

001
HAYES TOWNSHIP
PLANNING COMMISSION
AGENDA
June 19, 2018

- ☐ Call to Order
- ☐ Pledge of Allegiance
- ☐ Review Agenda
- ☐ Declaration of Conflict of Interest (if any)
- ☐ Public Hearings _ none
- ☐ Public Comments Unrelated to Agenda Items
- ☐ Approval of Minutes

- ☐ Report of Township Board Representative to the Planning Commission
- ☐ Report of Planning Commission Representative to the Zoning Board of Appeals
- ☐ Zoning Administrator Report
- ☐ New Business
 - Discuss how PC would like to look at and move forward with Township Master Plan. Sample items for consideration: non-conforming lots, wood boilers, work force housing, septic systems, etc...

 - Discussion with supervisor Vanzee regarding other townships and Master Plans. Zoning Administrator digital copy of Resort Township Master Plan received discussion.

 - Waterfront Development Review subcommittee of the Planning Commission discussion.
- ☐ Old Business
- ☐ Set Public Hearing Dates
- ☐ Set/Confirm Date of Next PC Meeting
- ☐ Planning Commission Comment
- ☐ Public Comment

□ Adjournment

Draft Minutes of the
Hayes Township Planning Commission meeting
May 15, 2018

Members attending: Cliff Biddick, Matt Cunningham, Marilyn Morehead, Ed Bajos, Roy Griffiths and Larry Sullivan Zoning Administrator.

Also present : Sue Meier, Lois Elzinga, Kim Marchewitz, Mike Marchewitz, Jodi Bunting, Michael Shumway, Suzanne Shumway, William Foley, Gene Foley, Ron Shanks, and Julie Collar.

The meeting was called to order by Vice Chairperson Marilyn Morehead at 7:03 pm, and she asked all to join in reciting the Pledge of Allegiance. This was followed by a review of the agenda. It was noted that the first public hearing scheduled was to be continued until such time as the site plan is finished and submitted.

Declaration of Conflict of Interest:

There were no declarations of a conflict of interest.

The regular meeting was suspended at 7:05p and will resume after the conclusion of the Public Hearing.

The regular meeting of the PC reconvened at 7:51p.

Public Comments Unrelated to the Agenda Items:

A question was raised asking about the plans for internet service provided by Great Lakes energy. It is anticipated that service may be offered as early as this fall.

Approval of Minutes:

Mr. Bajos moved to accept the minutes as written, Mr. Cunningham seconded the motion. Motion passed unanimously.

Report of Township Board Representative to the Planning Commission:

Prior to the report Mr. Sullivan distributed the new updated version of the zoning ordinance. Mr. Cunningham reported that there were two special meetings and one regular meeting of the BOT since the April PC meeting. The first held on April 20, 2018 whose purpose was to execute a letter of engagement for Miller Canfield and also to consider the Elliot Falls rezone request. Both Measures passed. On May 7, 2018 a second special meeting was held to consider the grant application for a loan and notice of awarding the contract to MDC construction for work at Camp Seagull. Both actions were passed. On May 14, 2018 the BOT held the regular meeting and appointed Carol Madison to the Library board, reviewed and tabled the road bid for Upper Bay shore road repairs. The board will be seeking a new auditor for the township, the board approved a millage appropriation grant for Camp Seagull which consists of a tent and a boardwalk. Sherriff Vondra presented the Sherriff's report. Marlene Golovich

and Robin Craft signed phase one of the contract for Camp Seagull. Comment was made regarding the form of the approved PC minutes and posting them on the website. The BOT asked that the PC consider adding language to the zoning plan regarding connected structures and accessory buildings and the housing problems in Hayes Township.

Mr. Sullivan expanded on the accessory building issue and specifically how the identification of the kitchen defines a dwelling. When new buildings are added to existing dwellings and a new kitchen is created the kitchen in the old dwelling is decommissioned. It appears that there are instances where after the new dwelling is occupied the old dwelling kitchen is reactivated and the effect becomes two dwellings instead of one. A second concern with attached buildings is that by attaching the accessory building it is possible to exceed the maximum square footage of stand-alone accessory buildings. The BOT asked the PC to consider the issue to with an eye to improving the situation. The issue will be included in the PC master plan discussions.

Mr. Cunningham continued the report by stating that the BOT is looking to approve \$3000 for the use of a professional planner by the PC. The BOT wants to adopt a policy on continuing education for the PC and Zoning board of Appeals. The next regular meeting of the BOT is scheduled for June 11, 2018 at 6pm to discuss the budget. Ms. Morehead asked if there were any specific thoughts on the continuing education issue from the BOT? He responded that the BOT noted that no one on the PC has attended any training this last year and that we needed to insure that our members stayed current with PC related topics to limit exposure to legal/ insurance claims. Discussion on potential strategies to comply with this ensued.

There being no further comments Ms. More head noted that the Zoning Board of Appeals did not meet and that would be no report.

Report of the PC Representative to the ZBA:

There is no report.

Zoning Administrator's report.

Mr. Sullivan reviewed the written report available on the township website. Two permits were issued last month. Two land division requests were received last month. One nuisance complaint was filed in April. The property has been foreclosed and the owner, Di-tech Holdings llc., has been notified by letter of the issue and a notice to clean-up the property. It also appears that the Raby property on Townline Road is again in violation of the nuisance ordinance and has been cited again.

The Grady Graham issue has moved forward as he has secured a landscape architect to develop plans for restoring the shoreline strip. Upon a finding of compliance with the ordinance they will notified to begin plantings.

The violation involving two horses on a residentially zoned parcel has been resolved. Spare Key Winery has been placing signs in violation of the ordinance. The owners have been cited and if the signs reappear the owners will be cited and enforcement action will begin.

The two short term rental applications were inspected and one is awaiting an evaluation from the Health Department regarding the proposed capacity of the dwelling, and the other was missing a few small items to be in compliance. Upon the proof of receipt of those items the license will be able to be issued.

Mr. Sullivan attended three Township meetings and the PC training session in April. He has also been researching an easement question that arose in the Falls SUP initial review and will develop further information on it. There being no questions we moved to new business.

New Business:

A draft budget was presented to give to the BOT for their annual budget considerations. It appears that the BOT has made some preliminary decisions regarding the budget and they decided on a smaller number for the professional planner usage based on discussions with Beckett Raider. Discussion then followed on the topic of the assistant clerk and her work for the PC. IT is to be continued in the next budget cycle. There is no further discussion to be had on the topic until the budget has been adopted.

Old Business:

There is no old business on the agenda

Set Public Hearing Dates:

There are no public hearings to be scheduled at this time.

Set /Conform Date of Next PC Meeting:

The next regular meeting is scheduled for June 19, 2018 at 7 pm.

Planning Commission Comments:

Mr. Bajos asked about the receipt of packets in the mail and the lead time given to PC members to review the contents of SUP and other actionable applications. Mr. Bajos further commented on the issue regarding how the packets are developed and distributed and the timing of the distribution. Ms. Morehead commented on the issue of timing and support. Mr. Griffiths asked that special hearing materials be distributed so that it can be reviewed prior to the meeting. He further asked if Mr. Sullivan would like a decision from the PC to enact a timeline for submission of applications prior to consideration by the PC. Mr. Sullivan replied that he was comfortable instituting that type of deadline on his own.

Public Comments:

There were no public comments.

Adjournment: At 8:37 pm.

Minutes Submitted by: M. Morehead

Compiled by: R Griffiths

Draft

Hayes Township Planning Commission

Public hearing on a request for a Special Use Permit

May 15, 2018

Mr. Ron Shanks, 7977 Pincherry Rd. Charlevoix, MI 49720, Property Tax ID 125-009-00, requested a Special Use Permit (SUP) for the establishment of a Fireworks storage magazine on his property. This would serve his Cottage Industry which is conducted outside of the residence. Mr. Sullivan, Zoning Administrator, distributed the packet of information to the PC for review. The chair asked for a five minute period to review the documents. At the conclusion of the review period, Ms. Morehead asked Mr. Sullivan to present an overview of the application and his review of the materials to date.

Mr. Sullivan stated that this request was made to facilitate the Mr. Shanks home based business which takes place in an area that is not attached to the residence and as such it requires a SUP. The property is zoned agricultural and home based businesses are allowed in the district and as a cottage industry it is allowed in this zoning under the SUP provisions. All necessary paperwork was submitted and proper public notice of the meeting was given by the Township as well as letters mailed to those whose property lies within 330 feet of the applicant's property. The applicant also provided a list of responses to the criteria that is used to evaluate the SUP.

Mr. Shanks gave a brief overview of his proposed fireworks storage container and the location of it on his property. He explained the types of fireworks to be stored and the requirements of The Bureau of Alcohol, Tobacco, Firearms and Explosives (BATFE) for storage facilities. Mr. Shanks has a federal explosives permit issued by the BATFE and has been conducting fireworks displays for over 20 years, he is not engaged in retailing of fireworks. The proposed site was inspected by the BATFE and the 8' x 20' shipping container meets the criteria for a type 4 magazine (storage container). The site meets all the required distances from roads and structures. Given the distance from the wholesale suppliers of the fireworks to Mr. Shanks, the storage facility would greatly ease the burden of maintaining a supply of firework for his shows especially in the event of there being dud or misfired charges which are required to be kept in legal storage containers until such time as they can be returned to the supplier.

