. Department of Agriculture's Soil Conservation Service has identified five separate soil associations in Hillman area. Only one of these, the Nester-Kawkawlin-Sims Association, is found in the Village of Hillman. This soil association is characterized by moderately slow permeability.

Carbondale-Lupton-Tawas Association-- poorly to very poorly drained organic soils (marshes and swamps)

Rubicon-Grayling Association-- nearly level to undulating, well-drained sandy soils (on the plains)

Grayling-Grayalm-Montcalm Association--rolling to hilly or steep; well-drained soils (uplands)

Emmet-Leelanau Association--undulating to rolling, well-drained sandy and loamy soils (on uplands)

Nester-Kawkawlin-Sims--nearly level to undulating, well-drained to poorly drained clayey soils (on till plains)

Figure 4.1 Glacial Landforms

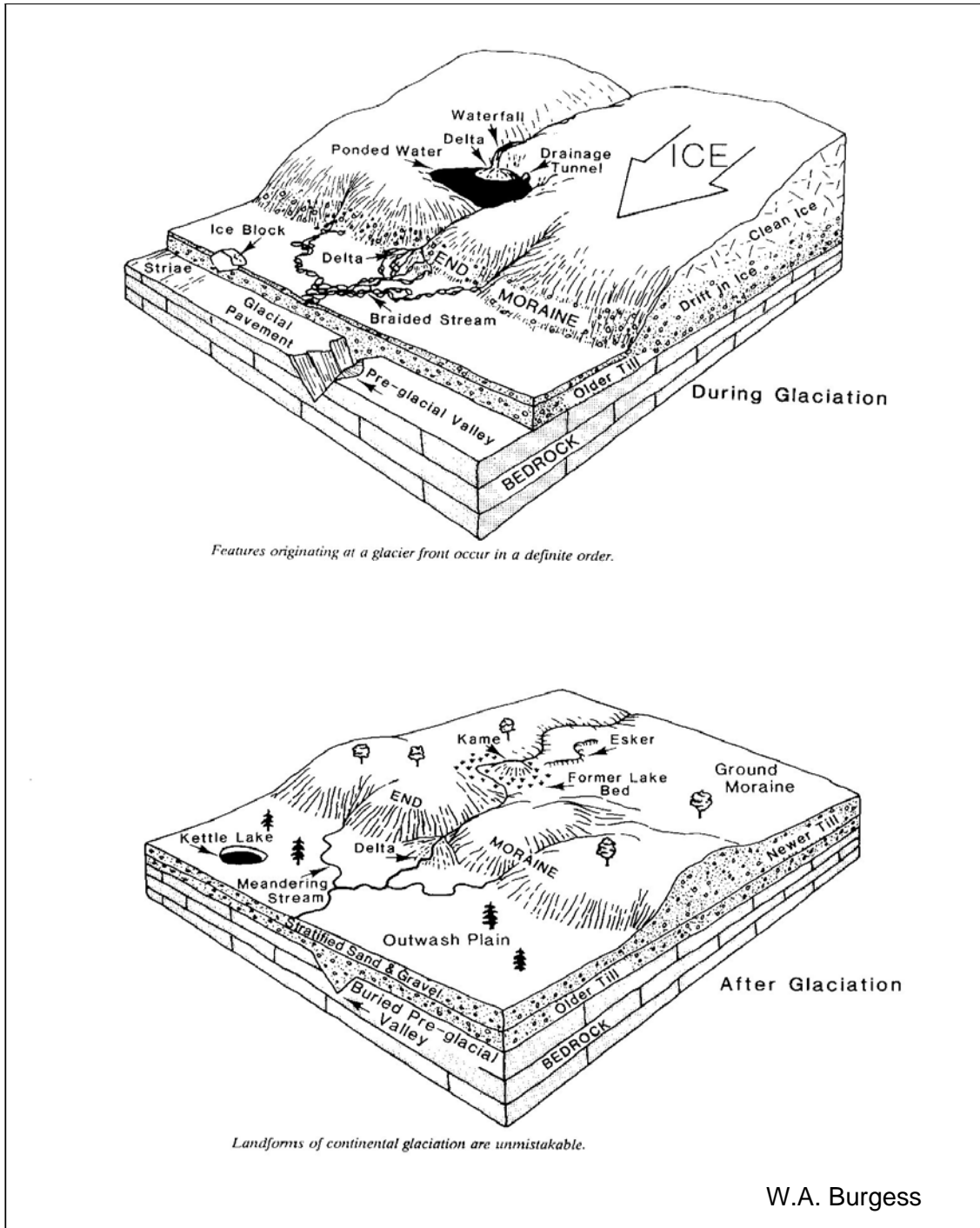
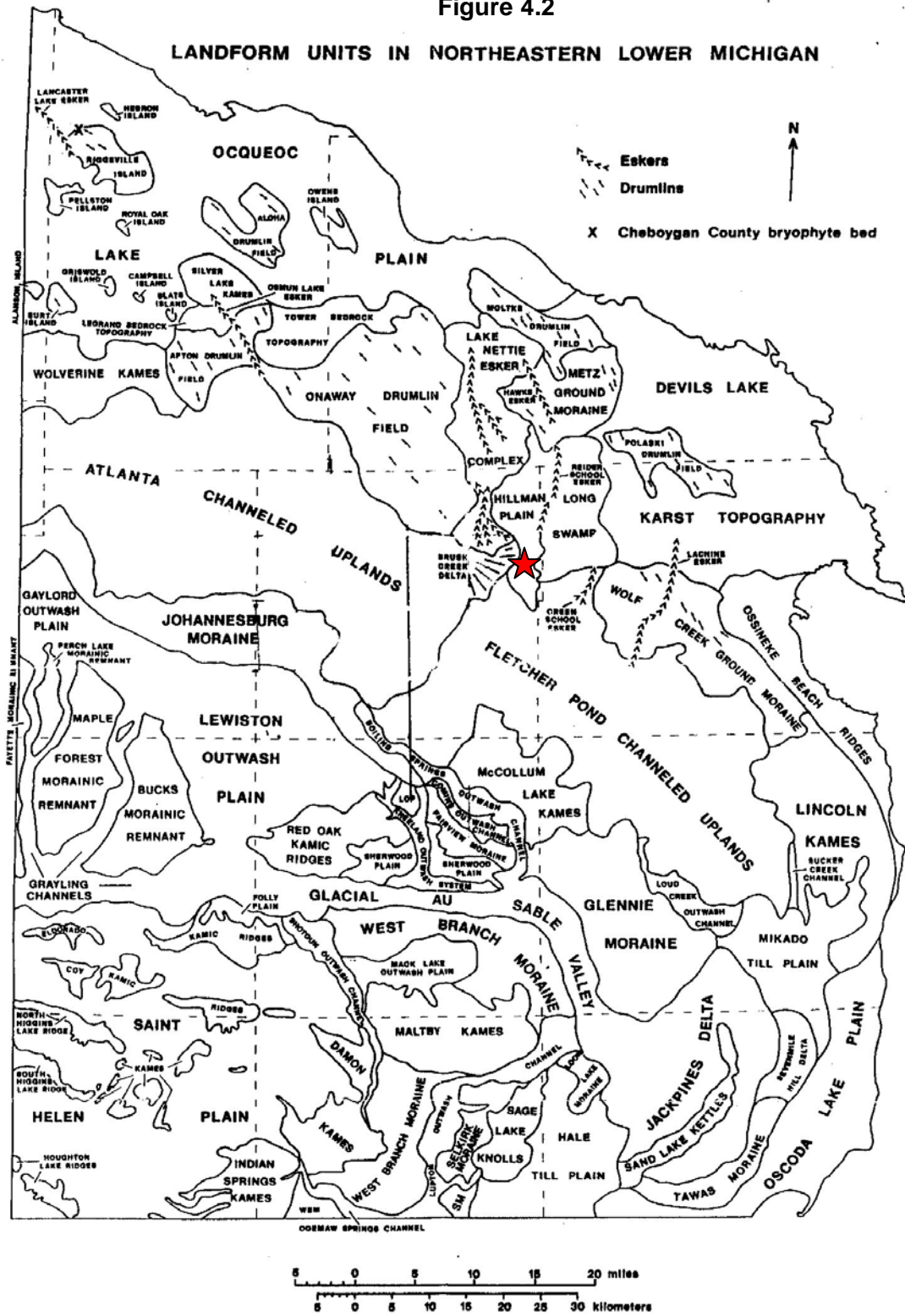




Figure 4.2



W.A. Burgess

<b>Table 4.2 Montmorency County Soil Association by Permeability</b>			
Soil Association	Permeability	Acres	Percent
Rubicon-Grayling	Rapid	88,700	25%
Kalkaska-East Lake	Rapid	10,700	3%
Rubicon-Graycalm-Montcalm	Rapid	88,700	25%
Emmet-Leelanau-Onaway	Moderate-Moderate Rapid	35,500	10%
Leelanau-Emmet-Kalkaska	Moderate-Rapid	17,800	5%
Onaway-Emmet-Mackinac	Moderate-Moderate Slow	7,100	2%
Nester-Kawkawlin-Sims	Moderately Slow	35,500	10%
Carbondale-Lupton-Tawas	Moderate Rapid-Rapid	71,000	20%
Source: Montmorency County Soil Survey			

### Surface Water Resources

The Thunder Bay River is the natural resource center piece of the Village. In fact, early settlers chose the location because of the river. Early transportation and water power depended upon free flowing waters of the Thunder Bay River. Brush Creek and Brush Creek Mill Pond are located in the Village and provide water power for the Brush Creek Grist Mill, see **Figure 4.3**.

Today, the river and its tributaries are well known for their high quality water. Year-round outdoor recreational opportunities within the watershed include canoeing, camping, hiking, hunting, fishing, golfing, wildlife viewing, skiing, swimming and snowmobiling. Many of the tributaries are designated as coldwater fisheries and support a viable trout population. As the communities upstream have a responsibility to protect water quality, from which Village residents benefit, so does Hillman have a responsibility to protect water quality for communities downstream.

The Thunder Bay River watershed covers two-thirds of Montmorency and Alpena Counties, one third in Alcona County and small portions of Presque Isle County, and Oscoda County. The total watershed encompasses approximately 1,200 square miles (768,000 acres). Even though the area is primarily rural, there has been a steady increase in second family and retirement homes. These homes are also being converted into year-round residences as retirees are establishing permanent residency in the area. Major population centers in the watershed are Atlanta,

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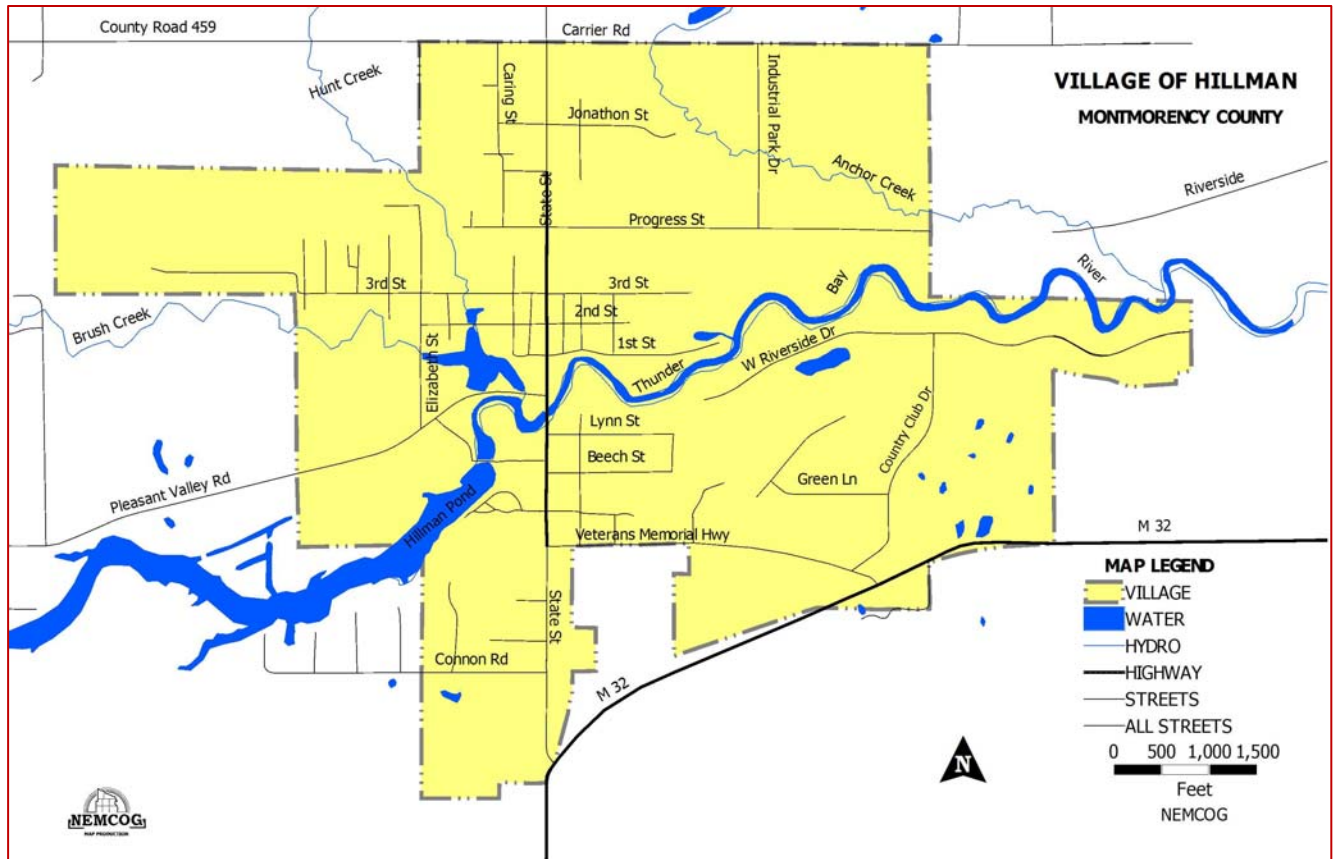


