

# Dickson Township

Manistee County, MI



**Dickson Township Master Plan** | Adopted by the Dickson Township Planning Commission February 5, 2025



**RESOLUTION**  
**Approving New Dickson Township Master Plan**

At a regularly scheduled meeting of the Dickson Township Planning Commission held on 5 Feb, 2025, the following resolution was adopted approving a new Dickson Township Master Plan.

**WHEREAS**, the Michigan Planning Enabling Act (Act 33 of 2008) authorizes Municipal Planning Commissions to prepare a "Master Plan" pertinent to the future development of the municipality; and

**WHEREAS**, in accordance with P.A. 33 of 2008, as amended, before preparing the Master Plan, all required written notices to required adjacent governments and other organizations stating the Planning Commission's intent to prepare a new Master Plan and requesting cooperation and comment were sent; and

**WHEREAS**, the Planning Commission held three public input sessions in the process of preparing a Master Plan; and

**WHEREAS**, the Planning Commission in accordance with P.A. 33 of 2008, as amended, submitted the proposed Master Plan to the Township Board for its initial review and approval of distribution of the Master Plan for review and comment; and

**WHEREAS**, the Planning Commission sent the proposed Master Plan to required adjacent governments and other organizations for review and comment; and

**WHEREAS**, comments on the proposed Master Plan made during the 63-day review period were received and considered by the Planning Commission for possible revision to the proposed Master Plan; and

**WHEREAS**, the Township held a public hearing on the proposed Master Plan, as provided by P.A. 33 of 2008, as amended, and received public comment for consideration and possible revisions to the proposed Master Plan on January 15, 2025; and

**WHEREAS**, the Planning Commission and Township Board find the proposed Master Plan as submitted for and revised pursuant to the public hearing as desirable and proper, and furthers the land use and development goals and strategies of Dickson Township; and

**WHEREAS**, final edits to the Master Plan will be incorporated as noted in the Dickson Township Planning Commission's minutes for the public hearing that took place on January 15, 2025.

**NOW, THEREFORE**, the Dickson Township Planning Commission hereby resolves to approve the new Dickson Township Master Plan as submitted and revised pursuant to the public hearing, including all of the text, charts/tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan, including the Dickson Township Future Land Use Map, and recommend final adoption of same by the Dickson Township Board.

**DICKSON TOWNSHIP PLANNING COMMISSION:**

Moved to adopt the resolution by Sally Trisch, seconded by Jim Rehner. PASSED and ADOPTED by the Dickson Township Planning Commission on 5 Feb, 2025 by the following vote:

AYES: 6

NAYS: 0

ABSTAINING: 0

ABSENT: 1

MOTION:

I, Carissa Smith, Recording Secretary of the Dickson Township Planning Commission certify that the foregoing resolution was adopted by a majority of the members of the Dickson Township Planning Commission by a roll call vote at a regular meeting of the Commission held on 5 Feb 2025 2025 in compliance with the Open Meetings Act.

Carissa Smith (signature)



# Acknowledgments

Dickson Township Board

**Sharon Buning | Supervisor**

**Julia LaGalley | Clerk**

**Renee Asiala | Treasurer**

**Koreen MacNeil | Trustee**

**Tracy Wilks | Trustee**

Dickson Township Planning  
Commission

**Andrew Hilliard | Chair**

**Jim Richardson**

**Carissa Smith**

**Sally Trisch**

**Jim Wojciechowski**

**Dave Edel**

**Renee Asiala**

Dickson Township Zoning  
Administrator

**Clyde Wilks**

Prepared by



# Glossary of Acronyms

**ACS.** American Community Survey

**BAO.** Business Analyst Online

**BEA.** Bureau of Economic Analysis

**BLS.** Bureau of Labor Statistics

**DHD.** District Health Department

**EGLE.** Department of Environment, Great Lakes & Energy

**EMS.** Emergency Medical Services

**FERC.** Federal Energy Regulation Commission

**MDNR.** Michigan Department of Natural Resources

**MPEA.** Michigan Planning Enabling Act

**NAICS.** North American Industry Classification System

**NFS.** National Forest Service

**PASER.** Pavement Surface Evaluation Rating

**REAP.** Regional Economic Analysis Project

**WHPA.** Wellhead Protection Area

Note: Throughout this document you will see the word “township” sometimes capitalized, and sometimes not. When capitalized, “Township” refers to the local unit of government. When lower case, “township” refers to the geographic area.





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# Chapter 1: Public Input

## People drive the decision-making process

Decisions cannot be made in silos. While local leaders typically have a robust knowledge of the local social, economic and environmental factors contributing to their community, they rely heavily on public input for decision-making. This chapter describes the public input process that Dickson Township's Planning Commission undertook from 2023 to 2024. The purpose of this process was to identify a set of core strengths, issues and desires as identified by the people who live in Dickson Township.

Dickson Township held five main opportunities for members of the public to contribute their views on the future of the community. These included:

- Planning Commission meetings,
  - A drop-in session at the KND school building,
  - Input at the annual Trunk-or-Treat event,
  - A Public Open House, and
  - The Master Plan Public Hearing.
- For a full set of results from each of these sessions, please see Appendix A.



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*The Blind People Touching an Elephant analogy illustrates the idea that each person can only view a part of the whole. Only through collaboration and merging viewpoints can we get a true full picture. This is especially the case in planning. Some people want passive recreation like hiking. Others want an expansion of ORV trails. Some want a sleepy downtown while others want more activity centers. Only through public input, which gathers widespread sentiments, can we make decisions that benefit as many people as possible. The ideal is for everyone to look at the plan and say, "That was my idea."*

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# KND School Drop-in Session

On October 3, 2023 the Dickson Township Planning Commission invited members of the public to provide ideas for the future of the community. Participants worked through a series of activities including a gallery walk of character images, sticky note prompts and a vote for which recreation activities the area needs more of. Around 10 people attended the drop-in session, which lasted for 3 hours in the KND School cafetorium.

## Gallery Walk Example Results



- Activities for kids & families
- Add parks or update current



- We need beauty!



- More single family housing
- Affordable housing to acquire young families



- Fix sidewalks!!
- Fix sidewalks

## Gallery Walk

Borrowing good ideas is never a bad idea. Those who attended the KND drop-in session had the opportunity to look at dozens of images from other communities. These images depicted various types of housing, pedestrian amenities, public spaces and recreation. Gallery walkers were tasked with noting what they liked or didn't like about the images, as well as what they'd like to see implemented in Dickson Township. The images to the left are example sticky note responses to the activity.

## Recreation Features

Discussed throughout this plan, one of the township's greatest assets is its nature and the recreation that springs from it. KND drop-in participants were presented with image icons of 24 different recreation features and were asked to **"Place a sticky dot next to each of the recreation features that you would like to see introduced or expanded in Dickson Township."** The top responses were Restrooms (6), Walking path (5), Playground (4), Pickleball court (3) and Amphitheater (3).

## Open Ended Questions

The drop-in session activities concluded with four open-ended questions, which included:

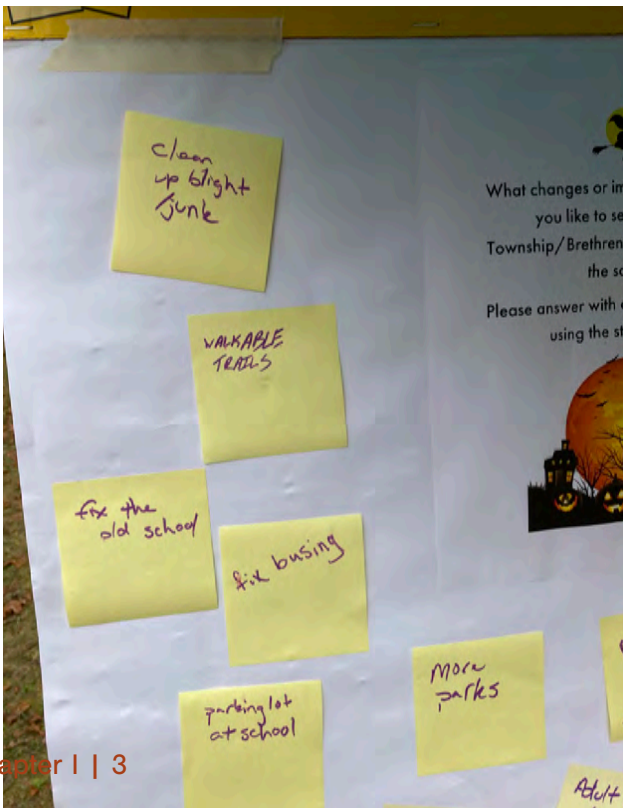
- What makes Dickson Township a great place to live, work and recreate?
- What is Dickson Township missing?
- What does Dickson Township look like in 15 years if everything goes perfectly? (best case scenario)
- What does Dickson Township look like in 15 years if everything goes wrong? (worst case scenario)
- See Appendix A for the results.

# Trunk-or-Treat

Members of the Planning Commission and a planner from Networks Northwest attended the annual Trunk-or-Treat on October 29, 2023 held in Brethren to gather input from community members. Two brief questions were asked:

- What changes or improvements would you like to see in Dickson Township/Brethren?
- What should stay the same?

Participants were asked to give their response using one word or phrase on a sticky note.



## Full Results

Clean up blight/junk	Broadband
Walkable trails	Beach on Lake Elinor - maybe expand
Fix the old school	Adult sports leagues
Fix busing (School)	Things for kids to do
Parking lot at school	Keep up Brethren Days
More parks	Fix up old school
Keep up Trunk or Treat	Bus
Bus to school	Crosswalk/lighting to school
More parks	Limit Airbnb's / more requirements
Fix up roads	

The Trunk-or-Treat input resulted in a variety of community wants and needs. Similar to the other input opportunities, repairing the old school building was a top priority. There was also a desire for more infrastructure and spaces for school age children including an increase in parks and improvements to pedestrian safety around the school. Due in part to the input session taking place at a trunk-or-treat event, many of the respondents were concerned with the community offering more for kids to do.



# Public Open House

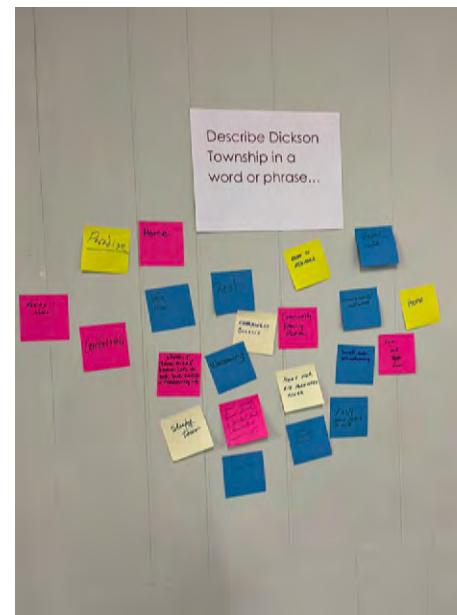
Networks Northwest and Dickson Township's Planning Commission invited community members to the Township Hall on April 18, 2024 for an evening of food and public input. The Township circulated a flyer and marketed the event in the local newspaper to attract as many residents as possible to the Township Hall.

Following food and light beverages, participants worked with the people at their table to complete a series of exercises meant to help local leadership in planning for the future. These activities focused on public spaces, building on what's already working and addressing what needs to be fixed. The following pages describe the results of this robust input session.

## Sticky Note Activity

Upon arriving to the Open House, participants were asked to use a sticky note and **"Describe Dickson Township in a word or phrase..."**

- Comfortable
- Family & home
- Paradise
- Sleepy town
- Where I choose to call home. Lots to love, but needs a freshening up.
- Home
- Very nice
- Small quiet town with a school and churches - welcoming
- Charmingly bucolic
- Fair, good place to live
- Small, safe and welcoming
- Farm and home
- Community family place
- Disconnected/isolated
- Roots
- Home
- Community
- Home for Big Manistee River
- Quiet remote community
- Papa's house
- Ready to advance
- Welcoming



The photo **above** shows community members participating in the April Open House.

The image to the **left** displays the sticky note prompt that greeted Open House participants upon their arrival.



## Assets & Opportunities Mapping

The first group activity asked attendees to use green and red sticky dots to identify:

- Green dots: Community Assets, or sites/features that are working well and that Dickson should build upon, and
- Red dots: Opportunities, or sites/features that should be improved upon so that they can better contribute to the well-being of Dickson.

After identifying assets and opportunities, table members listed and discussed their thoughts on Dickson Township as a whole and what should change or stay the same. Map I-1 on the next page displays all of the dots placed by open house participants.

### Most Cited Assets

- Tippy Dam
- Spirit of the Woods
- Lake Elinor
- Red Bridge

### Most Cited Opportunities

- Old School Building
- Parking at Red Bridge
- More Amenities at Lake Elinor

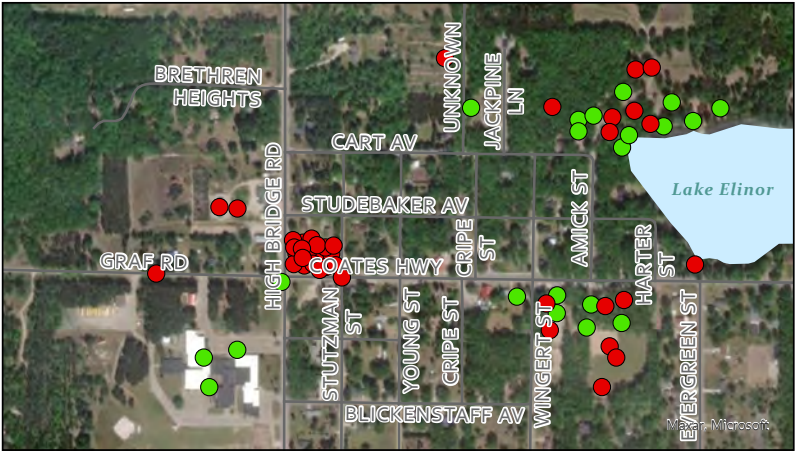
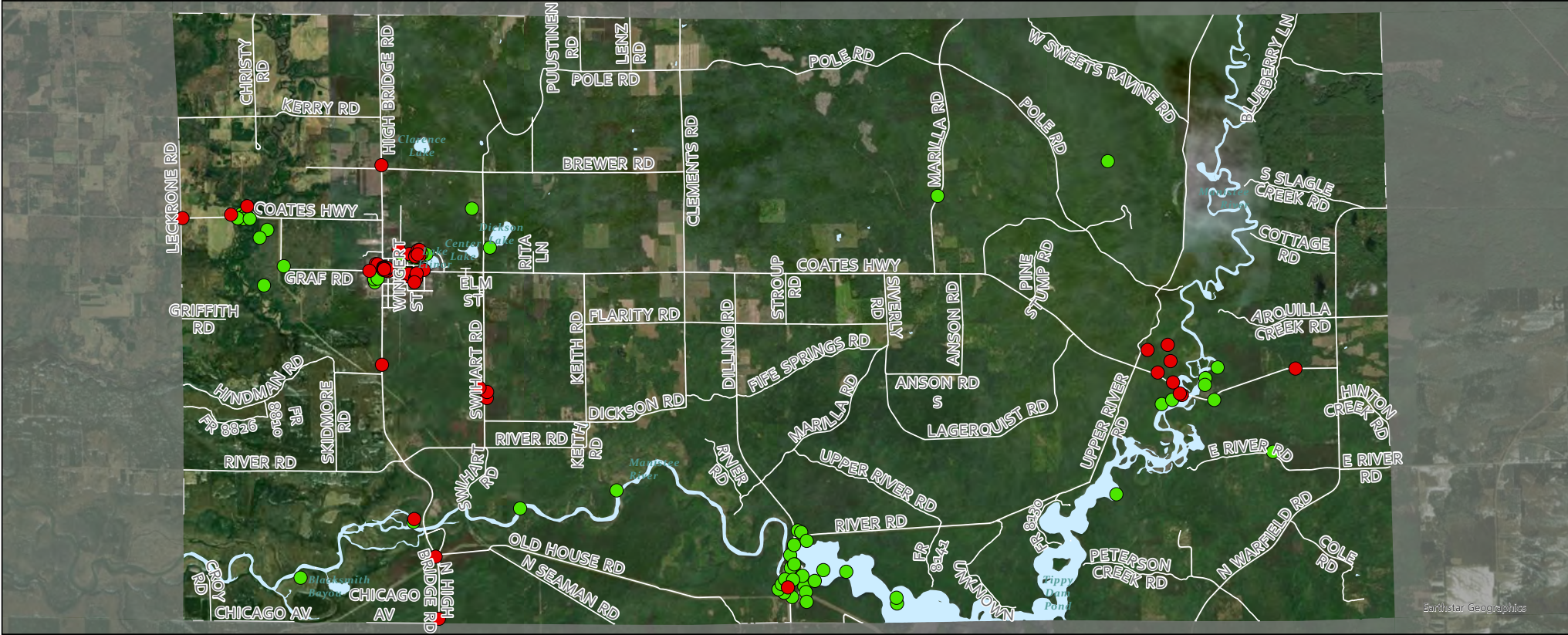
## What it All Means

The sentiments shared at the public open house were in conjunction with those discussed throughout the planning process. Essentially, Dickson Township's greatest assets are its natural features, parks and recreation. People choose to live in and visit Dickson Township primarily for these assets. There is also a need to improve upon these.

During the entirety of the process, as well as at the open house, community members stated that Tippy Dam is the greatest asset for the local economy. They also said that something must be done with the Old School building, which is owned and managed by a local non-profit. Building upon its assets and working on its opportunities is the clearest path for the township to sustain itself in the coming years.



Map I-1. Assets & Opportunities Mapping Results



- Sites that are an Asset/Working Well
- Sites that are an Opportunity/Could Improve
- Neighboring Communities
- Roads
- Water



## Design Your Perfect Community Center

Dickson Township currently does not have a community center, other than the Township Hall, that can be widely used by residents. In order to bring a sense of community to the area, and to provide spaces for a variety of activities, the Township is interested in creating a center. To conclude the open house, participants were asked to design a community center that would accommodate a range of activities, including those they themselves prefer. Each table had to agree on just five indoor and five outdoor amenities, meaning that each team had to negotiate their top choices.

### Top Outdoor Activities

- Pickleball court
- Community garden
- Playground
- Amphitheater
- Picnic/seating area

### Top Indoor Activities

- Library
- Kitchen
- Multi-purpose room
- Daycare
- Gym/fitness center







# Chapter 2: Goals & Objectives

## What Comes Next

The public input process that took place from 2023 to 2024 helped Dickson's Planning Commission to finalize their goals that will help guide the Township going forward. Listing goals and objectives is important for multiple reasons. As boards, commissions, committees and volunteer groups introduce new members, it is important for the community to be on the same page regarding its desired outcomes. Second, goals and objectives help the community to prioritize from the hundreds of potential improvements that could be made, to a smaller list that local leadership can focus on over the next 5-10 years.

This chapter contains two components. On the next page there is a brief description of some of the plans that Dickson should revisit as it strives for a better future. These are documents that apply to the township, written by other entities such as Manistee County or the regional planning organization, Networks Northwest.

The chapter then breaks down four goals that Dickson will focus on. These goals contain the broad categories of Beautification, Community Facilities & Recreation, Local Growth and Onboarding Township Leaders. Each goal contains various objectives that are more specific in terms of outcome. Each objective contains a set of action items that should be thought of as checklist items. Dickson Township will use this brief but specific list to guide its efforts.

This chapter is a living document. As planning efforts find success or require different approaches, the Planning Commission should make edits to help ensure the path to success is always outlined.

# Past Planning Efforts

## **Manistee County-Wide Park & Recreation Plan, 2021**

This plan is mentioned in Chapter 7 of this Master Plan. The 2021 County-Wide Park & Recreation Plan was a collaborative effort that involved all municipalities in Manistee County, including the County itself. All of Dickson's recreation sites, including a table of amenities at each site, can be found in the plan's appendix. This plan can help frame Dickson's recreation in a wider geographical context.

## **Comprehensive Economic Development Strategy, 2021**

The Comprehensive Economic Development Strategy (CEDS) is a regional planning effort that outlines some of the issues and potential solutions to Northwest Michigan's economy. Many factors, such as childcare and housing, which are relevant to Dickson, can be found in the CEDS. This includes data that could be helpful to Dickson's decision making going forward.

## **Framework for Our Future: A Regional Prosperity Plan for Northwest Lower Michigan**

The Framework for Our Future is a document created by Networks Northwest to highlight key data points and resources for a range of topics that affect the quality of life in Northwest Michigan. This includes, but is not limited to: Transportation, Growth & Investment, Talent, Arts & Culture and Housing. The document serves as an atlas of data and resources that Dickson could find useful.

## **Special & Unique Environments, 1997**

This document is nearly 20 years old but highly relevant to Manistee County and Dickson. The document lists areas that are prime for "placemaking", or as areas that contribute in various ways to the local economic, environmental and social well-being. In Dickson, the following are identified as Special & Unique: the Big Manistee River Corridor, Marilla Hills and Marilla Road between Coates Highway and Nine Mile Road: and Coates Highway between Warfield and Marilla Roads; and all of Lagerquist (formerly Lemish) Road.

## **Manistee County Site Plan Review and Groundwater Protection, 1995**

As all groundwater in Dickson is derived from wells, protection of this water quality is paramount. This 1995 plan describes how this can be more effectively accomplished. It is important for Dickson to stay abreast of the County's water protection plans and ordinances and to ensure it is implementing its own as well.

# Goal 1: Beautification

<b>Objective 1.1:</b> Update welcome signage around Brethren.	<b>Action Item 1.1.1:</b> Identify ideal locations for welcome signage.	<b>Action Item 1.1.2:</b> Determine where welcome signage will be purchased. If possible, find a local artisan to provide signage that matches the community's aesthetic.	<b>Action Item 1.1.3:</b> Apply for MCCF grants to pay for updated signage (MCCF provides grants for projects less than \$10,000).	<b>Action Item 1.1.4:</b> If alternative funding sources are still necessary, create a fundraising campaign.
<b>Objective 1.2:</b> Reduce the presence of blighted properties and structures in the Township.	<b>Action Item 1.2.1:</b> Review the existing blight ordinance to ensure procedures pertain to the types of blight currently present.	<b>Action Item 1.2.2:</b> Review blight ordinance processes with Manistee County Planning Department to ensure processes are correctly followed and working (e.g. how to fill out ticket books so the process is legal).	<b>Action Item 1.2.3:</b> Develop and adopt a blight/dangerous building/ vacant or neglected property registration/ nuisances ordinance (if one doesn't currently exist)	<b>Action Item 1.2.4:</b> Include injunctive relief in the blight ordinance to add Township ability to remediate blight if all other paths to remediation have been exhausted.
<b>Objective 1.3:</b> Repair the Township's sidewalks and provide for their ongoing maintenance.	<b>Action Item 1.3.1:</b> Conduct an assessment of the community's sidewalks that logs their condition and ownership.	<b>Action Item 1.3.2:</b> Have ongoing communications with Manistee County Road Commission - Establish whether sidewalks will be repaired when roads are improved.	<b>Action Item 1.3.3:</b> Budget annually for small repairs & maintenance over a longer period of time. Develop a maintenance and repair schedule	<b>Action Item 1.3.4:</b> Develop policies to make sidewalk repairs/creation more cost efficient:  With homeowners - 50/50 share in improving sidewalks.  New home/commercial builds policy for new sidewalk connections (e.g. have to have concrete driveway)

## Goal 2: Community Facilities & Recreation

<b>Objective 2.1:</b> Improve park facilities in Dickson Township at Lake Elinor.	<b>Action Item 2.1.1:</b> Use Manistee Park & Recreation plan inventory for updates (check off boxes, new goals as needed) and use goals language in grant applications).	<b>Action Item 2.1.2:</b> Communicate with relevant entities:  County Recreation Commission on assistance; MCCF (match); grant coordinators at DNR	<b>Action Item 2.1.3:</b> Apply for grant funding for park improvements:  DNR Trust fund; MCCF grant OR use in conjunction	<b>Action Item 2.1.4:</b> Define grant application and administration processes and roles OR enter grant agreement with county recreation commission.
<b>Objective 2.2:</b> Develop a multi-use community center that is open to the public.	<b>Action Item 2.2.1:</b> Coordinate with the Manistee Planning Department in order to utilize the Manistee County Land Bank's resources.	<b>Action Item 2.2.2:</b> Work with the Manistee County Land Bank to identify a vacant parcel or existing structure suitable for a community center. Assess the Land Bank's ability to assist with remediation, attracting a developer and as a possible funding mechanism.	<b>Action Item 2.2.3:</b> Communicate plans with the MCCF to explore opportunities for funding.	<b>Action Item 2.2.4:</b> Poll the public for potential community center uses. Utilize input from the 2024 master plan input session to decide on uses.
<b>Objective 2.3:</b> Develop and/or improve local and regional trails.	<b>Action Item 2.3.1:</b> Identify/update potential trail routes presented in the Manistee County Park & Recreation Plan.	<b>Action Item 2.3.2:</b> Collaborate with SMARTrails, County Recreation Commission, Snowbirds - get a Dickson member on the County Recreation Commission.	<b>Action Item 2.3.3:</b> Open communications with MCCF for trail development.	<b>Action Item 2.3.4:</b> Enter into an agreement with the Manistee County grant writer or private grant writing consultant/ administration - vet consultants with caution and ensure payment occurs as deliverables are completed.
<b>Objective 2.4:</b> Improve access to water and trail amenities throughout Dickson.	<b>Action Item 2.4.1:</b> Coordinate with appropriate entities such as the Road Commission, Forest Service, etc. on access improvements.	<b>Action Item 2.4.2:</b> Identify opportunities to widen High Bridge to accommodate ORV traffic. Include signage to improve safety.	<b>Action Item 2.4.3:</b> Improve parking lot at Red Bridge for safety, quality and use purposes.	<b>Action Item 2.4.4:</b> Identify funding sources through the Community Foundation or DNR Trust Fund to improve the safety and quality of access to water and trail amenities.

## Goal 3: Local Growth

<b>Objective 3.1:</b> Encourage development of more housing.	<b>Action Item 3.1.1:</b> Collaborate with Housing North specialists on options to promote development.	<b>Action Item 3.1.2:</b> Review zoning ordinance for inclusion of duplex, triplex, fourplex, townhouses by right in certain areas.	<b>Action Item 3.1.3:</b> Consider allowing communal septic and wells for new developments at scale.	<b>Action Item 3.1.4:</b> Identify publicly owned lands and coordinate with County Land Bank - determine if these could be made available for development by LB (with or without restrictions).
<b>Objective 3.2:</b> Attract local businesses and encourage improvements to existing businesses.	<b>Action Item 3.2.1:</b> Coordinate with Chamber of Commerce on business attraction, retention and development (paid service by County).	<b>Action Item 3.2.2:</b> Connect business owners with Chamber of Commerce resources.	<b>Action Item 3.2.3:</b> Work with the Manistee County Chamber of Commerce to collect data on Dickson Township's ability to support a grocery market, restaurant, or cafe.	<b>Action Item 3.2.4:</b> Follow up with stakeholders in a timely manner; may need to assign a subcommittee that meets as often as needed.
<b>Objective 3.3:</b> Identify the township's capacity to host an additional childcare facility	<b>Action Item 3.3.1:</b> Work with the Chamber of Commerce or similar entity to evaluate the township's ability to sustain a childcare facility	<b>Action Item 3.3.2:</b> Survey community members on their desire for a childcare facility. Assess specific needs for how this facility could best serve the public.	<b>Action Item 3.3.3:</b> Consider including a childcare facility within a community center (see Objective 2.2)	

## Goal 4: Onboarding Township Leaders

### **Objective 4.1:**

Provide training opportunities and onboarding assistance to newly elected and appointed officials.