Mr. Sullivan commented that he had been contacted by BATFE regarding the application for a magazine and they indicated that they would need approval from the local community and the local fire chief of the department that services the location. He then described the terrain of the proposed location and how it might mitigate damage from an accident should it happen. The Cottage industry classification, that this application is filed under, is an allowed use in the Ag district.

Ms. Morehead next called for public comment from the audience. Gene Foley, neighbor, spoke in favor of the application. Kim Marchewitz, neighbor, spoke in favor of the application. Mike Marchewitz, neighbor, spoke in favor of the application.

Michael Shumway, neighbor, asked about the quantity of the materials to be stored and whether there was a disaster plan prepared in the event of an accident? Mr. Shanks replied that although the container would be licensed to hold up to 10,000 pounds, he does not anticipate keeping that large a supply. He also prepared the site in accordance with BATFE criteria which specifies clear space areas surrounding the magazine to mitigate fire spread. He is also allowed to only keep "low explosive" charges in the magazine with no storage of "bulk salutes". The container is ¼" corrugated steel and should withstand a fire. Mr. Shumway asked if it was a typical used shipping container and if it was subject to rust issues. Mr. Shanks replied that it was a brand new container and that a maintenance schedule was required for the permit. Mr. Shumway then asked further about the setbacks and the distances from his property? Mr. Shanks replied that the proposed site exceeded all the required setbacks. The other neighbors spoke up claiming that they would all act as a fire brigade to respond in the event of an accident. Jodi Bunting, neighbor, spoke in favor of the application. Mr. Shumway asked again for clarification on the distances from which brush and combustibles are required to be cleared from around the magazine? Mr. Shanks replied that the brush has been cleared back for a 25' radius of the magazine.

At this point, Ms. Morehead closed the public comments and called for the PC to begin deliberations. Mr. Griffiths asked for clarification on the storage of "salutes"? Mr. Shanks answered that the criteria was based on the size of the salute and the 50 % ratio of other types of fireworks to salutes stored is considered safe as long as they are no greater than 1.3 rated shells. Mr. Biddick asked for clarification on the rating of this type of magazine. Mr. Shanks replied it was a type 4 rating.

Ms. Morehead then explained that there are there groups of standards that must be evaluated in the process to grant a SUP in a cottage industry that is not attached to the residence. The first is on page VI,2 Standards for granting special use permit, number 4 A through H. Ms. Morehead read aloud each of the following and a determination of compliance with the standard was made, decision in **Bold Type**.

Standards for granting Special Use Permit

The Planning Commission shall approve, or approve with conditions an application for a special land use permit only upon finding that the proposed special land use complies with the following standards:

A. Allowed Special Land Use

The property subject to the application is located in a Zoning District in which the proposed special land use is allowed. **Yes this is an allowed use in the Ag zoning.**

B. Compatibility with Adjacent Land Uses

- 1) The proposed use subject to a special use permit shall be designed, constructed, operated and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
- 2) The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public road or seen from any adjacent land owned by another person.
- 3) If deemed necessary by the Planning Commission, the hours of operation

that the special use is allowed to operate, be open or otherwise occur, shall be imposed as a condition of approval to ensure compatibility with the surrounding land uses. **Yes this complies with the standard.**

C. Public Services

- 1) The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity.
- 2) The proposed special land uses will be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services. **Yes this complies with the standard.**

D. Economic Well-Being of the Community

The proposed special land use shall not be detrimental to the economic well-being of the surrounding residents, businesses, landowners, and the community as a whole. **Yes this meets the standard.**

E. Compatibility with Natural Environment

The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the Township or the natural environment as a whole. **Yes this meets the standard.**

F. Compliance with Specific Standards

The proposed special land use complies with all applicable specific standards required under this Ordinance. **Yes this meets the standard.**

G. Conditional Approvals

The Planning Commission may impose reasonable conditions with the approval of a special use permit, pursuant to **Section 9.03** of this Ordinance. **No conditions attached.**

H. Performance Guarantee Required

The Planning Commission may require an applicant to provide a performance guarantee in connection with the approval of a special use permit, pursuant to **Section 9.06** of this Ordinance. **The use does not require a performance guarantee by the Planning Commission.**

Next Ms. Morehead led the PC through the review of the Cottage Industry determination contained in Section III pages 13-14, as follows, decision in **Bold Type**.

Cottage Industries:

A. Cottage industries may be permitted as a special use in any zoning district in which single-family dwellings are permitted, subject to review and approval by the Planning Commission. Cottage industries shall be allowed on the basis of individual merit, a periodic review of each cottage industry shall be performed to ensure the conditions of approval are adhered to. If a premises is sold, leased, or rented to a party other than the applicant, the permit shall be reviewed for compliance with the original permit by the Zoning Administrator. If any changes are necessary, the request will be reheard by the Planning Commission.

B. Cottage industries shall be incidental and subordinate to the use of the premises for residential purposes and shall not detract from the residential character of the premises or neighborhood. There shall be no exterior evidence of such industry. **Yes this meets the standard.**

C. The floor area of such buildings used for a Cottage Industry shall not exceed twenty four hundred (2400) square feet. **Yes this meets the standard.**

D. The outdoor storage of goods and/or materials of any kind is prohibited unless screened (by a tight-board wood fence, landscaped buffer, landscaped berm, etc.) from view from neighboring property and road rights-of-way. If required, the type of screening shall be determined at the discretion of the Planning Commission. **Yes this meets the standard.**

E. Cottage industries shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and surrounding zoning district. Any machinery, mechanical devices or equipment employed in the conduct of a Cottage Industry shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other condition in excess of that typically associated with the use of the premises for residential purposes. **Yes this meets the standard.**

F. Traffic and delivery or pickup of goods shall not exceed that normally created by residential uses. **Yes this meets the standard.**

G. Cottage industries shall be conducted only by the person or persons residing on the premises. However, if the Planning Commission finds that additional employees or assistants are necessary to conduct the cottage industry, it may allow up to three such additional employees or assistants. **At most there would be one employee due to Federal licensing requirements, Yes this meets the standard.**

H. To ensure that the cottage industry is compatible with surrounding residential use, a "not-to-exceed" number of vehicles that may be parked at any given time during business operations shall be established by the Planning Commission during the review and approval process. **Yes this meets the standard.**

I. To reduce the any adverse impacts from the cottage industry on adjoining properties, the Planning Commission shall approve the hours of operation for the cottage industry. **Yes this meets the standard.**

Ms. Morehead then called for a vote on meeting the approvals of a cottage industry application and the special use permit. Mr. Biddick – yes, Mr. Cunningham – yes, Ms. Morehead – yes, Mr. Bajos – yes, Mr. Griffiths -yes.

Ms. Morehead then directed the PC to the Site Plan Review approval process, Section V pages 4-5 as follows: (Decisions in **Bold Type.**)

5. Standards for Granting Site Plan Approval:

A. The Planning Commission shall approve, or approve with conditions, an application for a site plan only upon a finding that the proposed site plan complies with all applicable provisions of this Ordinance and the standards listed below, unless the Planning Commission waives a particular standard upon a finding that the standard is not applicable to the proposed development under consideration and the waiver of that standard will not be significantly detrimental to surrounding property. The Planning Commission's decision shall be in writing and shall include findings of fact, based on evidence presented on each standard. These standards are listed in subsections 1-11 listed below.

1) All elements of the site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development of surrounding property for uses permitted in this Ordinance. **Yes this meets the standard.**

2) The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas. **Yes this meets the standard.**

3) Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties. **Yes this meets the standard.**

4) The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants. **Yes this meets the standard.**

5) All buildings or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides. **Yes this meets the standard.**

6) Every structure or dwelling unit shall have access to a public street, private road, walkway or other area dedicated to common use. **Yes this meets the standard.**

7) All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened, by a vertical screen consisting of structural or plant materials no less than six feet in height. **Yes this meets the standard.**

8) Exterior lighting shall be arranged as follows: **Not applicable, no lighting planned.**

a) It is deflected away from adjacent properties.

b) It does not impede the vision of traffic along adjacent streets.

c) It does not unnecessarily illuminate night skies.

9) The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way. **Not applicable to this project.**

10) All streets shall be developed in accordance with any adopted Township private road standards, or if a public road, the County Road Commission specifications. **Not applicable.**

11) Site plans shall conform to all applicable requirements of state and federal statutes and the Hayes Township Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits before the actual zoning permit authorizing the special land use is granted. **BATFE approval and local Fire Chief approval granted.**

B. The Planning Commission shall seek the recommendations of the Fire Chief, the Charlevoix County Road Commission, the County Health Department, and the Michigan Department of Natural Resources, where applicable. **Yes meets the standard.**

Ms. Morehead then moved for a vote on granting the site plan approval, Mr. Bajos seconded the motion. Mr. Biddick-yes, Mr. Cunningham-yes, Ms. Morehead-yes, Mr. Bajos-yes, Mr. Griffiths-yes. Motion passed. The Public hearing was adjourned at 7:50 pm.