Figure 4.3

Hillman and Alpena. All three communities are located on the banks of the Thunder Bay River, creating certain development issues from a water quality perspective.<sup>1</sup>

The presence of dams throughout the watershed has limited fish passage; however species such as walleye, brown trout, and salmon can still be found in the lower reaches of the Thunder Bay River. There are four hydroelectric dams located on the Thunder Bay River. The Hillman Dam Project, in the Village of Hillman, is located furthest up stream of the four dams. The impoundment is 160 acres in size. In addition to generating electricity, the impoundment provides an important recreational asset to the community. Emerick Park is located on the impoundment, and along with day use and camping, a public access site allows water access for boating and fishing.

Upstream from Hillman, the river flows through forested areas with an increasing presence of lowland forests and wetlands. Large tracts of undeveloped lands owned by hunt clubs dominate the upstream region. Once the river reaches Hillman there is an increase in population and therefore an increase in commercial, industrial and agricultural activities. The Village of Hillman has experienced the highest percentage of population increase in all of the municipalities in Montmorency County.

<sup>1</sup> *Thunder Bay Watershed Initiative*

The Northeast Michigan Council of Governments (NEMCOG) along with its partners; Huron Pines Resource Conservation and Development Area, Montmorency and Alpena Conservation Districts, Thunder Bay River Restoration Committee and various local governments joined together to develop the Thunder Bay River Watershed Initiative. The comprehensive management plan provides tools to address current and future water quality issues within the watershed. The management plan identifies sources of nonpoint pollution and provides recommendations correct problem areas. The planning and implementation effort was funded by grants from the United States Environmental Protection Agency Section 319 of the Clean Water Act.

### Groundwater

Groundwater is another vital resource within the Village of Hillman. Protection of groundwater resources is paramount to supporting the long term investment of the Village's water system and to protecting the health and safety of community's residents and visitors. The Michigan Department of Environmental Quality (MDEQ) administers a Wellhead Protection Program (WHPP). The cooperative program enables communities served by public water systems to identify the sources of its public groundwater supply, to increase public awareness of the importance of this critical resource, and to implement management strategies for its long-term protection from contamination. The Wellhead Protection Program consists of eleven elements such as: delineation of the Wellhead Protection Area, identification of potential sources of contamination, protection of the public drinking water supply by preventing the pollution of surface and groundwater within the Wellhead Protection Area (WHPA), modification of existing zoning and planning regulations to prevent contamination of the public water supply system through appropriate land use planning and management mechanisms and implementation of a public awareness program.

### Forest Resources

Although most of the land within the Village of Hillman is developed, there are large parcels of undeveloped and heavily wooded property in the southwest portion of the Village, north and south of Pleasant Valley Road. The forests in this area primarily consist of mixed lowland hardwood species including poplar, aspen, birch and some woody shrubs. Some of this area is considered wetlands and may be protected by Michigan's wetland statute, Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451.

While these undeveloped forest areas provide access to the natural environment, the important role of urban forests in developed portions of the community shouldn't be overlooked. Street trees and yard trees greatly benefit the quality of life in a community. Below is a list of benefits related to establishing and maintaining healthy urban forests.

- Trees reduce air pollution
- Trees fight the atmospheric greenhouse effect
- Trees conserve water and reduce soil erosion
- Trees save energy
- Trees modify local climate
- Trees increase economic stability
- Trees reduce noise pollution and create wildlife and plant diversity

### Fish and Wildlife Resources

The Thunder Bay River supports a healthy and diverse warm water fishery. A 1998-1999 study (Inland Study #662) by the Michigan Department of Natural Resources found thirteen species of fish to be inhabiting the river. A list of species found in the Hillman area lakes and rivers includes bass, pike, walleye, perch and various "panfish".

On the County level, there is an abundance of deer, rabbit, grouse and woodcock. Small to moderate populations of bear, coyote, bobcat, elk, and turkey can also be found in the area. A healthy wildlife community can encourage tourists to spend time in the Village of Hillman, and thousands of hunters and fisherman converge on the region to take advantage of the various hunting and fishing seasons.

### Surface Water Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the Michigan Water Resources Commission upon recommendation by Michigan Department of Natural Resources and Environment (MDNRE), Surface Water Quality Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. Currently, there are four sites in the Village, see **Table 4.3**.

### Sites of Environmental Contamination

The Natural Resources and Environmental Protection Act (P.A. 451 of 1994), as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) of the DEQ is charged with administrative responsibility.

Company	Address	Receiving Water
Gildners Concrete Products Inc	800 Progress Street Hillman, MI 49746	Anchor Creek
MDOT-M-32 Business Spur	in the Village Hillman, MI 49746	Unknown
Hillman WWSL	Third Street – West Hillman, MI 49746	Brush Creek
Hillman Power Company	750 Progress Street Hillman, MI 49746	Thunder Bay River
Source: Michigan Department of Environmental Quality		

Part 201 of the Act 451 addresses sites of environmental contamination. "A Part 201 Listed site is a location that has been evaluated and scored by the MDEQ using the Part 201 scoring model. The location is or includes a "facility" as defined by Part 201, where there has been a release of a hazardous substance(s) in excess of the Part 201 residential criteria, and/or where corrective actions have not been completed under Part 201 to meet the applicable cleanup criteria for unrestricted residential use."

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Below is a list of sites in Hillman obtained for the MDNRE web site on 5/5/10. Further information on Part 201 can be obtained from the web address:  
<http://www.deq.state.mi.us/part201ss/>

**Site ID:** 60000009  
**Site Name:** Wayne Wire Cloth Hillman  
**Site Address:** 221 Garfield Street  
**City:** Hillman  
**Zip Code:** 49746  
**County:** Montmorency  
**Source:** Metal Processing  
**Pollutant(s):** PCE; TCE; cis-1,2 DCE  
**Score:** 31 out of 48  
**Score Date:** 8/25/2004 8:25:10 AM  
**Township:** 31N **Range:** 04E **Section:** 23  
**Quarter:** NE **Quarter/Quarter:**  
**Status:** Interim Response in progress

**Site ID:** 60000023  
**Site Name:** Sports Center, Inc.  
**Site Address:** 300 State Street  
**City:** Hillman  
**Zip Code:** 49746  
**County:** Montmorency  
**Source:** Gasoline Service Station  
**Pollutant(s):** 1,2,4 TMB; 1,3,5 TMB; Benzene; Ethylbenzene; Pb; MTBE; Naphthalene; Styrene; n-Propylbenzene  
**Score:** 35 out of 48  
**Score Date:** 7/28/2006 8:17:22 AM  
**Township:** 31N **Range:** 04E **Section:** 24  
**Quarter:** **Quarter/Quarter:**  
**Status:** See Leaking Underground Storage Tank Site Database

**Site ID:** 60000035  
**Site Name:** Homant Oil Hillman Bulk Plant  
**Site Address:** 1479 Main St. (Co. Rd. 451)  
**City:** Hillman  
**Zip Code:** 49746  
**County:** Montmorency  
**Source:** Petroleum Bulk Stations & Term  
**Pollutant(s):** Ethylbenzene; Naphthalene; Xylenes  
**Score:** 24 out of 48  
**Score Date:** 2/26/2004 3:25:39 PM  
**Township:** 31N **Range:** 04E **Section:** 24  
**Quarter:** NW **Quarter/Quarter:** SW  
**Status:** Inactive - no actions taken to address contamination

**Site ID:** 60000057  
**Site Name:** A-1 Party Mart

**Site Address:** 230 N State St.  
**City:** Hillman  
**Zip Code:** 49746  
**County:** Montmorency  
**Source:** Gasoline Service Station  
**Pollutant(s):** 1,2,4 TMB; 1,3,5 TMB; Benzene; Ethylbenzene; Naphthalene; Styrene; PCE; TCE; Xylenes; n-Propylbenzene  
**Score:** 35 out of 48  
**Score Date:** 7/28/2006 8:02:43 AM  
**Township:** 31N **Range:** 04E **Section:** 23  
**Quarter:** Quarter/Quarter:  
**Status:** See Leaking Underground Storage Tank Site Database

Under Part 213 of Act 451, the DNRE addresses leaking Underground Storage Tanks (LUST). An Open LUST site means a location where a release has occurred from an underground storage tank system, and where corrective actions have not been completed to meet the appropriate land use criteria. An open lust site may have more than one confirmed release. A closed LUST site means a location where a release has occurred from an underground storage tank system, and where corrective actions have been completed to meet the appropriate land use criteria. The MDNRE may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria. **Table 4.4** is derived from the DEQ web site for Open Leaking Underground Storage Tanks (LUST) in the Village of Hillman.

<b>Table 4.4 Leaking Underground Storage Tanks (LUST), Part 213 of P.A. 451</b>				
<i>LUST Site Name</i>	<i>Leak #</i>	<i>Substance Released</i>	<i>Release Status</i>	<i>Address</i>
Homant Oil Company - Hillman	C-0827-93	Diesel, Kerosene, Gasoline	Open	14978 State St
Hillman Schools - Bus Garage	C-0909-97	Unknown	Open	120 W SECOND ST
Mark's Standard	C-0019-96	Unknown	Open	PO Box 367
Knotty Pine Restaurant	C-0979-94	Gasoline, Heating Oil	Open	600 State St
Sports Center, Inc.	C-2559-91	Unknown	Open	STATE ST
A-1 Party Mart	C-0963-98	Unknown	Open	230 N State St
Former Chevy Garage	C-0363-92	Gasoline	Open	101 N STATE ST
Source: Michigan Department of Natural Resources and Environment				

**Air Quality**

Air Quality is monitored by the Air Quality Division of the DEQ. Standards have been established as acceptable levels of discharge for any of the following air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, lead, and trace metals. These pollutants are monitored on a continuing basis at selected locations around the state. Monitoring in recent years has shown the level of pollutants in the region to be well within the established acceptable standards. Air discharge permits are required for businesses discharging

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more than the acceptable level of any of the regulated air pollutants. Currently, the Hillman Power Company has active air discharge permits.



## Chapter 5 – Existing Land Cover/Use

Prior to determining future land uses and developing a future land use map, a community must have an accurate assessment of existing land uses. This chapter presents information on both the types and location of existing land uses. The process identifies both urban built-up land uses such as residential and commercial, along with natural land cover types like forests and wetlands. As a result the final map presented in this chapter is a hybrid that combines land cover and land use.

### Existing Land Cover/Use Characteristics

The land cover/use map was developed using 2005 digital color aerial photos and mapped with NEMCOG's Geographic Information System software. The map was then reviewed by the planning commission for accuracy. The predominate urban built-up land use is residential. This includes both older neighborhoods and new residential development associated with the golf course, see **Figure 5.1**. Commercial development includes the central downtown business district north of the Thunder Bay River and newer highway commercial development along M-32. The industrial/utility land use category includes the industrial park, other manufacturing businesses and the sewage treatment facility on the west side of town. The second largest category, institutional/recreational, includes parks, golf courses, public buildings, churches, and schools.