### **Action Item 4.1.1:**

Provide funding for all Planning Commission members to attend training from Michigan State University Extension.

### **Action Item 4.1.2:**

Provide funding to allow Planning Commission members to attend annual conferences (Michigan Association of Planning; Michigan Townships Association).

### **Action Item 4.1.3:**

Create a directory of resources and contacts for newly elected and appointed officials.

### **Action Item 4.1.4:**

Request that relevant entities visit the Dickson Township Planning Commission to provide updates on opportunities and resources (Manistee County Board; Manistee County Planning Department; Forest Service, etc.).

# Chapter 3: Regional Setting, Population & Households

## A birds-eye view of Dickson Township

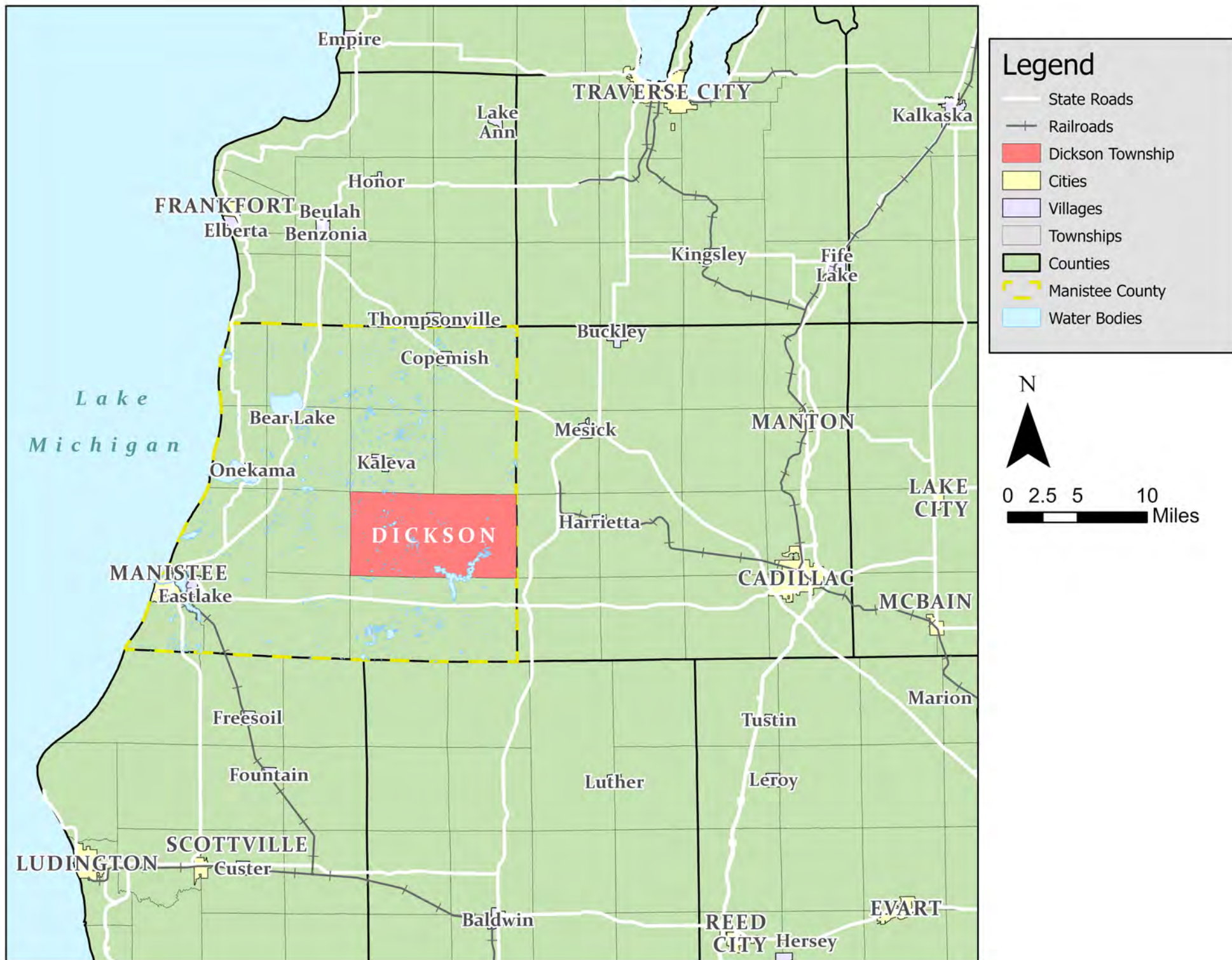
Dickson Township is a rural community located in the southeast quadrant of Manistee County, Michigan. Much of the township is made up of forest land and is renowned for its outdoor recreation culture and peaceful manner of living. The Big Manistee River passes through Dickson and includes the popular Tippy Dam Recreation Area, as well as miles of the North Country Trail and Manistee River Trail.

Dickson is conveniently located between various population centers including the Cities of Manistee, Cadillac, Ludington and Frankfort. The township is close to the Lake Michigan shoreline and features the North Country Trail that passes along the Big Manistee River. Dickson includes the unincorporated village of Brethren within its boundary. This would be considered the community's downtown as it is the location of the Township Hall, post office, the area's school, multiple parks and a restaurant.

This chapter provides an overview of Dickson Township's population and households including changes in population over time, household size, households by type, tenure, income levels, education levels and school enrollment. This chapter is meant to get an idea of who resides in Dickson.

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*The map on the next page shows Dickson Township's location within the greater Northwest Lower Michigan region. Northwest Lower Michigan is a popular tourist destination, especially during the summer months. Because of the Big Manistee River and Tippy Dam, Dickson is a popular fishing destination. The community, along with much of the region, relies on outdoor recreation tourism to fuel its economy.*  
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# Tapestry Segmentations

Business Analyst Online (BAO) is a data tool developed by ESRI, a prolific company in the mapping and data analysis market. One tool featured on the platform is Tapestry Segmentations. BAO uses multiple variables to broadly describe various groups living in a certain area. BAO categorizes their 67 tapestry segments into 14 LifeMode groups and 6 Urbanization groups. This data is useful to gain a broad understanding of who is living in Dickson Township based on various socioeconomic variables.

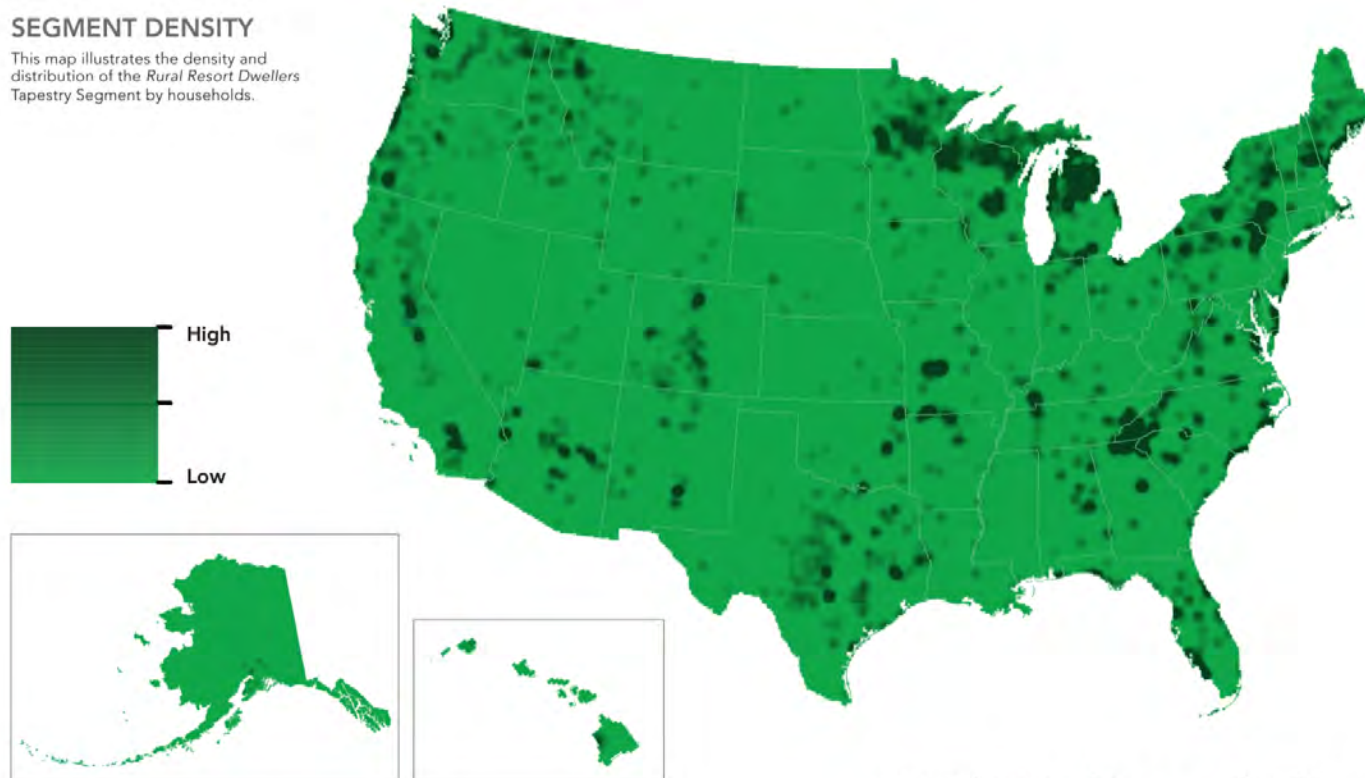
According to BAO, the three prevalent tapestry segments in Dickson Township are:

- Rural Resort Dwellers (73.5%)
- Rooted Rural (22.2%)
- Senior Escapes (4.2%)

Each of these segments and the LifeMode and Urbanization group they belong to are described in the following pages. The Rural Resort Dwellers and Rooted Rural tapestries both belong to the “Rural” Urbanization group. This group is defined by BAO by the following features:

## SEGMENT DENSITY

This map illustrates the density and distribution of the Rural Resort Dwellers Tapestry Segment by households.



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info@esri.com  
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- Country living featuring single-family homes with acreage, farms, and rural resort areas.
- Very low population density distinguishes this group—typically fewer than 50 people per square mile.
- Over half of all households are occupied by persons 55 years and older; many are married couples without children at home.
- Mostly homeowners (80%), but rentals are affordable in single-family or mobile homes.
- Long trips to the store and to work—often drive alone in trucks or SUVs, listening to country radio.
- Blue-collar jobs dominate the landscape, including manufacturing, agriculture, mining, and construction.
- Many are self-employed, retired, or receive income from Social Security.
- Satellite TV and landline phones are necessary means to connect.
- More conservative in their spending practices.
- Comfortable, established, and not likely to move.

**The ensuing pages are derived from BAO and provide socioeconomic, demographic and narrative information on the three tapestry segments that make up Dickson Township.**

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*Terms defined by ESRI:*

*LifeMode groups represent markets that share a common experience—born in the same generation or immigration from another country—or a significant demographic trait, like affluence. The following are ESRI's*

*LifeMode Groups:*

- *Affluent Estates*
- *Upscale Avenues*
- *Uptown Individuals*
- *Family Landscapes*
- *GenXurban*
- *Cozy Country Living*
- *Sprouting Explorers*
- *Middle Ground*
- *Senior Styles*
- *Rustic Outposts*
- *Midtown Singles*
- *Hometown*
- *Next Wave*
- *Scholars and Patriots*

*Tapestry groups are also available as Urbanization summary groups, in which markets share similar locales, from the urban canyons of the largest cities to the rural lanes of villages or farms. Tapestry segments are classified into six Urbanization groups:*

- *Periphery Urban Centers*
  - *Metro Cities*
  - *Suburban Periphery*
  - *Semirural*
  - *Rural*
- .....

Source: <https://desktop.arcgis.com/en/arcmap/latest/extensions/business-analyst/tapestry-descriptions.htm>





## LifeMode Group: Cozy Country Living

# Rural Resort Dwellers

6E

**Households:** 1,227,200

**Average Household Size:** 2.22

**Median Age:** 54.1

**Median Household Income:** \$50,400

### WHO ARE WE?

Although the Great Recession forced many owners of second homes to sell, *Rural Resort Dwellers* residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting.

### OUR NEIGHBORHOOD

- Housing is owner-occupied, single-family homes, with some mobile homes. A strong market for second homes, these rural areas contain homes valued near the US median. Over half of the housing units are vacant due to a high seasonal vacancy rate.
- In this older market, 42% of households consist of married couples with no children at home, while another 28% are single person. Married couples with children at home have older school-age children.
- Set in scenic rural locations with proximity to outdoor activities, two vehicles are essential to get around.

### SOCIOECONOMIC TRAITS

- *Rural Resort Dwellers* residents are close to retirement. They've accumulated wealth and begun to shift their portfolios to low-risk assets. These active residents continue to work in skilled occupations.
- Simple tastes and modesty characterize these blue-collar residents. They shop for timeless, comfortable clothing but only when something must be replaced. They pay little attention to advertising and usually stick to the brands they know.
- They spend time with their spouses and also maintain a social calendar.



## LifeMode Group: Rustic Outposts

# Rooted Rural

10B

**Households:** 2,430,900

**Average Household Size:** 2.48

**Median Age:** 45.2

**Median Household Income:** \$42,300

### WHO ARE WE?

*Rooted Rural* is heavily concentrated in the Appalachian mountain range as well as in Texas and Arkansas. Employment in the forestry industry is common, and *Rooted Rural* residents live in many of the heavily forested regions of the country. This group enjoys time spent outdoors, hunting, fishing, or working in their gardens. Indoors, they enjoy watching television with a spouse and spending time with their pets. When shopping, they look for American-made and generic products. These communities are heavily influenced by religious faith and family history.

### OUR NEIGHBORHOOD

- This market is dominated by married couples, few with children at home.
- 80% of homes are owner occupied: primarily single family (73%) or mobile homes (24%).
- Nearly one in five housing units is vacant, with a high proportion for seasonal use.
- Home values are very low—almost half of owned homes are valued under \$100,000.

### SOCIOECONOMIC TRAITS

- Shoppers use coupons frequently and buy generic goods.
- Do-it-yourself mentality; grow their own produce and work on their cars and ATVs.
- Pay bills in person and avoid using the internet for financial transactions.
- Often find computers and cell phones too complicated and confusing.
- Clothes a necessity, not a fashion statement; only buy new clothes when old clothes wear out.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



## LifeMode Group: Senior Styles

# Senior Escapes

9D

**Households:** 1,116,000

**Average Household Size:** 2.20

**Median Age:** 54.6

**Median Household Income:** \$38,700

### WHO ARE WE?

*Senior Escapes* neighborhoods are heavily concentrated in the warmer states of Florida, California, and Arizona. These areas are highly seasonal, yet owner occupied. Many homes began as seasonal getaways and now serve as primary residences. Nearly 40% are mobile homes; over half are single-family dwellings. About half are in unincorporated and more rural areas. Nearly one-fifth of the population is between 65 and 74 years old. Residents enjoy watching TV, going on cruises, playing trivia games, bicycling, boating, and fishing. They are very conscious of their health and buy specialty foods and dietary supplements.

### OUR NEIGHBORHOOD

- Neighborhoods include primary and second homes in rural or semirural settings.
- One quarter of all housing units are vacant; many are for seasonal use only.
- More than one-third of the households are married couples without children; a third are single-person households.
- More than half the homes are single family; nearly 40% are mobile homes.
- Three-quarters of all homes are owner occupied, and the majority own their homes free and clear.
- Most households have one or two vehicles.

### SOCIOECONOMIC TRAITS

- Labor force participation is low, but more than half the households are drawing Social Security income.
- They spend majority of their time with spouse or significant other or alone.
- They are limited by medical conditions but still enjoy gardening and working on their vehicles.
- They take good care of vehicles, but haven't bought a new one in over five years.
- They only spend within their means, do their banking in person, and do not carry a balance on their credit card.

# Population

## A Growing Dickson

Dickson Township’s population grew from 897 people in 2000 to 980 people in 2020 (Table III-1). This represents a 9.25 percent increase, outpacing Manistee County’s 7.14 percent growth during the same period.

## Age Distribution

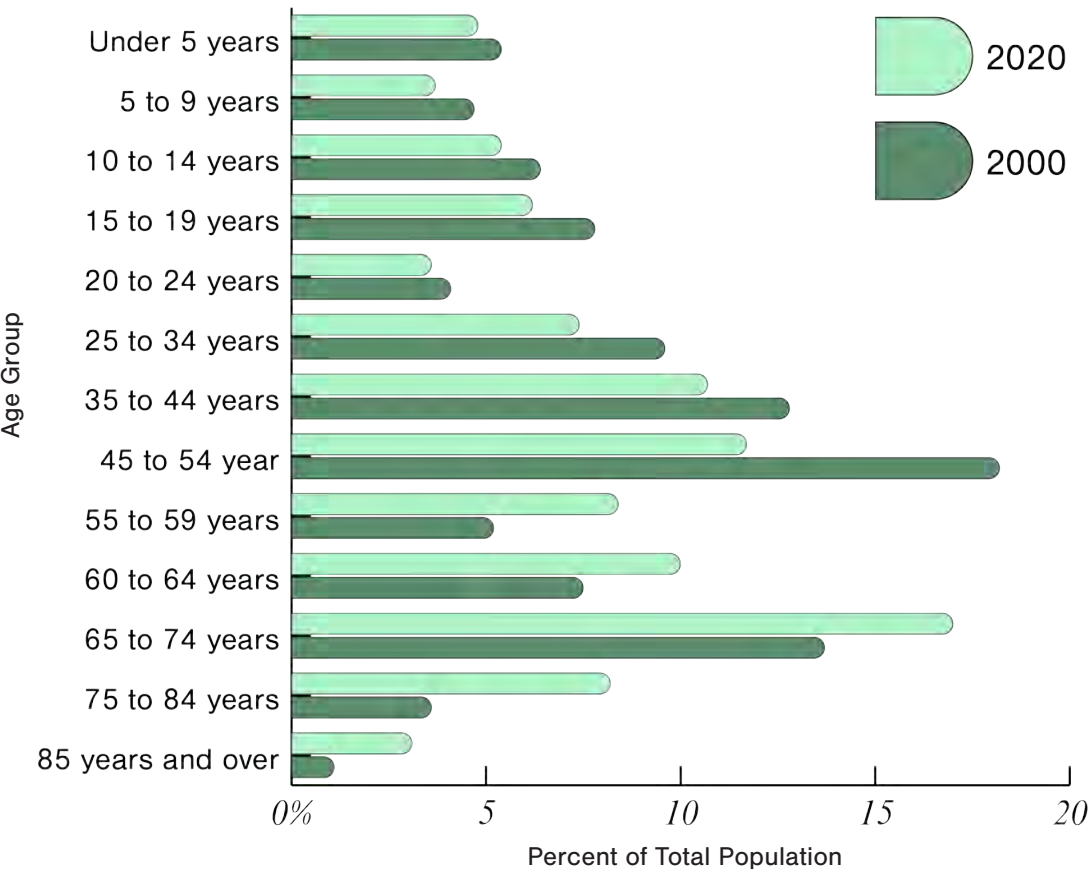
Communities across Michigan are seeing growth in their retirement-aged populations as the Baby Boomer generation (1946-1964) is now entirely age 60+. This phenomenon is true for Dickson Township as well, which saw its median age rise from 44 to 51.7 since the year 2000 (Table III-1). Figure III-1 shows that since 2000, Dickson’s share of 45 to 54 year olds has drastically decreased as a proportion of the total population. Individuals age 65+ has greatly increased in proportion to other age groups over the past 20 years. The rate of individuals 24 and under has remained consistent for Dickson during the same time period.

Table III-1. Population & Median Age, 2000-2020

	Dickson Township	Manistee County
Population, 2000	897	23,363
Population, 2020	980	25,032
Population % Change, 2000-2020	+9.25%	+7.14%
Median Age, 2000	44	41.5
Median Age, 2020	51.7	50.4

Source: 2000 & 2020 Decennial Censuses

Figure III-1. Age Distribution, Dickson Township, 2000-2020



Source: 2000 & 2020 Decennial Censuses

# Households Types

Table III-2. Households by Type, Dickson Township

<b>Total</b>	<b>422</b>	<b>100%</b>
Married Couple Households	203	48.1%
With Own Children <18	56	13.3%
Without Own Children <18	147	34.8%
Cohabiting Couple Households	41	9.7%
With Own Children <18	7	1.7%
Without Own Children <18	34	8.1%
Male Householder, No Spouse/ Partner	104	24.6%
Living Alone	86	20.4%
65 Years and over	39	9.2%
With Own Children <18	7	1.7%
Without Own Children <18, With Relatives	9	2.1%
No Relatives Present	2	0.5%
Female Householder, No Spouse/ Partner	74	17.5%
Living Alone	56	13.3%
65 Years and over	35	8.3%
With Own Children <18	4	0.9%
Without Own Children <18, With Relatives	10	2.4%
No Relatives Present	4	0.9%

Source: Business Analyst Online 2020 Census Profile

## Dickson's Households

Households by type data is useful for various planning reasons. First, the makeup of households can help inform which housing developments may be introduced to meet demographic preferences or needs.

For instance, many retirement age people seek to downsize their housing both in terms of acreage and building footprint in order to more easily care for their property. This is also sometimes true for families whose children have moved out and who no longer need as much space as before. In contrast, young families and laborers moving into the community have somewhat different needs. To the extent possible, housing types should match current demographic needs.

In Dickson, there are 142 households with one person living alone. This is around a third of all households. Of these, 74 are age 65+. This has implications for services in the event of an emergency as people living alone and the elderly are more vulnerable in these situations.

Housing by type can also give some information on the need for childcare, busing and other services for children. In Dickson, there are 67 households with children under the age of 18.



Table III-3. Households by Size, Dickson Township

	1 Person	2 People	3 People	4 People	5 People	6 People	7+ People	Average Household Size
<b>2010 Census</b>	<b>135 (31.1%)</b>	<b>179 (41.2%)</b>	<b>49 (11.3%)</b>	<b>32 (7.4%)</b>	<b>21 (4.8%)</b>	<b>11 (2.5%)</b>	<b>7 (1.6%)</b>	<b>2.29</b>
<b>2020 Census</b>	<b>142 (33.6%)</b>	<b>162 (38.4%)</b>	<b>54 (12.8%)</b>	<b>23 (5.5%)</b>	<b>25 (5.9%)</b>	<b>8 (1.9%)</b>	<b>8 (1.9%)</b>	<b>2.30</b>

Source: 2010 & 2020 Decennial Censuses

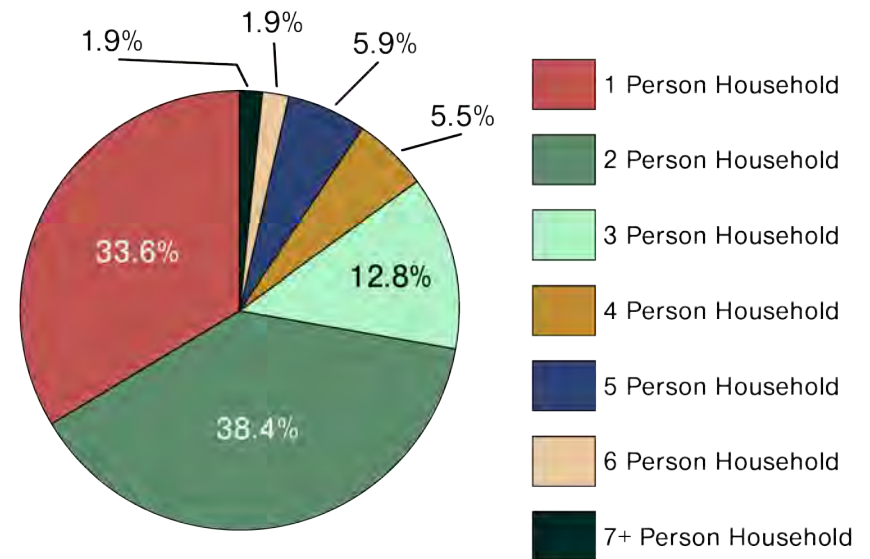
## Size of Households, Past and Present

### Retiree Households Prevail in Dickson

The size of households, similar to households by type, can help determine some trends that may be useful in planning for the future. Taken over time, drastic changes in household size may indicate a shift in age or family demographics, or even the availability of housing (roommates). However, from 2010–2020, Dickson Township’s household sizes have remained consistent.

In that timespan, the average household size has remained almost the same (2.29 to 2.30) and households primarily consist of one or two people (33.6% and 38.4%, respectively). According to the 2020 Census, just 28 percent of households have 3+ people. Mentioned previously, many of these householders are in retirement age. Dickson may help this age cohort to age in place by allowing smaller housing options, senior living facilities, condos or other building types that require less maintenance. An additional benefit to these developments is that they may free up larger footprint housing for new residents or current residents wanting to scale up.

Figure III-2. Households by Size, Dickson Township



Source: 2020 Decennial Censuses

# Households

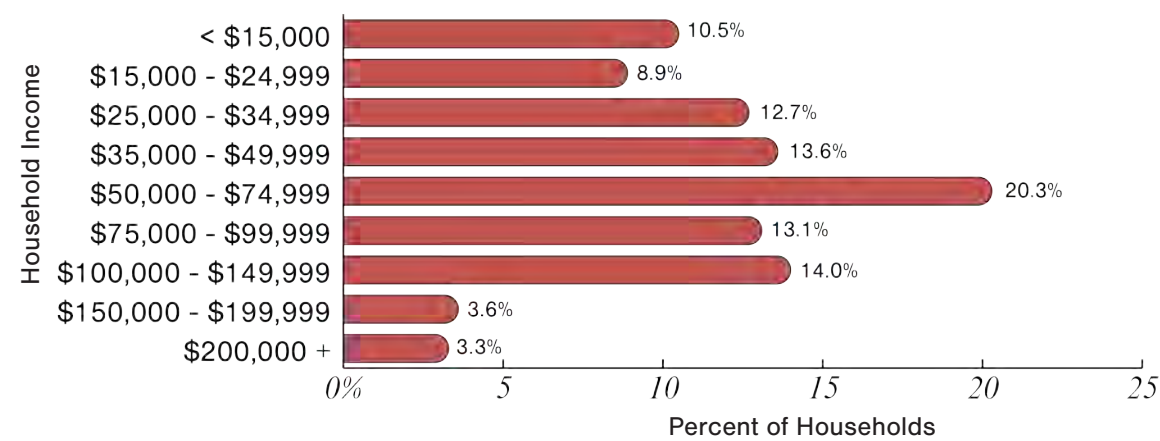
## Household Income

Household income is an important measure for local leaders to understand spending power and the degree to which their population is vulnerable to unforeseen changes. For example, the importance of public transportation is emphasized in communities where the loss of a personal automobile is the difference between making ends meet and failing to do so. At the other end, a wealthy populace has implications for desired housing types and local amenities. If there is high demand for housing, the community may choose to build around what it is doing well.

Dickson Township’s populace is diverse in its household income categories (Business Analyst Online). Just over 20 percent of the township’s households earn between \$50,000 to \$74,999 annually. This is the largest income cohort.