MASTER PLAN

2018 Update



2018 Updated Adopted Plan

Planning Commission Adopted: _____ Township Board Adopted: _____

With Planning Assistance provided by:

W. Randolph Frykberg, Ph.D.
Township Planner

Larry Houghton, Zoning Administrator/Deputy Clerk

RESORT TOWNSHIP

Emmet County, Michigan

2018 Master Plan Update

Prepared by:
Resort Township Planning Commission

Robert Bradley, Chair

Members

Holly Angeleri (beginning 2017)

Lisa Blanchard

Donald Caird (through 2016)

Janet Mancinelli (through 2016)

Peter Schwartzfisher

Greg Somers (beginning 2017)

Ed Stokel

Frank Tarquini

Adopted

Planning Commission: _____

Township Board: _____

With Planning Assistance provided by:

W. Randolph Frykberg, Ph.D.
Township Planner

Larry Houghton, Zoning Administrator/Deputy Clerk

RESORT TOWNSHIP MASTER PLAN 2018 UPDATE

TABLE OF CONTENTS

Title Page.....	i
-----------------	---

Table of Contents.....	ii
------------------------	----

Chapter

1. INTRODUCTION.....	1-1
----------------------	-----

2. TOWNSHIP SOCIAL AND ECONOMIC CHARACTERISTICS.....	2-1
--	-----

3. NATURAL RESOURCES.....	3-1
---------------------------	-----

4. EXISTING LAND USE.....	4-1
---------------------------	-----

5. COMMUNITY SERVICE, FACILITIES, AND TRANSPORTATION.....	5-1
---	-----

6. SIGNIFICANT LAND USE ISSUES.....	6-1
-------------------------------------	-----

7. COMMUNITY GOALS AND POLICIES.....	7-1
--------------------------------------	-----

8. FUTURE LAND USE RECOMMENDATIONS.....	8-1
---	-----

9. PLAN ADOPTION AND IMPLEMENTATION.....	9-1
--	-----

APPENDIX A: Resort Township Citizen Survey Findings - 2010

CHAPTER 1

Introduction

Purpose and Planning Process

The purpose of the Resort Township Master Plan is to provide guidelines for future development, while protecting the natural resources and rural character of the Township. This plan presents extensive background information including socio-economic data on the Township; description and mapping of natural resources; and inventory of existing community facilities. The background information is analyzed to identify important characteristics, changes and trends occurring in Resort Township. Community concerns were identified based on numerous outreach efforts, including the 2010 property owner survey, public forums, previous survey and planning efforts, and input from a Master Plan working group. Goals and policies were developed to guide future development based on the background studies, key land use trends and community issues. These goals, plus a detailed map of existing land use, provided the basis for the Future Land Use Map. This map specifies where the various types of future development ideally will be located in the Township.

This plan also provides suggestions for carrying out the identified goals and policies. The guidance provided by this Master Plan will be utilized in reviewing and updating as needed the Resort Township Zoning Ordinance to ensure consistency, as well as other measures the Township is authorized to take.

Location and Regional Setting

Resort Township is located in the southwest corner of Emmet County, which is situated in the northwest region of Michigan's Lower Peninsula. Resort Township comprises 21 square miles of the County's 468 square miles. Although smaller than a standard geographic township in land area (21 square miles versus the standard 36 square miles) Resort Township actually contains part of four congressional or survey townships. The Township's irregular size and shape is due to the shorelines of Lake Michigan and Walloon Lake. The distance from the north boundary to the south boundary is approximately seven and three quarters miles, with the east to west distance at approximately six miles. Resort Township is bounded on the north by the Little Traverse Bay, on the east by Bear

Creek Township and the north arm of Walloon Lake, and on the south and west by Walloon Lake and Charlevoix County. The City of Petoskey borders the northeast corner of Resort Township. The City of Charlevoix and Traverse City are approximately 10 and 62 miles southwest of the Township, respectively. Figure 1-1 illustrates the Township's proximity to a number of other communities in Michigan.

Historical Context

The following information on the history of Resort Township is taken from the "Historical Notes About Resort Township" and the book *Resort Township Remembers*, prepared by the Resort Township History Committee.¹

The area now known as Resort Township was originally inhabited by Native Americans of the Odawa Tribe (formerly known as Ottawa). Most of these Native Americans spent the winter months farther south but returned each year to their settlements along Little Traverse Bay and Walloon Lake. Access to Walloon Lake was not easy; it required a one mile land portage from Little Traverse Bay to the head of the Lake. The Native Americans liked to camp near Walloon Lake because of the good fishing and hunting opportunities. After the arrival of the white settlers, the Native Americans stayed throughout the winter months and helped in the lumber camps.

The boundaries of the area now known as Resort Township changed several times between 1853 and 1897. In 1853, the area was included in the newly organized Emmet County. In 1869, this area became part of Charlevoix County. The Charlevoix County Board of Supervisors organized Resort Township in 1880. In 1896, however, Resort Township was again attached to Emmet County by an act of the legislature. Finally, in 1897 the Emmet County Board of Supervisors altered the boundaries yet again and created Resort Township as it is known today.

The early Township settlers were primarily involved in lumbering, farming and the lime and cement production industries. Much of the lumbering was done during the winter by farmers with their teams of horses. In the early days, Resort was primarily forested and the early settlers cleared the land in order to farm and produce the food needed to support their families. Agriculture expanded to play a significant role in the history of Resort Township. Early farmers raised a variety of crops, including

¹Resort Township History Committee: Alden Genshaw, Frank Holzchu, Fred Miller, Gilbert Morford, Mildred Rehkopf, and Edna Risk.

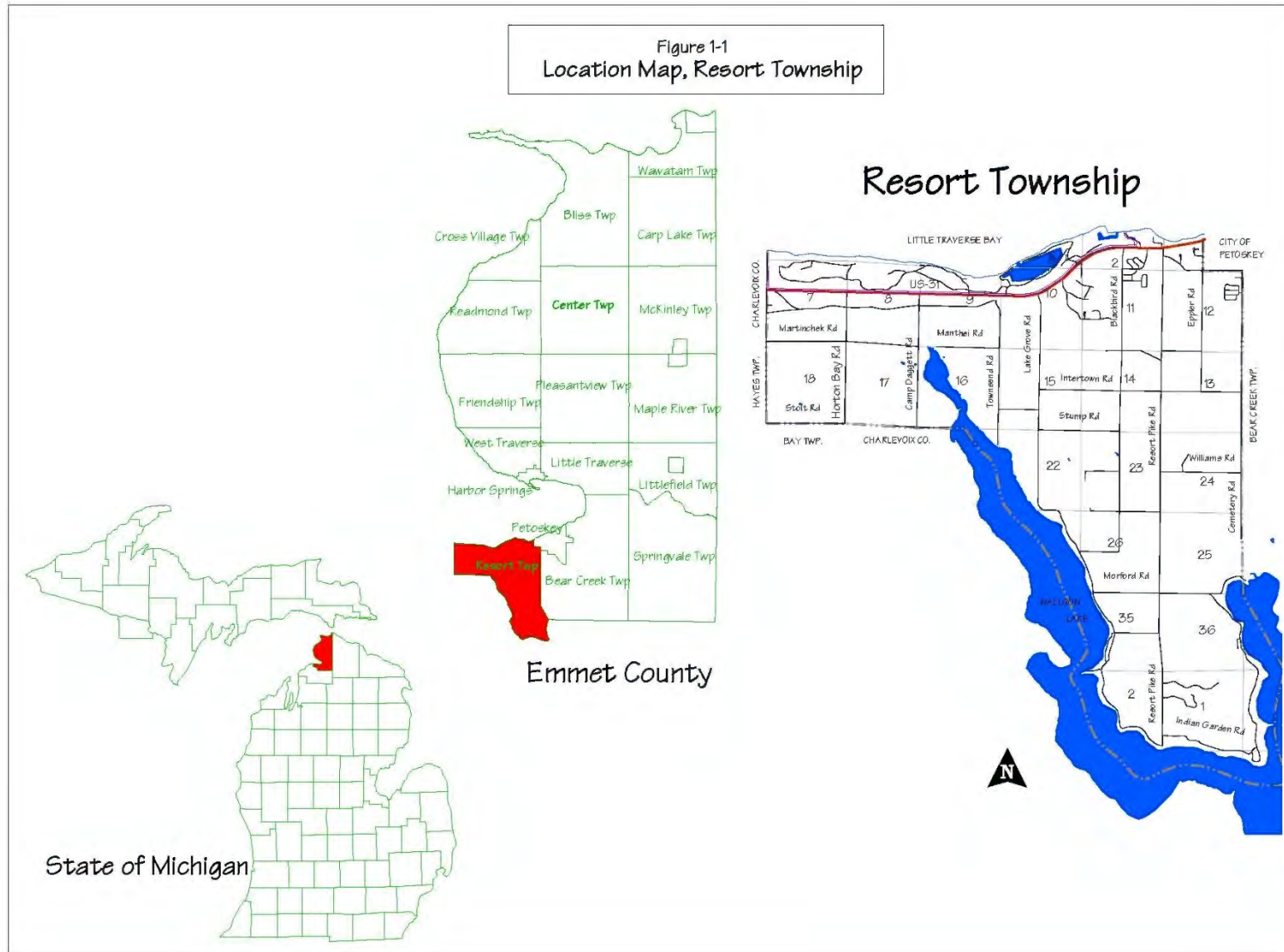


Figure 1-2
Resort Township- 2009 Parcel Map



corn, beans, potatoes, sugar beets, radishes, strawberries and certified seed potatoes. Later dairy cows were also raised in the Township. Much of the Township still remains in agricultural use today, with a few centennial farms located in Resort Township.