#### Residential

As can be seen in **Figure 5.1** - Existing Land Cover/Use Map, residential use ranks first in the amount of land under a particular land use. Residential use occupies approximately 27 percent (293 acres) of the land in the Village. Single family residential accounts for 96 percent of the residential development in the Village.

#### Commercial

Commercial development is located primarily along State Street in downtown Hillman. Additional commercial development is located along Veterans Memorial Highway, State Street from M-32 to Veterans Memorial Highway and on M-32. The commercial land use accounts for nearly seven percent (72 acres) within the Village.

#### Industrial and Utility

This land use category includes the industrial park, manufacturing businesses and the sewage treatment facility on the west side of town. The category occupies 123 acres or 11.5 percent of the land area.

#### Institutional/Recreational

This category includes institutional uses such as parks and community facilities. This is the second largest category in Hillman occupying 178 acres. The majority of this land use is recreational and includes the Thunder Bay Golf Course property and community parks. Institutional uses include public buildings, schools, nursing homes and church properties.

#### Uplands Non-forest

The non-forested land category is the accounts for nearly 12 percent or 126 acres of the land area. This category consists of shrub land and herbaceous fields.

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### Lowland Forests

Lowland forests account for 142 acres (13.3 percent) of the land area. Lowland forests grow on soils with a seasonally high water table and are often classified as wetlands. Lowland forests include areas that support lowland hardwood and conifer species, such as northern white cedar, black spruce, balsam fir, elm, black ash, red maple, ash and aspen species.

### Upland Forests

Undeveloped areas classified as upland forest occupy nearly eight percent or 82 acres within the Village. Upland forest species include sugar maple, red maple, beech, aspen and birch.

### Non-Forest Wetlands

Two of the most important functions of wetlands are water quality protection and ecological corridors. As can be noted on the Existing Land Use Map, the major wetland areas are adjacent to creeks. The network of wetlands receives surface water and subsurface water discharge, creating the many streams and creeks that in turn flow into the area lakes.

### Water

Thirty-two acres of surface water were delineated on the land use map. These areas include the Thunder Bay River, Hillman Dam Pond, and Brush Creek Mill Pond.

<b>Table 5.1 Existing Land Use Statistics Village of Hillman</b>		
<b>Land Use Category</b>	<b>Number of Acres</b>	<b>Percent of Village</b>
Residential	293	27.5
Commercial	72	6.7
Extractive/Utilities/Transportation	123	11.5
Institutional/Recreational	178	16.7
Non-forested Uplands	126	11.8
Upland Forests	82	7.7
Lowland Forests	142	13.3
Non-Forest Wetlands	19	1.8
Water	32	3.0
<b>Total</b>	<b>1066</b>	<b>100.0</b>
Source: NEMCOG		

# Village of Hillman Master Plan

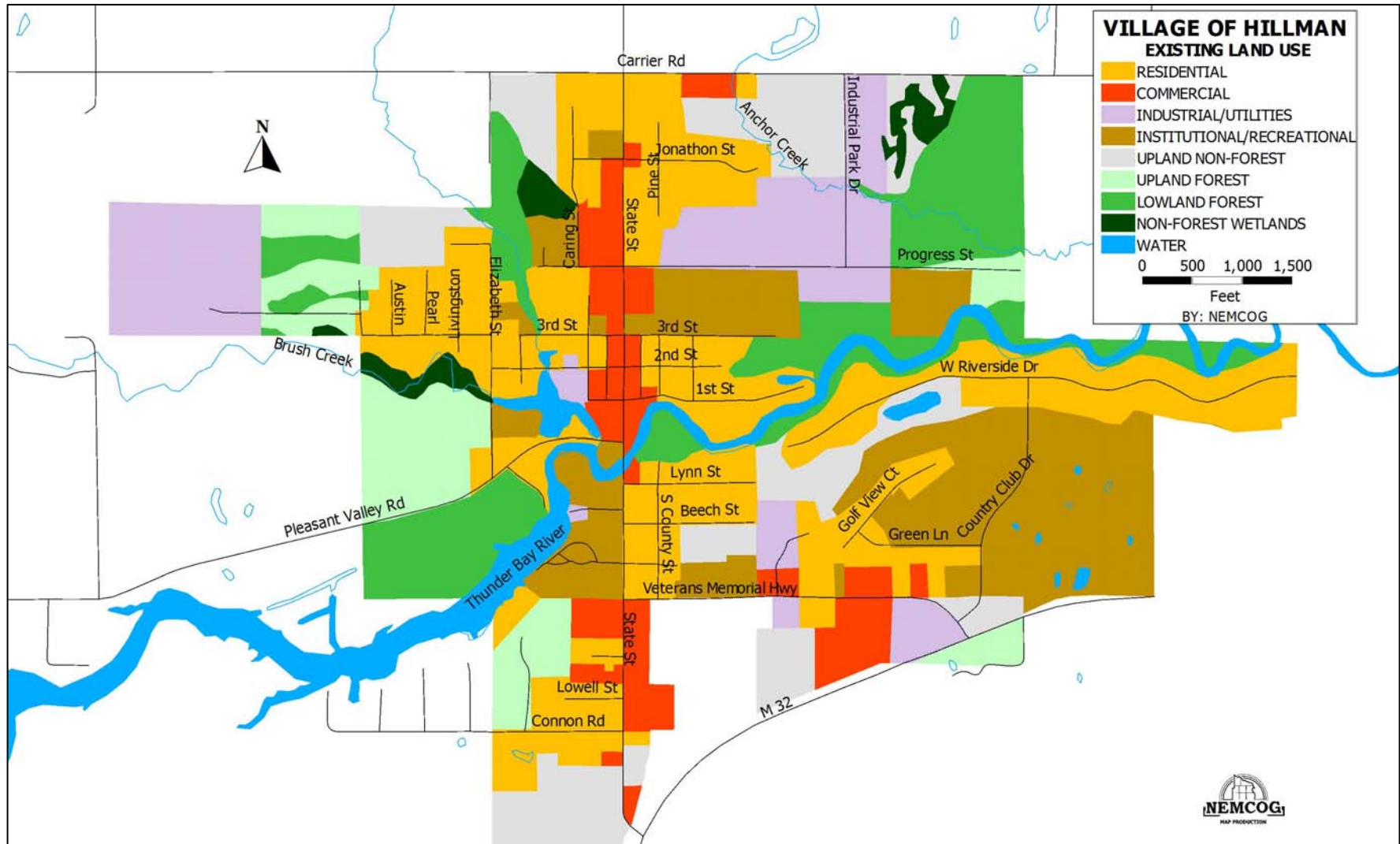


Figure 5.1



## Chapter 6 – Goals and Policies

### Purpose

The purpose of this chapter is to establish the goals, and policies that will guide future growth and development in a manner that will reflect the community's unique character. In developing community goals and policies, it is important to analyze demographics, housing, economic conditions, services and facilities, cultural and natural resources and existing land use. Preceding chapters of this master plan have documented the above characteristics.

<b>The Village of Hillman intends to use this master plan to:</b>
<b>PRESERVE THE UNIQUENESS OF HILLMAN</b> -- by protecting the waterfront setting, small town character, and maintaining an overall clean, healthy and well maintained living environment.
<b>PROTECT THE HEALTH, SAFETY AND WELFARE</b> of Village residents by coordinating land use, applying zoning standards, and providing efficient public services.
<b>PROMOTE A DIVERSE BUSINESS ENVIRONMENT</b> and provide opportunities for new commercial and light industrial businesses.
<b>PROTECT AND PRESERVE HISTORIC</b> areas, sites, buildings, structures, and features.
<b>ENCOURAGE CULTURAL FACILITIES AND EVENTS</b> that meet the diverse needs of the entire community.
<b>ENCOURAGE RECREATIONAL FACILITIES</b> that meet the needs of a diverse age group.
<b>UPGRADE PUBLIC INFRASTRUCTURE</b> to meet the needs of Village residents and businesses.

### Goals and Policies

#### Planning & Community Development

***Goal: Guide development in a manner that will protect existing development; preserve community character; and conserve natural resources and environment, yet will meet the long-term needs of the community.***

#### Policies:

- Encourage creative design and planning techniques which produce visual harmony while preserving special features and protecting vital natural resources.
- Encourage planned land uses in coordination with public utility, facility, and service improvement programs.
- Require planning review of the following types of public projects similar to:

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- The opening, closing, vacating, widening, or extension of roads.
- The acquisition or enlargement of any park, playground or public open space.
- The construction, acquisition, or authorization of public buildings or structures.
- Site Plan Review:
  - Revise site plan review process which takes into account the character of the Village.
  - Incorporate standards in the site plan review process to encourage development with minimal negative environmental impact to protect land, air, and water resources.
  - Amend the site plan review process to assure consistent application of the zoning ordinance.
- Ensure that adequate protection is provided to existing residential areas from highway commercial and industrial areas, through used of buffers and vegetative screening.
- Research innovative development options to increase the tax base while maintaining the essential character of the community.
- Encourage general public, civic organizations and all commissions to provide input for Village decisions.
- Control the location of new development by designating appropriate areas for new residential, commercial, light industrial and resort/recreational land uses.
- Consider traffic impact, access to proposed commercial land uses and their relation to existing residential areas. Investigate traffic impact analysis for new and expanded commercial and industrial uses.
- Continue to focus efforts on elements central to a “walkable community” such as sidewalks, visual elements, destination points and corridor improvements.
- Enforce all Village ordinances in a consistent and fair manner.
- Continue to accommodate the senior population by developing housing and services that specialize in enhancing the quality of life for seniors.
- Complete a review and update of the Village’s Zoning Ordinance.
- Establish landscape requirements for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, and roadside landscaping.
- Improve regulations and standards to protect the community against high noise levels and exterior lighting glare.
- Through the zoning ordinance, encourage new commercial development to have a consistent appearance, use landscaping and buffers, and share parking with adjacent businesses, and limit access points onto state highways.

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- Develop signage standards in the Zoning Ordinance. Increase safety and reduce the visual impact of signs by controlling their size, number, illumination, and configuration.
- Develop innovative zoning techniques that allow for a mix of residential and commercial uses as well as an expansion of home-based business and cottage industry.

### Community Character and Cultural & Historic Resources

***Goal: Maintain the quality of life and small town character of Hillman while adapting to the modern needs of residents.***

#### Policies:

- Encourage social, governmental, and economic practices which maintain the tranquil community character of Hillman.
- Utilize the existing resources of Hillman in a productive manner to maintain the community character and address problems.
- Protect and preserve the historic character of Hillman.
- Encourage the rehabilitation and preservation of older and/or historic homes and buildings within the Village.
- Encourage the use of historically sensitive designs and styles in new residential and commercial development.
- Incorporate features that reflect Hillman's historic character and cultural heritage into signs and streetscape elements within the Village.
- Review all development proposals to ensure that future development will be compatible with the community's character.
- Promote development that is pedestrian friendly by adding or extending existing pedestrian pathways connecting downtown to surrounding residential neighborhoods, commercial, manufacturing and public uses.
- Promote partnerships among various cultural and arts for the purpose of developing programs and promotional materials dedicated to arts and culture in the Village.
- Provide an avenue for cultural events by allowing use of Village recreational facilities and other public areas for concerts, festivals, etc.
- Establish signage throughout the Village which directs residents and visitors to cultural resources.
- Establish and promote a public art program.
- Ensure members of the local arts and cultural community are represented in public forums.

- Investigate methods to create funding sources for the arts.

### Residential Land Uses/Housing

***Goal: Provide for suitable housing opportunities for all income levels and age groups and preserve and enhance existing neighborhood character.***

#### Policies:

- Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness and safety.
- Provide opportunities for new housing including detached single family, multi-family, apartments, downtown upper level residential and townhouses.
- Provide for mixed use development in the downtown and other areas identified as appropriate and consistent with existing surrounding neighborhoods.
- Plan medium- and high-density residential development only in those areas that are suitable for such use.
- Identify areas appropriate for multiple-family land use and amend the zoning ordinance to allow for development.
- Identify appropriate locations for age-progressive (continuum of care), senior and assisted living housing.
- Promote neighborhood enhancement programs such as street tree plantings, clean-up days, neighborhood gardens, etc., including community pride programs and bury utility lines where appropriate and feasible.
- Protect the residential neighborhoods from intrusion of incompatible uses.