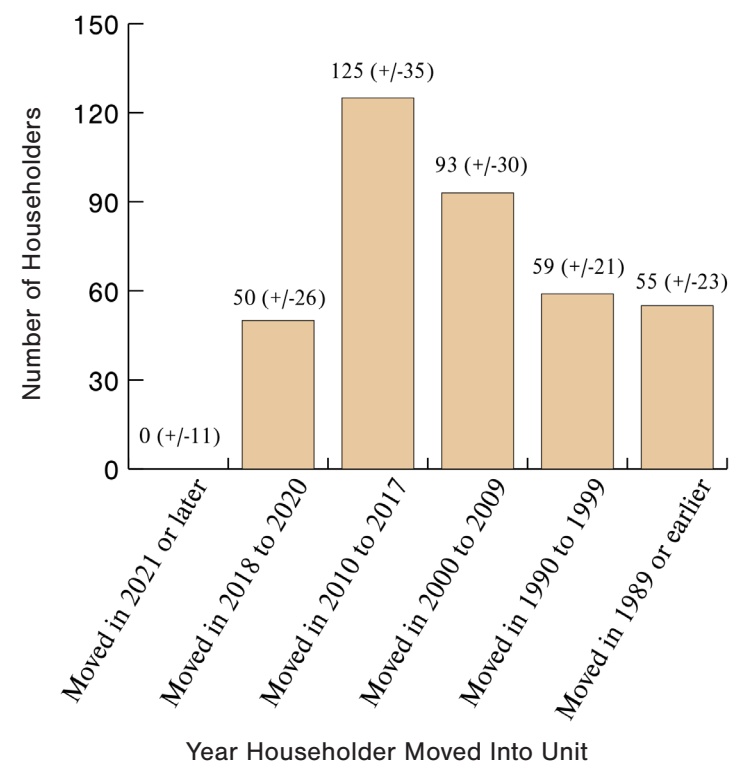
According to 2022 ACS estimates, Dickson’s median household income is \$53,472. The township has around 20 percent of households earning more than \$100,000 per year and an additional 20 percent earning less than \$25,000.

Figure III-3. 2023 Households by Income



Source: Business Analyst Online Community Profile, 2023

Figure III-4. Housing Tenure by Householder

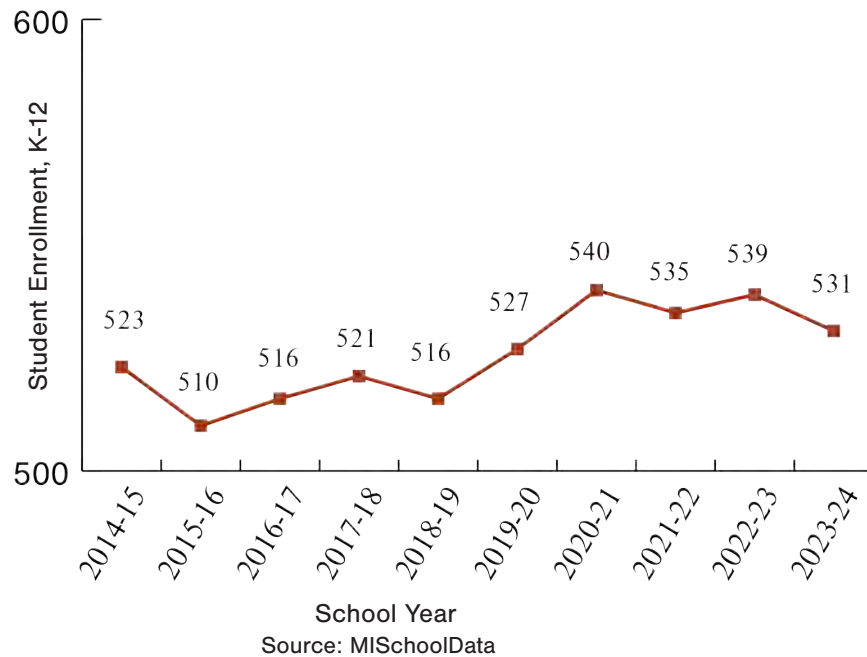


Source: 2022 ACS 5-Year Estimates

## Tenure in House

Most of Dickson Township’s residents have lived in the community for more than 10 years, according to the 2022 ACS 5-year estimates. The ACS estimates that 207 out of 382 primary householders moved to Dickson earlier than 2010, with another 125 arriving from 2010 to 2017. Since the year 2018, another 50 new householders have moved into Dickson.

Figure III-5. School Enrollment, 2014-2024



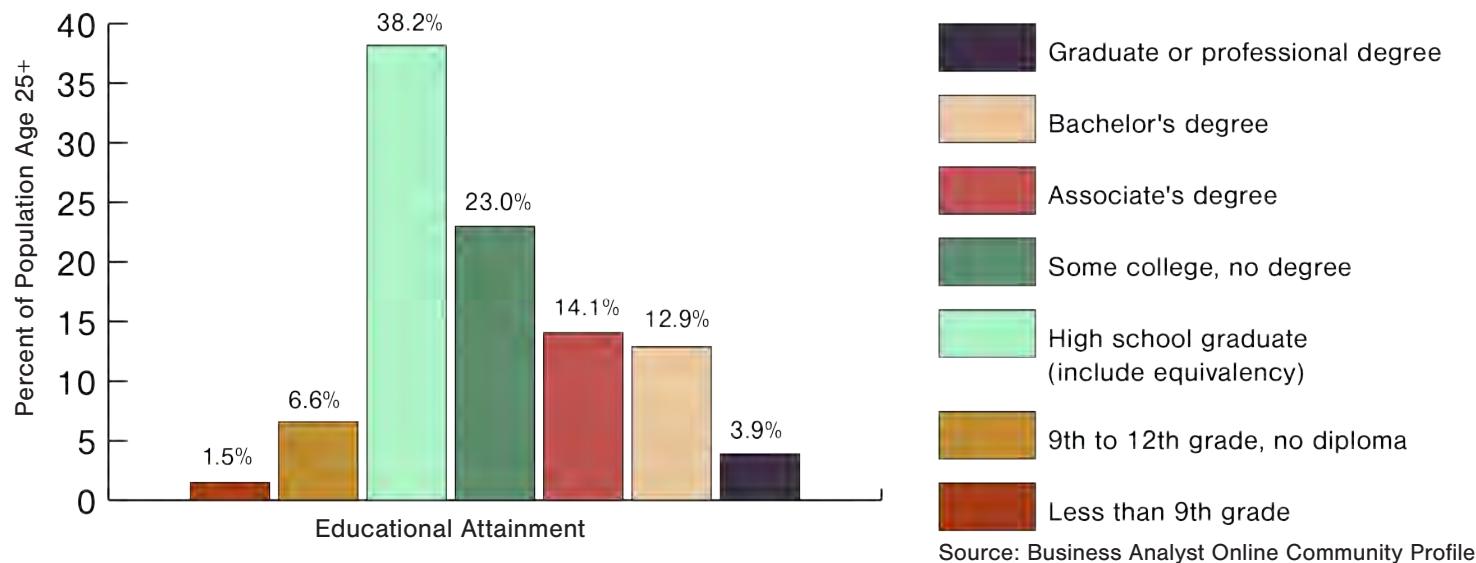
## Education

Education data help in analyzing a community's populace. First, there is a high correlation between education and median income. Additionally, school enrollment indicates possible needs for increases or decreases in school funding, as well as the age makeup of the community.

In Dickson, over a third (38.2%) of the population age 25+ has a high school diploma or GED equivalent (Figure III-6). An additional 30.9 percent have an Associate, Bachelor's or Graduate degree. Just 8.1 percent did not acquire a high school diploma.

Students in Dickson Township are served by the Kaleva-Norman-Dickson school district (KND). The K-12 school building features new facilities after various area schools merged to the centralized Brethren location. Enrollment rates have remained stable for the past 10 years. KND's K-12 enrollment was 531 students for the 2023-24 school year (Figure III-5). The district serves most of the geographic areas in Manistee's central, east and southern portions of the county.

Figure III-6. 2023 Population 25+ by Educational Attainment





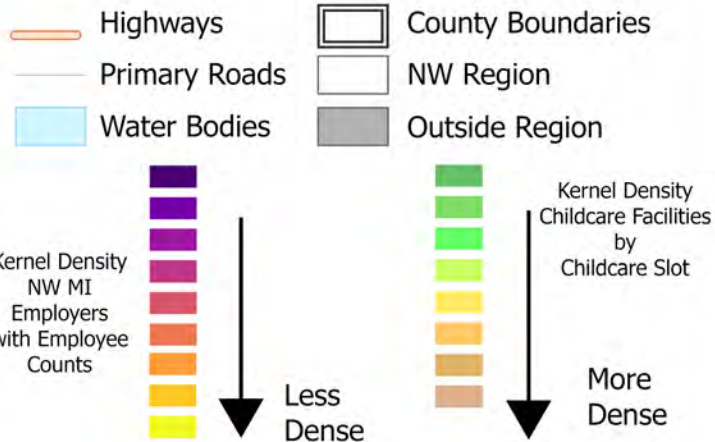
## Childcare: A Growing Need in Northwest Michigan

Throughout Northwest Michigan, housing and childcare are the two issues most often cited as needing to be addressed. People make decisions on whether or not they will choose to live in an area based on these critical factors. In 2024, Networks Northwest conducted an analysis that geographically measured areas of need for childcare facilities. This was broken down by age group. The factors that contributed to the analysis were the density of employers and their employee counts and the density of childcare facilities. According to the analysis, the area comprising most of Dickson Township, with Brethren as the central location, should look to add at least one childcare facility for children age 6-11. The map on the next page displays this data.

Communities across the region share in the lack of childcare facilities. In nearby Kaleva, the Maple Grove Township Community Center now hosts a childcare facility. This community center was a project initiated by the Village and Township, with assistance from a private donation and various other funding sources. Dickson may look to implement a similar facility, as they are already wanting to develop a new community center at the heart of the township.



# Targeting Communities Childcare Facility Locations "6 to 11 Year Old"



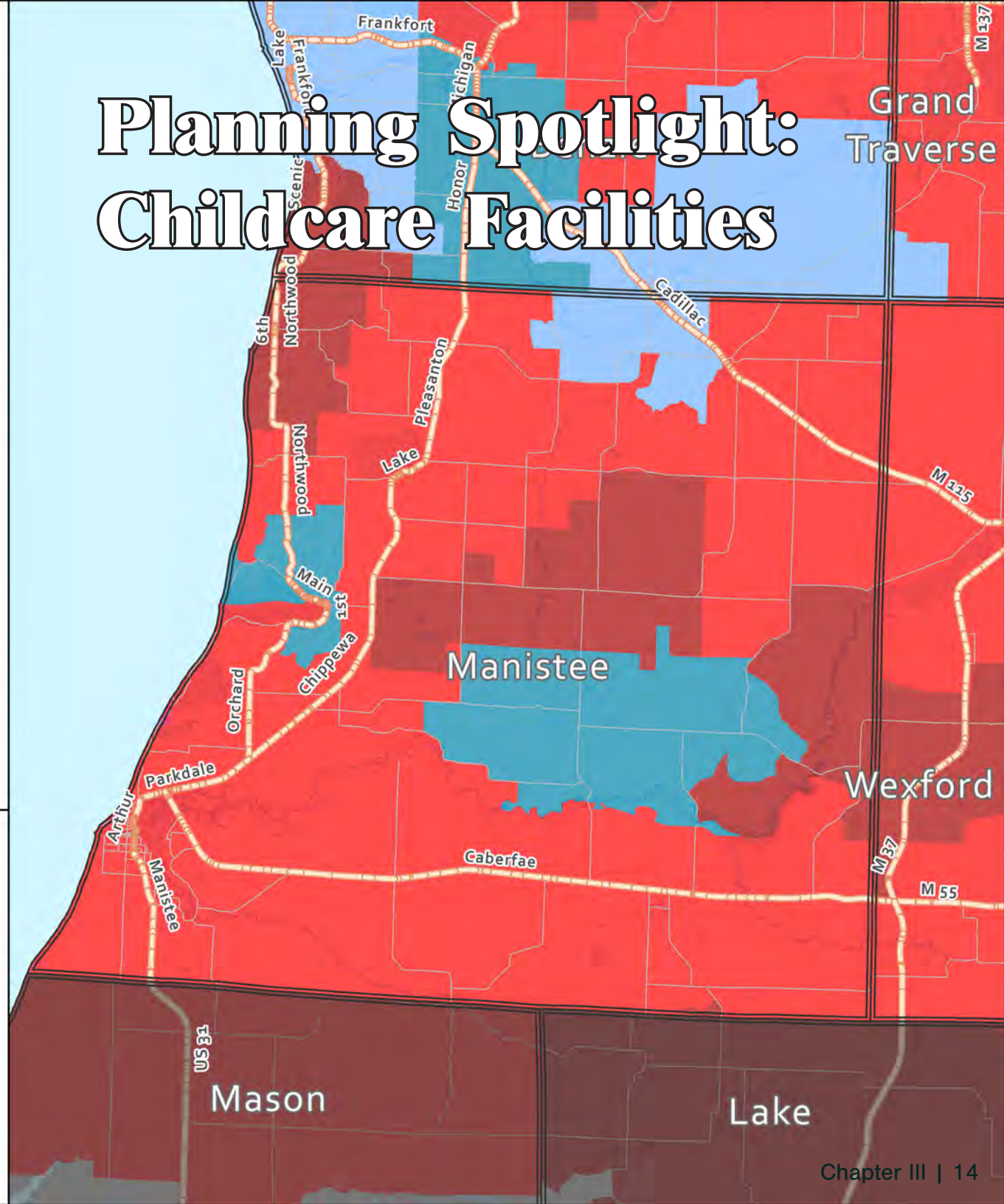
## Childcare Need "6 to 11 Year Old"



Childcare need data acquired from Michigan State University. Employer and Childcare Facility densities produced by Community Development. Map analysis and findings completed by Community Development, 2024.



# Planning Spotlight: Childcare Facilities



# Chapter 4: Housing

## Housing in Dickson and Northern Michigan

Housing has grown in recent years to be a determining factor in whether or not a community is able to attract and retain a population. Housing affects everything from employment to quality of life and therefore warrants its own chapter in this plan. Northwest Michigan and Dickson Township benefit from a high housing demand due to the serene landscape, outdoor recreation and quiet peaceful lifestyle. This chapter describes the current need for more housing in Manistee County, Dickson's housing status, occupancy status and overnight population trends.

Chapter 4 draws on three main sources to describe housing in Manistee County and Dickson Township:

- Data from the U.S. Census Bureau and American Community Survey
- Bowen National Research's *Housing Needs Assessment, Northern Michigan, 2023*, and
- Networks Northwest and Beckett & Raeder's *Seasonal Population Study for Northwest Lower Michigan, 2022*

.....  
*Key takeaways for housing*

- *Most homes in Dickson Township are single-family detached*
- *There are very few housing units available for sale or for rent as of the 2020 Census*
- *Dickson has an estimated 252 housing units that are classified as seasonal/recreation/occasional use*
- *Around 60 percent of the housing units in Dickson were built between 1970 to 1990*

# High Demand for Housing

## State of Housing in Northwest Michigan

The *Housing Needs Assessment* from Bowen National Research was published in 2023 to provide some analysis on the demand for housing in each Northwest Michigan county. The report states, “Typically, a healthy for-sale housing market should have approximately 2% to 3% of its inventory vacant or available for purchase.” This vacancy rate is high enough so that people can move from their current residence to upgrade, change location, or move into the community.

The data shown in Table IV-1 uses the ideal three percent vacancy rate to estimate how many new home builds are needed in Manistee County to meet demand at different price points.

As one can see in Table IV-1, approximately 1,377 for-sale housing units are needed in Manistee County (this does not include rental units). It is important to note that the county is short 158 units for households earning less than 50 percent of the area’s median income, or less than \$37,850 per year. In addition, there are 447 houses needed for people amongst the county’s top income earners. This means that Manistee County is missing out on potential new residents and the retention of current residents across the economic spectrum.

On a positive note, this indicates that the county is a desirable place to live and that people are trying to establish roots in the area.

Table IV-1. For-Sale Housing Units Needed, Manistee County

Manistee County, Michigan				
For-Sale Housing Gap Estimates (2022-2027)				
Percent of Median Income	≤ 50%	51% - 80%	81% - 120%	121% +
Household Income Range	≤ \$37,850	\$37,851 - \$60,560	\$60,561 - \$90,840	\$90,841 +
Price Point	≤ \$126,167	\$126,168 - \$201,867	\$201,868 - \$302,800	\$302,801 +
Household Growth	-454	-142	102	559
Balanced Market*	59	45	55	60
Replacement Housing**	52	22	13	8
External Market Support^	93	78	92	118
Severe Cost Burdened^^	370	185	62	0
Step-Down Support	38	59	201	-298
Less Pipeline Units	0	0	0	0
Overall Units Needed	158	247	525	447

\*Based on Bowen National Research’s analysis of for-sale product within county

\*\*Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for the county

^^Based on ACS estimates of households paying in excess of 50% of income toward housing costs

Table found in *Housing Needs Assessment: Northern Michigan*. 2023. Bowen National Research.

## High Demand Means High Costs

The previous page discussed the housing shortage and how many for-sale developments would be needed to meet current demand. As a result of this demand, current renter and owner occupied housing prices are often overly burdensome for many in Manistee County.

According to the *Housing Needs Assessment*, 43.6 percent of renters are paying more than 30 percent of their income toward housing costs, meaning they are “cost burdened households” (Table IV-2). Around 20 percent of all *renters* are “severely cost burdened”, meaning they pay more than 50 percent of their income on housing costs.

There are many cost burdened homeowners in Manistee County, though much less so than renters. Around 20 percent of Manistee homeowners pay more than 30 percent of their household income on housing, with another 7 percent paying at least 50 percent of their income.

High rents and home costs are caused by a variety of factors. Labor and materials for homebuilding are expensive and Northwest Michigan has become a year-round place for more people than in decades past. Developing housing requires a multi-faceted approach, which is why it is identified in the action plan section of the *Northwest Lower Michigan Comprehensive Economic Development Strategy* (CEDS), 2021.

Table IV-2. Household Income, Housing Costs & Affordability

	Median Household Income	Estimated Median Home Value	Average Gross Rent	Share of Cost Burdened Households*		Share of Severe Cost Burdened Households**	
				Renter	Owner	Renter	Owner
Manistee County	\$59,828	\$153,542	\$730	43.6%	20.2%	20.3%	7.0%
Region	\$63,085	\$209,788	\$888	43.3%	20.4%	20.0%	7.7%
Michigan	\$65,507	\$204,371	\$968	44.9%	18.8%	23.1%	7.4%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

\*Paying more than 30% of income toward housing costs

\*\*Paying more than 50% of income toward housing costs

Table found in *Housing Needs Assessment: Northern Michigan*. 2023. Bowen National Research.



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*Table IV-3 (below) is a SWOT analysis of Manistee County’s current housing situation, according to Bowen National Research. In summary, the high demand for housing is a positive sign that the area is in a state of growth. This will have implications for Dickson Township, as more people move into the county. There will likely continue to be demand for seasonal housing in Dickson, which is very much an outdoor sports and tourism economy.*

*However, because of the current high housing demand, home and rent costs are high as well. Many householders are paying more than 30 percent of their income on housing costs. This poses additional challenges. Discussed in Chapter II, there are some zoning changes Dickson may consider in the coming years to allow for more housing in the Brethren area of the township, recognizing that much of the area should remain forested nature.*

.....

Table IV-3. Manistee County Housing, SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• High level of rental housing demand</li> <li>• Strong demand for for-sale housing</li> <li>• Positive projected household growth</li> <li>• Positive median household income growth</li> </ul>	<ul style="list-style-type: none"> <li>• Limited available rentals and for-sale housing</li> <li>• Disproportionately low share of rentals</li> <li>• Lack of affordable workforce and senior housing alternatives</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Housing need of 525 rental units</li> <li>• Housing need of 1,377 for-sale units</li> <li>• Attract some of the 2,296 commuters coming into the county for work to live in the county</li> <li>• More than 80 parcels that could potentially support residential development</li> </ul>	<ul style="list-style-type: none"> <li>• The county risks losing residents to other areas/ communities</li> <li>• Vulnerable to deteriorating and neglected housing stock</li> <li>• Inability to attract businesses to county</li> <li>• Inability of employers to attract and retain workers due to local housing issues</li> <li>• Influence of seasonal/recreational housing</li> </ul>

Table found in *Housing Needs Assessment: Northern Michigan*. 2023. Bowen National Research.

# Housing Characteristics

This section describes the physical characteristics of Dickson’s housing and occupancy statuses.

## Median Home Value

The median home value in Dickson Township, as of 2022, is \$119,200 +/- \$17,895. The largest proportion (194) of the township’s 354 owner-occupied homes are valued between \$50,000 to \$149,999 (ACS 2022 5-year). The median home value in Dickson was \$109,800 +/- \$11,516 in 2012 (ACS 2012 5-year estimates). This means that the median price has increased minimally over the past 10 years. Similar to the local population, school enrollment and economy, Dickson Township has remained consistent over the past 10 years.

## Housing Type, Bedrooms, Construction Year

Shown in Table IV-4, most (86.8%) of homes in Dickson are single-family detached. Another 12.7 percent are classified as “Mobile home or other type of housing.” Around 90 percent of homes in the township have at least two bedrooms. Roughly 60 percent of the township’s housing stock was built between 1970 and 1999.

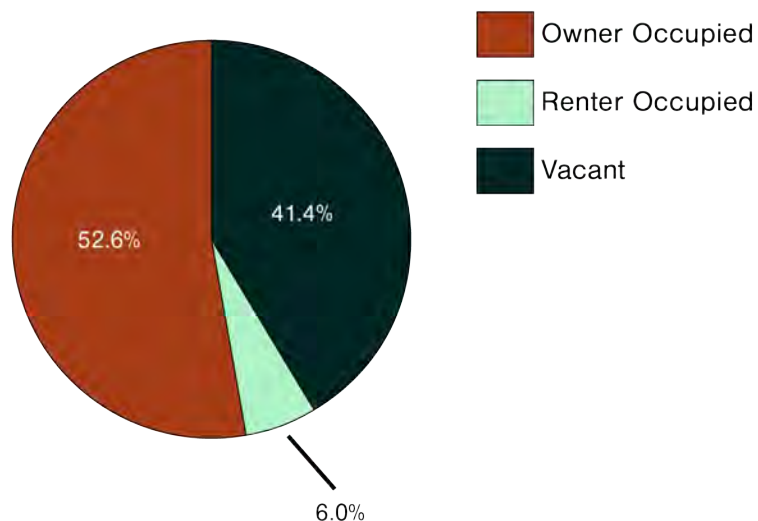
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*Data Note: This chapter describes the physical characteristics of the township’s housing stock. For household characteristics including tenure in home, average household size and other demographic data points, please refer to Chapter III.*  
 .....

Table IV-4. Housing Unit Characteristics, Dickson Township

	Estimate	Margin of Error	Percent of All Housing Units	Percent Margin of Error
Total Housing Units	706	±85	100%	N/A
Occupied housing units	382	±57	54.1%	±7.6
UNITS IN STRUCTURE				
1, detached	613	±78	86.8%	±4.1
1, attached	0	±11	0.0%	±3.8
2 apartments	0	±11	0.0%	±3.8
3 or 4 apartments	0	±11	0.0%	±3.8
5 to 9 apartments	0	±11	0.0%	±3.8
10 or more apartments	0	±11	0.0%	±3.8
Mobile home or other type of housing	90	±30	12.7%	±4.0
Boat, RV, van, etc.	3	±4	0.4%	±0.6
YEAR STRUCTURE BUILT				
2020 or later	0	±85	0.0%	±3.8
2010 to 2019	14	±11	2.0%	±1.4
2000 to 2009	52	±10	7.4%	±2.1
1990 to 1999	171	±16	24.2%	±7.4
1980 to 1989	90	±59	12.7%	±5.6
1970 to 1979	175	±42	24.8%	±6.1
1960 to 1969	68	±31	9.6%	±4.4
1950 to 1959	62	±27	8.8%	±3.8
1940 to 1949	21	±14	3.0%	±1.9
1939 or earlier	53	±23	7.5%	±3.2
BEDROOMS				
No bedroom	0	±11	0.0%	±3.8
1 bedroom	66	±36	9.3%	±5.0
2 bedrooms	282	±68	39.9%	±8.3
3 bedrooms	294	±61	41.6%	±7.3
4 bedrooms	48	±21	6.8%	±2.9
5 or more bedrooms	16	±16	2.3%	±2.3

Source: 2022 ACS 5-Year Estimates

Figure IV-1. Occupancy Status, Dickson Township, 2020



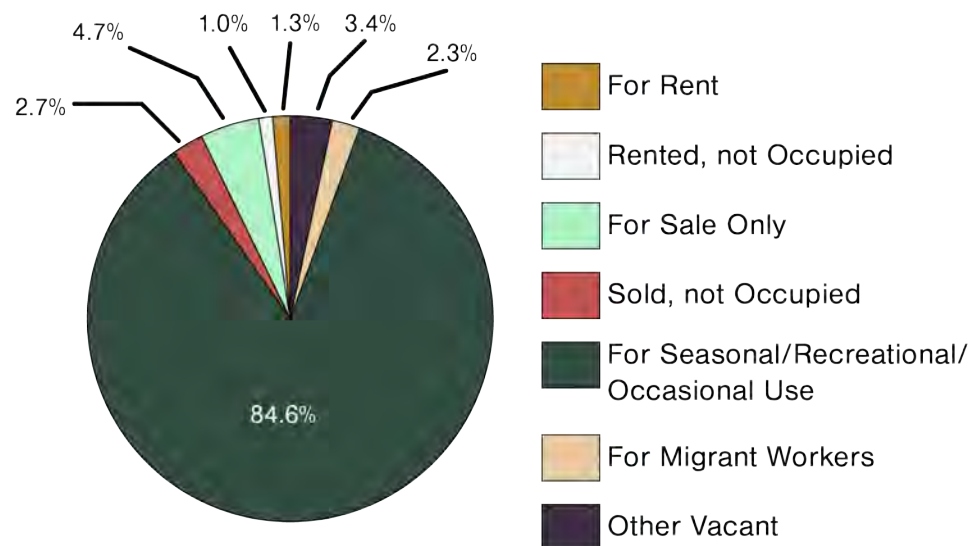
Source: Business Analyst Online Community Profile

## Occupancy & Vacancy Statuses

The U.S. Census Bureau tracks occupancy statuses by locality. This information is helpful for various reasons. First, a high or low occupancy rate can give hints towards housing demand and the market overall. Second, a relatively high owner occupancy rate can help indicate why people choose to live in Dickson.

Additionally, vacancy rates can help delineate the type of community being analyzed. For example, many communities throughout Northwest Michigan often have a high vacancy rate classified as “Seasonal/recreational/occasional use”. These are areas that have large seasonal and overnight populations. Business Analyst Online estimates that there are 298 (41.4%)

Figure IV-2. Vacancy Status, Dickson Township, 2020



Source: Business Analyst Online 2020 Census Profile

“vacant” housing units in Dickson. Most (252) of these have this status because they are considered “Seasonal/recreational/occasional use” (Figure IV-2).

Of Dickson Township’s 720 housing units, around 53 percent are owner occupied, while just 6 percent are renter occupied (Figure IV-1). A high owner occupancy to renter ratio is more common in rural areas. Dickson Township, at the time of the Census, has very few housing units available for sale (14) or for rent (4).

