

CHAPTER 4 EXISTING LAND USE

Pattern of Land Divisions

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Land division patterns for Hayes Township are discussed below.

The largest land owners in the Township are Dunmaglas Development Company with over 700 acres and Consumers Energy with nearly 440 acres. This Consumers Energy property served as the former Big Rock Point nuclear plant, which closed in 1997. Following the Big Rock Restoration Project, the property is available for re-use. Approximately 100 acres of the former Big Rock facility is owned by Entergy Corporation which holds the spent fuel rod casks and a buffer area. Additionally, the Little Traverse Conservancy owns some large parcels as well, totaling approximately 400 acres. Privately held tracts ranging in size up to approximately 200 acres are scattered throughout the interior of the Township.

Small tracts and subdivisions are primarily located in the vicinity of Bay Shore and along the Southwest portion of Susan Lake. Other small tract land divisions are occurring as small parcels along the roads are split from larger parcels. In terms of land division patterns, it is worth noting that some of the newer residential developments in Hayes Township are being created as site condominiums rather than traditional subdivisions. A site condominium does not actually create lots by land division. Therefore, a site condominium project may continue to appear as a large, undivided tract when it has already been converted to relatively dense residential use.

Existing Land Use Statistics and Characteristics

Hayes Township's land area is 28.3 square miles. The map of existing land use, shown as Figure 4-1, illustrates the distribution of land uses within the Township. Table 4-1 shows the percent of the township in each land use category. The existing land use map is a compilation of data from Charlevoix County, the State of Michigan, Township Planning Commission input, and additional field checking.

Little Traverse Bay Band of Odawa Indians property

The Little Traverse Bay of Odawa Indians currently has 140 acres in Hayes which is held in trust with the United States. Because federally recognized tribes have sovereign nation status, exclusive jurisdiction for Native American affairs rest with the Tribe. However, lands held in trust with the United States of America are governed by Tribe and Federal jurisdiction. Local units of government have no control over where the Tribe purchases land and what land is taken into trust for the benefit of the bands (where a casino is built). The Township should continue to pursue intergovernmental relations with the Tribe to stay informed of development plans and build positive relations with Tribal leaders. Communications with the Tribe indicate housing is planned for the 80 acre trust property located on Murray and Upper Bay Shore Roads.

TABLE 4-1: Existing Land Use HAYES TOWNSHIP		
Land Use Category	2007	
	Acreage	Percent of Township
Forested	6,807.09	35.2
Wetlands	3,900.01	20.2
Agricultural	3,123.33	16.1
Nonforest	2,487.06	12.9
Residential	1,967.09	10.2
Recreation	590.92	3.1
Industrial/Extractive/Util.	237.56	1.2
Water	143.67	0.7
Commercial	55.46	0.3
Beaches	28.91	0.1
TOTAL	19,341.10	100.0
Source: Michigan Resource Information System, Charlevoix County, Hayes Township Planning Commission and MCP&D.		

Forests and Wetlands

Forests, which include upland hardwoods and conifers, account for over 35 percent of Township land area in 2007. Heavily wooded areas are found throughout the Township, as can be seen in Figure 4-1. Of the forested land, approximately 400 acres are protected in conservancy preserves additional private lands are protected through conservation easements, see Chapter 6 for more details.

Wetlands include land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes, or bogs. Wetland areas may also include land which supports lowland hardwoods and conifers. Wetland information was not verified by field inspection when these maps were compiled. Thus, the areas shown as wetlands by Michigan Resource Information System (MIRIS) may not actually meet State and Federal criteria for legally regulated wetlands.

Wetland areas comprise more than 20 percent of the Township in 2007. As illustrated in Figure 4-1, a significant portion of the wetlands in the Township are located in the northwest portion of the Township. Wetlands also occur in scattered locations throughout the Township which have not been developed.

Agricultural

As shown in Table 4-1, agricultural lands occupy more than 16 percent of Township land area in 2007. As is illustrated in Figure 4-1, the active agricultural lands are dispersed across the Township.

The agricultural classification also includes agricultural lands which have been placed in the Conservation Reserve Program. This program pays farmers to remove certain erodible lands from agricultural production.

Nonforested

The nonforested land category consists of herbaceous open and shrub land. As shown in Table 4-1, the percent of nonforested land in the Township is nearly 13 percent in 2007. Nonforested lands are scattered throughout the Township, as shown in Figure 4-1.

Residential

As can be seen from Table 4-1 and Figure 4-1, the amount of land being used for residential purposes was approximately 10 percent of the township in 2007.

The pattern of residential development within the Township is shown in Figure 4-1. Residential use has been the land use along the lakeshores of Lake Charlevoix and Susan Lake. Additionally, small tract land divisions continue to occur along many of the Township roads.

Recreation and Institutional

Recreation currently comprises about three percent of Hayes Township. The public recreation lands in Hayes Township primarily consist of Dunmaglas golf course and the Charlevoix Country Club. Churches, cemeteries and municipal facilities are included in the institutional portion of this category.