### Commercial Areas & Activities

***Goal: Promote a varied business environment and foster growth and cooperation among area businesses to meet the needs of residents and tourists while preserving the natural environment and small town appeal.***

#### Policies:

- Promote a varied business environment, which meets both seasonal and year round needs.
- Concentrate commercial development in the central business District and along the M-32 Corridor.
- Maintain an identifiable central business district.
- Develop innovative planning and zoning techniques, such as design standards, to



maintain the character of the Village.

- Through the Zoning Ordinance, establish and enforce standards to require businesses to maintain an aesthetically desirable appearance.
- Establish greenbelt buffer and landscape regulations.
- Establish dimensional and construction standards for commercial development.
- Make parking (either private or public) needs a consideration for all expansions and new developments.
- Provide convenient parking to promote access to downtown businesses.
- Investigate a façade improvement program.
- Implement streetscape projects to increase the attractiveness of the commercial areas.
- Encourage entrepreneurial training programs to assist residents in starting and maintaining their own small businesses.
- Determine if the Obsolete Property Act should be used in the downtown and adjacent commercial areas to spur development and business recruitment.
- Ensure new development is pedestrian friendly and where appropriate retrofit older commercial development to meet the same standards.
- Expand adding bike racks, trash receptacles and planters into commercial areas beyond the downtown.
- Investigate the establishment of a DDA in the downtown and commercial areas.

### Industrial Land Uses

***Goal: Encourage the retention of existing industries and establishment of new light industries to diversify the local economy.***

Policies:

- Improve marketing efforts to attract new industrial development in the Village.
- Recruit high tech, and research and development businesses to locate in the Village.
- Continue to strengthen relationships between the Village and existing industrial business.
- Strengthen Village economic development initiatives to ensure the retention and competitiveness of existing industry.
- Provide appropriate locations for light industrial/research park type development.
- Ensure that industrial developments take place in an environmentally sensitive manner

## Village of Hillman Master Plan

and are harmonious with the existing community.

- Encourage light factory industries and high tech industries that do not pollute the air, soil or water nor offend because of noise, odor, or visual impact, to locate in the designated industrial areas.
- Require adequate buffering and screening through appropriate landscaping and site design to minimize land use conflicts.
- Work with the Industrial DDA, Chamber of Commerce and County EDC to develop a business recruitment program for the Agriculture Renaissance Zone.

### Government

***Goal: Provide services in an efficient and caring manner to meet the needs of the residents, property owners, business people and visitors.***

Policies:

- Promote intergovernmental and regional cooperation on issues of mutual concern.
- Work cooperatively with Hillman Township in providing guidance and input on zoning decisions that impact the Village.
- Ensure a responsible fiscal policy and budget process to finance the Village government.
- Promote the involvement of volunteers in the government process.
- Engage in public input regularly to ensure government is responsible to the people.
- Utilize the proactive master planning process as a check and balance on decision making.
- Work cooperatively with all community organizations within and around Hillman to meet the goals and policies defined in this Master Plan.
- Establish an e-mail group list or Facebook presence to send information on relevant and important Village governments topics.
- Continue to maintain a general fund balanced budget.
- Establish a property purchase fund or a designated fund balance as the budget allows.
- Use the Village's website as a vehicle to disperse information such as news releases, newsletters, commission agendas, meeting minutes, website links, plans and history of our Village.
- Improve and expand the community's web presence to provide digital information and forms on the Village of Hillman website.
- Codify ordinances and provide the ordinances on the community web site.

### Infrastructure, Community Facilities, & Community Services

***Goal: Improve and maintain the Village's vehicular and pedestrian circulation routes, community facilities, programs and public utilities to accommodate the needs of residents and visitors.***

#### Policies:

- Improvements to the water and sewer system will be completed, as necessary, to provide adequate water and sewer services to users at a reasonable rate. These improvements shall include, but are not limited to, improving the placement and operability of water, sewer, and drainage systems with health, safety, efficiency and economy in mind.
- Encourage the efficient use of existing roadways and infrastructure.
- Maintain existing roadways and monitor traffic counts, parking and use patterns on a continuing basis for transportation planning.
- Plan for safe access and circulation of vehicles as well as pedestrians.
- Support the development of bicycle paths and pedestrian walkways.
- Develop a sidewalk improvement/maintenance plan.
- Develop a Capital Improvements Plan to address the long term needs of the Village.
- Expand the location of curb and gutter throughout the Village.
- Encourage the placement of utilities underground.
- Plan utility improvements to coincide with development, where possible.
- Support the expansion of public transportation.
- Encourage development of corridor plans for all primary transportation routes.
- Investigate possible locations for public parking areas.
- Implement a wayfinding signage program.
- Encourage the continuance of community events year round.
- Protect important community facilities such the library, Community Center and Brush Creek Mill.
- Encourage the development of youth and senior citizen activities.
- Encourage and work toward the development of affordable telecommunications options and wireless internet for Village residents.

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- Increase police presence when possible. Address issues of vandalism in the Village.
- Improve fire protection in the Village.
- Control nuisance animals around public buildings.
- Under extreme emergency conditions, consider expanding water system into Hillman Township.

### Economic Development

***Goal: Develop and promote the growth of a diverse economic base to serve the employment needs of the Village and Region.***

Policies:

- Seek out and encourage the establishment of businesses that serve to fill gaps in the services needed in the Village.
- Diversify employment opportunities for all age groups.
- Continue to improve recreational facilities within the Village and make Hillman a tourism destination.
- Promote year-round sustained tourism, i.e. spring, summer, fall and winter festivals and other activities that will draw people to the Hillman area.
- Form public-private partnerships to improve the local economy.
- Strive to attract young people and young families to the Hillman area and develop the goods, services, recreation and employment opportunities needed to retain them.
- Encourage home-based businesses in Hillman.
- Encourage the expansion of the infrastructure (i.e. high speed internet) required to make Hillman attractive to commercial, industrial, and home-based business.
- Encourage increased use and expansion of the airport.
- Investigate tax incentive programs.
- Seek out programs (such as brownfield redevelopment programs) to encourage efficient and responsible land use in Hillman.

### Natural Environment

***Goal: Protect and preserve natural resources.***

Policies:

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- Encourage a land use pattern that is oriented to and respects the natural features and water resources of the area.
- Evaluate type and density of proposed developments based on soil suitability; slope of land; potential for ground water and surface water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways and wildlife corridors.
- Evaluate the environmental impact of all new development.
- Protect land resources and water quality related to our lakes, streams and wetlands.
- Encourage the continued natural use of wetlands as groundwater recharge and stormwater holding areas.
- Protect shoreline areas from urban development impacts through conservation techniques like Lakescaping, conservation easements and resource education programs.
- Maintain greenbelt areas adjacent to the lake, pond, streams, and wetlands to protect water quality and critical wildlife habitat.
- Establish regulations and standards necessary to protect and preserve the quality of the air from degradation due to fumes, odors, smoke, dust and other pollutants.
- Establish regulations and standards to protect the community against high noise levels and exterior lighting glare.
- Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the Village's existing character.

### Recreation, Public Lands, Open Space, & Beautification

***Goal: Preserve open space, preserve and improve access to public lands and water, expand and improve recreational trails and public parks for the enjoyment of residents, visitors and future generations, and engage in community beautification.***

#### Policies:

- Maintain an updated Village Recreation Plan that identifies and prioritizes needed community recreational facilities.
- Support cooperative recreational planning and development with Hillman Township, Green Township, Montmorency County, and the Michigan DNRE.
- Preserve and maintain public recreation areas and access sites.
- Pursue outside funding sources, such as grants, for land acquisition and recreational development.
- Market the recreational amenities in and around Hillman to residents and visitors

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- Develop a signage/wayfinding program for recreational facilities.
- Work with local snowmobile groups, ORV groups and neighboring communities to establish designated routes into the Village to enhance year round recreational base.
- Work cooperatively with agencies, organizations and neighboring communities to expand non-motorized facilities, which link attractions and communities to trail segments within and outside of the Village.
- Designate Hillman as a walkable/bikeable community.
- Encourage the preservation of open spaces at strategic locations within the Village.
- Identify and protect key scenic vistas.
- Develop ordinance to address issues of ATVs, golf carts, and similar motorized vehicles.
- Coordinate with local service clubs to implement a community beautification program.
- Preserve and protect all healthy trees growing on public property or public rights-of-way and replace or add to the stock when needed.

## Chapter 7 – Future Land Use

### Purpose

The Village of Hillman Future Land Use Plan is a representation of preferred land uses and locations of those uses. With the establishment of a Future Land Use Plan, the Village of Hillman intends to ensure that existing land uses can continue, natural resources will be protected, and reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. While future land uses are difficult to predict, a future land use plan provides a scenario which the Village of Hillman can use as a guide when considering land use and development decisions.

Future land use recommendations are based on public input, social and economic characteristics, environmental conditions, existing land uses, available community services and facilities, current zoning and community goals and objectives. The future land use plan illustrates the preferred physical arrangements of land use within the Village of Hillman. It identifies and defines the major future land use categories as well as the approximate locations for each use. The boundaries reflected on the map are not intended to indicate precise size, shape or dimension; rather they portray a general land use arrangement, which may be refined as the community develops. The plan is prepared to serve as a policy for the Village regarding current issues, land use decisions, investments, public improvements and zoning decisions. The plan is also intended to be a working document which will provide for the orderly development of the Village, assist the community in its efforts to maintain and enhance a pleasant living environment, protect important natural resources and foster economic development and redevelopment.

### Future Land Use Planning Areas

The Village of Hillman has identified nine categories of land use intended to serve future development needs. These future land use categories are listed below and shown in **Figure 7.1**.

-  *Village Residential*
-  *Mixed Residential*
-  *Manufactured Housing Parks Residential*
-  *Public/Institutional/Recreational*
-  *Town Center*
-  *General Business*
-  *Industrial*
  
-  *Special Issue Planning Area:*
  - *River Connection*
  - *Hillman Sub-Regional*
  - *Walkability Planning and Safe-Routes-to-School*
  - *Health Care*

### Residential Uses

Proposed Residential categories in the Village are presented in three sub-categories: Village Residential, Mixed Residential, and Manufactured Housing Parks Residential. It is the intention

## Village of Hillman Master Plan

of the plan to protect existing residential neighborhoods while providing a variety of different living environments to meet future needs. Furthermore, consistent with current development trends, the provision of pedestrian and bicycle facilities within new development and redevelopment projects will address the non-motorized transportation needs of residents. The Village will also work towards providing non-motorized options within existing residential areas.

### Village Residential

This category includes one and two family detached dwellings. Infill development and redevelopment should be considerate of existing neighborhood character. The Village of Hillman has a diversity of lot sizes, housing styles, and residential neighborhoods. Neighborhoods have generally developed within walking distance to the Town Center in the Village. As new zoning regulations are developed for infill development and redevelopment, the specific characteristics of these neighborhoods (such as existing setbacks, lot coverage, and minimum lot size) should be taken into consideration and incorporated into the Zoning Ordinance.

### Mixed Residential

This designation is intended to provide locations for apartments, townhouses, condominiums and single and two-family. This category is intended for higher density residential development. Higher density residential uses can generate a significant amount of traffic, and therefore should have direct access to a major thoroughfare. Higher density residential uses can serve as a transition between non-residential districts and lower density residential areas. The Thunder Bay Resort complex is partially located in this planning area and encompasses the golf course and associated residential development.

### Manufactured Housing Parks Residential

The Manufactured Housing Parks Residential category is intended to provide location for manufactured home development. The area currently has a mix of housing types ranging from single family detached units to mobile homes. There is adequate space for expansion of mobile home parks. As new zoning regulations are developed for infill development and redevelopment, the specific characteristics of these neighborhoods (such as existing setbacks, lot coverage, and minimum lot size) should be taken into consideration and incorporated into the Zoning Ordinance.

## **Commercial Uses**

Commercial activities such as retail, service and office are key components of a vibrant growing community. Along with generating employment and wealth, commercial centers provide access to goods and services for residents both local and regional. Commercial development generates tax revenue while helping to support community infrastructure improvements and services. The plan identifies a variety of commercial land use areas.

### Town Center

The Town Center provides for commercial development that is pedestrian oriented and offers a mix of retail and service uses within a central core. This land use designation is meant to serve the greater Hillman community with goods and services while developing in accord with the surrounding neighborhoods. The Village has completed a downtown renovation project in partnership with the Michigan Department of Transportation and Michigan Economic Development Corporation. Streetscape with new sidewalks, lighting, plantings, and pedestrian amenities; utility upgrades; State Street reconstruction; and construction of a new bridge State Street bridge of the Thunder Bay River have enhanced transportation, walkability and visual



character of the Town Center. The community's commitment to its Town Center will support an enhanced social climate and a stronger tax base.