# Seasonal Population Study

Networks Northwest produced the *Northwest Lower Michigan Seasonal Population Study* in 2022, with data provided by Beckett and Raeder, Inc. This data provides an overview of how drastically Northwest Lower Michigan’s population changes seasonally and how this has an effect on housing in each of the region’s counties. Communities throughout Northwest Michigan see their population grow drastically during the summer months and reduce during the winter.

Three different populations were tabulated for this study, These were 1) Full-time population, 2) Part-time population and 3) Overnight population. Part-time population refers to people who own second homes in the region. Overnight population is broken down further into Accommodations (hotels, motels, bed & breakfasts, campgrounds, etc.) and Short-Term Rentals (Airbnb, VRBO, etc.). The full methodology of how this data was compiled can be found in the full *Northwest Lower Michigan Seasonal Population Study* document.

Figure IV-3 (below) shows the different population types as a percent of the region’s total. One can see that Manistee County’s full-time population makes up 8 percent of the entire 10-county Northwest Michigan region. Similarly, eight percent of the region’s overnight population is represented by those who stay in Manistee County.

Table IV-5 and Figure IV-4 on the next page break down the seasonal population by category and by month. The key takeaway from the data is that the county’s population nearly doubles from its lowest off-season month (January) to its high-season month (August). In August alone, there are an estimated 20,334 overnight visitors. From May to September the report estimates over 2,000 short-term rental occupants each night, with close to 3,000 during the month of August. This has major implications for the area’s housing stock.

It is important to note, however, that these data are for Manistee County. The picture is somewhat different in Dickson Township, where tourism peaks August-October for salmon fishing and in March and April for steelhead fishing.

Figure IV-3. Overnight Population by Type, Manistee County

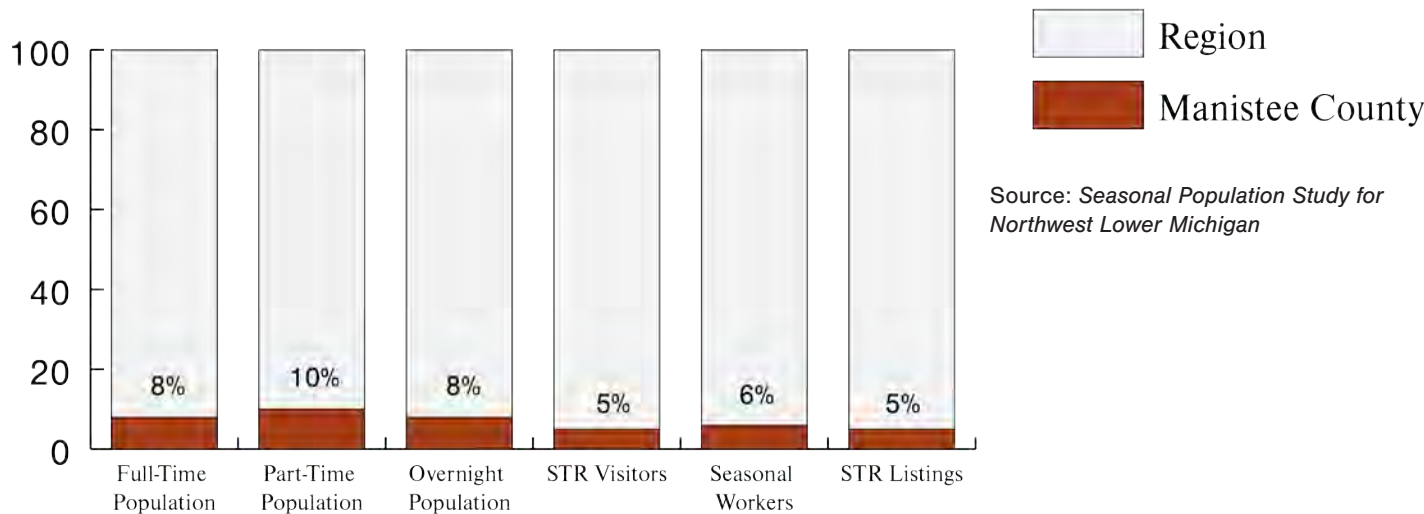
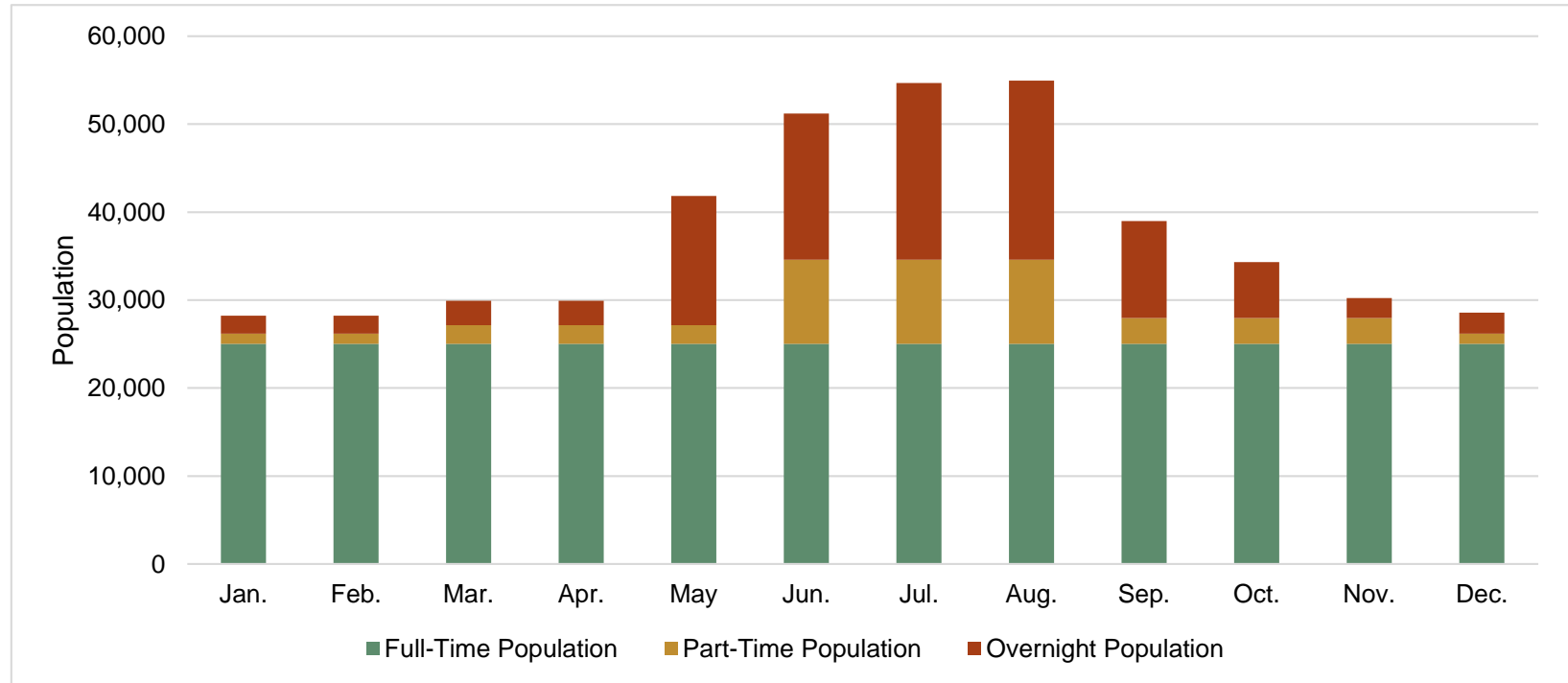


Table IV-5. Seasonal Population, Manistee County

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
Full-Time Population	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032
Part-Time Population	1,134	1,134	2,106	2,106	2,106	9,558	9,558	9,558	2,916	2,916	2,916	1,134	3,928
Overnight Population	2,052	2,078	2,080	2,790	14,681	16,610	20,066	20,334	11,040	6,385	2,284	2,398	8,566
Accommodations	1,062	964	1,027	1,668	12,467	14,132	17,599	17,400	8,627	4,572	1,242	1,088	6,821
Short-term Rentals	990	1,114	1,053	1,122	2,215	2,478	2,467	2,934	2,414	1,813	1,041	1,310	1,746
Total	28,218	28,244	29,218	29,928	41,819	51,200	54,656	54,924	38,988	34,333	30,232	28,564	37,527

Source: Seasonal Population Study for Northwest Lower Michigan

Figure IV-4. Seasonal Population, Manistee County



# Chapter 5:

# Local Economy

## Dickson's local economy

This chapter describes one of the most important aspects of any community: its economic sustainability. The businesses that make up a community can be as important in telling the area's story as the people themselves. The economy has implications for a variety of outcomes including the lifestyles people live, who is attracted to moving to or staying in the area, the ability of the community to sustain itself financially, and much more. Various data points are used to generate an understanding of Dickson Township's economy. This chapter discusses residents' employment, income levels, employment rates, tourism spending, commutes and how the economy has shifted over time.

Dickson Township has similarities and differences compared to the rest of the region's local economies. In terms of similarity, Dickson is greatly benefited by its greatest resource: the natural environment. People travel to Northern Michigan and Dickson specifically for hiking, boating, fishing, camping, ORV riding and much more. Dickson has uniqueness to its local economy, too. The township, because of its rural character, has very little industry and has a fairly large retired population.

Shown on the next page, Dickson's employment bases are fairly diverse, This is a good sign for economic sustainability as the populace doesn't appear reliant on one industry or employer. Between 43-60 residents are employed by the manufacturing industry and 34-41 are in construction. The largest employment group is made up of those who work in educational services, and health care and social assistance (between 63-80 people). This could be due to the siting of Kaleva-Norman-Dickson Schools in the township. Ultimately, Tables V-1 and V-2 depict a good variation in industry makeup for the community's employment.

.....  
*Similar to other sections of this plan, multiple data sources are used to describe Dickson Township because of the Census' data having large margins of error. For example, the tables on the next page show the same data from two different sources. Every effort was made to depict and describe data in a way that captures Dickson's true state.*  
.....

Table V-1. Employment Age 16+ by Industry, Dickson Township, 2024

Industry	Estimate
Agriculture/Forestry/Fishing	2
Mining/Quarrying/Oil & Gas	0
Construction	34
Manufacturing	60
Wholesale Trade	20
Retail Trade	23
Transportation/Warehousing	18
Utilities	5
Information	8
Finance/Insurance	10
Real Estate/Rental/Leasing	0
Professional/Scientific/Tech	10
Management of Companies	0
Admin/Support/Waste Management	13
Educational Services	21
Health Care/Social Assistance	42
Arts/Entertainment/Recreation	20
Accommodation/Food Services	23
Other Services (Excluding Public)	18
Public Administration	35

Source: Business Analyst Online Civilian Labor Force Profile, 2024

Table V-2. Employment Age 16+ by Industry, Dickson Township, 2022

Industry	Estimate	Margin of Error
Agriculture, forestry, fishing and hunting, and mining	0	+/- 11 (8.2%)
Construction	41 (12.8%)	+/- 21 (5.6%)
Manufacturing	43 (13.4%)	+/- 23 (7.3%)
Wholesale Trade	3 (0.9%)	+/- 4 (1.4%)
Retail Trade	12 (3.7%)	+/- 10 (3.3%)
Transportation and warehousing, and utilities	30 (9.3%)	+/- 18 (5.3%)
Information	8 (2.5%)	+/- 9 (2.6%)
Finance and insurance, and real estate and rental and leasing	11 (3.4%)	+/- 10 (3.0%)
Professional, scientific, and management, and administrative and waste management services	22 (6.9%)	+/- 15 (4.4%)
Educational services, and health care and social assistance	80 (24.9%)	+/- 34 (9.0%)
Arts, entertainment, and recreation, and accommodation and food services	27 (8.4%)	+/- 17 (5.1%)
Other services, except public administration	11 (3.4%)	+/- 11 (3.3%)
Public administration	33 (10.3%)	+/- 18 (6.0%)

Source: 2022 American Community Survey 5-year Estimates



## Employment, Poverty and Income

This page captures the employment, poverty and income levels of Dickson's households. This information is helpful to understand the degree to which the community's residents are making ends meet. A low unemployment rate is a good indicator that residents have access to jobs that they are qualified for and close enough to geographically. Household income can help to understand who is living in Dickson and what types of amenities might help make the community a quality place to live. Finally, the ALICE data by United Way helps to define local needs in a manner more useful than poverty rates.

Table V-3 describes employment by age in Dickson Township. As of 2024, there are 396 residents age 16+ in the labor force. With a total population of 980 according to the last Census count, this indicates that much of Dickson's population is retired. Of those in the labor force, 84.6 percent are employed and 15.4 percent are unemployed. The largest group of unemployed but in the labor force are age 55-64 (36.5%).

Figure V-1 shows the median household income categories for Dickson Township. According to Business Analyst Online, Dickson Township's median household income in 2023 was \$53,752. While this is lower than the state median value, it is comparable to other Northwest Michigan communities. The highest proportions of households in Dickson earn between \$50,000 to \$74,999 per year (19.2%). Nearly 10 percent of households earn less than \$15,000 per year.

The United Way of Manistee provides data on a regular basis for those they term the ALICE population. These are households that are Asset Limited, Income Constrained, Employed. In other words, these are households that would not be considered impoverished by the U.S. Census' standards. However, they are probably living paycheck to paycheck and are one family emergency away from struggling significantly.

Around 28 percent of Michigan households are categorized as ALICE. In Dickson Township, 47.1 percent of households are above the ALICE threshold (Figure V-2), 35.9 percent are considered ALICE and 17 percent are impoverished. Communities with a high ALICE population do well to provide services that can ease the burden of certain expenses. These may include public amenities like parks and activity centers, public transportation and an active non-profit and volunteer community.



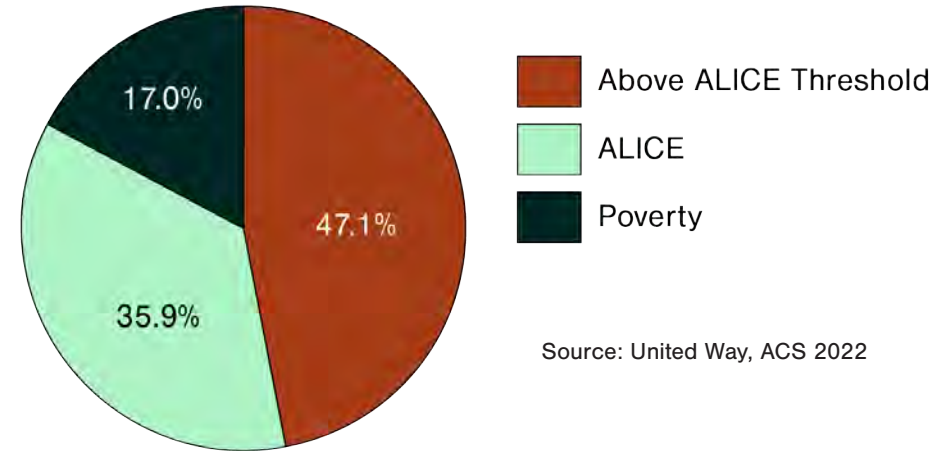


Table V-3. Employment by Age, Dickson, 2024

	Dickson
Civilian Population 16+	396
Population 16+ Employed	84.6%
Population 16+ Unemployment Rate	15.4%
Population 16-24 Employed	5.7%
Population 16-24 Unemployment Rate	9.5%
Population 25-54 Employed	52.2%
Population 25-54 Unemployment Rate	4.9%
Population 55-64 Employed	26.0%
Population 55-64 Unemployment Rate	36.5%
Population 65+ Employed	16.1%
Population 65+ Unemployment Rate	0.0%

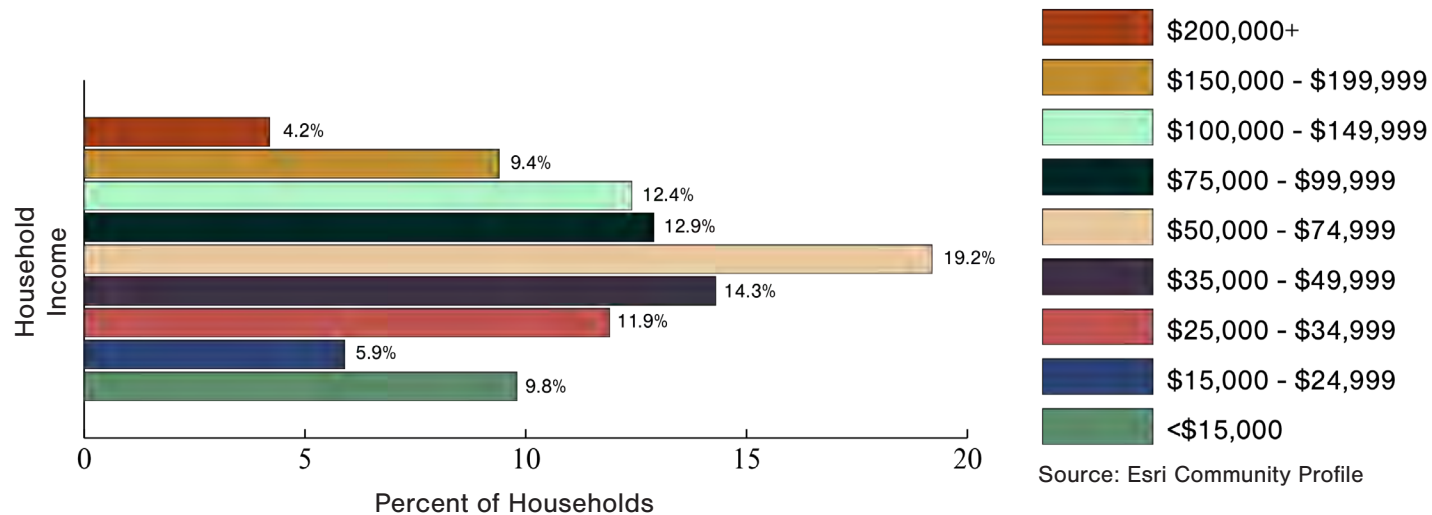
Source: Esri Community Profile

Figure V-2. ALICE Population, Dickson Township, 2022



Source: United Way, ACS 2022

Figure V-1. Median Household Income Breakdown, Dickson, 2024



Source: Esri Community Profile

# Shift-Share Analysis

The shift-share analysis is used to show the growth or decline of industries for a particular area and how each industry has changed as a proportion of all local employment. This provides a year to year snapshot of how local employment has changed. Table V-4 on the next page displays each of Manistee County's employment industries, their total employment from 2010-2022, the degree to which that total has changed in the last decade, as well as the percent share of employment that each industry represents and how that has changed over the decade.

**The standardized growth and employment columns show how those industries "should" have grown or declined based on national trends. This data point is useful to determine if a shift in a particular industry was unique to the locality or if it followed national trends. For example, Real Estate and Rental and Leasing in Manistee grew by around 47 percent, which is very close to its standardized growth value of around 53 percent. This means that the industry grew as expected given national trends.**

In short, industries with a higher actual growth than standardized growth are exceeding national trends, while those with an inverse relationship (higher standardized growth) are increasing at a lower than expected rate. Please also note the data limitations and excluded industries for each county at the bottom of its data table.

Manistee County outpaced national trends from 2010 to 2022 in Manufacturing; Wholesale Trade; Arts, Entertainment and Recreation; and Military. For the most part, Manistee's employment bases have remained stable as shares of employment over the last decade. The largest net employment increases have come from Manufacturing (+186) and Real Estate and Rental and Leasing (+187)

1 Share: The percentage share of total employment by industry.

2 Standardized Growth: at the same rate as its counterpart at the national level had each industry grown.

3 Standardized Employment, 2022: The 2022 level of employment in each industry had it grown at the same rate as its counterparts at the national level since 2010.

Note: Percent growth figures may not add due to rounding by a factor of  $\pm 0.01\%$

Source: Calculations by the Michigan Regional Economic Analysis Project (MI-REAP) with data provided by the U.S. Department of Commerce, Bureau of Economic Analysis

Table V-4. Manistee County Employment Growth, 2010-2022

	Employment				Standardized				
	2010		2022		Actual Growth		Growth <sup>2</sup>		Employment <sup>3</sup>
Major Industry	Level	Share <sup>1</sup>	Level	Share <sup>1</sup>	Percent	Net	Percent	Net	2022
Farm Employment	350	3.26	272	2.60	-22.29	-78	-2.62	-9	341
Construction	588	5.48	710	6.78	20.75	122	35.31	208	796
Manufacturing	810	7.55	996	9.51	22.96	186	11.83	96	906
Wholesale Trade	230	2.14	297	2.83	29.13	67	12.25	28	258
Retail Trade	1,218	11.36	1,275	12.17	4.68	57	11.03	134	1,352
Information	80	0.75	86	0.82	7.50	6	19.84	16	96
Finance and Insurance	250	2.33	279	2.66	11.60	29	41.11	103	353
Real Estate and Rental and Leasing	395	3.68	582	5.55	47.34	187	53.84	213	608
Professional, Scientific, and Technical Services	300	2.80	340	3.24	13.33	40	35.94	108	408
Administrative and Waste Services	398	3.71	319	3.04	-19.85	-79	25.59	102	500
Arts, Entertainment, and Recreation	265	2.47	354	3.38	33.58	89	17.72	47	312
Accommodation and Food Services	817	7.62	677	6.46	-17.14	-140	23.17	189	1,006
Other Services (except Public Administration)	667	6.22	745	7.11	11.69	78	19.19	128	795
Federal Civilian	115	1.07	102	0.97	-11.30	-13	-3.79	-4	111
Military	64	0.60	76	0.73	18.75	12	-11.00	-7	57
Other/Suppressed Industries*	4,178	38.96	3,368	32.14	-19.39	-810	22.66	947	5,125
<b>Total Employment</b>	<b>10,725</b>	<b>100.00</b>	<b>10,478</b>	<b>100.00</b>	<b>-2.30</b>	<b>-247</b>	<b>21.42</b>	<b>2,297</b>	<b>13,022</b>

Source: Michigan Regional Economic Analysis Project

# Tourism Spending: A Northern Michigan Staple

In 2022, visitors spent \$141.8 million in Manistee County. Although this is still down from pre-pandemic levels, spending has steadily risen since 2020, up 5.9 percent from 2021. Similar to many of the region's counties, tourism spending is a large economic contributor and something that Dickson Township is already participating in with its ample forest and river resources.

However, there is still room to build. Manistee County in 2022 only saw 6.0 percent of the total visitor spending in the Northwest Michigan region. Additionally, Manistee saw just a 5.9 percent increase in visitor

spending between 2021 and 2022, less than just three other counties. This is an economic opportunity that Manistee County's localities can build upon. Efforts such as trail development, promotional materials, water access and the growth of recreation-based businesses can help to encourage more visitation. While Dickson Township does not have the adjacency to Lake Michigan that spurs heavier tourism in the region, assets such as Tippy Dam and Spirit of the Woods are major contributors to tourism spending in the area.

Table V-5. Visitor Spending in Northwest Michigan Region by Year

County	Visitor Spending, Millions						Percent Change (2022/2021)	Share of Region
	2017	2018	2019	2020	2021	2022		
<b>Northwest Region</b>	<b>\$1,887.3</b>	<b>\$1,964.2</b>	<b>\$2,017.8</b>	<b>\$1,698.5</b>	<b>\$2,136.5</b>	<b>\$2,372.6</b>	<b>11.0%</b>	<b>100.0%</b>
Antrim County	\$94.1	\$97.5	\$101.0	\$92.7	\$108.6	\$117.8	8.4%	5.0%
Benzie County	\$123.6	\$131.2	\$134.7	\$122.1	\$154.9	\$179.2	15.7%	7.6%
Charlevoix County	\$327.9	\$348.8	\$357.3	\$306.8	\$372.2	\$432.0	16.1%	18.2%
Emmet County	\$383.5	\$400.1	\$413.8	\$371.7	\$493.8	\$511.0	3.5%	21.5%
Grand Traverse County	\$450.9	\$465.9	\$477.1	\$389.6	\$493.2	\$583.8	18.4%	24.6%
Kalkaska County	\$62.1	\$63.9	\$65.4	\$56.8	\$81.4	\$85.0	4.4%	3.6%
Leelanau County	\$125.0	\$125.3	\$128.7	\$113.7	\$134.6	\$145.3	8.0%	6.1%
Manistee County	\$148.9	\$153.4	\$157.8	\$117.6	\$133.9	\$141.8	5.9%	6.0%
Missaukee County	\$41.1	\$42.7	\$43.9	\$39.0	\$45.6	\$48.3	5.9%	2.0%
Wexford County	\$130.1	\$135.4	\$138.1	\$88.5	\$118.4	\$128.4	8.5%	5.4%

Source: Michigan Economic Development Corporation

## Visitor Spending by Category

Table V-6 (below) breaks down visitor spending to show where tourists are spending proportionally in the region and in Manistee County. Of the \$141.8 million spent in Manistee County in 2022, the largest proportion (\$59.1 million) was spent on recreation. The second highest category in terms of spending was lodging at \$29.9 million. State and local tax revenues for tourism spending in Manistee County garnered \$13.5 million in 2022. Tourism is a major economic driver for Manistee County and Dickson Township. For this reason, this chapter highlights one of Dickson's most important tourism attraction: Tippy Dam.

Table V-6. Visitor Spending in Northwest Michigan Region by Category

County	Visitor Spending, Millions						Percent Change (2022/2021)	State and Local Tax Revenue (millions)
	Lodging*	F&B	Retail	Recreation**	Transport***	Total		
Northwest Region	<b>\$779.8</b>	<b>\$497.4</b>	<b>\$283.3</b>	<b>\$396.0</b>	<b>\$416.1</b>	<b>\$2,372.6</b>	<b>11.0%</b>	<b>\$261.4</b>
Antrim County	\$51.2	\$23.9	\$10.1	\$12.8	\$19.8	\$117.8	8.4%	\$11.6
Benzie County	\$69.3	\$35.1	\$19.1	\$21.6	\$34.0	\$179.2	15.7%	\$18.4
Charlevoix County	\$145.5	\$97.7	\$55.2	\$61.2	\$72.4	\$432.0	16.1%	\$52.6
Emmet County	\$174.1	\$101.9	\$62.4	\$103.1	\$69.5	\$511.0	3.5%	\$55.4
Grand Traverse County	\$174.9	\$138.6	\$74.9	\$78.9	\$116.5	\$583.8	18.4%	\$66.5
Kalkaska County	\$31.3	\$16.9	\$10.2	\$9.5	\$17.2	\$85.0	4.4%	\$8.6
Leelanau County	\$54.7	\$28.9	\$17.4	\$25.7	\$18.7	\$145.3	8.0%	\$14.0
Manistee County	\$29.9	\$16.7	\$10.6	\$59.1	\$25.5	\$141.8	5.9%	\$13.5
Missaukee County	\$14.7	\$9.9	\$6.2	\$7.1	\$10.3	\$48.3	5.9%	\$4.9
Wexford County	\$34.2	\$27.7	\$17.4	\$17.1	\$32.1	\$128.4	8.5%	\$15.9

Source: Michigan Economic Development Corporation

\* Lodging spending includes 2nd home valuation

\*\* Recreation includes casino wagering

\*\*\* Transport includes local and air transportation



# Planning Spotlight: Tippy Dam



Tippy Dam is an important economic driver for Dickson Township and Manistee County as a whole. People travel from other parts of the state and nationally to fish the tailwaters of the dam for large salmon and steelhead.