Building and maintaining schools was one of the first tasks carried out by the first Township officials and settlers. Included among the list of Township founders are the names Bacon, Botsford, Couch, Conn, Cole, Davis, Depew, Ernst, Eppler, Genshaw, Grimes, Henderson, Light, March, Morford, Miller, McConnell, Nadolsky, Nickles, Piehl, Ranall, Ramsby, Rehkopf, Reise, Rebery, Kalbfleisch, Shepard, Stark, Storck, Tubbs, Williams, Wright, Woode, and Zink. Several descendants of these early settlers live in Resort Township today.

Lime and cement also played an important role in the industrial history of Resort Township. The first lime was shipped from the kilns in Resort in 1885. The lime industry employed many residents directly or indirectly, as coopers, blacksmiths, or in the sawmills. In 1920, the lime kilns were abandoned due to a lack of demand. In 1921 the Petoskey Portland Cement Company began production of cement. The operation eventually grew to employ 375 people in 1952 and was sold to Penn Dixie Corporation in 1955. The corporation filed bankruptcy in 1979 and closed the 1,100 acre operation in 1980. The closing of the cement company had a severe impact on the lives of Township residents, leaving a significant number of people unemployed. After many years and a few failed development proposals, the property is now developed as Bay Harbor, a luxury mixed-use development. The conversion of the Penn Dixie (former Dundee) property to a luxury residential and recreational use is a contributing factor to the community growth and the changing character of the Lake Michigan shoreline in the Township.

For an additional in-depth reference concerning the history of Resort Township including discussions about its formation, early settlers, industries, cottage and hotel development, see *Resort Township Remembers*, published in 1992 by a committee headed by Mildred Eppler Rehkopf.

The Status of Planning and Zoning in Resort Township

Resort Township adopted a permanent Township Zoning Ordinance on January 7, 2003, after operating under an Interim Township Ordinance for approximately two and a half years. Resort Township adopted an initial Comprehensive Plan in 1996 and amended the plan in 2000 to add an amendment regarding the Historical Resources, and updated the Plan again in 2005. Due to changes and growth pressures in the Township, the Master Plan Update of 2010-2011 included a thorough review and update. The 2017 Master Plan Update for Resort Township utilized information from the

earlier planning efforts as a starting point, and updated the information as appropriate, including incorporating data from the 2010 census and the 2014 Census American Fact Finder estimates.

Resort Township established a Planning Commission in May 1988; however, a planning committee existed prior to the formal establishment of the Planning Commission. Since adopting the Interim Zoning Ordinance in June 2000, the Township has been responsible for the administration of zoning regulations in the Township. Previously, the Planning Commission reviewed local zoning issues and development proposals in the Township and made recommendations to the County. However, the Township's recommendations on zoning and development, while under the jurisdiction of the County Zoning Ordinance, had no legal standing. Lack of standing and ultimate say contributed to the Township's desire to adopt its own zoning ordinance.

Updated zoning ordinances supported by up-to-date Master Plans land use plans are considered the main tool Michigan communities have at their command to control land use patterns and development pressures. In order to exert local control over future development, Resort Township decided to develop a Township Zoning Ordinance coordinated with the Comprehensive Plan (Master Plan). The interest in adopting a Township Zoning Ordinance was heightened due to increased development pressures related, in part, to the Bay Harbor development. As the Bay Harbor development has progressed, other development pressures also have continued to increase on properties along US-31 and at other locations throughout the Township.

The Little Traverse Bay Band of Odawa Indians owns approximately 95 acres of property with frontage on both Cemetery and Eppler Roads in the northeastern portion of the Township. The property is the site of the Odawa Casino Resort and is planned to have a future conference facility. This property has been placed in tribal trust and thus holds sovereign nation status; consequently it is not under the jurisdiction of Resort Township. The Township continues to work cooperatively with the Little Traverse Bay Band of Odawa Indians to limit access from the west and address design concerns of the facility.

CHAPTER 2

Township Social and Economic Characteristics

Population

According to the U.S. Census Bureau, the population of Resort Township in 2010 was 2,697 persons (1,351 male - 1,345 female), averaging 141 persons per square mile of land area for the Township's 19.13 square miles of land area (21.6 square miles total, including water), an increase from 108.1 persons per square mile in 1990 and 129.6 persons per square mile in 2000. This 2010 population density can be compared to 72.6 persons per square mile for Emmet County and 175.0 persons per square mile for the State of Michigan. The July 2015 Census Bureau population estimate for the Township is 2,739.

In discussing the population for Resort Township, however, it is important to note that the figure presented by the 2010 Census does not reflect the actual number of persons residing in the Township during the summer months. This situation can be seen throughout much of northern Michigan. The Census tally, taken on April 1st, does not count residents who winter elsewhere. Respondents are asked to declare a permanent residence different from their April location, if more than six months are spent at the alternate address. However, many fail to do so for reasons of misunderstanding or for tax purposes.

The 2010 Census data for housing characteristics show 340 units or 23.3 percent of the total 1,460 housing units as seasonal, recreational or occasional use homes. With this in mind, it is reasonable to expect that the Township's resident population increases by at least 23 percent during periods of time in the summer months. In addition, many summer visitors stay at private lodging places or at the homes of family or friends.

Table 2-1 provides population statistics for Resort Township and Emmet County for the period from 1970 to 2010. As can be seen, the Township has experienced significant population growth during each of the decades between 1970 and 2010, with the most substantial growth occurring between 1970 and 1980, when the township grew more than 67 percent. More recently, between 1980 and 1990, the Township experienced growth of more than 22 percent and nearly 20 percent between 1990 and 2000. Between 2000 and 2010, Resort Township population once again grew at a rate more than double the County's rate of growth. This growth has not been widespread, but

generally, in only parts of the Township such as the lakefront and some wooded subdivisions.

Table 2-1: Population Changes 1970-2010 Resort Township & Emmet County									
	1970	Percent Change	1980	Percent Change	1990	Percent Change	2000	Percent Change	2010
Emmet County	18,331	25.4	22,992	8.9	25,040	8.9	31,437	4.0	32,694
Resort Twp.	1,009	67.2	1,687	22.6	2,068	19.6	2,479	8.8	2,697
Source: Bureau of Census.									

Age Distribution and Racial Make-up

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Age distribution for Resort Township in 2010 reflects a population with essentially the same median age as that of Emmet County, and older than the State of Michigan as a whole, as illustrated in Table 2-2. While it appears that young adults in the college years (18-24) are somewhat under represented in the Township and County as compared with State of Michigan, the proportion of adults in the wage earning years (25-65) is very close to the County and State norms. Between 2000 and 2010 the Township continued to experience decreases in the percent school aged residents (5-17), family-forming age group (25-44) and a slight increase in the empty nester age group (45-54), similar to State trends. However the percent of the older age groups (55-59, 60-64 and 65+) significantly increased, and is greater than the State.

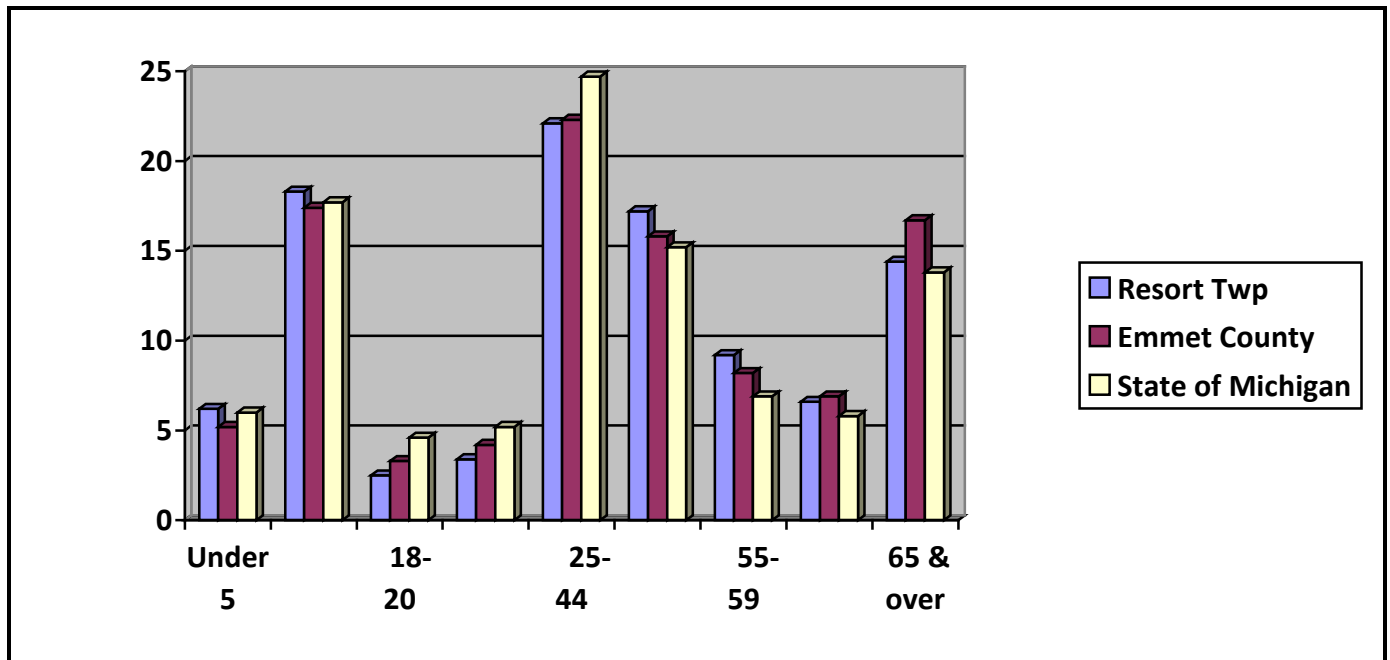
In 2010, the median age for Resort Township again rose and was 42.9 years, up from 38.7 years in 2000 and 32.8 in 1990. The median age (2010 Census) for the Township remained almost identical to that of Emmet County (43.1 years), and significantly higher than the State median age of 38.9 years. Additionally, it is important to remember that these statistics do not include the seasonal resident population, which is likely to have a larger proportion of older persons.