A community supported project resulted in the construction of the Hillman Brush Creek Grist Mill. The facility is used for meeting, festivals, and is open for public use. It serves as the local museum and a gift shop selling locally made arts and crafts. The Grist Mill has become a focal point for the greater Hillman Community.

Downtowns provide convenient, safe access to shopping, restaurants, nightclubs, theater, cultural events, parks and services for area residents and visitors. The Town Center should have development regulations that ensure a pedestrian-friendly design allowing for street trees, outdoor furniture, and eye-level design elements. Small parks, benches, street cafes, river walks and public art add to the pedestrian atmosphere. A vibrant downtown draws families into the community center for entertainment, cultural events and festivals.

Streets, designed to provide efficient traffic flow, as well as centralized parking are critical to accommodating a population orientated to automobiles. At the same time, the City must continue to focus on a walkable, pedestrian friendly environment by connecting residential areas to commercial and service areas, employment, public spaces, parks, schools and churches. Wayfinding signs should be used to direct people to these points of interest within the Village. In particular, signs can be used to help direct motorists to off street parking facilities.

The Town Center should also have development regulations which ensure consistency in building design and form (i.e. buildings close to the street line, similar but varied scale and design elements). Height regulations should allow for two-story buildings with retail and service uses occupying the ground floor with residential and services uses allowed above. Regulations should be developed which address the issues of sign size, signs overhanging the public right-of-way, message boards, and digital signs. Lighting regulations should be appropriate for a downtown area requiring lighting of a specific type, height and intensity.

### General Business

This district is intended for the widest and most intensive variety of retail and service businesses. The area proposed for General Business primarily is located along M-32, South State Street and Veterans Memorial Highway, and is currently zoned Commercial. Businesses that meet the commercial needs of the automobile dependent public are typically associated with roadways having high traffic volumes. Typical uses in this district include drive through restaurants, auto service establishments and commercial uses serving a regional clientele. The uses within this district are auto dependent and benefit from the exposure of high traffic volume thoroughfares. At the same time the City will work towards providing safe pedestrian access. The Thunder Bay Resort complex is partially located in this planning area and encompasses the golf clubhouse, restaurants, maintenance facilities, motor coach campground, and condominiums.

The General Business category is located primarily within the M-32 Corridor, which provides a "first" look for travelers passing through the region. As can be well documented, visual first impressions are paramount to capturing tourists. When travelers stop at highway commercial amenities, the next step is to draw them into the town center, by use of wayfinding signs, advertising, brochures and portable/stationary kiosks. Development regulations related lighting, landscaping, buffering, parking, access management, building design and form should be addressed within this area. Also, safe pedestrian access is an issue that should be considered.

### ***Industrial***

The Industrial land use area encompasses the Hillman Industrial Park, and other lands zoned Industrial. Designed primarily to accommodate wholesale activities, warehouses and industrial operations; the designation allows uses such as manufacturing, compounding, processing, packaging and assembly of finished or semi-finished products from previously prepared materials. "Clean" industries (research and high-tech) are included in this designation.

In 2000 the State of Michigan put a unique twist on the original Renaissance Zone program with the creation of Agricultural Processing Renaissance Zones (APRZ). They are designed to help keep Michigan's raw commodities in the state and improve markets and profitability for Michigan farmers. Like the original Renaissance Zone program, APRZ's offer exemptions from all state and local taxes for qualified agriculture processors who want to expand or begin operations. Hillman has established an APRZ in the industrial park.

Development regulations relating to performance standards, signage, lighting, landscaping, outdoor storage, and parking should be addressed in the form of Zoning Ordinance revisions. Buffering is a particularly important issue in this district due to its close proximity residential and institutional uses.

### ***PIR: Public/Institutional/Recreational***

Land in this category is found throughout the Village. The future land use category includes the following: public buildings, churches, schools, parks, and other public land within the Village. PIR spaces are community anchor points, which draw residents from the greater Hillman area. To better serve village residents, PIR spaces should have safe pedestrian and bicycle access that create linkages to neighborhoods. Land within this category is not anticipated to undergo significant changes in the future.

### ***Special Issue Planning Area:***

#### River Connections

The Thunder Bay River is the natural resource center piece of the Village. Early settlers depended upon free flowing waters of the Thunder Bay River for transportation and water power. Today, the river and its tributaries are well known for their high quality water. Making connections between the town and its waterways will enhance the community's sense of place. There are three types of connections: physical connections, visual connections, and spiritual connections<sup>1</sup>. Physical connections include parks, boating access, and other public lands. Private landowners can make useful connections by orientating commercial and residential uses to the water in ways that will result in heightened awareness of the river.

Views and vistas will bring the image of the river into people's daily lives. Such images create a sense of place and a connection to the water features. The new bridge on State Street has improved views of the river and the Brush Creek Mill. Water in the Thunder Bay River comes from another place, spends some time on the community and continues on to other communities. The interconnected network of moving water compels communities to be good stewards of the river. In order to connect with the spiritual dimensions of the river, people need quality physical or visual connections. Spiritual connections are personal in nature. A place to unwind, enjoy the soothing sounds and sights of flowing water, observe wildlife and maybe see

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<sup>1</sup> Main Street Rivers, Pennsylvania State Univ. Department of Landscape Architecture

fish slurping flies from the surface can melt away life's troubles and put allow people to contemplate their place in the universe.

To preserve the scenic beauty, property value and environmental integrity of areas adjacent to lakes and streams, the plan recommends developing regulations within the waterfront to address the community's concerns regarding water quality and shoreline protection. These regulations should address waterfront setbacks, habitat protection, lot sizes and greenbelts to sustain water quality and enhance the quality of experience. Wetlands adjacent to waterways are an important resource within the Village. The protection and preservation of these plant communities is encouraged. Wetlands can be preserved through use of conservation cluster residential development, conservation easements or fee simple purchase by local and state government.

### Hillman Village-shed

Hillman functions as a regional center for commerce, education, employment and cultural activities. Residents of nearby townships depend upon the Village for the aforementioned reasons. Much like a watershed where all water flows to a river or lake, people located in the sub-region are drawn to the Village of Hillman. It is difficult to define the exact boundary of the Hillman Village-shed. Two approaches were used to help define the village-shed: zip code boundaries and school district boundaries. **Figure 7.2** depicts zip code and school district boundaries in the greater Hillman area. Local communities identified include Hillman, Montmorency, Rust and Avery Townships in Montmorency County, and Green and Wellington Townships in Alpena County.

Each minor civil division is responsible for its own planning and zoning and this plan supports a continuation of this approach. However, there are advantages of coordinating planning and zoning as well as other activities such as regional motorized and non-motorized trails. The plan recommends establishment of a multi-community coordination committee. Representation on the committee should include both elected officials and planning commissioners. Furthermore, it would be advisable to have representatives from each county planning commission and board.

### Walkability Planning

The Village completed a walkability plan in 200\_ and participated in a Safe-Routes-to-School plan in 2010. Both of these plans show a commitment to improving pedestrian and bicycle facilities. The master plan supports enhancement of non-motorized facilities, which include sidewalks, trails and on-road bicycle facilities.

### Health Care

The Thunder Bay Health Clinic operates a facility within the Village. The clinic enables area residents to access health professionals for standard health related problems. The plan supports the concept of having visiting medical specialists to address special needs of area residents and minimize the need to travel outside the community for access to such services.