Consumers Energy Company currently owns the land Tippy Dam is located on and the land is managed by the Michigan Department of Natural Resources (MDNR) under a lease agreement. The site has been designated as a State Recreation Area since 2007, having previously been managed as a boating access site. Tippy Dam Recreation facilities include two paved boat launches, a handicap accessible fishing deck, fish cleaning station, a rustic campground featuring thirty eight sites and a camper cabin.

MDNR conducted a recreation general management plan that was adopted on August 19, 2014. The 2014 plan showed that Tippy Dam was one of the most popular recreation sites in the State of Michigan. In 2014 Tippy Dam had an estimated 51,000 daily visitors. The most recent day use visitors count from 2018 showed daily visitor count had increased to 99,850 day use visitors, an increase of 41,850 or roughly 42%. The economic impact and methodology utilized in 2014 is shown below:

**Economic Impact of Tourism Spending = Number of Tourists (x) Average Spending per Visitor (x) Multiplier (to estimate extended effects of direct spending).**

This basic analysis from the 2014 plan equated to:

2014 direct spending attributable to Tippy Dam RA visitors totaled \$878,860 of which \$564,560 came from Day-Use, and \$134,450 from Camping.

## 2014 Total Economic Effects to the Community

This reflects 'Direct Effects' plus the 'Secondary Effects' of visitor spending on the local economy. Secondary Effects (sometimes called 'Multiplier Effects') capture economic activity that results from the re-circulation of money spent by the park visitors in the community.

- Total spending = \$1,161,860 (32% over direct spending)
- Jobs = 32 (16% over direct job impacts)
- Personal Income = \$393,160 (35% over direct spending)
- Value added = \$625,640 (39% over direct value added)

Utilizing these numbers at a 42% increase and in 2024 dollars we can assume the following:

- Total Spending in 2024 dollars = \$2,162,698.91
- Jobs = 45
- Personal Income in 2024 dollars = \$731,832.23
- Value added in 2024 dollars = \$1,164,572.98

This accounts for roughly 2 percent of the total economy in Manistee County in 2022. Consumers Energy has held discussion of closing many hydroelectric dams on Michigan Rivers to include Tippy Dam on the Manistee River. If this dam was to be removed it would have negative impacts on not only the local Dickson Township economy, but Manistee County economy as a whole.

Local leaders should attempt to work with stakeholders to express the economic and environmental importance of Tippy Dam remaining. It should be a top priority of local leaders to ensure Tippy Dam remains for the health and expansion of the local economy.

# The Flow of Workers & Wages

## Commuting Workers

Worker commutes have various important planning implications. Commute time can emphasize the distance between homes and workplaces, which has further implications for public transportation, household expenditures and road maintenance. The difference between where someone works and where they live also has economic effects (discussed in the Inflow-Outflow of Earnings paragraph).

According to 2022 ACS 5-year estimates, the mean travel time to work for Dickson residents is 28.6 minutes. An estimated 8.9 percent of working residents travel an hour or more to reach their workplace and just 19.4 percent have less than a 15 minute commute. These numbers are fairly common for rural communities which rely heavily on the personal automobile for travel.

## Inflow-Outflow of Earnings

Table V-7 and Figure V-4 show the inflow and outflow of wages in Manistee County. This data point is useful to show where people live in relation to where they work. This has implications for the character of the community, as well as for its local economy.

For example, counties with a higher inflow are often described as “bedroom communities”. These are places with many residences but few employment centers. In contrast, places with high outflow are areas with many employers, but a smaller housing availability. Grand Traverse County is a prime example of a high outflow community, in which many of the county’s employees live in the surrounding areas.

Manistee County is fairly balanced, meaning its outflow and inflow of wages are nearly equal. According to the U.S. Bureau of Economic Analysis, Manistee residents who work outside the county earned \$102.5 million in 2022. Employees from other counties who work in Manistee County earned \$88.2 million. This results in just a \$14.3 million adjustment for residence, meaning that Manistee County is not necessarily a “bedroom community”, nor does it lack housing in the same way Grand Traverse does. With a \$14.3 million adjustment for residence, this indicates that more people are commuting from Manistee to another county for work, or that people who are traveling from Manistee for work are earning higher wages than people who travel to Manistee for their jobs.

.....

*Inflow-Outflow of wages refers to the difference between wages earned by people who work in Manistee County but live elsewhere and people who live in Manistee County but work elsewhere.*

*Inflow is the money earned by residents who work outside of the county.*

*Outflow is the money earned at jobs within the county by people living outside the county.*

*Net Residence Adjustment is the result of subtracting gross earnings outflow from gross earnings inflow.*

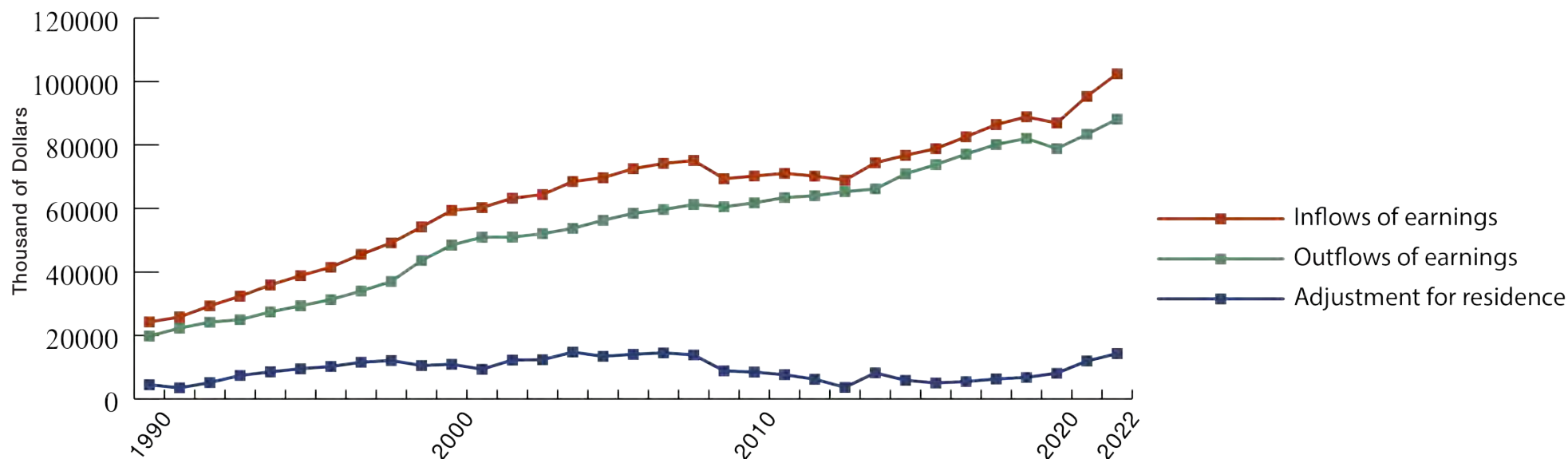
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Table V-7. Gross Flow of Earnings (Thousands of Dollars), Manistee County

Description	2022
Inflow of Earnings	102,453
Outflow of Earnings	88,159
Adjustment for Residence	14,294

Source: U.S. Bureau of Economic Analysis, "CAINC91 Gross flow of earnings" (accessed Monday, August 12, 2024).

Figure V-4. Inflow-Outflow of Wages, Manistee County, 1990-2022



# Chapter 6: Nature & Recreation

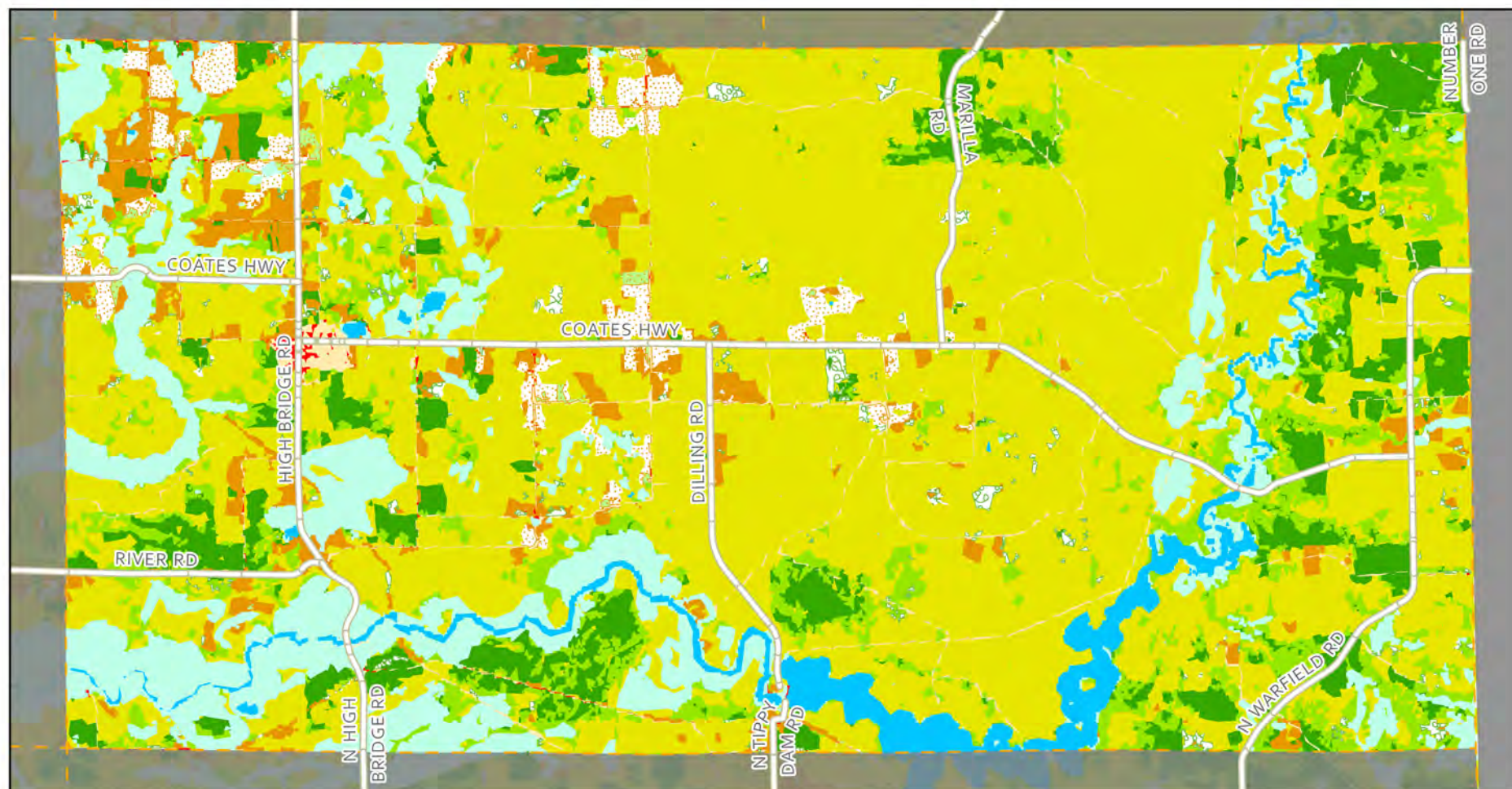
## The Great Outdoors

Residents and visitors of Dickson Township typically share one thing in common: a love of the outdoors. With very little development and swaths of protected forest land, Dickson is the outdoorsman's ideal. The natural features that make up the township play an important role in determining the land use of the community's future. Because of its distance from main county thoroughfares, Dickson will likely remain rural in character for years to come. This chapter describes the community's various environmental considerations including its land cover, hydrology, slopes and parks & recreation.

Map VI-1 on the next page shows Dickson Township's land cover as of 2021. One can see that the vast majority of the township is made up of deciduous forest, evergreen and mixed forest. The Big Manistee River crosses through Dickson along its west, south and eastern edges. Much of the area's development has taken place in Brethren, the unincorporated village that lies in the western part of the township where Coates Highway and North High Bridge Road intersect. It is the intent of Dickson Township to maintain its rural character by preserving forest land and directing any development within and immediately surrounding Brethren.



Map VI-1. Land Cover, Dickson Township, 2021



NUMBER  
ONE RD

## Legend

- |                             |                  |
|-----------------------------|------------------|
| Primary Roads               | Hay/Pasture      |
| Neighboring Communities     | Deciduous Forest |
| Township Boundaries         | Evergreen Forest |
| <b>2021 USDA Land Cover</b> |                  |
| Developed (All Intensities) | Mixed Forest     |
| Developed, Open Space       | Herbaceous       |
| Barren Land                 | Shrub/Scrub      |
| Cultivated Crops            | Wetlands         |
|                             | Open Water       |

0 1.25 2.5 5 Miles



# Hydrology

## Watersheds & Steep Slopes

A watershed is an area of land where all rivers, streams, and precipitation drain into a single body of water. Dickson Township is located within the Lower Manistee Watershed, and contains portions of two sub-watersheds: the Bear Creek sub-watershed in the northwest portion of the township, and the Big Manistee River sub-watershed in the remainder of the township.

The Conservation Resource Alliance maintains data on the river restoration needs and accomplishments for watersheds in Northwest Michigan. Many accomplishments or projects involve completing Best Management Practices (BMPs) at problem sites. BMPs are effective, practical, structural or non-structural methods that reduce the movement of sediment, nutrients, chemicals and other pollutants from the land to groundwater and surface water. BMPs range from fieldstone placement, tree and shrub plantings, and terracing at eroding streambanks to pavement, diversion outlets, and culvert/bridge replacements at road/stream crossings.

While Dickson Township does not have any High Risk Erosion areas, it has taken care to protect areas along the Manistee River susceptible to erosion. This is done through zoning, discussed in the final chapter of this plan. One can see on Map VI-2 on the next page that there are many 20%+ slopes along the Manistee River in Dickson. Additionally the presence of wetlands and flood areas means that these sensitive areas should see as little development as possible for the safety of structures and the natural environment.

## Wetlands

Wetlands are nature's filters and retention basins for storm-water runoff. Wetlands act as a sponge retaining water within their established hydric soils and accompanying vegetation. Through this process of retention and slow release they improve water quality by allowing sediments to settle, reducing storm-water concentrations and runoff volumes, while also storing contaminants separated from the water. Wetlands also serve as valuable wildlife habitat, with many plant and animal species specifically relying on these types of ecosystems for survival.

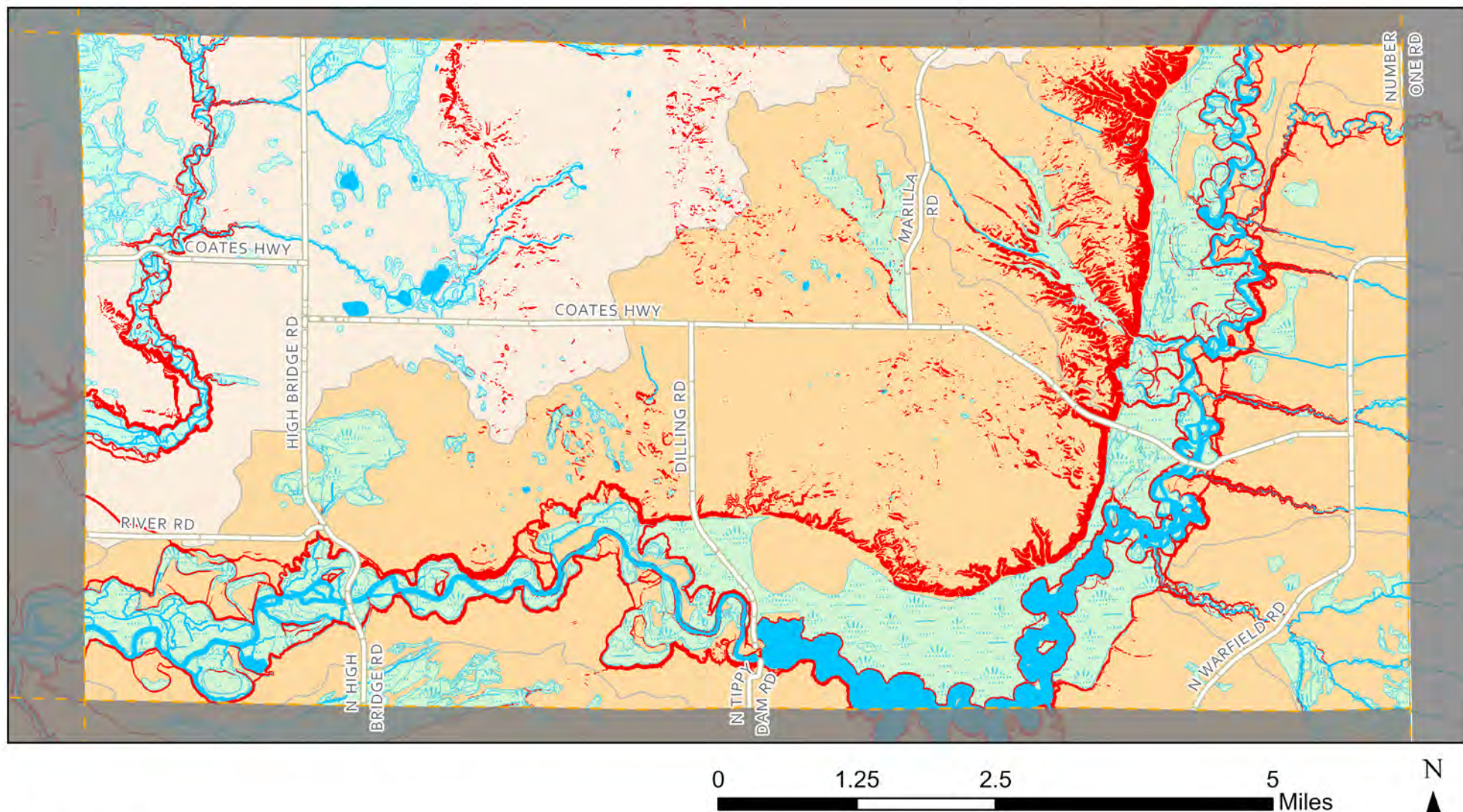
Map VI-2 on the next page indicates the locations of State-regulated wetlands in Dickson Township. Michigan's wetland statute, Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, defines a wetland as, "land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh." The definition applies to public and private lands regardless of zoning or ownership.

Wetlands are a significant factor in the health and existence of other natural resources of the state, such as inland lakes, ground water, fisheries, wildlife, and the Great Lakes. Michigan's wetland statute recognizes the following benefits provided by these areas:

- Flood and storm control by the hydrologic absorption and storage capacity of wetlands.
- Wildlife habitat by providing breeding, nesting, and feeding grounds and cover for many forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened, or endangered wildlife species.
- Protection of subsurface water resources and provision of valuable watersheds and recharging ground water supplies.



Map VI-2. Hydrology & Slopes, Dickson Township



## Legend

- Primary Roads
- Neighboring County Roads
- Township Boundaries
- Neighboring Communities
- Critical Dune Area
- High Risk Erosion

- 20% + Slope
- Hydrogophy
- Streams
- Part 303 Wetlands

## Manistee Watershed Boundaries

- Arcadia Lake
- Bear Creek
- Manistee River
- Betsie River
- Gurney Creek
- Lake Michigan
- Portage Lake
- Big Sauble River
- Little Manistee River
- Pine River

- Pollution treatment by serving as a biological and chemical oxidation basin.
- Erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.
- Sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.

According to Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, a person may not do any of the following activities in a wetland without a permit from EGLE:

Activity	Example
Deposit or permit the placing of fill material	Bulldozing, Grading, Dumping
Dredge, remove, or permit the removal of soil or minerals	Removing tree stumps, Bulldozing, Digging a pond
Construct, operate, or maintain any use or development	Construction of buildings or structures, Boardwalks, Peat mining, Water treatment
Drain surface water	Diverting water to another area via ditch, pump or drain

Additionally, Manistee County's Planning Department provides soil erosion and sedimentation control services to enforce Public Act 451, Michigan Environmental Protection Act, Part 91 for jurisdictions in Manistee County. The purpose of this law is to protect the surface water and the environment from the adverse impact of earth changes by assuring appropriate design and implementation of soil erosion and sedimentation control measures and practices. A soil erosion permit is required for any soil disturbance that is:

- Within 500 feet of surface water, i.e., river, lake, or stream
- Within 500 feet of a county drain
- Involves earth changes over 1 acre of land, no matter distance to water, or drain
- Site has greater than 20 percent slope

Dickson's hydric soils are represented on Map VI-2 as wetlands. These areas should be undeveloped to the extent possible. Local zoning, as described in Chapter VIII, as well as state statutes should work in conjunction to ensure that hydric soils remain unhindered by development.

## Forests & Hazard Mitigation

The Manistee County 2023 Natural Hazards Mitigation Plan indicates that there is a high risk of wildfire in Dickson Township (and adjoining townships of Norman, Brown, Stronach and Wexford County to the east) due to the concentrated presence of Red Pine, Eastern White Pine, and Jack Pine trees. These tree species are most susceptible to wildfire during dry soil/drought conditions.

Additional factors that increase wildfire risk include dead or dying Ash trees as a result of disease/invasive species, lightning strikes, and human factors such as the number of persons residing, camping, or traveling through the county. Historically, Michigan's landscape has been shaped by wildfire; however, over the last several decades, the current landscape has transformed from wildland to residential development. With the increase in residential development in and around rural areas prone to wildfires, there is an increase in the potential for loss of life and property damage.

Some of the wildfire mitigation strategies in the County Hazard Mitigation Plan that are applicable to Dickson Township include the following (the numbers correspond with the strategy number in the Hazard Mitigation Plan):

- (#9) Provide information on fire safety at parks and campgrounds
- (#10) Work with campground managers to ensure they are aware of evacuation plans/routes and areas of refuge.
- (#11) Promote awareness of vegetation/fuel management for fire prevention around homes and other structures.
- (#12) Consider revising local zoning codes in fire-prone areas to require a “defensible space” of cleared vegetation around structures. Norman Township, adjoining Dickson Township to the south, has modified their zoning ordinance to include a section in the General Regulations (Article 10, Section 1043) that outlines “High-Forest Fire Urban Interface Regulations” for new building activities in the township. This zoning ordinance provision ensures that future developed areas are constructed with fire mitigation techniques.
- (#14) Identify other communities with the county that have an interest in becoming a recognized Firewise USA® community. Each applicant must create a board/committee, complete a community wildfire risk assessment with a 3-year action plan to reduce ignition risk to homes, and complete annual educational and risk reduction actions.
- (#15) Pursue community engagement efforts related to fire prevention with other rural communities in fire-prone areas of the County, particularly if they have neighborhoods with a single point of ingress/egress.



# Parks & Recreation

Dickson Township's recreation opportunities are largely associated with the Big Manistee River and its numerous creeks and tributaries, as well as the State and Federally-owned recreation lands that makes up a large portion of the township's 71.5 square miles. These resources provide opportunities for game hunting, fishing, morel mushroom hunting, hiking, biking, snowshoeing, snowmobiling and boating.

The community of Brethren is the hub for local activity and hosts various festivals throughout the year. The Kaleva-Norman-Dickson School District in Brethren features a paved track, football field, playground, baseball diamond, and multi-purpose sports field for school sporting events and public use.

The Tippy Dam recreation site located on the Big Manistee River provides one of the most popular steelhead and salmon fishing locations in the State of Michigan. This site sees some of the most angler hours per year of any site in the state according to the MDNR. River access is further facilitated downstream of Tippy Dam at the High Bridge Access. Between these two sites, anglers and river users can access the majority of the river in Dickson Township below Tippy Dam.

The Hodenpyl stretch of the Manistee River, the area between Hodenpyl Dam in Marilla Township and the backwaters of Tippy Dam in Dickson Township, is an extraordinarily scenic stretch of

river in Manistee County. Access at Red Bridge provides a location from which one can launch a boat and access the river or the backwaters of Tippy Pond. This location also serves as a take-out point for those floating down from below Hodenpyl Dam. The Township seeks to make this site universally accessible to increase its usage by the community. Tippy Pond is a popular location during the summer months, with abundant surrounding rustic campsites.

Dickson Township contains portions of various trail systems including the North Country Trail, an MDNR-designated snowmobile trail system, multiple US Forest Service access roads and the Manistee River Trail along the Hodenpyl stretch of the Manistee River. The combination of a segment of the North Country Trail and the whole of the Manistee River Trail provides a 23-mile loop that is very popular with backpackers wishing to experience a weekend back-country experience.

Continued support of trail connections outside of the township with established trails within the township and county should remain a priority. Connections to population centers in the Village of Kaleva to the north are also a high priority.

Hunting is permitted on the plentiful USFS lands throughout the township. There is also state forest public land and a private commercial forest property, both located east of Brethren, allowing access for hunting.



**Goals and Objectives for Dickson Township  
as stated in the 2022-2026 Manistee County-  
Wide Park and Recreation Master Plan:**

Goal 1: Improve park facilities in the township.

- Install lighting at the baseball diamond.
- Install volleyball courts with a sand court.
- Incorporate a campground into the Manikiwa Park in the township.

Goal 2: Develop multi-use trails that are connected to a County wide trail system.

- Collaborate with SMARTrails, the Manistee County Planning Department, the Manistee County Recreation Commission and neighboring jurisdictions on multi-use trail development efforts.

Goal 3: Improve access to the Manistee River.

- Develop river fishing platforms at key points on the Manistee River for easier access to the water.
- Plow the boat launch in the winter months at Blacksmith Bayou and improve the site with amenities to encourage winter usage.
- Add fishing platforms at Blacksmith Bayou.
- Further develop the Explore the Shores site at Tippy Dam to include a Universally Accessible Kayak Launch.
- Create an Explore the Shores site at the USFS High Bridge Access that includes a Universally Accessible Kayak Launch.



Photo Source: Networks Northwest

# Chapter 7: Infrastructure & Services

## Providing for Common Needs

Local government's main role is to provide services that individuals cannot provide on their own. Chief among these are transportation infrastructure, sanitation infrastructure and emergency services, to name a few. Local needs are also met through civic participation, volunteerism and private entities. All of these groups work together to provide a high quality of life to the people who live and work in Dickson Township. This chapter outlines the various infrastructure and services in Dickson, their conditions and availability.

# Transportation

## Roads & Bridges

The road system, curb and gutter, culverts and bridges within Dickson Township are primarily owned and maintained by the Manistee County Road Commission. Brethren and Dickson Township are served primarily by Coates Hwy (east-west) and N High Bridge Rd (north-south). Because of the township's location, there are no federal or state thoroughfares that pass through the planning area.

US-31 to the east and M-55 to the south connect Dickson Township to neighboring communities. Designated "County Primary" roads in the township include North High Bridge Road (providing direct access to the unincorporated Village of Brethren), Coates Highway, Marilla Road, Warfield Road and Dilling Road. There are also several seasonal roads in the township.

Dickson Township's roads are rated on a yearly basis through a collaborative process which includes the County Road Commission and Transportation Planners with Networks Northwest under the Asset Management Program. The road rating system, or Pavement Surface Evaluation and Rating (PASER), utilizes a scale of 1 to 10 to inventory road pavement conditions, with 1 being poorest quality and 10 being highest quality. Information specific to road conditions can be found on the Network Northwest website under Asset Management. Table VII-1 shows the condition of roads and bridges in Dickson Township as of 2022, as described by the Michigan Transportation Asset Management Council.

Because of the rural character of Dickson Township, the community will not seek to implement "Complete Streets." The exception to this is the Township's goal to connect Brethren with sidewalks and well marked crosswalks.