Table 2-2 provides the statistical comparison of the age distribution for the Township, the County and the State, based on the 2000 and the 2010 Census.

Table 2-2: Population Age Resort Township, Emmet County, State of Michigan - 2010 vs 2000										
Age	Resort Twp.		Township %		Emmet Co.		County %		State %	
Under 5	138	166	5.6	6.2	1,944	1,705	6.2	5.2	6.8	6.0
5-17	534	494	21.5	18.3	6,025	5,684	19.2	17.4	19.3	17.7
18-20	104	67	4.2	2.5	1,055	1,085	3.3	3.3	4.3	4.6
21-24	81	91	3.3	3.4	1,169	1,357	3.7	4.2	5.1	5.2
25-44	693	597	28.0	22.1	8,830	7,296	28.1	22.3	29.8	24.7
45-54	418	465	16.9	17.2	4,926	5,180	15.7	15.8	13.8	15.2
55-59	107	248	4.3	9.2	1,590	2,685	5.1	8.2	4.9	6.9
60-64	112	177	4.5	6.6	1,403	2,265	4.5	6.9	3.8	5.8
65 & over	292	389	11.8	14.4	4,495	5,437	14.4	16.7	12.3	13.8
Total	2,479	2697	100.1	99.9	31,437	32,694	100.2	100.0	100.1	99.9
Median age	38.7	42.9			38.9	43.1			35.5	38.9
Note: Due to rounding, percents may not equal 100 Source: Census of Population and Housing 2000 & 2010.										

The racial make-up of the Township is primarily white and grew from 2457 white persons in 2000 to 2,697 white persons in 2010. The Native American population decreased from 61 in 2000 to 57 in 2010, while the Asian population rose from 14 in 2000 to 43 in 2010. The Black population rose from 2 in 2000 to 11 in 2010 and the "Other Race" population dropped from 6 to 3. In 2010, 48 people in the Township claimed their ethnicity to be of two or more races.

Figure 2-1
Percent Age Distribution of Population
2010



Income and Employment

As shown in Table 2-3 below, Resort Township household and per capita income rose significantly between 2000 and 2010 and also increased at a rate much faster than the State. Historically, income levels for Northern Michigan fall behind those found in the State as a whole. However, since 1990, the median household income for the Township rose significantly to surpass the county and statewide median household income.

Table 2-3: Income Statistics Resort Township, Emmet County and State of Michigan			
	Median Household Income		
	2000	2010	% change
Resort Township	\$ 52,772	\$ 65,357	23.8
Emmet County	\$ 40,222	\$ 51,113	27.0
State of Michigan	\$ 44,667	\$ 49,087	9.8
Source: 2000 & 2010 Census			

Employment data on the civilian labor force is compiled on a monthly and annual basis by the Michigan Department of Technology, Management and Budget. Table 2-4 compares the civilian labor force statistics for the Township from 1998 to 2002 (unfortunately, township level data is no longer available), and for the County and State from 2000 to 2016. As the statistics show, the unemployment rate for Emmet County, while traditionally higher than that of the State, is now very marginally lower. Resort Township unemployment rate has been and assumed to presently well below the County rate and lower than the rate of the State.

Table 2-4: Civilian Labor Force Comparisons and Unemployment Resort Township, Emmet County and State of Michigan – 1998, 2000, 2002									
	Township			County			State (in 1,000's)		
	2002	2000	1998	2002	2000	June 2016	2002	2000	June 2016
Labor Force	1,450	1,450	1,350	18,650	18,625	18,685	5,001	5,201	4,868
Employed	1,400	1,400	1,300	17,200	17,375	17,795	4,691	5,016	4,623
Unemployed	50	25	25	1,425	1,225	890	310	185	241
Unemployment Rate	2.8%	2.5%	2.7%	7.7%	6.6%	4.8%	6.2%	3.6%	4.9

Another method of describing the economic characteristics of a community is to analyze the employment by occupations. A comparison of occupational employment for the Township, County and the State is presented in Table 2-5.

Table 2-5:
Civilian Employment (by Occupation)
 Resort Township, Emmet County and State of Michigan
 2000 & 2014

Occupation	Resort Township				Emmet County				State	
	#		%		#		%		%	
	2000	2014	2000	2014	2000	2014	2000	2014	2000	2014
Management, business, science and arts occupations	450	405	35.0	32.6	4,661	5,440	30.7	34.4	31.5	34.7
Sales and office occupations	369	386	28.7	31.0	4,059	4,036	26.7	25.5	25.6	24.1
Service occupations	169	284	13.2	22.8	2,809	3,409	18.5	21.6	14.8	18.4
Farming, Natural Resources, construction, extraction, and maintenance occupations	162	113	12.6	9.1	1,828	1,572	12.0	9.9	9.2	7.7
Production, transportation, and material moving occupations	4	56	0.3	4.5	70	1,351	0.5	8.6	0.5	15.1
Total	1,285	1,244	100.0	100.0	15,204	15,808	100.0	100.0	100.0	100.0

Source: 2000 Census and 2014 American Fact Finder Census.

As shown by the data above, the majority of the jobs for the Township, County and State are classified as *management, business, science and arts occupations (previously referred to as management, professional and other related occupations)*. In 2014, these jobs comprised 32.6 percent of the total civilian jobs held by Township residents, compared with 34.4 and 34.7 percent for the County and the State. Jobs in the *Sales and Office Occupations* category comes in a close second. The number of jobs in the *Service Occupations* category in the Township rose significantly between 2000 and 2014.

Farms are another significant source of employment within Resort Township, however employment numbers are not readily available for the farms at the Township level. As of the 2012 Agricultural Census, 287 farms, comprising a total of 39,805 acres of land, were in operation in Emmet County. A total of 129 of these farms provided the operators with their principal occupation (See Table 2-6).

Table 2-6: Agricultural Data Emmet County 1997, 2002, 2007 and 2012				
	1997	2002	2007	2012
Farm Numbers	207	274	291	287
Total Agriculture Acreage	40,115	43,665	39,582	39,805
Average Size Farm	194	159	136	139
Median Size	100	104	79	
Farming as Principal Occupation	87	150	122	129
Source: Census of Agriculture, USDA, National Agricultural Statistics				

Education

Of the 1879 persons in Resort Township over 25 years of age, 95 percent have attained an education of high school graduate or higher (up from 92% in 2000); while 34.4 percent have also attained a bachelor's degree or higher (up from 27.7 percent in 2000).

Housing Stock and Property Values

An evaluation of housing stock and property values can be very beneficial in determining community characteristics or housing needs. For example, a large percentage of seasonal housing units are indicative of an increased seasonal population, as is the case of Resort Township.

Statistics from the 2010 Census show a total of 1,460 housing units for Resort Township, 1,023 units were occupied and 437, or 30%, were vacant. Of the 437 vacant housing units, the census classified 340 “*for seasonal, recreational, or occasional use*”.

The lure of lakefront living on Lake Michigan and Walloon Lake, combined with the abundant farmland, forestland, and wildlife in the Township, has attracted many seasonal residents to Resort Township. When compared to the State as a whole, seasonal housing in the Township and County is significant, as shown in Table 2-7.

Table 2-7: Seasonal Housing Characteristics Resort Township, Emmet County and State of Michigan – 2000 AND 2010							
	Total Units			Seasonal Units		% Seasonal	
	2000	2010	% Change	2000	2010	2000	2010
Resort Township	1,215	1,460	20.2	282	340	23.2	23.3
Emmet County	18,554	21,304	14.8	5,039	5,864	27.2	27.5
State of Michigan	4,234,279	4,532,233	7.0	233,922	263,071	5.5	5.8
Source: 2000 & 2010 Census							

Household Size

Census data from 2010 shows Resort Township has a household size of 2.63 persons per household, compared with 2.37 persons per household in Emmet County and 2.49 persons per household for the State of Michigan as a whole. These figures continue the significant decreases from prior decades. In 1970, for example the household size for Resort Township was 3.47 persons, compared to 3.25 for the County and 3.27 for the State. This trend to smaller households is important, because it creates a demand for additional housing units, even in the absence of numerical increase in population.