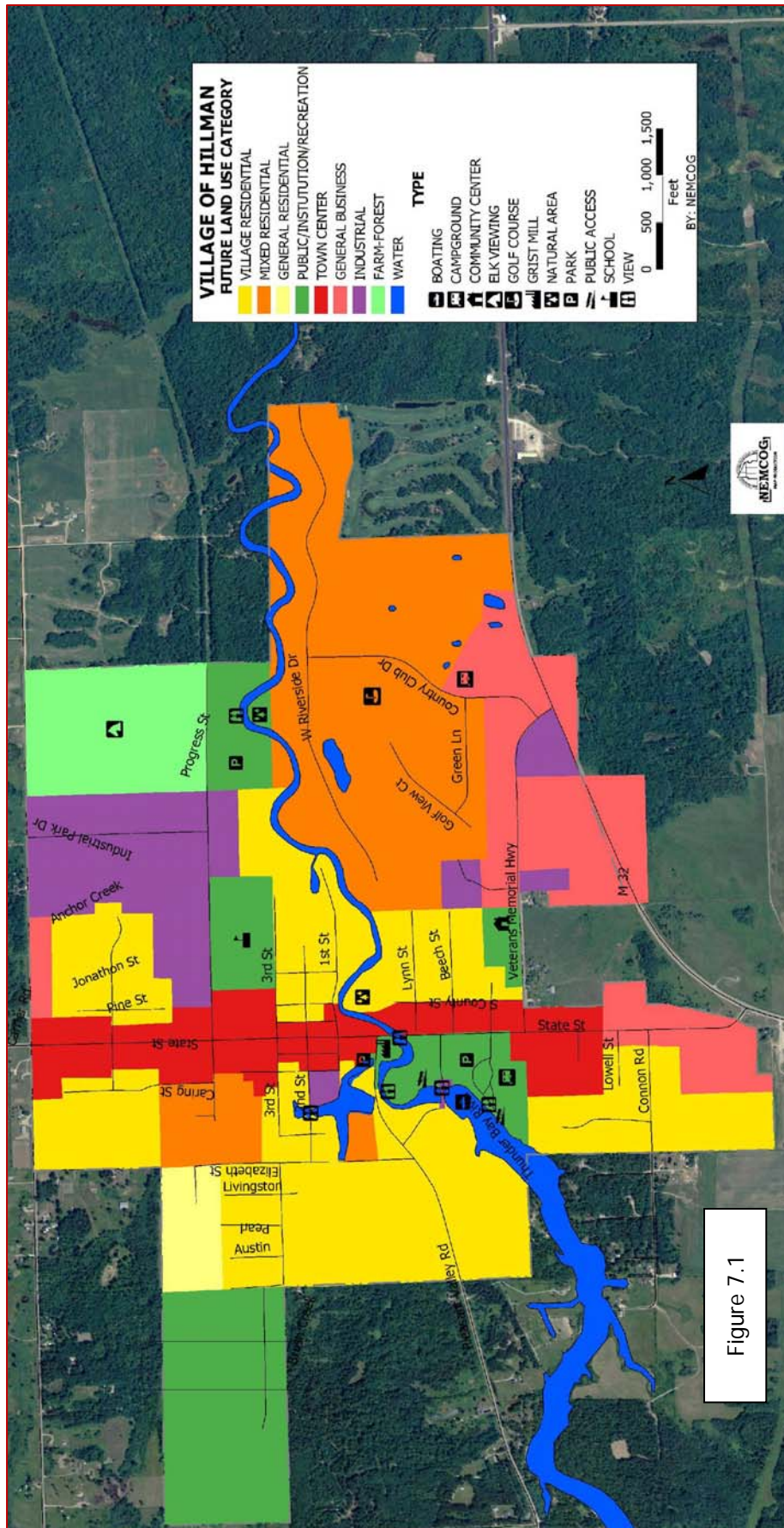


Figure 7.1



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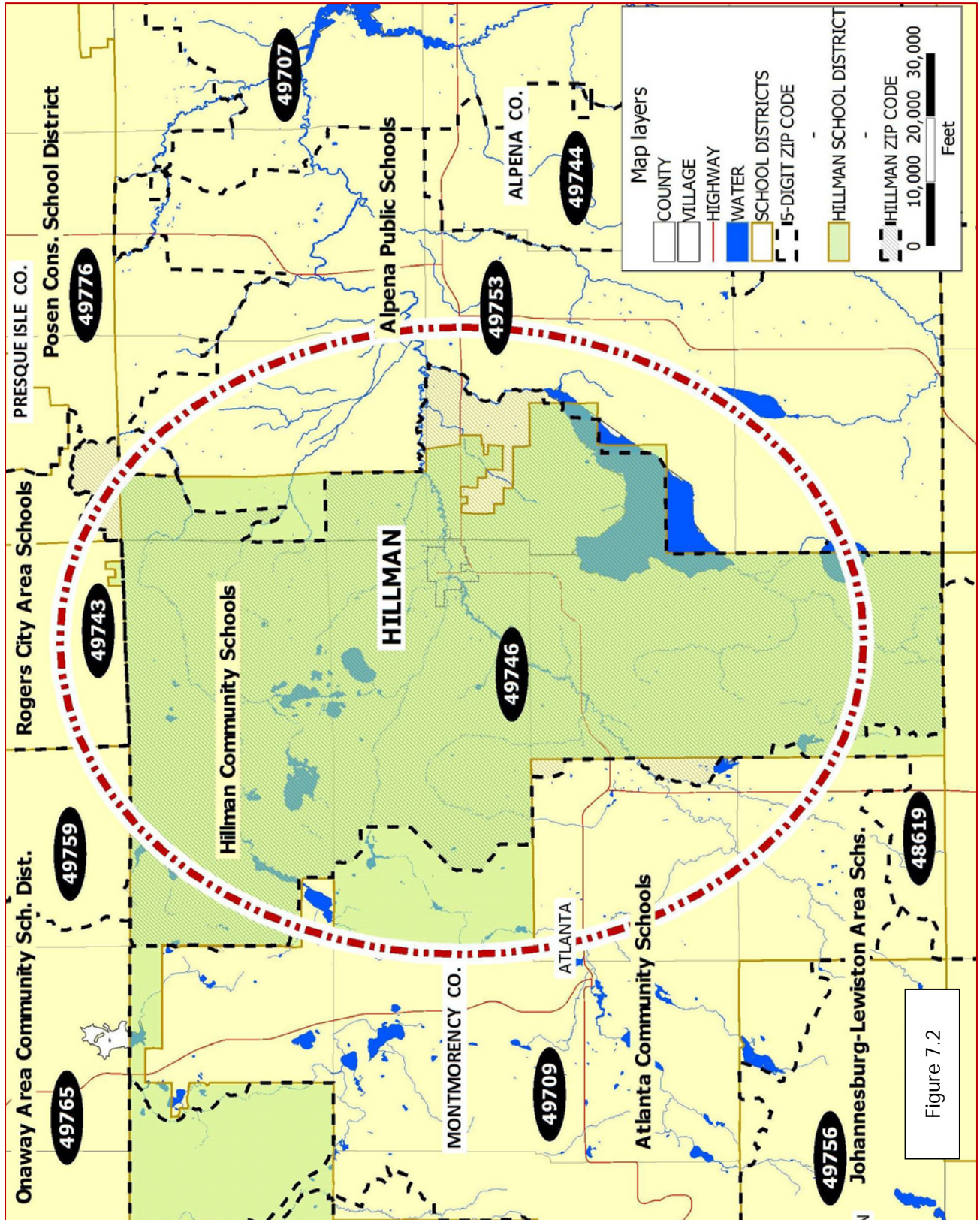


Figure 7.2



## Chapter 8 – Implementation and Adoption

### Plan Coordination and Review

As required by the Michigan Planning Enabling Act, P.A. 33 of 2008, notification of intent to develop the Village of Hillman Master Plan was sent to all required communities and other entities to request cooperation and comment. A copy of the notice letter and entities notified can be found in Appendix A.

After the draft plan was completed by the Village Planning Commission, a draft was transmitted to the Village Council for approval to distribute the plan for review and comment. The draft plan was transmitted to entities notified at the initiation of the plan update. After the required comment period, public hearing and plan adoption the final plan was transmitted to all required entities. A copy of all relevant information can be found at the end of this chapter.

### Public Hearing

A public hearing on the proposed Master Plan for Hillman was held on December 9, 2010. Section 43 of the Act requires that “before approving a proposed master plan, a planning commission shall hold not less than 1 public hearing on the proposed master plan. The hearing shall be held after the expiration of the deadline for comment under section 41(3) of the Act. The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the local unit of government. The planning commission shall also submit notice of the public hearing in the manner provided in Section 39(3) to each entity described in Section 39(2). This notice may accompany the proposed master plan submitted under section 41.” Notices of the public hearings were published in a local newspaper. Copies of the public hearing notices are reproduced at the end of this chapter.

The purpose of the public hearing was to present the proposed master plan and to accept comments from the public. The public hearing began with a brief explanation of the planning process and plan development by NEMCOG planning staff. During the hearing, maps of existing land use, resource maps and proposed future land use recommendations were presented.

### Plan Adoption

The Village Planning Commission formally adopted the master plan on December 9, 2010. The Village Council passed a resolution of concurrence for the master plan on December 21, 2010.

### Plan Implementation

The Master Plan was developed to provide a vision of the community's' future. It will serve as a tool for decision making on future development proposals. The plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road maintenance and development, community group activities, tax incentive decisions, and administration of utilities and services.

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According to the Michigan Zoning Enabling Act (P.A. 110 of 2006) master planning is the legal foundation of a zoning ordinance. *Section 203 of the Act states: " The zoning ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion on the public roads and streets, to reduce hazards to life and property, to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties. The zoning ordinance shall be made with reasonable consideration to the character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building, and population development."*

### Grants and Capital Improvement Plan

The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. A Capital Improvements Program (CIP) typically looks five years into the future to establish a schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

In accordance with the Michigan Planning Enabling Act states: "*Sec. 65. (1) To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements."*

### Recreation Plan

A The Community must have a current DNR approved Community Recreation Plan to be eligible for state recreation grant funding. Background information presented in this Master Plan update would serve as part of a Village recreation plan. Additional work would include developing information on existing recreational facilities within the Village and the region, recreation goals



and an action program for existing and proposed facilities. The DNR approved Recreation Plan would cover a five year planning period. Grant funds would be pursued for recreation projects identified in the Master Plan and Community Recreation Plan. Project may include improvements to the ball fields, expansion of indoor and outdoor recreation facilities, bike and hiking trails, and public access onto the lakes and streams.

### Zoning Plan

The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that a master plan serve as the basis for the zoning plan. The zoning plan identifies the current zoning districts and their purposes as well as recommendations for changes or consolidation of districts and some general provision changes to these districts. These matters are regulated by the specific terms in a zoning ordinance.

The zoning ordinance is the primary tool for implementing the Village of Hillman Master Plan. This plan recommends the Village zoning ordinance be reviewed to ensure the ordinances are consistent with the goals and the future land use plan. At that same time the zoning ordinance should be reviewed to assure it conforms to current State regulations. Amendments will include redefining zoning districts and district boundaries, changing minimum lot sizes and considering permitted uses and special uses in zoning districts. Amendments to zoning ordinances' general provisions section should consider, but not be limited to: waterfront greenbelts, waterfront setbacks, private roads and driveways, landscaping and screening, parking and loading standards, stormwater management, access management, home-based businesses, groundwater protection, outdoor lighting, and signs and billboards. The Village should consider adding Articles for site plan review, uses subject to special approval (conditional uses), supplemental site development standards, administration and enforcement and zoning board of appeals. Amendments to supplemental site development standards provisions should consider, but not be limited to: bed and breakfast facilities, gasoline-service stations, motel, hotels, Planned Unit Development, open space developments, sexually orientated businesses, telecommunications towers, wind turbine generators, car wash facilities, nursing homes-assisted care facilities, and storage facilities.

### Zoning Districts

Following information explains the relationship of the master plan to the zoning ordinance. The general purposes and provisions of the current Village of Hillman Zoning Ordinance are summarized as well as the relationship to master plan's goals and objectives, and future land use plan.

Residential Districts:

The following districts are considered residential district:

- Residential - One family (R-1)
- Residential – Two-family (R-2)
- One and Two Family Residential (R-1 & R-2)
- Residential - Mobile Home (R-3)

The master plan future land use delineates a Village Residential category, which includes the R-1 district and parts of the R-3 zoning districts. The future land use plan supports a reduction in

the size of the R-3 mobile home district. The balance of the old district would be changed to R-1. The Mixed Residential future land use includes R-2 and R-1 & R-2. The plan recommends changing public land ownership north of the Thunder Bay River from R-1 & R-2 to a Public Lands Zoning District.

### Public Districts:

The current zoning ordinance identifies lands owned by the Village. The future land use plan recommends creating a new district that will include all publically owned lands. The future land use area is called Public/Institution/Recreation.

### Commercial and Industrial Districts:

Central Business District (B-1)  
Business – General (B-2)  
Business Warehouse (B-3)  
Industrial (I)  
Light Industrial (I-A)  
Light Industrial and Business Warehouse (I-A & B-3)

The Central Business District (B-1) is located in the Village Center future land use category. The B-2 and B-3 zoning districts are included in the General Business future land use area. The plan reduces the size of the Central Business District recommending the land south of Lowell Street be included in the B-2 Zoning District.

Industrial zoning districts are included in the Industrial future land use. The plan does not recommend increasing the size of the Industrial zoning district. In fact, the plan recommends converting property in the northeast corner of the Village from Industrial to Farm-Forest district. This property under one ownership and used for wildlife habitat and recreation.

### Other General Zoning Recommendations

Because this plan recommends land use changes and other measures related to preserving and improving quality of life in Village of Hillman, there are changes to the Zoning Ordinance that should be made to make it fully consistent with the Future Land Use Plan. Some of these changes have been discussed in the preceding paragraph. Other recommendations can be found in Chapter 6 Goals and Objectives: Planning and Community Development. Following are objectives found in Chapter 6 that relate specifically to zoning changes:

- Strengthen landscape requirements for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, and roadside natural landscaping.
- Incorporate standards in the site plan review process to encourage development with minimal negative environmental impact to protect land, air, and water resources.
- Improve regulations and standards to protect the community against high noise levels and exterior lighting glare.
- Review standards that regulate the placement and size of cellular towers, communication towers, transmission towers and wind turbine generators.
- Implement access management standards for development along M-32.

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- Increase safety and reduce the visual impact of on-site and offsite signs and billboards, by controlling their size, number, illumination, and configuration.
- Regulate home occupations and home based businesses to assure compatibility with existing surrounding residential areas.
- Develop and utilize planning and zoning techniques, such as clustering, shared parking, access management, and landscaping to regulate commercial development along primary roads and state highways.
- Make parking (public and private) needs a consideration for all expansions and new development.
- Require landscape buffers where commercial uses are adjacent to other land uses.
- Develop standards for private roads and shared road access.
- Implement groundwater protection and stormwater management regulations in the community's zoning ordinance, while encouraging the continued natural use of wetlands as groundwater recharge, stormwater filtering and stormwater holding areas.
- Promote greenbelt areas adjacent to ponds, streams, and wetlands through development of a greenbelt section in the community's zoning ordinance.
- Encourage the retention of forest lands and ecological corridors through available mechanisms such as open space/cluster development and forest stewardship programs, and conservation easements, as well as zoning incentives.

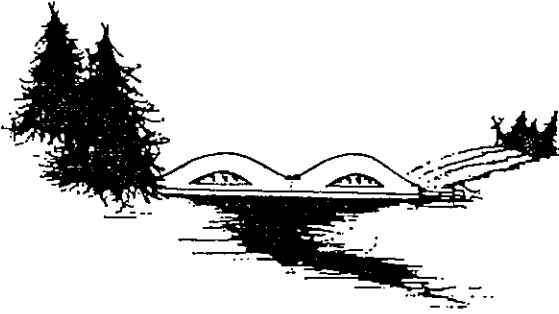
Lastly, the Village of Hillman Zoning Ordinance should be reviewed and updated with the current regulations contained in the Michigan Zoning Enabling Act (P.A. 110 of 2006). The Zoning Ordinance should be also reviewed for any inconsistencies throughout and the standards for any review done by either the Village Planning Commission or the Village Council (such as site plan review standards, rezoning standards, and variance standards) should be updated to reflect the goals and objectives of this Master Plan.



**APPENDIX**

**PLANNING DOCUMENTATION**





# Village of Hillman

PO Box 96  
24220 Veterans Memorial Hwy  
Hillman, MI 49746

PHONE: 989-742-4751 or 989-742-4641 FAX: 989-742-4947  
TDD: 800-482-8254

## VILLAGE OF HILLMAN MASTER PLAN

January 18, 2010

Hillman Township  
PO Box 25  
Hillman, MI 49746

Dear Madam/Sir:

The Village of Hillman is working on updating its Master Plan. As required by MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008, notification is being sent to all adjacent counties, townships, villages, area utilities, and other entities to request cooperation and comment.