Table VII-1. Road & Bridge Conditions, Dickson Township

Road or Bridge Location	Condition
N. Warfield Road	Good
Coates Hwy. west of N. High Bridge Road	Good
N. High Bridge Road	Fair
Coates Hwy between N. High Bridge Road and N. Warfield Road	Fair
River Road	Excellent
Coates Hwy, north of N. Warfield Road	Excellent
Bridge on N. High Bridge Road over Big Manistee River	Good
Bridge on Coates Hwy. over Big Manistee River	Good
Bridge on N. Warfield Road over Peterson Creek	Good
Bridge on N. Warfield Road over Hinton Creek	Good
Bridge on Coates Hwy. over Arquilla Creek	Good
Bridge on Coates Hwy. over Bear Creek	Fair

Source: <https://www.mcgi.state.mi.us/tamcMap/#/>. Some conditions edited for corrections by the Dickson Township Planning Commission.



# Infrastructure

## Air Travel

Air travel for the community is provided by Manistee County Blacker Airport, which is owned by the Manistee County Blacker Airport Authority. There are no airports within Dickson Township.

Blacker Airport is sited along US-31 in nearby Manistee Township and hosts eight single engine aircrafts and one multi-engine. According to the Federal Aviation Administration, the airport's annual operations for the 12-month period ending May 25, 2023 were as follows:

- Air carrier: 2,300
- Air taxi: 480
- General Aviation local: 2,500
- General Aviation itinerant: 1,500
- Military: 65
- Total Operations: 6,845



Photo Source: Manistee News Advocate

## Water & Sewer

There are no municipal water or sewer services within Dickson Township. Residential and commercial developed properties must utilize individual groundwater wells and septic systems.

District Health Department #10 (DHD #10) issues permits for private wells and septic systems within Manistee County. DHD #10 will evaluate the site, design the septic system, locate an area for well installation, and inspect the final work. Homeowners are allowed to install their own septic system. All others must be licensed by DHD #10.

All commercial septic systems less than 1,000 gallons a day (gpd) may be reviewed using District Health Department #10 local sanitary code. All commercial septic systems that are greater than 1000 gpd and less than 10,000 gpd are reviewed using Michigan Criteria for Subsurface Sewage Disposal.

Additionally, within DHD #10, Manistee County requires a Point of Sale evaluation. According to DHD #10's Sanitary Code chapter 11 section 3.1, no sale of a parcel containing an on-site water supply and/or on-site sewage disposal system may take place until the following conditions are met:

- The seller files an evaluation report with DHD #10 that was completed by either DHD #10 or a private inspector that is certified by DHD #10.
- DHD #10 determines, based upon such report, that the on-site water supply and on-site sewage disposal system are satisfactory or that any necessary corrections are completed or assured and accepted.

Wellhead protection areas (WHPAs) represent the land surface area overlying the aquifer that directly contributes ground water to wells serving public water supply systems throughout Michigan. The areas define a landscape in which management strategies are employed to protect public water supply wells from ground water contamination. There is one Type 2 WHPA in Dickson Township, which is for the Brethren High School System. This provisional WHPA was approved by EGLE on 3/28/2012.



## Renewable Energy

Dickson Township amended their zoning ordinance on June 13, 2007 to accommodate the installation of wind energy conversion systems within the township.

There are provisions in the Township's current zoning ordinance pertaining to the installation of solar energy generation systems.

## Dams

According to the EGLE's Michigan Dam Inventory, there are no state-regulated dams within Dickson Township.

According to the National Inventory of Dams, the Tippy Dam is located within Dickson Township on the Big Manistee River. The Tippy Dam was built in 1918 and is used for recreation and hydropower production. The dam is owned/operated by Consumer's Energy, regulated by the Federal Energy Regulation Commission (FERC), and is located downstream on the Big Manistee River from the Hodenpyl hydroelectric dam (also owned/operated by Consumer's Energy and is located in Springville Township, Wexford County).

The 2023 Manistee County Hazard Mitigation Plan identified the Manistee River corridor as a flood hazard area with the added flooding risk of a potential dam failure at Tippy or Hodenpyl Dams. Both dams are classified as "High Hazard" potential dams, meaning that failure or dam misoperation will probably result in loss of human life. Consumers Energy (CE), as the owner/operator, is required to maintain Emergency Action Plans for the dams on file with the FERC (most recently updated as of 12/19/2022) and inspected annually ("satisfactory" condition as of 2022).

The Federal Energy Regulatory Commission requires hydroelectric facilities to be able to quickly notify residents and visitors of any

developing emergency at the plants. Consumers Energy (CE) maintains four (4) emergency warning sirens on the Manistee River to alert the public of impending danger from rapidly rising waters due to an emergency at the Hodenpyl or Tippy Dams. The sirens are activated, accompanied with instructions, during an actual dam emergency. The sirens are located near the Tippy Dam, at the High Bridge and Red Bridge USFS boat launches within Dickson Township, as well as at the Hodenpyl Dam.

In an emergency, the sirens would only be used if the threat of a dam failure was imminent at one of the facilities. At that time, anyone on or near the river should evacuate at once to high ground. The sirens can be controlled physically on-site or remotely from Manistee County Central Dispatch. The siren systems are tested each August and December. Information related to a dam breach would be provided on local radio and television stations, and via the CodeRED Emergency Communications Network.

The hydro operating licenses issued by FERC to CE for the dams will expire in 2034. CE held community input sessions regarding their long-term hydro strategy options for these dams in 2022 and 2023. The feedback received from the public indicates that the reservoirs created by CE's dams are critically important to the residents that live there and the community's overall well-being.

As of February 2024, CE issued a request for proposals (RFP) to explore the possibility of selling their 13 hydroelectric facilities in Michigan, which include the Tippy and Hodenpyl dams. The RFP evaluation and bidding process is expected to finish by the end of 2024.

## Local Government

Dickson Township is governed by a five member Township Board of Trustees, including a Township Supervisor, Clerk, and Treasurer, which meet monthly for Township business. Dickson Township employs two maintenance workers; the Planning Commission, Zoning Board of Appeals, and Board of Appeals assist the Township Board with Township matters.

## Police, Fire & EMS Services

Policing in Dickson Township is served by the Manistee County Sheriff and Michigan State Police, who have an outpost located north of the township in the Village of Kaleva. Dickson Township holds a Memorandum of Agreement with other townships for fire services. The Dickson Township Fire/EMS Station is located in Brethren (14279 Coates Hwy, Brethren, MI 49619). The Township also has access to a Rescue Unit which can be called for assistance.

## Materials Management

Materials Management in Dickson Township is handled through a couple of avenues which includes a County Recycling Drop-off station (located behind the Dickson Township Fire/EMS Station). Trash services are provided by private entities. There are also private businesses who offer trash and recycling services for a fee.

## Postal Service

The United States Postal Service handles post services in Dickson Township with a Post Office located in Brethren (14125 N Coates Hwy, Brethren, MI 49619). Additional postal service opportunities are provided by private businesses such as United Parcel Service (UPS) and FedEx.

## Public Library

There is not a Manistee County Library branch within Dickson Township, however the nearest branch locations are in Kaleva to the north (14618 Walta Street Kaleva, Michigan 49645), and Wellston to the south (1273 Seaman Road Wellston, Michigan 49689).

## Public Transportation

Public transportation services are available through Manistee County Transportation's Dial-A-Ride as there are no formal busing routes. Kaleva-Norman-Dickson Schools provide busing for their students and have a school bus garage in the township.

## Healthcare Services

While there are no senior services buildings in the township, the Manistee County Council on Aging provides services and programming for those over the age of 60. The Manistee County Senior Citizen Center is located in the Wagoner Center in Manistee (260 St Mary S Pkwy, Manistee, MI 49660).

## Religious Institutions

There are two religious institutions located in Dickson Township, with all being in or near Brethren; Epworth United Methodist Church (3939 N High Bridge Rd, Brethren, MI 49619) and Lakeview Church of the Brethren (14049 N Coates Hwy, Brethren, MI 49619).

## Community Groups/Volunteer Organizations

The Township Board communicates and works with local groups and organizations for the betterment of the community through various events, programs and projects. The Township worked and communicated with many of the local community groups when they worked on bathroom upgrades at the Township Park to achieve results for the community's needs and wants. Below are some examples of the local organizations that contribute to quality of life in the community.

**Brethren Boosters** provide scholarships to students, plant flowers in town, and host the popular Brethren Days event, amongst other events and services. They have worked with the Township on projects and plans such as funding swing set equipment together at Dickson Township Park.

**The Brethren Historical Society** hosts the museum, participates in Brethren Days, and manages the social media page "Whats Happening in Brethren".

**Spirit of the Woods Conservation Club** communicates grants and services that they provide in the township, including a summer program for kids.

**Spirit of the Woods Music Association** works with the Township to hold the Spirit of the Woods Folk Festival at Dickson Township Park.

**Kaleva Norman Dickson School District** utilizes the Township Park for summer programming. Previously, the district and Township worked together on a grant for a scoreboard.



Photo Source: Networks Northwest

# Chapter 8: Zoning Plan

## Dickson's Land Use: Today & Tomorrow

The Zoning Plan outlines the key actions Dickson Township will seek to implement towards its land use. This section contains two components: how the Township appears and functions today, and what the community wants it to look like tomorrow. For this reason, Chapter 8 covers a range of land-based descriptors: assessed land use, zoning, future land use and a zoning plan (see next page for descriptions of each).

Dickson Township's zoning is working well for the Township's goal to remain rural in character, with the exception of Brethren, which is where most residential and commercial uses should be located going forward. There are a couple of opportunities for Dickson to bolster its zoning ordinance to meet this goal, described at the end of this chapter. While the rest of this Master Plan addressed where Dickson Township is currently, this chapter, in addition to Chapter 2, lay out how the community will accomplish its desired future.

.....  
*There are various analyses of Dickson's geography and land use policy in this chapter. Please read the definitions below to understand the difference between each factor that helped determine zoning ordinance updates that will likely occur as a result of this plan update.*  
.....

## Assessed Land Use

Assessed land use refers to the uses on each parcel within the township, as recorded by the municipal assessor. The assessor looks at each parcel and notes whether it is residential, commercial, agricultural, etc. and if it is vacant or developed. This provides insight as to how different parts of the community are functioning presently.

## Current Zoning

The zoning of a parcel refers to the local regulations in place that determine what activities can and cannot occur there. For example, residential uses are typically sited away from industrial uses for health reasons. Commercial uses may be regulated based on their scale and the types of businesses the community wants in one area versus another.

## Future Land Use

The Future Land Use Plan and its associated map are not legally binding on their own. They are conceptual and help planners and local officials to make zoning decisions in the future. For instance, the community may want to eventually see higher density in an area that is currently farmland. It may be unlikely that this farmland would change for another 20 years. However, if it were to become open to development, high-density residential would make the most sense. In other words, the Future Land Use Plan is how the community would ideally develop, but is not necessarily how it will look given local context and real-world application. However, zoning decisions should be based on the Future Land Use Plan and Map.

## Zoning Plan

The zoning plan is an accumulation of the other three plans and states the desired zoning changes based on much of what has been discussed in this plan. It considers the way land is currently used, how it is currently zoned and how the community wants to develop in the future. Upon synthesizing each of these, the zoning plan lays out some of the changes the community will seek to make in order to meet its goals.



## Existing Land Use (Assessed)

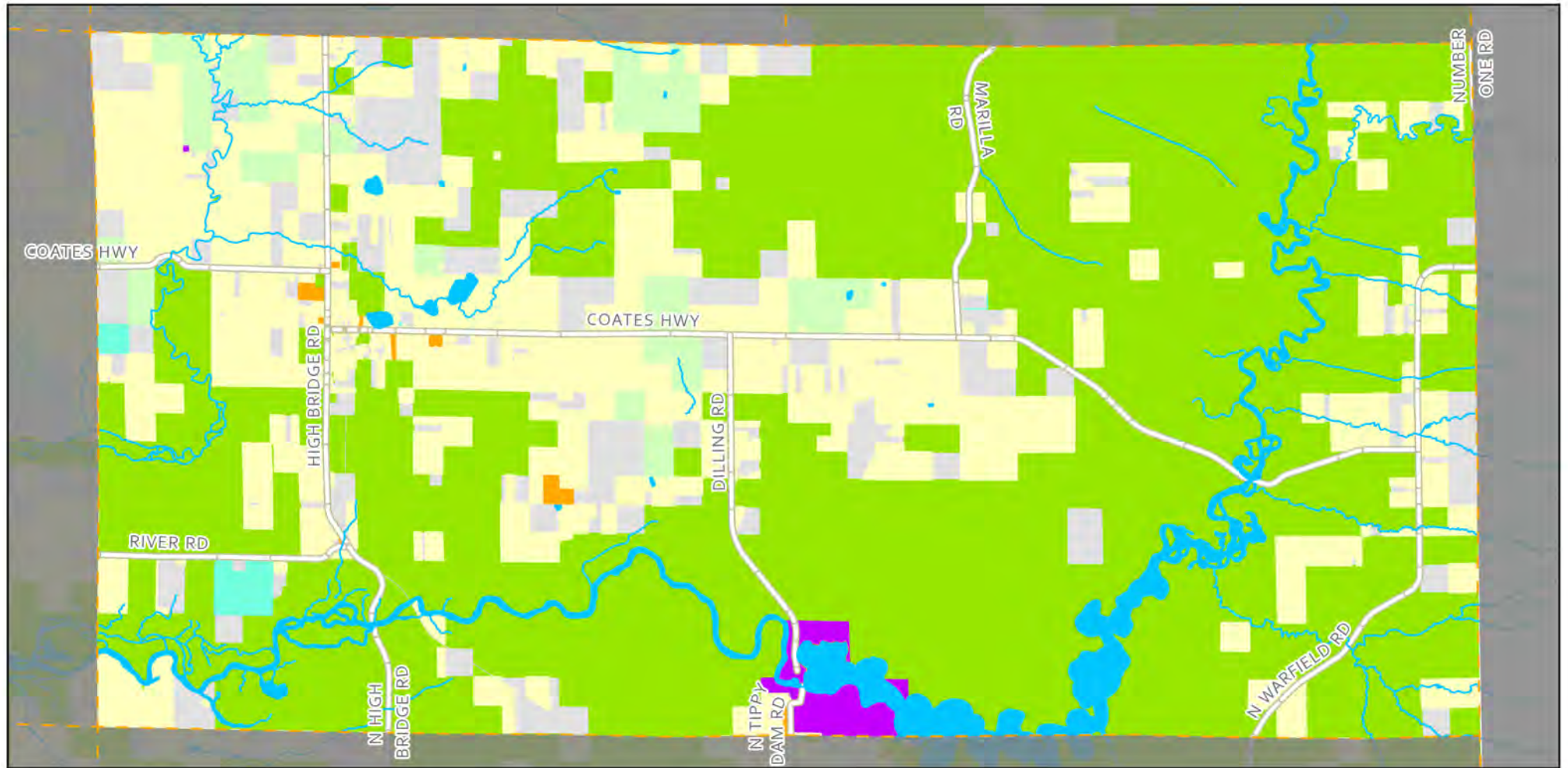
Dickson Township's existing/assessed land use is shown on Map VIII-1 on the next page. One can see that the township, especially in the eastern and southern halves, is comprised of exempt forest land managed by the National Forest Service. Much of the rest consists of large parcels classified as Unimproved, Residential or Agricultural. Dickson's Commercial parcels are found primarily in or near the unincorporated village of Brethren, while its largest Industrial use is made up of the Tippy Dam area.

Just over 61 percent of the township is exempt forest land, while around 23 percent is large parcel residential areas. Dickson has just a quarter square mile of commercial area and only half a square mile of industrial. This speaks to the rural character that helps to define Dickson.

Table VIII-1. Assessed Uses' Area

Assessed Use	Square Miles	Percent
Agricultural	2.34	3.27%
Commercial	0.24	0.34%
Industrial	0.52	0.73%
Residential	16.43	22.99%
Exempt	43.70	61.14%
Unimproved	7.5	10.49%
Other	0.75	1.05%

Map VIII-1. Assessed Land Use, Dickson Township



## Legend

- |   |  |
|---|--|
| <span style="border: 1px dashed orange; padding: 2px;"> </span> Township Boundaries   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Agricultural |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> Neighboring Communities | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black;"></span> Commercial   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #00CED1; border: 1px solid black;"></span> Lake Polygons           | <span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> Industrial   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #00BFFF; border: 1px solid black;"></span> Hydrogophy              | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> Residential  |
| <span style="display: inline-block; width: 15px; border-bottom: 1px solid blue;"></span> Streams  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #32CD32; border: 1px solid black;"></span> Exempt       |
| <span style="display: inline-block; width: 15px; border-bottom: 1px solid grey;"></span> Primary Roads  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black;"></span> Unimproved   |
|   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #40E0D0; border: 1px solid black;"></span> Other        |



# Compatibility with Dickson's Neighbors

Neighbors are important, especially in planning for future land use. In this section, we look at the zoning and future land uses for Dickson Township's adjacent communities to ensure that Dickson's intended future is not in conflict with what its neighbors are planning. For each of the five municipalities that make up Dickson's boundaries, there is a brief analysis of those communities' zoning or future land use map. When the zoning map was not readily available online, the future land use map is used instead.

Each of the jurisdictions adjacent to Dickson have very similar intentions. Namely, each wants to keep the areas along their township boundaries free from most development in order to preserve natural areas such as forests and the Big Manistee River, as well as maintaining rural character by preserving agricultural lands. This is accomplished in each community through a limit on permitted uses and requirements for larger lot sizes and larger minimum buildable areas. Dickson's existing zoning and future land use are harmonious with each of its neighbors planned futures.

The five municipalities described in this section's zoning or future land use maps can be found as Appendix B.

## **Brown Township**

Brown Township adjoins Dickson to the west. All of the land next to Dickson is zoned as either Agriculture, Forestry and Rural Residential or as Big Manistee River Corridor. These match exactly to Dickson Township's zoning districts along this township boundary.

## **Maple Grove Township**

Two different zoning districts in Maple Grove Township abut Dickson Township to the north. These include an Agricultural Preservation district, as well as a Forest, Recreational, Wildlife Wetland district. The Agricultural Preservation is very similar to Dickson's Agricultural-Residential zoning district in that they both call for largely single-family housing, if any, on larger lot sizes with agricultural uses permitted by right. The main purpose of both the agricultural and forest preservation districts is to maintain a rural character and to infringe on as little wildlife as possible.



## **Norman Township**

Norman Township, located entirely along Dickson's southern boundary, has four districts that directly correspond to those found in Dickson: Norman's Big Manistee River Corridor, Forest Conservation, Natural and Agricultural Residential districts. The two townships' Big Manistee Corridor districts have the same purpose and function, as do their forest and agricultural preservation districts. Dickson does have a small area of residentially zoned land adjacent to Norman near Tippy Dam and although Norman is zoned as Agricultural Residential in this area, there are many developed residential parcels that would be harmonious with Dickson's residential in the area.

## **Marilla Township**

Marilla Township abuts Dickson Township to the north. The two Future Land Use districts that touch Dickson are Marilla's Forest Recreation district and its Resource Preservation district. Both of these districts call for as little development as possible in order to preserve agricultural and forest lands. These two districts are almost synonymous with Dickson's Agricultural-Residential and Forest Preservation zoning districts.

## **Slagle Township (Wexford)**

Slagle Township can be found along Dickson's eastern boundary and is part of Wexford County. Nearly all of this area where the two townships adjoin is zoned Agricultural Residential in Slagle. While Slagle requires a smaller minimum parcel size (1 acre) to Dickson's 60,000 square feet, the two Agricultural Residential districts are the same in nearly every other way. Both have a limited range of uses primarily aimed at agricultural uses with some single-family and duplex housing allowances. Slagle Township's zoning is administered by the Wexford County Joint Planning Commission.

# Zoning & Future Land Use Category Descriptions

Dickson Township has five zoning districts that make up its land use policy. Nearly all development is intended to be concentrated within or near the unincorporated village of Brethren. The remaining lands are largely protected from development pressures, especially along the Big Manistee River, one of Dickson's greatest assets. Because these zoning designations are working well for the Township, and there were no substantive calls for wholesale changes, the intent is for Dickson's zoning to remain mostly the same following this Master Plan update. The only exceptions can be found in the Zoning Updates section of this chapter.

Because each zoning district will not change much, the Future Land Use categories and their intent descriptions are quoted directly from Dickson Township's Zoning Ordinance, as of September, 2024. Map VIII-2 to the right shows Dickson's current zoning geographically.

## **Agricultural-Residential**

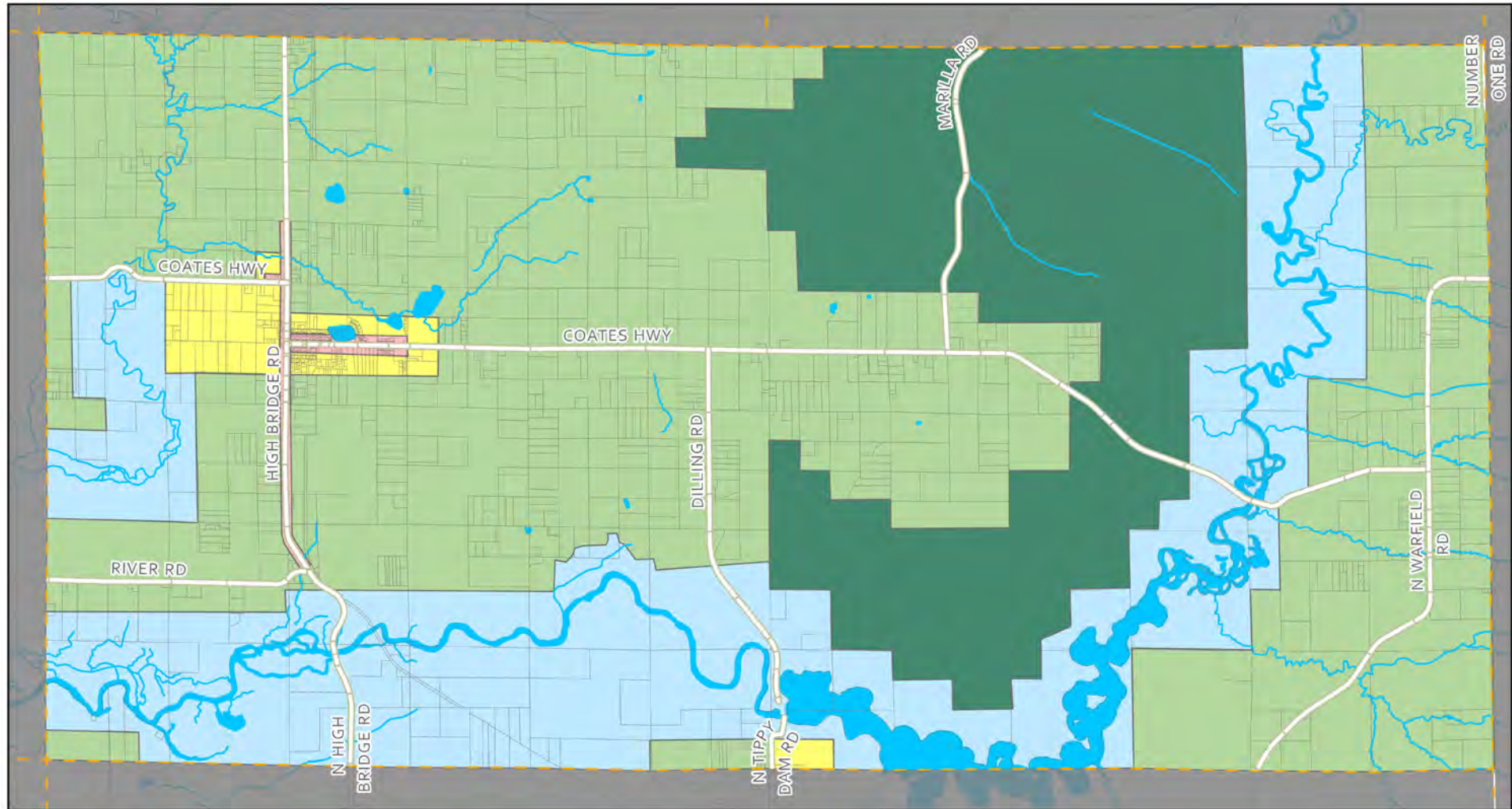
It is the intent of this district to provide for neighborhoods of a rural character with a mix of forestry practices, agricultural practices, residential uses, resort-residential uses, small retail and service businesses in a homogeneous manner while at the same time discouraging manufacturing; wholesale; major retail and service businesses, etc.; and other major institutional or community services.

## **Big Manistee River Corridor**

It is the intent of this district to protect the free flowing conditions of the Big Manistee River and Big Bear Creek down stream from Coates Highway in Dickson Township, to preserve the values of a natural river and its valley for present and future generations, to prevent economic and ecological damages, to prevent unwise development patterns, to prevent flood damages due to interference with the natural flood plain, to prevent development of land which is unsuited for building purposes, while at the same time to provide for residential and other permitted uses that complement the natural characteristics of the Big Manistee River, Big Bear Creek down stream from Coates Highway and their valley corridors.



Map VIII-2. Current Zoning, Dickson Township



## Legend

- Highways
- Primary Roads
- Neighboring County Roads
- Township Boundaries
- Neighboring Communities
- Parcels
- Hydrography

— Streams

## Zoning

- AG-R Agricultural/Residential
- BMRC Big Manistee River Corridor
- FP Forest Preservation
- R Residential
- R-C Residential/Commercial

0 1 2 4 Miles



## **Forest Preservation**

It is the intent of this district to preserve large areas of forest for recreation and forestry purposes, to prevent spot development within these areas, to prevent the need to construct or upgrade roads, to encourage landowners to retain large acreage parcels of land for cost effective forest management purposes, to preserve special and unique environment of the Marilla Hills, to preserve the special and unique environment of large blocks of undeveloped land in the Marilla Hills, while at the same time providing for limited residential use of land along existing public roads, to provide a natural resource for forestry industry, recreation, and compatibility with land management programs of the United States Forest Service.

## **Residential**

It is the intent of this district to provide for more densely developed neighborhoods for residential and certain controlled immediate area retail and service businesses in certain parts of Dickson Township, to promote a compatible arrangement of land uses for homes, to keep neighborhoods relatively quiet and free from detrimental uses.

## **Residential-Commercial**

It is the intent of this district to provide for the most dense and intensive residential development in Dickson Township, to provide for a commercial area in unincorporated town of Brethren along thoroughfare roads, to provide for commercial enterprises for an immediate area shopping or trade center within the township.