Industrial/Transportation/Extractive

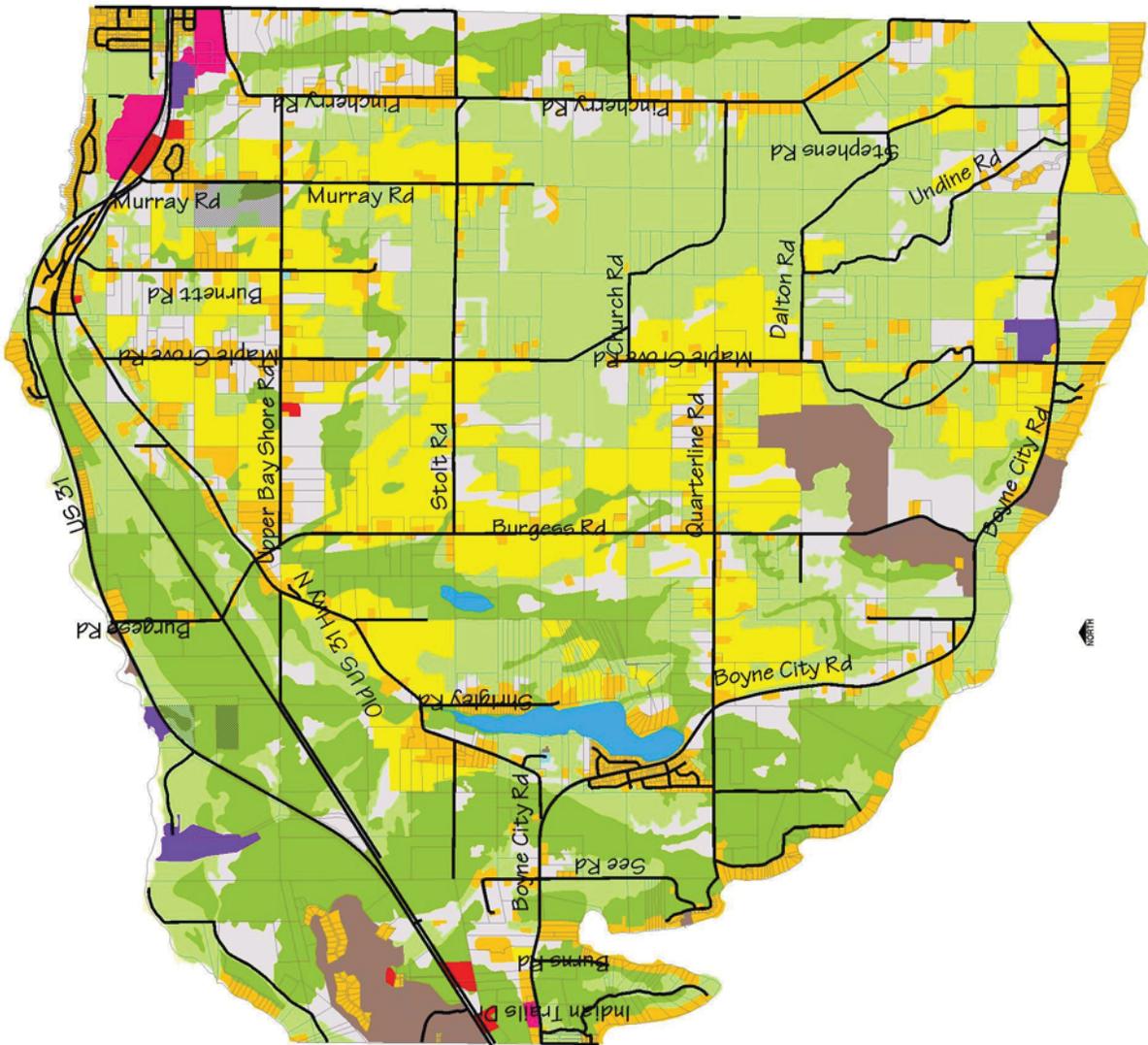
Table 4-1 shows a combined percent for industrial and extractive uses. As of 2007 this land category makes up less than two percent of the Township. Also included in this category are transportation and utilities, such as utility line corridors.

Commercial

Table 4-1 shows that the amount of land developed as commercial in Hayes Township is one percent and is comprised of a few businesses along US-31 at both the eastern and western edges of the township.

Hayes Township Existing Land Use/Cover Map

2007



Existing Land Use/Cover Categories

- Residential
- Commercial
- Industrial
- Institutional
- Extractive
- Recreational
- Agricultural
- Upland Nonforest
- Upland Forest
- Water
- Wetlands
- Beaches

0 3,000 6,000 9,000
Feet

Tribal Trust Property

Figure 4-1

Sources:
Michigan Department of Natural Resources,
Charlevoix County GIS Department,
and M. C. Planning & Design

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