Prior to, and after adoption of the Master Plan, draft and final copies of the plan will be sent to all governmental units, as defined in the MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008, for review and comment. Utilities and railroads must request copies and in accordance with the planning act, only utilities and railroads may be charged for photo copies and postage. On the form attached to this letter, please indicate if you wish to have copies of the Master Plan sent electronically or by first class mail. *In order to minimize the expense of preparing large numbers of the draft and final plan, we are hopeful that adjacent governmental units will request the plan in electronic format, either on CD or via email. Note: there will be no charge to utilities, railroads or agencies that choose to receive the plan on CD or via emails.*

**Please sign, and return the attached form to David J. Post, Manager, Village of Hillman, P. O. Box 96, Hillman, MI 49746; a self-addressed envelope has been enclosed for your convenience.**

---

Thank you for your cooperation and we look forward to your participation in this important project.

Sincerely,

David J. Post, Village Manager

## Affidavit of Mailing

### Notice of Intent to Prepare a Master Plan

I David J. Post certify communities and utilities on the attached list were notified

of the Village of Hillman's intent to prepare a Master Plan. The notification was sent on 1/18/10.

by first class mail and in accordance with MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008

David J. Post  
Name

1/18/10  
Date



## MASTER PLAN NOTIFICATION LIST

Alpena County Planning Commission  
720 W Chisholm  
Alpena, MI 49707

Sunrise Communications, LLC  
PO Box 733  
20938 Washington Ave  
Onaway, MI 49765

Verizon  
3840 US 23 North  
Alpena, MI 49707

Allband Communications Co-op  
PO Box 8  
7251 Cemetary Rd.  
Curran, MI 48728

Alpena Power Company  
PO Box 188  
401 N 9<sup>th</sup> Avenue  
Alpena, MI 49707

PIE&G  
19831 M-68 Highway  
Onaway, MI 49765

Green Township  
14621 W. M-32  
Lachine, MI 49753

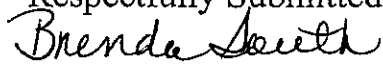
Montmorency County Commission  
PO Box 789  
Atlanta, MI 49709

HILLMAN TOWNSHIP  
PO Box 25  
HILLMAN, MI 49746

August 19, 2010

The Planning Commission for the Village of Hillman met on Thursday, August 19, 2010 at 7:00 p.m. in the evening in the east-end conference room of the Hillman Community Center at 24220 Veterans Memorial Highway, Hillman, Michigan. Present: Myron L. McIntire, Brenda South, James Stoddard, Margaret Kirby, Peggy Boldrey, Mark DeTemple, Dave Post, and Rick Deuell.

Myron McIntire called the meeting to order at 7:05 p.m. Mr. Rick Deuell presented Chapter 8 and reported that he had made the revisions of Chapters 1-7. Mr. Deuell explained the next steps needed in the process to complete the Master Plan, which is to review all of the material and then pass the completed rough draft on to the Village of Hillman Council. The Council will then review the draft and make a motion to accept the draft and then do a Resolution of Concurrence. The next step is to send drafts to the surrounding Townships, Utilities, and Counties for their review which will be approximately 63 days, then a public hearing will be held. Chapter 8 basically gave the instructions of Implementation and Adoption of the final draft. **A motion was made by Margaret Kirby and seconded by Myron McIntire to send the final draft to the Village of Hillman Council for their review. All in favor. Motion carried.** The meeting adjourned at 8:35 p.m.

Respectfully Submitted  
  
Brenda South,  
Secretary

September 7, 2010

The Council for the Village of Hillman met in regular session on Tuesday, September 7, 2010 at 7:00 p.m. in the evening in the east-end conference room of the Hillman Community Center at 24220 Veterans Memorial Highway, Hillman, Michigan. Present: President Myron McIntire, Trustees: James Stoddard, Wilbur Funk, Chuck Lisowe, and Robert Tulgetske. Clerk Brenda South was absent. Employees: John Burr, Jan McMurray, and Dave Post. Visitors: Krista Tacey from the Alpena News, Yvonne Swagger from the Tribune, Lea Quintel, and Daryl Peterson.

The meeting opened with the pledge of allegiance and was called to order at 7:00 p.m. by President McIntire.

**A motion was made by Trustee James Stoddard and seconded by Trustee Robert Tulgetske to approve the agenda as presented. All in favor. Motion carried.**

Trustee James Stoddard's name was listed twice for being in attendance at the last Council meeting in the minutes of August 17, 2010. One name will be deleted. **A motion to approve the minutes with the correction was made by Trustee Wilbur Funk and supported by Trustee Chuck Lisowe. All in favor. Motion carried.**

**A motion was made by Trustee Robert Tulgetske to pay the bills with additions with checks numbered 25504-25551. All in favor. Motion carried.**

There was a brief discussion on the Master Plan. **Trustee Robert Tulgetske made the following motion: The Council for the Village of Hillman, in accordance with the Michigan Planning Enabling Act, P.A. 33 of 2008, approves the draft of the Village of Hillman Master Plan for distribution to communities and agencies for review and comment. Trustee James Stoddard supported the motion. All in favor. Motion carried.**

**President McIntire** inquired about tutoring for employees who would be taking the sewer license test for certification. Michigan Rural Water has someone who would tutor for no cost to the Village. Russell Dice is the contact person regarding the location of holes in the sidewalk for displaying

the flags. A letter was read from Evergreen Recycling owner, Wayne Hewett. The letter states that Evergreen has had a trailer at the Village garage for the last 6 or 7 years, and they would like to continue the service at no cost even though there has never been a formal agreement. They will be removing the trailer temporarily for necessary repairs. **Trustee James Stoddard will be ordering 2 signs for recycling.**

**President McIntire** presented estimates for repairing the mow board on the 1990 Ford dump truck. **A motion to accept the quote from Truck and Trailer Specialties of Boyne Falls, Inc. for \$7490.00 for a completely new mow board was made by Trustee Wilbur Funk and seconded by Trustee Robert Tulgetske. All in favor. Motion carried.**

**President McIntire** informed the Council that a laptop computer was needed for maintaining an alarm system on the water tower. DPW Supervisor John Burr would be able to go on line to check the status of the water tower at any time. **A motion to purchase a laptop computer for the Village office and the DPW was made by Trustee Robert Tulgetske and supported by Trustee Wilbur Funk. All in favor. Motion carried.**

**President McIntire** presented a list of local businesses and the number of employees for each business. There were a total of 725 jobs. This number was needed for the new Master Plan.

**Village Manager Dave Post** gave his report. A spokesman for Verizon stated that the last 1200 feet of telephone line should be removed by the middle of October. A seminar on local investing will be held Friday at Thunder Bay Golf Resort. **President McIntire** and **Dave** will be gone to the annual Michigan Municipal League Convention September 21-24<sup>th</sup> so will not be attending the next Council meeting. A recent letter was sent to homeowner Steve Behring. He was given until September 17<sup>th</sup> to clean up around his house.

**Trustee Robert Tulgetske** informed the Council that a walk-through hangar inspection would be done at the airport on September 18<sup>th</sup> at 9:00 a.m. He also reported on the meeting of August 26<sup>th</sup> with Merit Network, Inc. Over \$100 million will be used to install fiber in Michigan, and Hillman has been chosen as the hub for the Northeastern Michigan operations.

**Trustee Chuck Lisowe** gave the Fire and Ambulance Report. There were 3 fire runs. The golf scramble went well. Four pagers and three radios are being purchased. There were 37 ambulance runs. They are buying 6 pagers and 7 new radios.

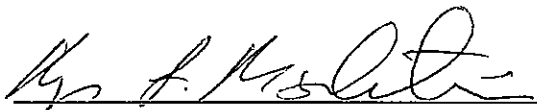
**President McIntire** stated that he would like to see sidewalk installed from County Street to the Community Center on Veterans Memorial Highway. This will be budgeted for next year.

**Trustee Wilbur Funk** reported that the park revenues are approximately \$3300 less than last year at this time. There were five campers for Labor Day weekend. He would like a sign posted "No Lifeguard On Duty, Swim At Your Own Risk" in the park by the river since some kids have been swimming in that area.

There was a discussion on the old concrete benches that use to be on Main Street. There are two that are now on private property and one that is in front of a business. Manager Dave Post stated that the benches no longer conform to what we want on main street. He will write up a policy concerning the benches and present it to the Council at the next meeting.

**DPW Supervisor John Burr** requested that **Trustee Robert Tulgetske** test out the new speaker wiring on the new light poles. It should be confirmed that everything is working correctly before the warranty expires.

**A motion was made by Trustee Chuck Lisowe and seconded by Trustee Jim Stoddard to adjourn the meeting. All in favor. Motion carried. The meeting adjourned at 8:45 p.m.**

  
 Myron McIntire, President

  
 Jan McMurray, Deputy Clerk

**Affidavit of Mailing**  
**Transmittal of Draft Master Plan**

I Richard Dewell certify communities and utilities on the attached list were sent a draft copy of the Village of Hillman's Master Plan sent on 9/17/10. The master plan was transmitted in accordance with MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008

Richard Dewell  
Name

9/17/10  
Date

**Montmorency County  
Board of Commissioners**

Albert LaFleche, Chairman  
Tom Young, Vice-Chair  
Barry Danks  
Margaret D'Agostino  
Daryl Peterson



12265 M-32  
P.O. Box 789  
Atlanta, MI 49709  
Phone (989) 785-8000  
Fax (989) 785-8001

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Candace Fox, Administrator  
Vanessa Coy, Administrative Assistant

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Email: [p60cas@yahoo.com](mailto:p60cas@yahoo.com)  
Email: [montmnage@i2k.net](mailto:montmnage@i2k.net)

**MEMORANDUM**

**DATE:** September 23, 2010  
**TO:** David Post / Village Manager  
**FROM:** Candace Fox / County Administrator  
**RE:** Master Plan

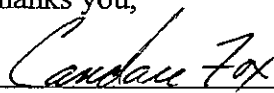
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At a recent meeting of the Board of Commissioners held on September 22, 2010, the following action was taken:

The Board of Commissioners approved the draft master plan for the Village of Hillman.

Please advise the board of the adoption date.

Thanks you,

  
\_\_\_\_\_  
Candace Fox, CPM  
County Administrator

# GREEN TOWNSHIP PLANNING COMMISSION

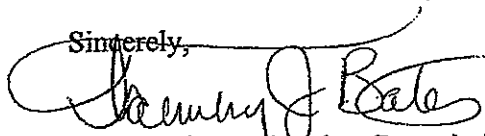
November 9, 2010

Village of Hillman  
P.O. Box 96  
Hillman, MI 49746

The Green Township Planning Commission has reviewed the draft Master Plan for the Village of Hillman. It was very interesting to note the statistics concerning the village in comparison to other townships in Montmorency County along with employers and services your area offers. In reviewing your plan, our board members found out valuable information that they were not aware of and will be able to inform Green Township residents about. We agree with the importance of preserving and protecting while guiding development by meeting the needs.

We find it consistent with Green Township's Master Plan. We appreciate the opportunity to review and comment on the content of the draft Master Plan for the Village of Hillman.

Sincerely,



Tammy Bates, Planning Commission Member  
and Green Township Trustee  
14130 Carney Road  
Lachine, MI 49753  
(989) 379-7243



**Affidavit of Publication**

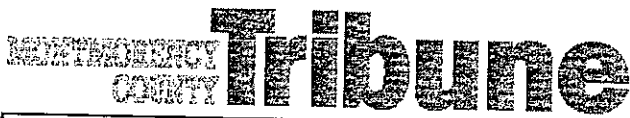
**NOTICE**

**PUBLIC NOTICE**

The Village of Hillman Planning Commission will hold a Public Hearing on Thursday, Dec. 9, 2010 at 7:00 p.m. in the east-end conference room of the Hillman Community Center at 24220 Veterans Memorial Highway, Hillman. The Public Hearing is being held to receive comments on the proposed Master Plan for the Village of Hillman. Public input is important and all comments are welcome, you may send written comments to the Village of Hillman office at P.O. Box 96, Hillman, MI 49746.

Brenda South  
Village Clerk

28-29



Post Office Box 186, 12625 State Street, Atlanta, Michigan 49709  
Telephone (989) 785-4214 FAX (989) 785-3118

State of Michigan

ss

County of Montmorency

William Pinson, being duly sworn, says: I am the publisher of the Montmorency County Tribune, a newspaper published and circulated in said County.

The attached is a printed copy of a notice which was published in said paper on the following dates to-wit:

November 24, 2010

December 1, 2010

William Pinson Publisher  
William Pinson

Subscribed and sworn to before me this 1st

day of December A.D. 2010

Eric Jurgens Notary

Public, Montmorency County, Michigan.

Acting in Montmorency County, Michigan.