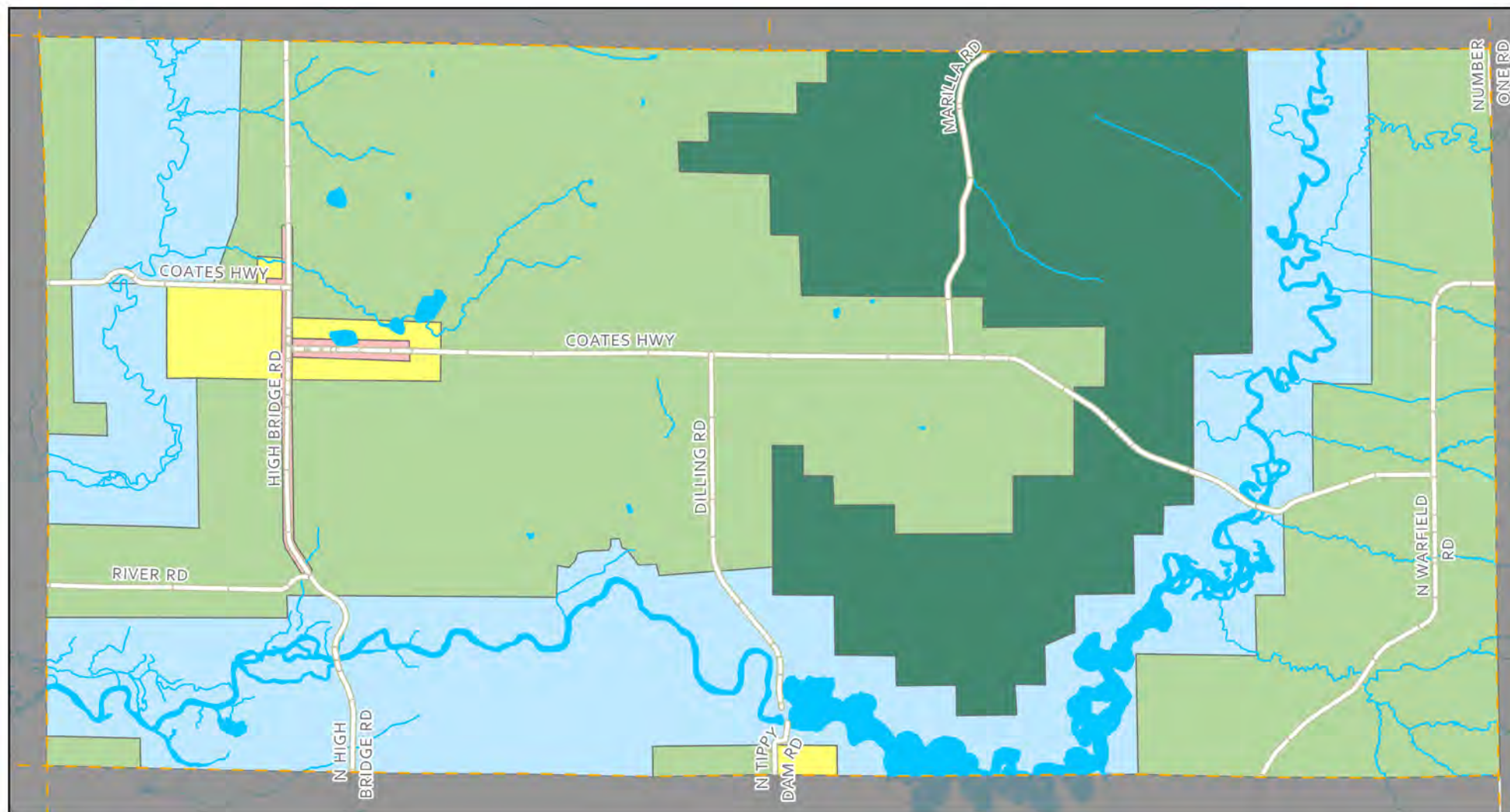
## **Opportunities for Future Impact**

There are two main opportunities identified by the Dickson Township Planning Commission for its Future Land Use. The first is the potential to expand the Big Manistee River Corridor district boundaries to include the portion of the river north of Coates Highway. This would help to preserve more of the environmental integrity of this vital resource by increasing setbacks and limiting permitted uses in these areas. See Map VIII-3 Future Land Use on the next page for a visual representation of this expansion.

Because of Dickson's more remote location for population centers and main county thoroughfares, there are few commercial establishments that could draw on local spending alone to flourish. Many of Dickson's local businesses succeed in part because of Tippy Dam, Spirit of the Woods and other recreation-based tourism. Due to this relatively small demand, the Planning Commission wants to help ensure that commercial entities consist of small locally-owned businesses to the extent possible. For this reason, the Planning Commission will look to update its permitted uses to define uses by NAICS code (see glossary) and to limit retail establishments with building footprints larger than 7,500 square feet. Please see the final pages of this chapter for more details on these potential updates.



Map VIII-3. Future Land Use, Dickson Township



## Legend

- Primary Roads
- Highways
- Neighboring County Roads
- - - Township Boundaries
- Neighboring Communities
- Hydrogophy
- Streams

## Future Land Use

- AG-R Agricultural/Residential
- BMRC Big Manistee River Corridor
- FP Forest Preservation
- R Residential
- R-C Residential/Commercial

0 1 2 4 Miles





# Standards for the Dickson of Tomorrow

Tables VIII-2 and VIII-3 describe the changes Dickson Township will seek to implement following the adoption of this Master Plan. As previously mentioned, Dickson's zoning ordinance is working well for what the community wants to see going forward. However, to bolster the goals listed in Chapter 2, there are some changes that should occur. Table VIII-2 (below) lists the zoning updates that will be sought for each district. Please note that ordinances like an updated blight ordinance or dangerous buildings ordinance are not included in this list because these are considered police power ordinances, not zoning.

Table VIII-3 on the next page displays Dickson's current zoning district requirements as of September, 2024. The Township plans to keep these standards as they currently are.



# What Will Stay the Same

The Dickson Township Zoning Ordinance of March 1987, amended through 2007, is the current Zoning Ordinance for the Township as of the adoption of this Master Plan. Many elements of the current Zoning Ordinance are working well for Dickson Township and may remain the same in the coming years. Four of these are listed below:

## Parking

Article 10, Section 105 of the Dickson Township Zoning Ordinance describes parking requirements in the Township. During this 2023-2024 planning process, the Planning Commission agreed that these regulations are sufficient for the Township's needs.

## Marihuana

Dickson Township passed a resolution to opt out of the Michigan Regulation and Taxation of Marihuana Act, meaning the Township does not allow the sale of adult-use marihuana facilities. It is not anticipated that this will change, as of the time of this writing.

## Signs

Article 10, Section 106 of the Dickson Township Zoning Ordinance describes signage requirements in the Township. During this 2023-2024 planning process, the Planning Commission agreed that these regulations are sufficient for the Township's needs.

## Water Protection

Article 10, Section 101 of the Dickson Township Zoning Ordinance describes water supply, water protection and hazardous substance groundwater protection. This ordinance is in addition to the requirements under the Big Manistee River Corridor Zoning District which require buffer zones and larger setbacks.

Table VIII-2. Zoning Updates

Dickson Zoning Districts/ Future Land Use Districts	Agricultural-Residential	Big Manistee River Corridor	Forest Preservation	Residential	Residential-Commercial
Planned Zoning Updates	<ul style="list-style-type: none"> <li>Define Permitted and Special Uses by NAICS codes to reduce ambiguity</li> </ul>	<ul style="list-style-type: none"> <li>Define Permitted and Special Uses by NAICS codes to reduce ambiguity</li> </ul>	<ul style="list-style-type: none"> <li>Define Permitted and Special Uses by NAICS codes to reduce ambiguity</li> </ul>	<ul style="list-style-type: none"> <li>Define Permitted and Special Uses by NAICS codes to reduce ambiguity</li> <li>Pursuant to Action Item 3.1.2 in Chapter 2, consider allowing duplexes, triplexes and/or fourplexes in certain areas</li> <li>Allow for shared septic in denser areas, where feasible</li> </ul>	<ul style="list-style-type: none"> <li>Define Permitted and Special Uses by NAICS codes to reduce ambiguity</li> <li>Establish Specific Use Standards to retail establishments that may include but are not limited to: facade standards, reductions in minimum parking requirements</li> <li>Implement a maximum building footprint of 7,500 square feet for general retail establishments</li> </ul>



# Criteria for Rezoning

The standards or criteria to be used to consider zoning amendments (rezonings) as consistent with the master plan follow. The two (numbers 1 and 2) standards below shall be found to have been met for a zoning amendment to receive favorable recommendation for adoption by the Planning Commission.

1. The change is consistent with both the policies and the uses proposed for that area in this Plan (if answer is yes, that supports rezoning) (or amend this Plan first).

2. The change to the zoning ordinance is consistent with other aspects of this Plan, including, but not limited to, the “Future Land Use Plan” (if the answer is yes, that supports rezoning) (or amend this Plan first).

A preponderance of the most germane and important of the remaining standards (numbers 3 to 12) shall be met for a zoning amendment to receive a favorable recommendation for adoption by the planning commission. However failure to meet any of the following standards may also constitute adequate reason for denial of a rezoning request.

3. The area in question can already be used for any permitted use under current zoning (if answer is no, that supports rezoning).

4. Any proposed use in the area being changed is compatible with other uses in the same zoning district (if answer is yes, that supports rezoning).

5. If the proposed change is a change to the zoning map: it would be more appropriate to amend the zoning ordinance to add the proposed use to the existing zoning district, either as permitted or special use (if answer is no, that supports the rezoning/map change).

6. The location proposed is appropriate for all of the range of uses permitted in the proposed zoning district requested (if answer is yes, that supports rezoning).

7. The change is consistent with other zones, land uses, or trends in development for that area (if answer is yes, that supports rezoning).

8. All possible uses in the proposed zone are equally or better suited to the area than the current uses (if answer is yes, that supports rezoning).

9. If the proposed change is a change to the zoning map: the change results in spot zoning (if the answer is no, that supports rezoning)

10. Any development possible (permitted use and special uses) in the new zoning district can be adequately serviced by public utilities and services (if the answer is yes, that supports rezoning).

11. Any use for the proposed zoning creates a greater negative impact on the surrounding area than the uses permitted under the current zoning (if the answer is no, that supports rezoning).

12. There is vacant land in Dickson Township (and surrounding areas) already zoned for the proposed use (if the answer is no, that supports rezoning).

Table VIII-3. Zoning District Requirements

	Agricultural-Residential	Big Manistee River Corridor	Forest Preservation	Residential	Residential-Commercial
Minimum Parcel Area	60,000 sq ft	10 acres	10 acres	15,000 sq ft	15,000 sq ft
Minimum Buildable Area	15,000 sq ft per principal structure or building	15,000 sq ft per principal structure or building	15,000 sq ft per principal structure or building	15,000 sq ft per principal structure or building	15,000 sq ft per principal structure or building
Maximum Buildable Area	N/A	N/A	N/A	N/A	7,500 sq ft for general retail establishments as defined by NAICS code classification
Minimum Parcel Width	150 ft	330 ft	330 ft	100 ft	100 ft
Vegetation Strip	N/A	100 ft wide on each side of and parallel to the Big Manistee River, Big Bear Creek, and associated wetlands	N/A	N/A	N/A
Maximum Building Height	No building or structure or part thereof shall be erected or altered to a height exceeding thirty five (35) feet, except for circumstances noted in Article 10, Section 104 of the Dickson Township Zoning Ordinance 1978, Amended through 2007.				
Setbacks					
Front	45 ft from front property line, or 75 ft from centerline of road, whichever is greater	45 ft from front property line, or 70 ft from centerline of road, whichever is greater	45 ft from front property line, or 70 ft from centerline of road, whichever is greater	25 ft from front property line, or 60 ft from centerline of road, whichever is greater	25 ft from front property line, or 60 ft from centerline of road, whichever is greater
Side	30 ft <sub>1</sub>	100 ft	25 ft <sub>1</sub> or 70 ft from centerline of road, whichever is greater	15 ft <sub>2</sub>	15 ft <sub>2</sub>
Rear	50 ft	100 ft	50 ft	15 ft	30 ft
Waterfront	N/A	100 ft from the landward side of the vegetation strip	N/A	N/A	N/A

1 - Except in the case of a corner parcel where the side yard on the road or street shall not be less than 45 ft, or 70 ft from centerline of the road, whichever is greater

2 - Except in the case of a corner parcel where the side yard on the road or street shall not be less than 25 ft, or 60 ft from centerline of the road, whichever is greater

# **Appendix A. Public Input Results**

## October 3 Input Session - KND Schools



No roundabouts



Pave the rest of Oak Ave



Do something with old school



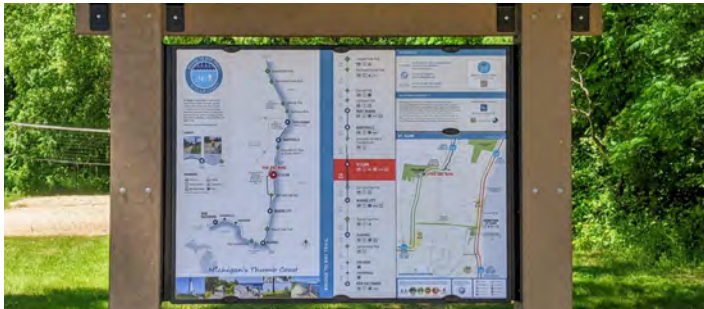
Lovely



Add walking trails



Need signs for trails



Tiny houses? Maybe

I'm open to housing alternatives





Need better signs coming into town



Work on speed reduction pm Coates Rd W to Spirit of the Woods



Walking & bike paths



Fix sidewalks!!

Fix sidewalks



Absolutely beautiful



We need business



Too many advertising signs is ugly



Farmers market nearby?



Solar - good use of unused farmland



We need a breakfast restaurant for everyone who comes to our area

No Dollar General!! - Second that

Nope



Nope

No chain stores/eatery



Get rid of the old eyesore of a school and put in a library!





Looks like a retirement village



Affordable housing mixes ok



More single family housing

Affordable housing to acquire young families



Keep local farms support them



Lovely garden walkway



Loving the naturalistic view



Too many people



Activities for kids & families

Add parks or update current





We need beauty!



Coffee/ice cream shop

**Place a sticky dot next to each of the recreation features that you would like to see introduced or expanded in Dickson Township.**

Baseball/Softball - 2	Skate Park - 0
Snowmobile Trails - 2	Murals, Sculptures, Art - 0
Amphitheater - 3	Restrooms - 6
Beach Volleyball - 0	Outdoor Gym - 2
Zen Garden - 1	Picnic Tables - 0
Community Garden - 3	BBQ, Grill - 0
Walking Path - 5	Kayak, Boat Launch - 2
Camping - 1	Playground - 4
Disc Golf - 0	Tennis Court - 0
Fire Pit - 0	Pickleball Court - 3

**What makes Dickson Township a great place to live, work and recreate?**

The amazing natural resources in our area

Outdoor activities

Close commute to work

Beautiful

Village feel

Natural beauty

Outdoor activities

Small town feel

Close knit community

Friendly, hometown people

Endless outdoor opportunities

Close commute to everything

**What does Dickson Township look like in 15 years if everything goes perfectly? (best case scenario)**

Similar to now with less blight

1. Thriving community
2. Tippy Dam containment pond in place
3. Close knit community

1. Thriving school
2. Nice community to raise a family

**What is Dickson Township missing?**

Adequate family housing

Housing

More business not just restaurants & gas stations

Jobs

Family housing

1. Restaurant for breakfast/ice cream

2. Putt putt golf

3. Signage for recreation

4. Adequate sidewalks

5. Dog ordinance, no more pitbulls running free!

6. Walking paths

7. Cleaned up beach area w/ sand

8. Pickleball courts

9. Gardens w/ flowers

10. Community library

11. Nice lamps like Kaleva has

12. Get rid of the old school

13. Walking route for after school kids

**What does Dickson Township look like in 15 years if everything goes wrong? (worst case scenario)**

Slum

Desolate ghost town

No dam

No businesses

If the dam is decomm., end of all tourism

Unmaintained

## October 29 Input Session - Trunk or Treat

What changes or improvements would you like to see in Dickson Township/Brethren?  
What should stay the same?

Please answer with one word or phrase using the sticky notes.

Responses:

- Clean up blight/junk
- Walkable trails
- Fix the old school
- Fix busing (School)
- Parking lot at school
- More parks
- Keep up Trunk or Treat
- Bus to school
- More parks
- Fix up roads
- Broadband
- Beach on Lake Eleanor - maybe expand
- Adult sports leagues
- Things for kids to do
- Keep up Brethren Days
- Fix up old school
- Bus
- Crosswalk/lighting to school
- Limit Airbnb's / more requirements

## April 18 Open House - Township Hall

### Sticky Note Activity

Upon arriving to the Open House, participants were asked to use a sticky note and “Describe Dickson Township in a word or phrase...”

- Comfortable
- Family & home
- Paradise
- Sleepy town
- Where I choose to call home. Lots to love, but needs a freshening up.
- Home
- Very nice
- Small quiet town with a school and churches - welcoming
- Charmingly bucolic
- Fair, good place to live
- Small, safe and welcoming
- Farm and home
- Community family place
- Disconnected/isolated
- Roots
- Home
- Community
- Home for Big Manistee River
- Quiet remote community
- Papa's house
- Ready to advance
- Welcoming

### Mapping Exercise

Working with others at their table, participants were asked to place a green dot on an aerial map of Dickson Township to identify areas or features that they consider “assets” to the community. They then used red dots to indicate areas that hold opportunities if improved.

### Assets:

- Lake Elinor - enjoy being able to sit and look at the water
- Tippy Dam - needs to stay
- Snowmobile trail access is vital for community
- Dickson Park
- Back Waters
- Spirit of the Woods
- Tippy - tourism, sports, fishing, walkable, hiking, social gathering
- School - community space open to many for gatherings updated, jobs
- North Country Trail - Red Bridge
- Tippy Dam impoundment
- Spirit of the Woods
- Tippy Dam
- Lake Elinor
- Tippy Dam Backwaters
- Tippy
- Fire Department
- Lake Elinor
- Red Bridge where the North Country Trail goes through
- CCC Campsite north of Lake Elinor
- Tippy Dam and the Backwaters
- Red Bridge - it provides access to the waters, fishermen need to fish the river
- High Bridge access - its positioning along the river is ideal for kayakers
- My house - it's in a wooded area, private and family all around
- Dam-river-fishing
- Spirit of the Woods - great asset
- Tippy Dam - maintain
- Lake Elinore - preserve
- Dickson Park
- Dickson Park at Lake Elinor is starting to look better
- Lodge at Spirit of the Wods a hub



- South park brought up to better services for rentals, etc.
- Tippy Dam
- Keep Spirit of the Woods
- Where I live - our land
- The dam - access the water - continue to kayak or fish
- The little Lake Elinor
- Tippy Dam - need to keep it in place
- Spirit of the Woods
- Red Bridge
- Tippy Dam
- Spirit of the Woods
- Red Bridge
- Red Bridge/river
- Spirit of the Woods
- Blacksmith Bayou Campground
- Tippy Dam - keep dam. Huge economic asset
- Spirit of the Woods - beautiful recreation area
- Red Bridge - big draw of visitors
- Tippy Dam - obvious
- Spirit of the Woods - amazing park, only access on Bear Creek
- Tippy Dam Backwaters - amazing ecosystem
- Tippy Dam
- Park
- Lake Elinor
- Brethren Lake
- Tippy Dam
- School
- Park
- Old Dickson school
- School - it's serving a good purpose and used by the adult community
- Museum - its impact and know how Brethren got started and who some of our movers and shakers were
- Spirit of the Woods - good active organization keeping watch on

our environment

- Spirit of the Woods - gorgeous area, free
- BHA - preserving our history
- Tippy Dam - tourism, fishermen, economy
- The corridor along the Big Manistee River and Valley for many historic, archaeological habitat, historic species, geologic, and recreational, cultural reasons
- Marilla Hills - Large unbroken block of US Forest Service lands
- Marilla Road - Lagerquist road - scenic routes

### **Opportunities:**

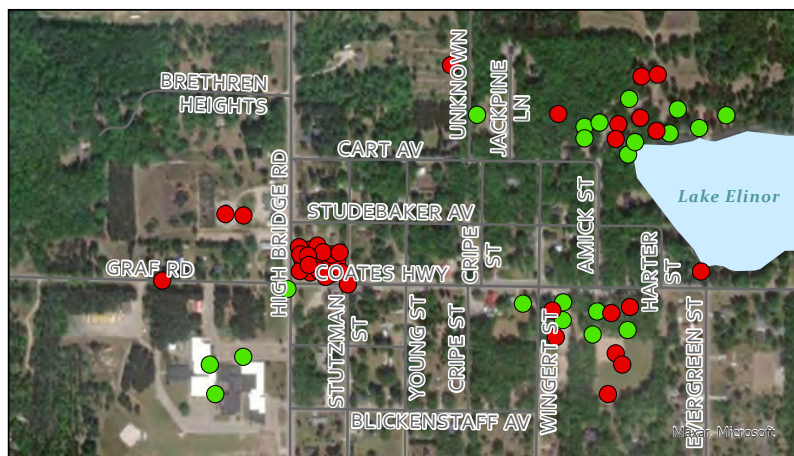
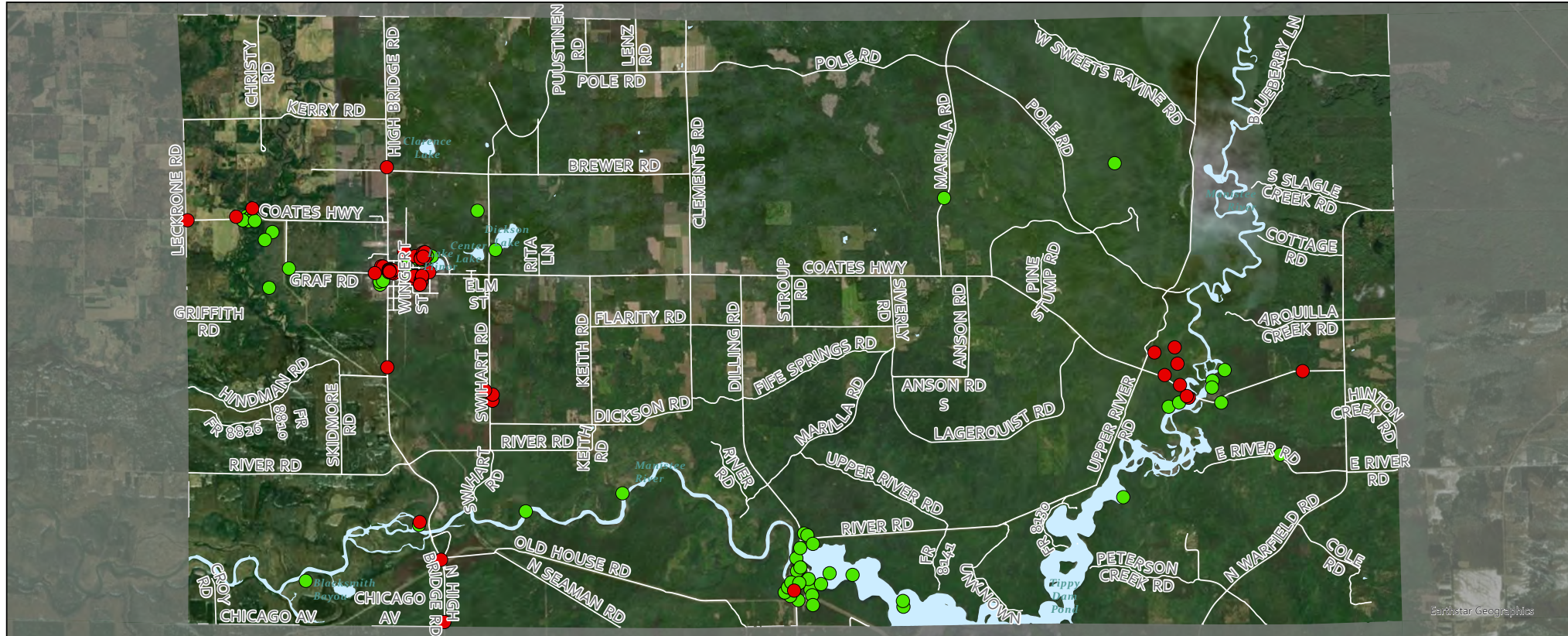
- Old school house needs to have something done
- High Bridge and Red Bridge and bridge over creek to be open for ATV's
- Lake Elinor parks needs more offered
- Dickson Park ball field infield repairs
- Old school building removal
- Elinor Park - not walkable, no space for dogs, lots of unused land, family gathering and outdoor events. Things for teens and adults like volleyball, soccer, dock, camping, fire pits
- Old school/downtown - no shopping, no walkable space, breakfast spaces, old/rundown look
- Township Park - more for teens, updated look, community accessible gathering space, getting rundown/outdated
- Congestion at Red Bridge
- Former Dickson School
- Township Park (south) upgrade buildings
- High Bridge - for ORV open
- Gas station
- Spirit of the Woods
- Leckrone and Coates - no welcome sign
- High Bridge and Brewer - newer welcome sign
- High Bridge and Chicago Ave - no welcome sign
- Coates and Warfield - no welcome sign
- The old Dickson School that is at the corner of Highbridge and

Coates highway

- Highbridge river crossing need for wider cantilever for ORV crossings
- Parking improvements at Red Bridge
- Red Bridge (bridge) needs widened to cut down on congestions
- Downtown - trees, shrubs - streetscape, sidewalks
- In the park - garbage receptacles, bathroom at the park - clean
- No dollar store, dollar general, etc.
- Would be nice to have a small restaurant
- Old school - fix or remove
- Swihart Rd - Pave to transfer station
- Graf Rd - pave
- Road repairs for some roads
- Old school house - turn into a veterans park with names of all veterans who served
- Parking at Red Bridge before someone gets run over
- Old school taken care of
- Main street improved - with sidewalk - street lamps - more welcoming - more inviting - community gathering spot
- Old school - remove or improve
- Blight in town and areas - campers, multi family dwellings. Living off the grid without improving, for example. My neighbor wants to turn her rental into a campground. It is 2 acres. With multiple campers. Sometimes many people, with one sewer.
- Town - make a downtown improvement - trees, streetlights, etc.
- Lake - improve beach area, update playground equipment
- New window in post office
- Junk ordinance enforced
- Tear down old school
- Bear Creek bridge
- Red Bridge
- The old school
- Old school - tear down, remove trailer
- Red Bridge - parking
- [Pothors] Bridge - rebuild

- Town - sidewalks, blight
- Red Bridge - traffic congestion parking problem
- Old school - improvements or taken down
- Tippy Dam - states not doing the best job in my opinion maintaining the park
- School building - needs to be torn down
- Township property - not being used?
- Community center (old school)
- Lake Elinor
- Gas station update
- Old high school - community needs community building
- Sidewalks
- Community Center
- Crosswalks by school
- Improvements to Lake Elinor park
- We need signs to North Country Trail on highway
- Park by north side of lake - could be used for camping
- Old school - needs to find a use - library, dentist, elderly hangout
- Red Bridge area - not equipped to handle volume of traffic
- Old school - what is going on there?
- Park - upgrade cook shack, new roof on gazebo, remove trees
- Red Bridge - parking and safety issues
- Dickson School - old school. Needs help, funding, to restore and put to use
- Brethren commercial - focus commercial in town - not a strip along High Bridge road and Coates highway. Consolidate to make a stronger commercial center in town.
- Blight

## Asset/Opportunity Mapping Results



- Sites that are an Asset/Working Well
- Sites that are an Opportunity/Could Improve
- Neighboring Communities
- Roads
- Water



### **Community Center Activity - Top Amenities**

Community members were tasked with designing their perfect community center with those at their table. Working together, groups had to decide on 5 outdoor amenities and 5 indoor amenities that would serve as many people as possible in Dickson.