Ownership

Of the 1,023 occupied housing units in Resort Township at the time of the 2010 Census, In Resort Township, 88.7 percent were owner-occupied, compared with 74.2 percent at the County level and 72.1 percent at the State level. The renter-occupied housing in Resort Township accounts for 7.9 percent of the total housing units compared with an Emmet County level of 16.4 percent and a State level of 23.8 percent.

Property Value (See Table 2-9)

Property values can also be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties. The normal annual increase in property values was reversed by the national recession beginning in 2008. Prior to then, the total SEV for Resort Township increased by approximately 19 percent between 2005

and 2008. However, for the next 5 years property values declined, and then in 2014 they once again began increasing. After a decrease of 22.7% in Resort Township SEV of between 2008 and 2013, the SEV rose by 24.4% between 2013 and 2016.

A comparison of the 2016 SEV values by classification between Resort Township and Emmet County is illustrated in Table 2-10. As shown in the table, the vast majority of the Resort Township tax base is derived from the Residential category. Furthermore, the percentage of the Township tax base derived from residential property has been increased significantly over the last ten years. Compared to the County, Resort Township has a higher agricultural and industrial tax base but a smaller commercial tax base.

REST OF PAGE

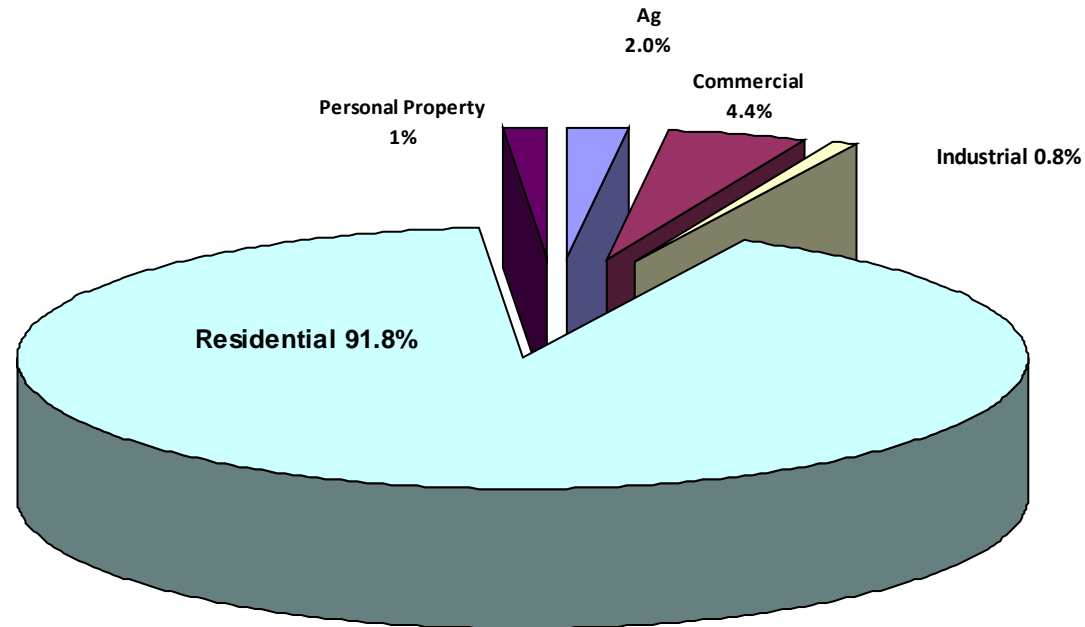
INTENTIONALLY LEFT BLANK

Table 2-9:
State Equalized Valuation by Property Class – Yearly Comparisons
 Resort Township

Property Class	2008 SEV		2010 SEV		2011 SEV		2012 SEV		2014 SEV		2017 SEV	
	Value	% of Total	Value	% of Total	Value	% of Total	Value	% of Total	Value	% of Total	Value	% of Total
Agriculture	10,549,700	2.3	9,463,600	2.4	8,805,100	2.4	8,043,392	2.3	7,614,100	2.1	9,152,300	2.0
Commercial	19,401,700	4.2	19,785,500	5.0	19,006,000	5.2	18,427,300	5.3	19,048,719	5.2	20,266,400	4.4
Industrial	4,787,300	1.0	4,272,200	1.1	4,153,700	1.1	4,068,500	1.2	3,980,900	1.1	3,569,300	0.8
Residential	413,381,800	90.2	364,274,075	91.5	331,957,700	91.3	315,084,464	91.2	334,822,656	91.6	427,246,806	91.8
Timber Cutover	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	
Developmental	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	
Total Real Property	448,120,500	97.8	397,794,875	97.2	363,922,500	97.0	345,623,656	97.3	365,466,375	97.6	460,234,805	99.0
Personal Property	10,047,850	2.2	11,292,550	2.8	11,220,805	3.0	9,572,750	2.7	8,948,400	2.4	5,282,200	1.0
Total SEV	458,168,350	100	409,087,425	100	375,143,305	100	355,196,406	100	374,414,775	100	465,517,005	100

Source: Emmet County Equalization Department

Figure 2-2
2017 SEV percentage by Property Class, Resort Township



■ Agricultural ■ Commercial ■ Industrial ■ Residential ■ Personal Property

Table 2-10:
Distribution of the SEV
 Resort Township and Emmet County - 2017

	Resort Township		Emmet County	
Real Property:	Amount	Percent	Amount	Percent
Agricultural	9,152,300	2.0	44,376,300	1.2
Commercial	20,266,400	4.4	357,278,300	9.8
Industrial	3,569,300	0.8	13,872,100	0.4
Residential	427,246,806	91.8	3,129,001,831	85.9
Timber Cutover	0	0.0	0	0.0
Developmental	0	0.0	0	0.0
Total Real Property	460,517,005	99.0	3,544,528,531	97.3
Personal Property	5,282,200	1.3	98,765,900	2.7
Total SEV	440,324,000	100	3,644,294,431	100

Source: Emmet County Equalization Department

CHAPTER 3

Natural Resources

Climate

The climate is one factor which contributes to Resort Township's appeal as a rural residential community. The Township's climatic conditions are similar to those across northern lower Michigan: long cold winters, and moderate warm summers. However, the proximity to Lake Michigan serves to moderate temperature extremes as compared to inland communities of northwestern Michigan. The average date when temperatures drop to freezing in the fall is typically several weeks later than those areas further inland, with the first frost in the Township occurring as late as the beginning of October.

Table 3-1 illustrates some important weather statistics for the area including Resort Township, as available from the Natural Resources Conservation Service (formerly the Soil Conservation Service).

Table 3-1: Average Annual Weather Statistics Emmet County	
January average minimum temperature	13.6° F
January average maximum temperature	28° F
July average minimum temperature	57° F
July average maximum temperature	76.5° F
Days below 0 degrees F.	14
Days above 90 degrees F.	2
Average annual rainfall	27.99 inches
Average annual snowfall	66.3 inches
Source: Emmet County Soil Survey, U.S.D.A. Soil Conservation Service	

Geology

The bedrock underlying Resort Township was laid down during the Middle and Upper Devonian ages of the Paleozoic Era. The bedrock in the Township is Antrim shale and Dundee Limestone, see Figure 3-1. Until the 1980's the limestone bedrock near Lake Michigan was actively mined for industrial use. Bedrock outcrops occur at two locations within Resort Township: along the Lake Michigan shoreline and at the southern tip of the Township.

The surface geology of the Township developed 10,000 to 12,000 years ago through glacial activity. Numerous advances and retreats by the glaciers resulted in the locally complex pattern of erosion and deposition. Little Traverse Bay was formed by a glacial lobe which widened and deepened the pre-glacial river basin. Walloon Lake is located in what was originally a tributary valley to the main Lake Michigan Valley, which was also widened and deepened by glacial activity. Furthermore, many creeks and wetlands in the Township are associated with the glaciers which once covered this region. The ice blocks embedded within the soils eventually melted and left depressions which are today's lakes, wetlands and interconnecting creeks.

Resort Township is dominated by coarse-textured glacial till. Till is composed of unsorted sands and gravels left by the glacier, see Figure 3-2. Along the Little Traverse Bay, the geological composition is primarily lacustrine (lake related) sand and gravel. In Resort Township, lacustrine sand and gravel occurs typically as former beach and nearshore deposits of the glacial Great Lakes. The abandoned shorelines of glacial Lake Michigan are still visible in Resort Township as the terraces along and parallel to U.S. 31. Another visible indication of glacial history is the series of drumlins which extend southeast from the north west portion of the Township. Drumlins are streamlined hills of glacial till shaped by the moving ice sheet, whose line of axis indicates the direction of local ice movement.