My Commission expires on Jan 1st 2011

No. \_\_\_\_\_

Filed \_\_\_\_\_

\_\_\_\_\_  
Judge of Probate

December 9, 2010

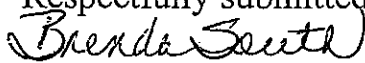
The Planning Commission for the Village of Hillman met on Thursday, December 9, 2010 at 7:00 p.m. in the evening in the east-end conference room of the Hillman Community Center at 24220 Veterans Memorial Highway, Hillman. Present: Myron McIntire, Margaret Kirby, Dave Post, Jack Mathias, Peggy Boldrey, Brenda South, Rick Deuell. Absent: James Stoddard and Mark DeTemple.

The meeting was called to order at 7:05 p.m. by Myron McIntire. **A motion was made by Margaret Kirby and seconded by Peggy Boldrey to go into the Public Hearing session. All in favor. Motion carried. The public Hearing began at 7:07 p.m.** There was no public present to make comments from those surrounding townships and counties who received copies of the proposed plan. Green Township responded to the plan with: "Green Township agrees with the importance of preserving and protecting while guiding development of the community". Montmorency County Board of Commissioners took the following action at a meeting held on September 22, 2010. The Board of Commissioners approved the draft Master Plan for the Village of Hillman. Jack asked Rick Deuell if he had heard anything about consolidation of townships and cities. Rick said that he has not heard of anything specific but did not see this happening. **A motion was made by Peggy Boldrey and seconded by Jack Mathias to close the public hearing. All in favor. Motion carried. The public hearing closed at 7:25 p.m.**

**A motion was made by Margaret Kirby and seconded by Jack Mathias to adopt Resolution of Adoption By The Village of Planning Commission Village of Hillman Master Plan. All in favor. Motion carried. (see Resolution at the end of the minutes)**

**A motion was made by Jack Mathias and seconded by Peggy Boldrey to transmit the Master Plan to the Village of Hillman Council for adoption by Resolution of Concurrence. All in favor. Motion carried.**

**A motion was made by Jack Mathias and seconded by Peggy Boldrey to adjourn the meeting. All in favor. Motion carried. The meeting adjourned at 8:00 p.m.**

Respectfully submitted by,  
  
Brenda South, Secretary

**RESOLUTION OF ADOPTION  
BY THE VILLAGE PLANNING COMMISSION  
Village of Hillman Master Plan**

**WHEREAS:** Village of Hillman, located in Montmorency and Alpena Counties, Michigan established a Village Planning Commission under State of Michigan Public Act 285 of 1931, as amended;

**WHEREAS:** The Village of Hillman is authorized under Section 7 of the Michigan Planning Enabling Act, PA 33 of 2008 to develop a master plan that will guide and accomplish, in the planning jurisdiction and its environs, development, and;

**WHEREAS:** The Village retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

**WHEREAS:** The Village issued a Notice of Intent to update its Master Plan and sent the notice by first class mail to communities and entities in accordance with statute requirements on January 18 of 2010 and;

**WHEREAS:** The Village Planning Commission passed a motion on August 19, 2010 to request the Village Council approve the Master Plan for distribution and;

**WHEREAS:** The Village Council passed a motion to approve the Master Plan for distribution to communities and entities and distributed the draft plan to solicit comments on September 7<sup>th</sup> of 2010 and;

**WHEREAS:** The Village of Hillman Master Plan was presented to the public at a hearing held on December 9, 2010, before the Planning Commission, with notice of the hearing being published in the Montmorency County Tribune Newspaper on November 24<sup>th</sup> and December 1<sup>st</sup>, 2010, and;

**WHEREAS:** The Village Planning Commission reviewed the proposed plan, considered public and community comments;


**NOW THEREFORE BE IT RESOLVED THAT,**

The Village of Hillman Planning Commission does hereby adopt the Village of Hillman Master Plan by means of passing this resolution on the 9<sup>th</sup> day of December, 2010.

**Motion: by Margaret Kirby. Support: by Jack Mathias**  
**Ayes: 5          Nays: 0          Absent: 2**

**Certification**

I hereby certify that the above is a true and correct copy of the resolution adopted at the December 9, 2010 meeting of the Village of Hillman Planning Commission.

  
Chair  
Village of Hillman Planning Commission

, Secretary  
Village of Hillman Planning Comm.

December 21, 2010

The Council for the Village of Hillman met in regular session on Tuesday, December 21, 2010, at 7:00 p.m. in the evening in the east-end conference room of the Hillman Community Center at 24220 Veterans Memorial Highway, Hillman, Michigan. Present: President McIntire, Clerk Brenda South. Trustees: Wilbur Funk, Robert Tulgetske, James Stoddard, Chuck Lisowe. Employees: Jan McMurray and Dave Post. Visitors: Jan Nickolaus, Rene Guarinere, Krista Tacey (Alpena News), Yvonne Swager (Tribune).

The meeting opened with the pledge of allegiance and was called to order at 7:00 p.m. by President McIntire.

**A motion was made by Trustee James Stoddard and seconded by Robert Tulgetske to add Jan Nickolaus to the agenda and approve it with the addition. All in favor. Motion carried.**

**A motion was made by Trustee Wilbur Funk and seconded by Trustee Chuck Lisowe to approve the minutes of the December 7, 2010 meeting as written. All in favor. Motion carried.**

**Secretary Jan McMurray requested to add the catering bill from Jeff Powers to the list of additional bills. A motion was made by Trustee James Stoddard and seconded by Trustee Chuck Lisowe to approve the bills and additional bills with checks numbered 25775 through 25817. All in favor. Motion carried.**

**Mrs. Jan Nickolaus** addressed the Council requesting permission to dredge her pond. Mrs. Nickolaus told the Council that she had contacted the DNRE to see if permits would be necessary and was told a \$500 permit may be required. Mrs. Nickolaus has talked with Mr. Ken Cordes and he has agreed to do the dredging sometime this winter. **Trustee Chuck Lisowe** commented that he would have some concerns with utilities buried along the pond. It was determined that this would not be a problem but a "Miss Dig" would be done before any dredging. Mrs. Nickolaus went on to say that her husband had built the dam years ago and she had called and talked with Jim Zavislak who is the county Drain Commissioner. There is no problem with doing the dredging according to Mr. Zavislak. The Council all agreed that they did not have a problem with the dredging of her pond and if Mr. Cordes needs a letter from the Council Dave will be happy to write one.

**President McIntire** brought the Resolution of Concurrence 2010-02 Village of Hillman Master Plan to the table for the council to review and approve. A motion was made by **Trustee Robert Tulgetske** and seconded by **Trustee James Stoddard** to adopt Resolution of Concurrence 2010-02 Village of Hillman Master Plan. All in favor. Motion carried.

**RESOLUTION OF CONCURRENCE**  
**Village of Hillman Master Plan**

**WHEREAS:** Village of Hillman, located in Montmorency and Alpena Counties, Michigan established a Village Planning Commission under State of Michigan Public Act 285 of 1931, as amended;

**WHEREAS:** The Village of Hillman is authorized under Section 7 of the Michigan Planning Enabling Act, PA 33 of 2008 to develop a master plan that will guide and accomplish, in the planning jurisdiction and its environs, development, and;

**WHEREAS:** The Village retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

**WHEREAS:** The Village issued a Notice of Intent to update its Master Plan and sent the notice by first class mail to communities and entities in accordance with statute requirements on January 18 of 2010 and;

**WHEREAS:** The Village Planning Commission passed a motion on August 19, 2010 to request the Village Council approve the Master Plan for distribution and;

**WHEREAS:** The Village Council passed a motion to approve the Master Plan for distribution to communities and entities and distributed the draft plan to solicit comments on September 7 of 2010 and;

**WHEREAS:** The Village of Hillman Master Plan was presented to the public at a hearing held on December 9, 2010, before the Planning Commission, with notice of the hearing being published in the Montmorency County Tribune Newspaper on November 24<sup>th</sup> and December 1<sup>st</sup>, 2010, and;

**WHEREAS:** The Village Planning Commission reviewed the proposed plan, considered public and community comments and adopted the Village of Hillman Master Plan by resolution on December 9, 2010 and;

**NOW THEREFORE BE IT RESOLVED THAT,**

The Village Council of the Village of Hillman does hereby concur with the action of the Planning Commission by means of passing this resolution on the 21<sup>st</sup> day of December, 2010.

**Motion: Trustee Robert Tulgetske Support: Trustee James Stoddard**  
**Ayes: 5 Nays: 0 Absent: 0**

### **CERTIFICATION**

I hereby certify that the above is a true and correct copy of the resolution adopted at the December 21, 2010 meeting of the Village Council.

Brenda South, Village Clerk

**President McIntire** continued the meeting by presenting Resolution 2010-03 Resolution to Participate in NLC Prescription Discount Card Program. The Council discussed the benefits to residents with this program and agreed it was a good thing to do. **A motion was made by Trustee Wilbur Funk and seconded by Trustee Robert Tulgetske to adopt Resolution 2010-03 Resolution to Participate in NLC (National League of Cities) Prescription Discount Card Program. All in favor. Motion carried.**

### **RESOLUTION TO PARTICIPATE IN NLC PRESCRIPTION DISCOUNT CARD PROGRAM**

**Whereas** many citizens of Hillman are among the millions of Americans without health insurance or with limited prescription drug coverage, and;

**Whereas** the National League of Cities is sponsoring a program in collaboration with CVS Caremark to provide relief to City residents around the country from the high cost of prescription drugs, and

**Whereas** NLC Prescription Discount Card Program will be available to member cities of NLC at no cost to those cities, and;

**Whereas** CVS Caremark will provide participating cities with prescription discount cards, marketing materials and customer support, and;

**Whereas** the discount cards offer an average savings of 20 percent off the retail price of most prescription drugs, has no enrollment form or membership fee, no restrictions based on the resident's age or income level, and may be used by city residents and their families any time their prescriptions are not covered by insurance, and;

**Be It Resolved by the Village Council of the Village of Hillman, State of Michigan**, that the Village of Hillman will inform the National League of Cities of its intent to participate in the NLC Prescription Discount Card Program and will work with NLC and CVS Caremark to implement the program to the benefit of the residents of the Village of Hillman.

Brenda South, Village Clerk

Date: Dec. 21, 2010

The next item on the agenda was a gaming resolution for the PTSG to become a non-profit organization with a 501-C3 status. **A motion was made by Trustee Robert Tulgetske and seconded by Trustee Chuck Lisowe to support the PTSG and sign the gaming resolution to become an non-profit organization of 501-C3 status. All in favor. Motion carried.**

**Village Manager Dave Post** reported that he had went to the county Road Commission meeting last week and discussed with them the possibility of finishing the streetscape project to Carrier Road. The Commission members seemed to be open to working with the Village on this, and are willing to look into other funding for the project. The deed for the Emerick Park property will be registered this week. The company that makes the globes for the new street lights will be coming to Hillman to check out the globes that are broken hopefully they will be replaced. There has been no final invoices from MDOT or Frontier as yet.

**Trustee Robert Tulgetske** reported that Airport Manager Mark Melligen is satisfied with the snowplowing being done by the DPW.

**Trustee Chuck Lisowe and Trustee Wilbur Funk** were both concerned with the condition of Third Street and Elizabeth Streets, which were designated as detours by MDOT during the bridge construction. There have been no final "punch lists"



done on the project, so the council has decided to wait to see what condition both streets are in after the winter/spring thaw begins.

**Village Manager Dave Post** stated that water samples were taken from well #8 after cleaning and John says that the meter is off about 10 gallons may need to replace meter and eventually the screen.

**Trustee James Stoddard** reported that he had attended the township meeting to see where they stood on recycling. The township is willing to work with the Village to get this going. There was discussion about buying a "cube" truck and using the "cube" for recycling by putting a door on it. This would be stationary or could be mounted on a trailer. The "cube" vans are about \$1200 to \$1500 apiece and would work for recycled items. No decision was made but the township is looking into this and further information will be needed before a decision is made.

**A motion was made by Trustee Chuck Lisowe and seconded by Trustee James Stoddard to adjourn the meeting. All in favor. Motion carried. The meeting adjourned at 7:50 p.m.**

  
\_\_\_\_\_  
Myron McIntire, President

  
\_\_\_\_\_  
Brenda South, Village Clerk

**Affidavit of Mailing**  
**Transmittal of Adopted Master Plan**

I Richard Dewell certify communities and utilities on the attached list were sent an adopted copy of the Village of Hillman's Master Plan sent on 2/11/11. The master plan was transmitted in accordance with MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008

Richard Dewell  
Name

2/11/11  
Date