#### **Outdoor Amenities:**

- Pickleball/sports/exercise
- Pickleball court
- Pickleball court
- Pickleball
- Outdoor sports area - volleyball, pickleball, soccer
- Stage-amphitheater
- Amphitheater
- Picnic area
- Streetscape centered at community center
- Walking/hiking areas
- Raised garden area
- Community garden
- Community garden
- Community garden with path handicap access
- Outdoor playground area
- Playground/splash pad
- Playground
- Kids park/splash pad
- Pool
- Memorial
- Corn hole
- Disc golf
- Gathering with seating and firepit and picnic
- Sitting area with tables
- Lounge/picnic area
- Flowers
- Activity area
- Electronic sign for public events

- Outdoor marketplace
- Farmers market

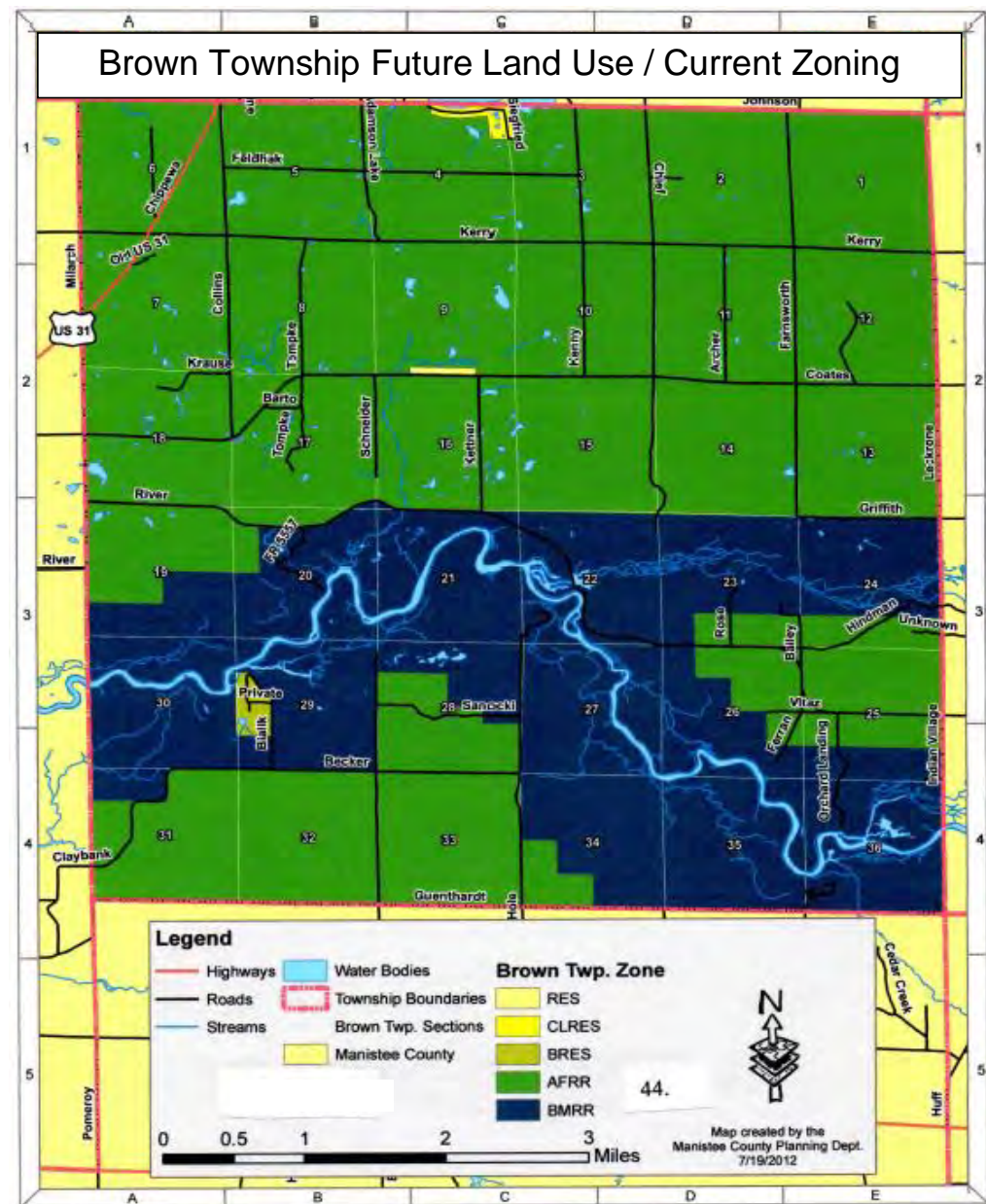
#### **Indoor Amenities:**

- Community class/education
- Classroom
- Senior center
- Multi-purpose (kitchen, internet)
- Multi-purpose room
- Commercial kitchen
- Conference rooms/kitchen
- Kitchen/food pantry
- Kitchen
- Kitchen
- Fast food venues
- Large sporting venue
- Physical fitness center with pool
- Pool
- Gym/fitness center/indoor walking/event center/stage
- Gym
- Quiet room with library and resource info
- Library
- Library
- Library
- Library
- Library
- Tech center
- Teen center
- Medical resources
- Daycare
- Daycare
- Township offices
- Conference rooms
- Conference area
- Warming shelter



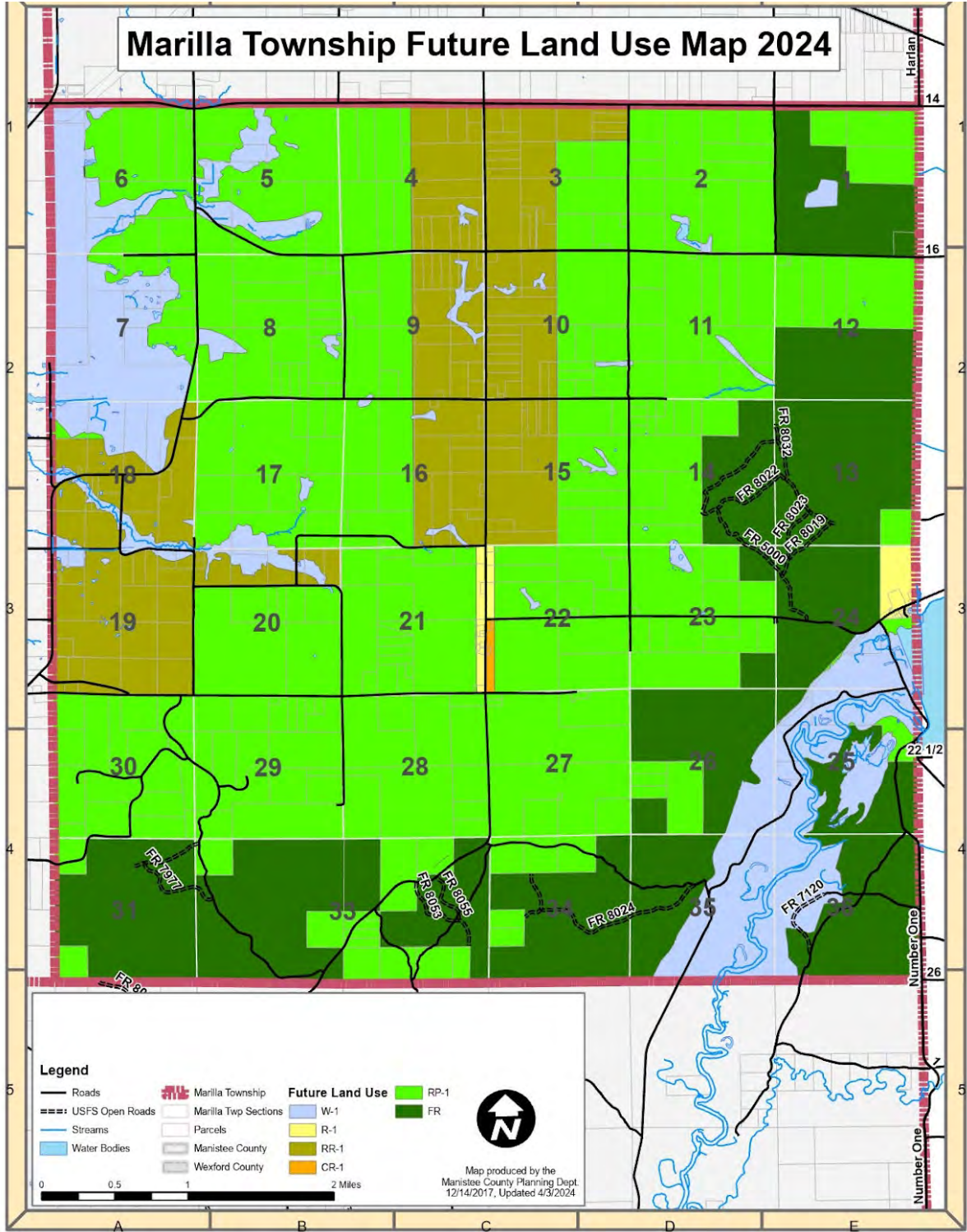
**Appendix B.**  
**Compatibility with**  
**Neighboring Zoning &**  
**Future Land Uses**

# Brown Township



RES indicates the Crawford Residential District  
 CLRES indicates the Chief Lake Residential District  
 BRES indicated the Bialik Residential District  
 AFRR indicates Agriculture, Forestry and Rural Residential District  
 BMRR indicates Big Manistee River Corridor District

# Marilla Township





# Norman Township

## Official Zoning Map for Norman Township

This is to certify that this is the Official Zoning Map referred to in Section 18 of the Zoning Ordinance of Norman Township.

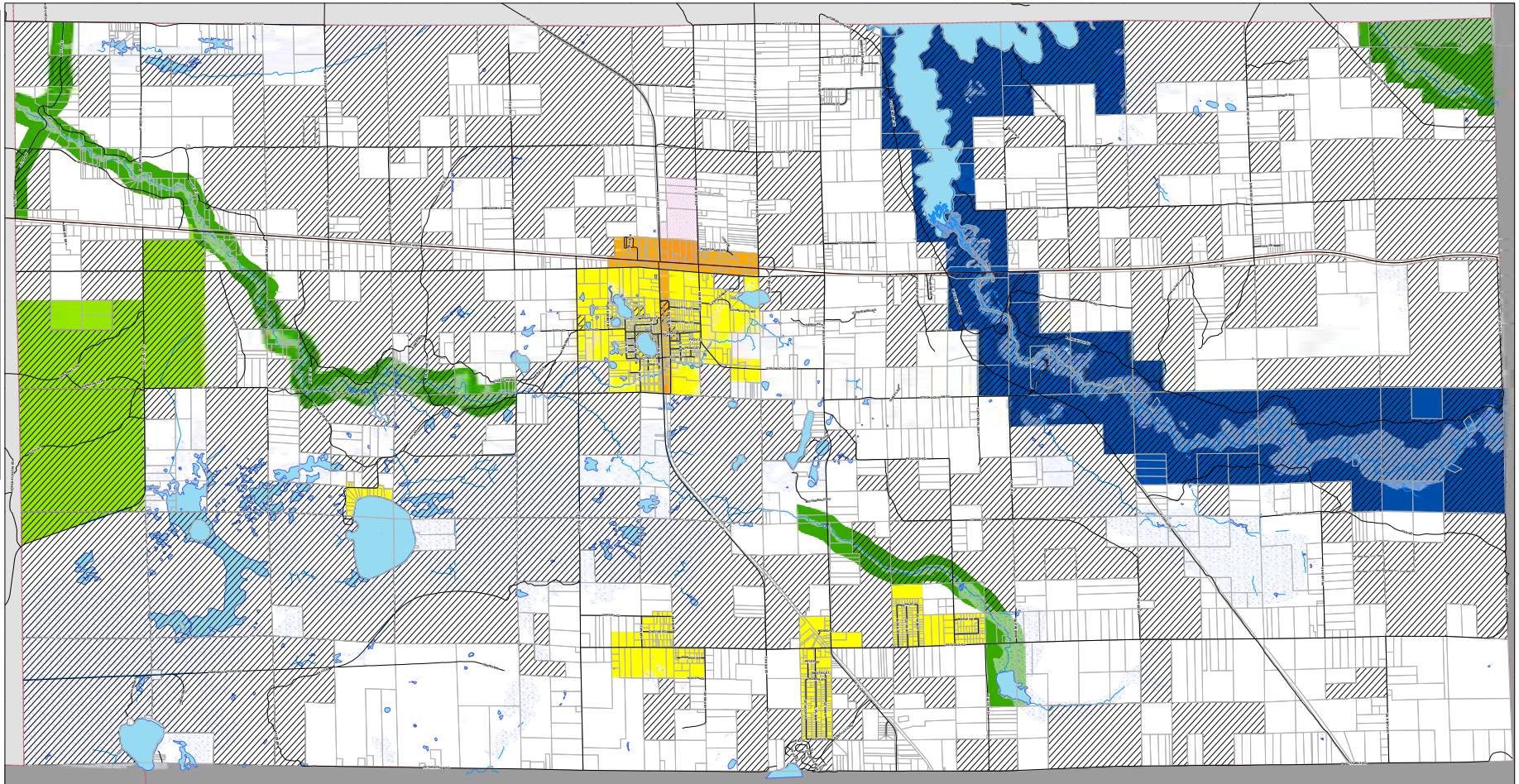
Kevin Schuessler, Township Supervisor

Mary E. Soule, Township Clerk

Adopted March 10th, 2016

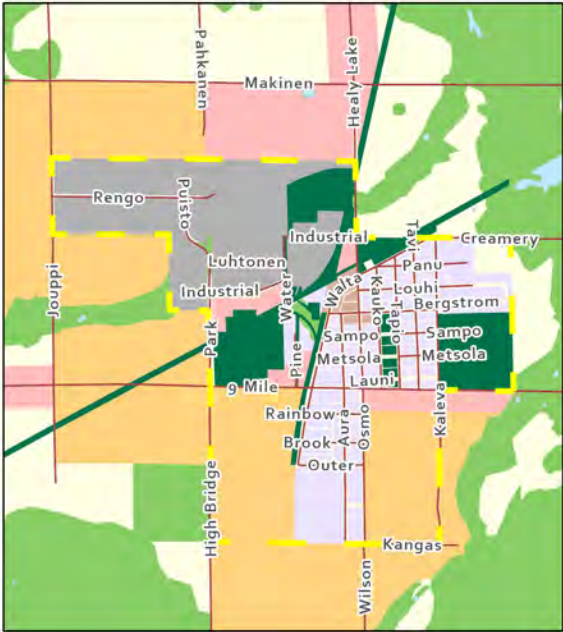
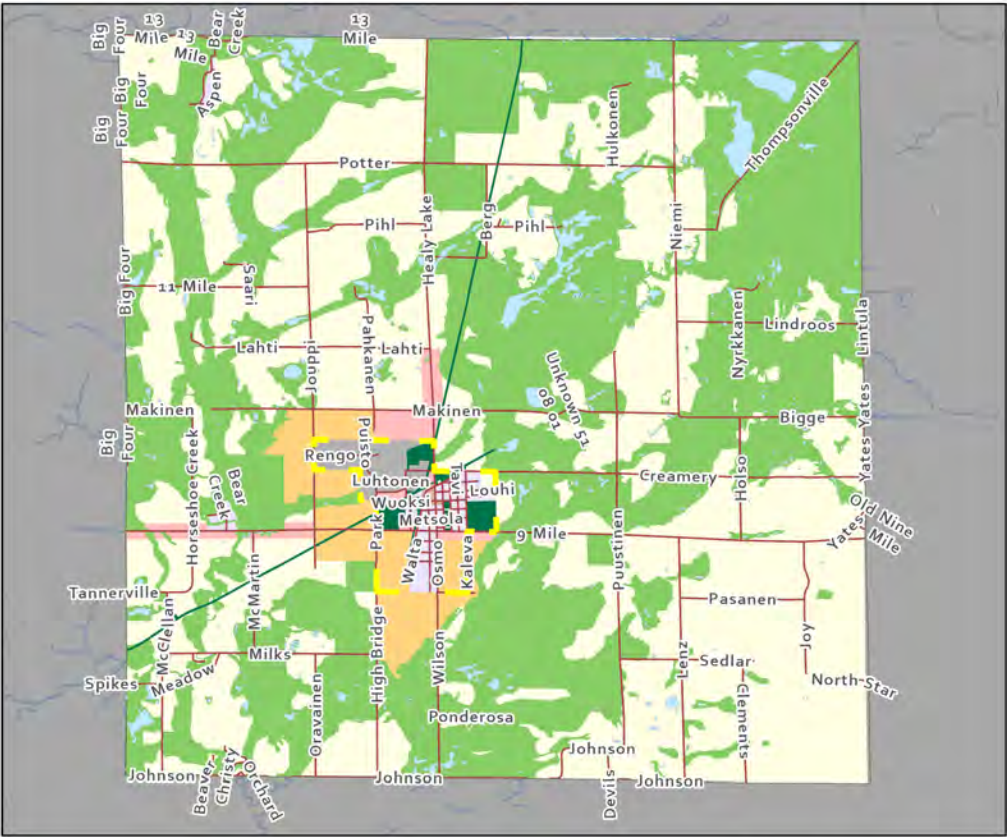
### Legend

- Roads
- Highways
- Hydrology
- Water Bodies
- Wetlands
- Parcels
- Manistee County Public Lands
- Neighboring Townships
- Adjacent Counties
- Zoning Districts**
- Residential
- Agricultural Residential
- Commercial
- Big Manistee River Corridor
- Forest Conservation
- Natural
- Light Industrial Overlay





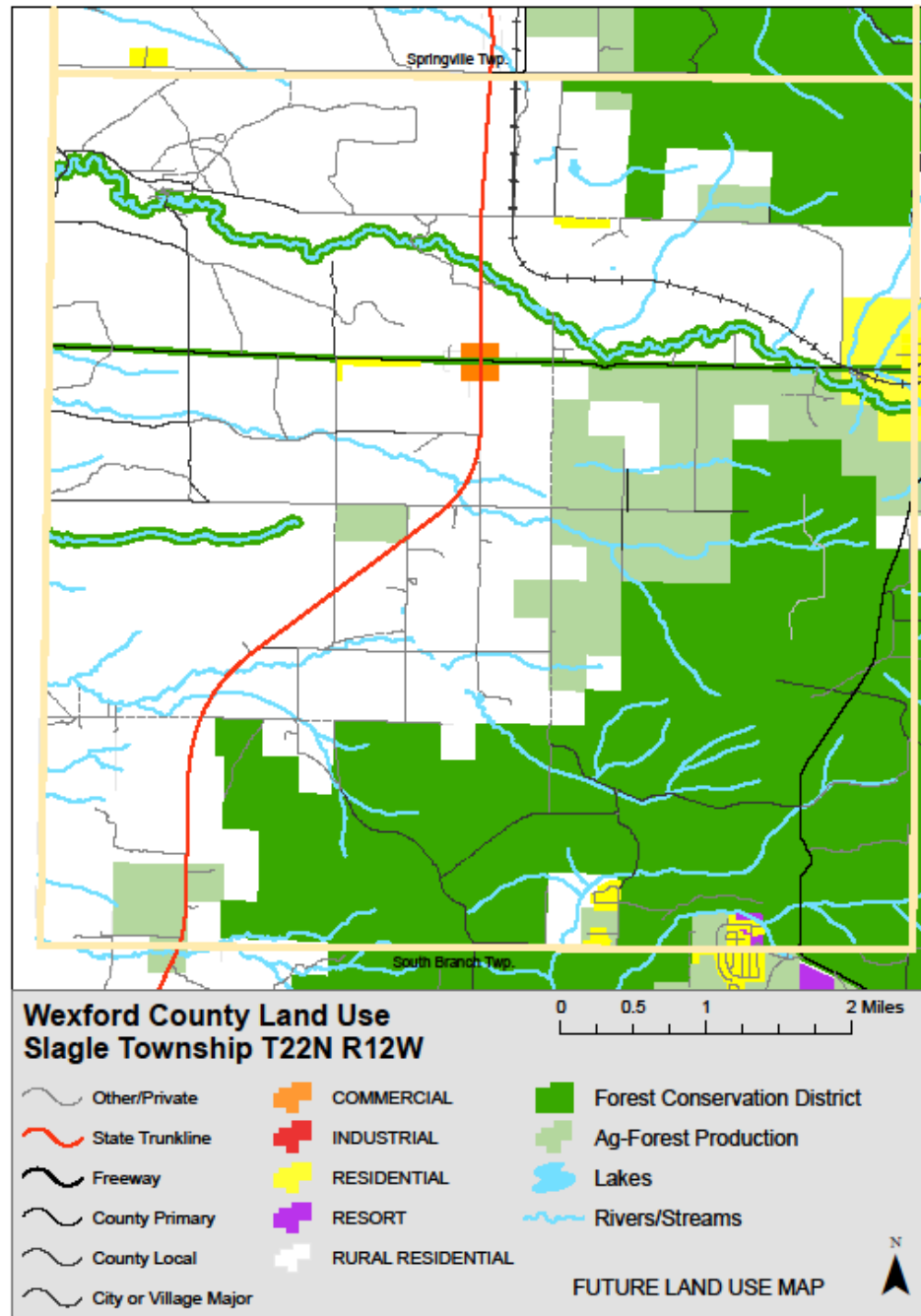
# Maple Grove Township



## Future Land Use

- Village of Kaleva
- Water Bodies
- Roads
- Neighboring Jurisdictions
- Forest & Wetland
- Public
- Commercial Mixed Use
- Historic Downtown
- Neighborhood Residential
- Suburan Residential
- Country Residential
- Industrial

# Slagle Township



# **Appendix C. Notice of the Public Hearing in a Regularly Circulated Newspaper**

# MARKETPLACE

Manistee News Classifieds: (231) 398-3119 • [classifieds@pioneergroup.com](mailto:classifieds@pioneergroup.com) • 12/19/24

## Deadlines:

Tuesday - Friday	Noon 1 Business Day Prior
Saturday, Monday	Noon Friday
Legal Advertising	Noon 3 Business Days Prior
Classified Display Ads	Noon 2 Business Days Prior

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Are you a current News Advocate print subscriber?

Email us your "terms for ads" code and we'll publish them for FREE!

Email your name, address, phone number & ad text to: [classifieds@pioneergroup.com](mailto:classifieds@pioneergroup.com)

## PLEASE CHECK YOUR AD FOR ERRORS

Cancellations or corrections must be received by 10 a.m. the day before publication. The News Advocate is responsible only for the first day's incorrect ad. Liability for errors shall not exceed the cost of space in which the error or omission occurred.

PAYMENT: All ads must be pre-paid. Visa, Mastercard, Discover, American Express, Check or Cash Prior to Deadline. STANDARDS: The Pioneer Group reserves the right to add or reject any ad at any time and to determine ad classification.

75 Maple Street, Manistee, MI 49660  
[www.manisteenews.com](http://www.manisteenews.com)

**DICKSON TOWNSHIP WILL** hold its Public Hearing to finalize its Draft Master Plan on Wednesday January 15th at 6:00 pm, at the Township Offices: 14270 N. Coates Hwy, Brethren, MI 49619. Members of the community are encouraged to provide feedback to the draft plan prior to or at the Public Hearing. Comments can be sent to Zach Vega, Community Planner at Networks Northwest, [zach.vega@networksnorthwest.org](mailto:zach.vega@networksnorthwest.org). The draft plan can be found at [networksnorthwest.org](http://networksnorthwest.org).

## 0015 Community Events

**BOYS AND GIRLS  
ELKS HOOP SHOOT**  
Saturday,  
December 28th  
Registration at 1pm  
Starts at 2pm  
Ages 8-13  
Located at the Armory  
Youth Project  
855 1st Street, Manistee

## 0032 Public Notices

### NOTICE OF PUBLIC HEARING

WHO: The Brown Township Planning Commission  
WHAT: A Public Hearing on the newly drafted Brown Township Zoning Ordinance  
WHEN: Monday, January 6, 2025 at 6:00 p.m.  
WHERE: Brown Township Hall 8233 Coates Hwy

WHY: To review the Brown Township Zoning Ordinance and respond to questions and comments from Township residents.  
HOW: Brown Township residents may access the Zoning Ordinance draft for review prior to the hearing by visiting the Township website at [www.browntownshipmi.com](http://www.browntownshipmi.com) and click on Resident Information and choose 0025 Zoning Ordinance (draft). Paper copies are available at the hall. To get a paper copy, call the Township Clerk, Deborah Kitchison at 231-510-4732 or the Planning Commission Chairman, Robert Wood at 231-887-7022.

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## 0110 For Rent

**APARTMENTS FOR RENT**  
1-2 Bedrooms \$795-\$895  
plus electric in Manistee, Ludington and Scottville  
Call 231-757-3187

Now accepting applications for our waitlist at 1 & 2 bedroom apartment homes for **Cherry Hill Apartments** in Manistee. Rent based on income. Starter fees units available. Call (231)723-8712 TTY 711. Equal Housing Opportunity

**NOW ACCEPTING APPLICATIONS** for our 1 and 2 bedroom apartments at Horizon Pointe Apartments. Horizon Pointe is a senior community serving those 55 years and older. Income Restrictions apply 231-598-2660 TDD 711 Equal Housing Opportunity

**NOW ACCEPTING APPLICATIONS** for our waitlist at Pritz Park Village for beautiful 2 & 3 bedroom apartments, call 231-881-4687. Income restrictions apply. TDD 711 Equal Housing Opportunity.

**It pays to advertise in the Classifieds!**

## 0110 For Rent

**CITY OF MANISTEE HOUSING COMMISSION NOW SEEKING QUALIFIED APPLICANTS FOR AFFORDABLE HOUSING**

1 bedroom units located in Century Terrace and Harborview. Income based rent with utilities included. Only minutes from downtown, active resident council, group activities, secured building and security cameras. Apply at 273 6th Ave. Manistee, MI 49660 (231)723-6201 or email [info@manisteehousing.com](mailto:info@manisteehousing.com)



## 0170 Items for Sale

**FREE: QUEEN SIZE** box spring, good condition. Call 231-287-8136 or 231-709-5008. Big Rapids

## 0250 Autos for Sale

**A COMPLETE SOFT-TOE** for a four door Jeep Wrangler JK (2007 to 2018). Original MoPar. Brand-new condition. Only used 3 summers. \$1100 OBO. Manistee. 231-289-1407

## TRUCKS

**2001 FORD PICKUP**  
F150, 2-wheel drive  
231-397-4413 Big Rapids.

## 0999 LEGALS

### CLAIMS NOTICE

**REVOCABLE TRUST**  
ROSE MARIE FISCHER TRUST, DATED AUGUST 1, 1985, AS AMENDED AND RESTATED

### TO ALL INTERESTED PERSONS:

Your interest in the estate may be barred or affected by the following:

The Settlor, Rose Marie Fischer (date of birth: December 7, 1930), also referred to herein as the "decedent," whose last known address was 2604 South Snyder Road, Wellston, Michigan 48086, died on August 1, 2024.

Creditors of the Settlor are notified that all claims against the decedent, decedent's probate estate, and decedent's trust (Rose Marie Fischer Trust) will be forever barred unless presented to the Trustees, Timothy W. Fischer, of 3945 Bossom Road, Wellston, Michigan 48086, and/or Susan M. McManis, of 10842 Lakeshore Road, Williamston, Michigan 48090, within four months of the date of publication of this notice.

Notice is further given that the trust estate will be thereafter assigned and distributed to the persons entitled to it.

**THIS NOTICE IS PUBLISHED** On December 19, 2024.

Kath Dykstra & Scott Gregory R. Kuh #702642  
5085 Anna Drive, Suite B  
Troy, MI 48064  
231-925-5322



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**HEARST COMMUNITY MEDIA GROUP**

**NEWS ADVOCATE**

Zupin Catering LLC is now taking orders for

**FRESH POLISH SAUSAGE**

Pick up on December 22 from 10am-5pm,  
December 23 from 10am-6pm,  
& December 24 from 10am-2pm.

**CALL JERRY ZUPIN TODAY! (231) 723-8683**  
ServSafe Certified | Insured | Licensed Caterer | Licensed Kitchen