Figure 3-1
Bedrock Map

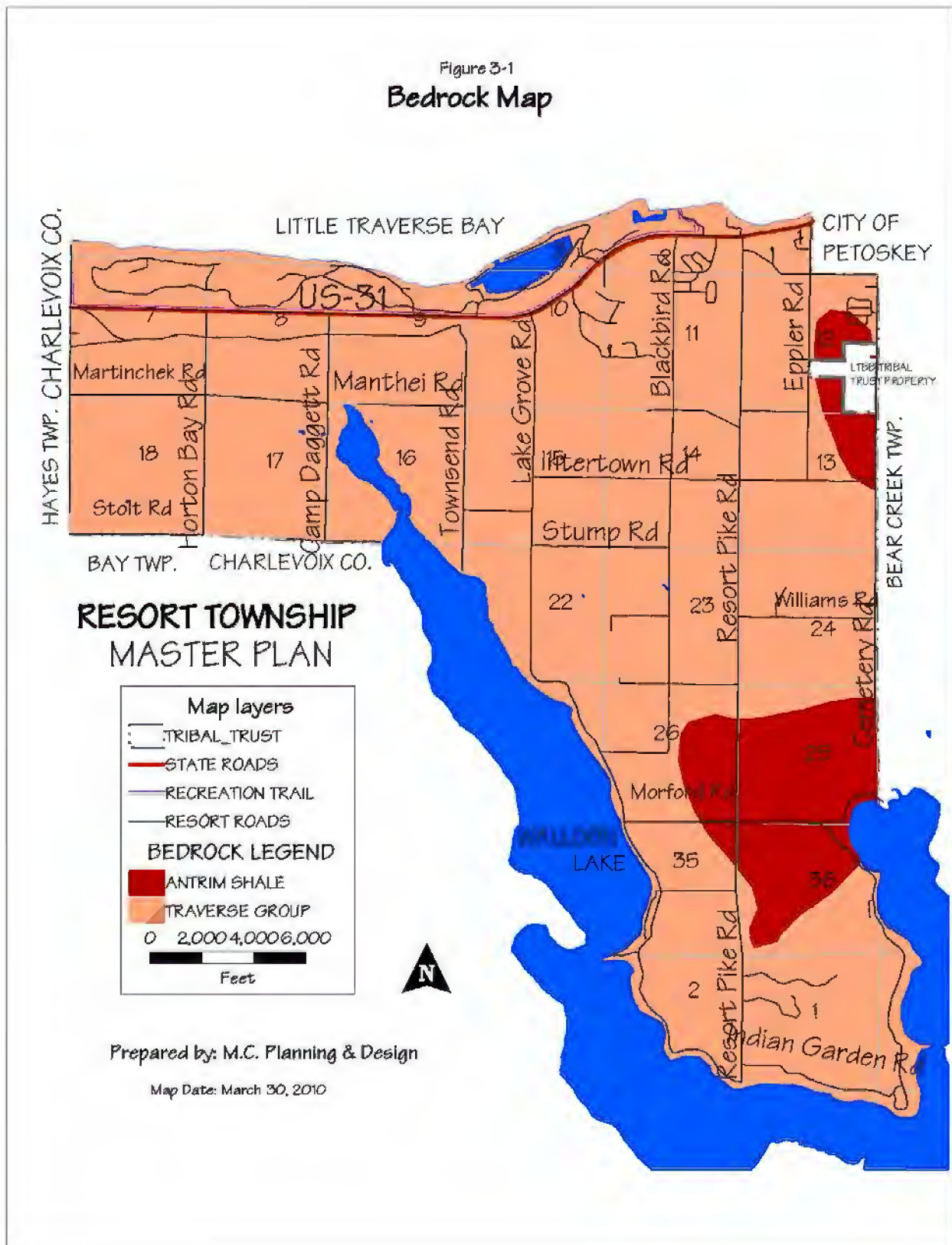
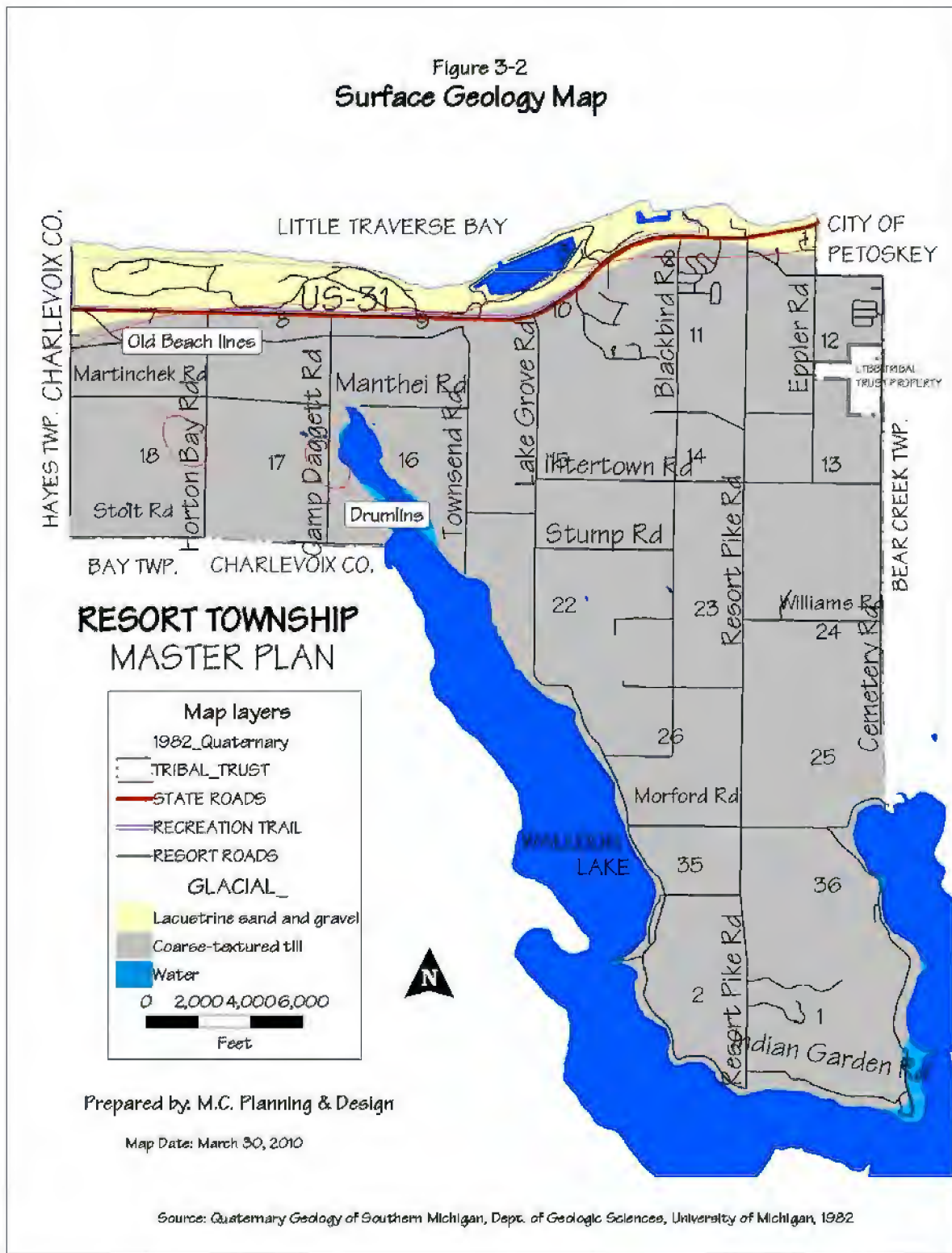


Figure 3-2
Surface Geology Map



Topography

Slope is an important development consideration associated with topographic features. Figure 3-3, is a topographic map of the Township. Steep roadway grades, septic field failures, soil erosion and excavation costs are some of the difficulties associated with severe grades. Figure 3-4 shows areas of moderate slope (12-18 percent) and areas of extreme slopes (18 percent and greater), which are a constraint for potential development. More than 19 percent of the Township consists of extreme slopes, approximately 6 percent of the Township is in the moderate slope category, and the remainder of the Township has slopes of less than 12 percent.

Areas of extreme slope in Resort Township are located around portions of Walloon Lake, its neighboring creeks and along the glacial lake terraces parallel to US-31. The remainder of the Township is primarily gently rolling terrain with isolated areas of moderate or severe slope.

Development in areas with severe slopes and ravines should be restricted. If development is permitted, sensitive site planning should be required along these steep slopes to prevent soil erosion.

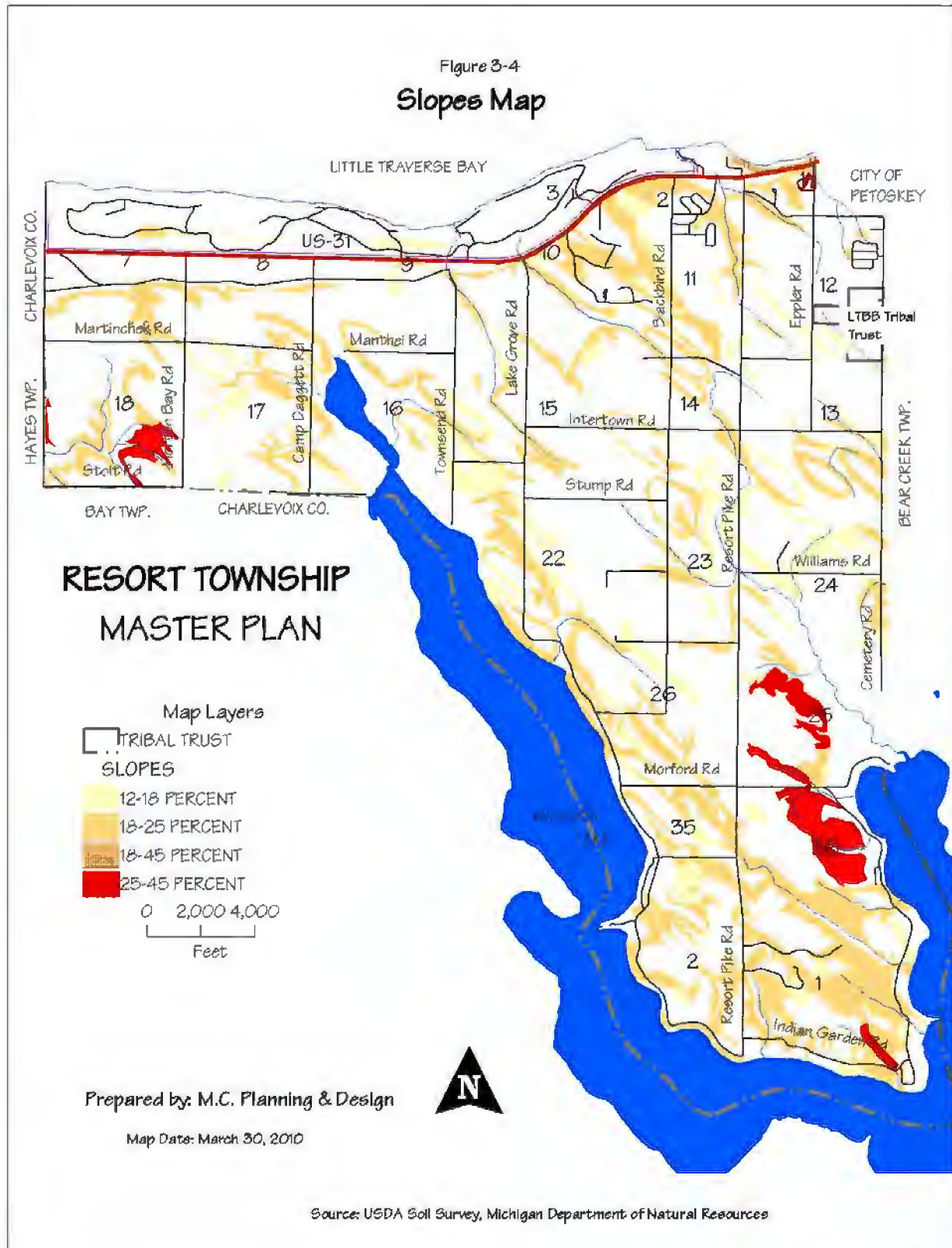
Soils and Farmland

One important determinant of land use is the soil's suitability for various types of use and/or development. Land uses must correspond to the capacity of the soils on which they occur, and soil suitability for each use should be determined before development occurs. Based on the soils, approximately 27 percent of the township is classified as prime farmland and another 32 percent as unique or locally important farmland.

Greater than 50 percent of the soils in Resort Township are in the Emmet series of soils. These soils consist of well drained soils on gently sloping to steep slopes. Approximately 15 percent of the soils in Resort Township are hydric (wetland) soils or have hydric inclusions (see Figure 3-5). Soils identified as having hydric inclusions are soil types which may have some wetland areas, but cannot be determined by the soil type alone. Soils identified as having hydric inclusions must be field checked to verify whether or not wetland areas exist.

Figure 3-3
Topographic Map





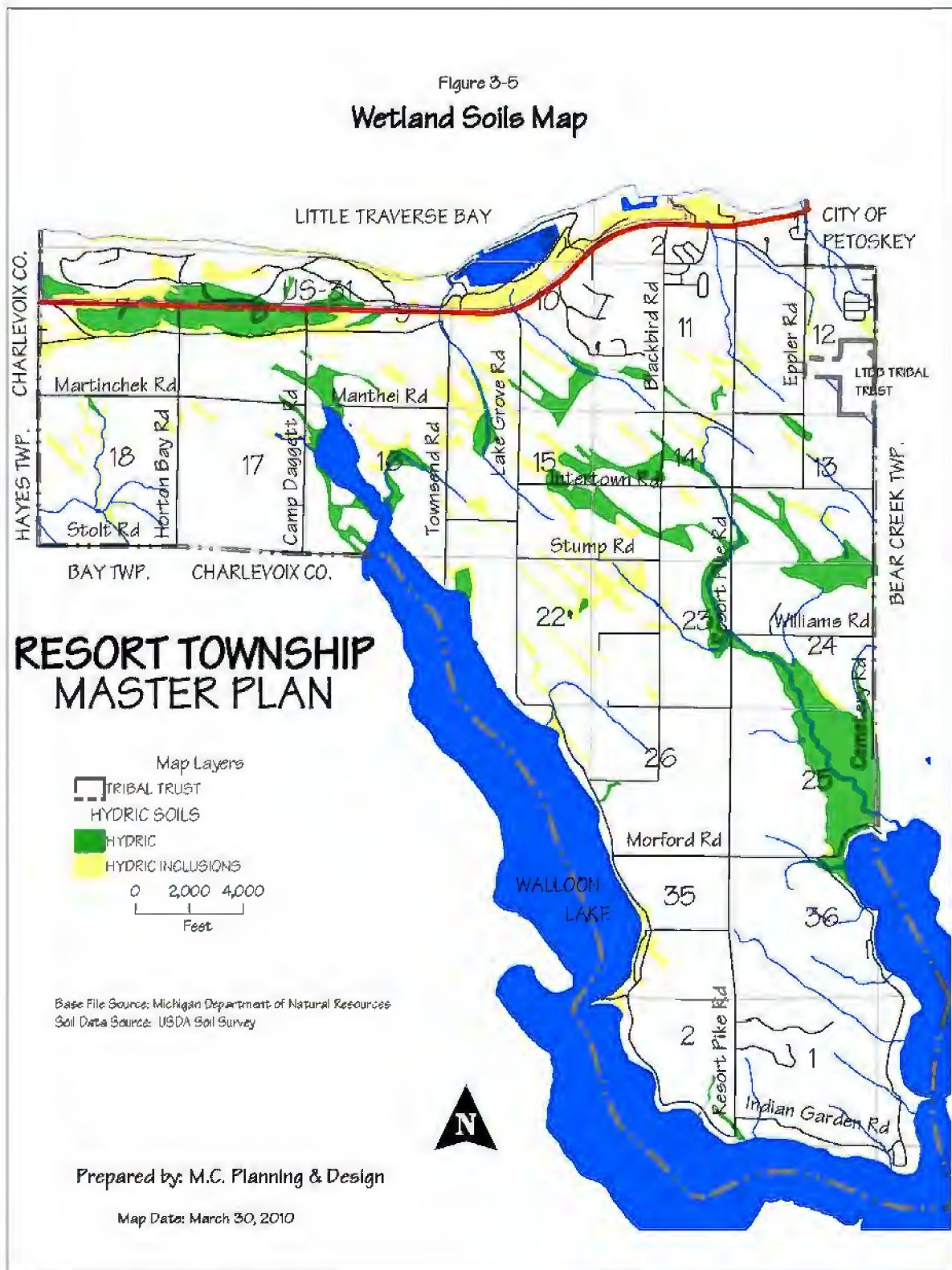


Figure 3-6 identifies areas with soil limitations for septic systems. The limitations identified are either related to slope, hydric soils or both. These limitations do not preclude the development of specific sites. The developer should realize, however, that construction on some soils may be more costly, in time and money. A more detailed analysis of the soils by the District Health Department will determine suitability for siting a septic system. Health Department approval is required by State law.

Approximately 27 percent of the Township is classified as prime farmland and 32 percent as unique and locally important farmland. Soils and topography determine which areas are classified as prime farmland and locally important farmland. The prime farmland classification indicates soils which are ideally suited for agricultural or timber production. Unique farmland is land other than prime that is used for the production of specific high value food and fiber crops. Locally important farmland includes soils which are nearly prime, but are located on slightly steeper grades. These soils can produce high yields when treated and managed according to modern farming methods. With good management these soils may produce yields equal to that of prime soils. Figure 3-7 shows the distribution of farmland soils within Resort Township, the unique and locally important soils are mapped together. Agricultural soils are an important and valuable natural resource within the Township and region. Additionally, this map indicates the areas which are currently being used for agricultural purposes.

Water Resources

One of the most valuable natural resources of Resort Township is water. The Township is located within four main watersheds: the Lake Michigan watershed, the Walloon Lake watershed, the Lake Charlevoix watershed, and the Bear River Watershed (see Figure 3-8). The waters of Little Traverse Bay and Walloon Lake contribute to recreational activities such as fishing, boating and swimming.

Both groundwater and surface water are vital resources within Resort Township. Because there is no central water distribution system, residents must rely upon individual wells for drinking water. The vulnerability of drinking water aquifers to surface contamination is high in the Township due to the highly permeable soils. Surface waters in lakes and creeks of the Township are an important resource for scenic, recreational and groundwater recharge amenities. It is therefore important that water resources be protected and managed in a manner, which would ensure their quality.

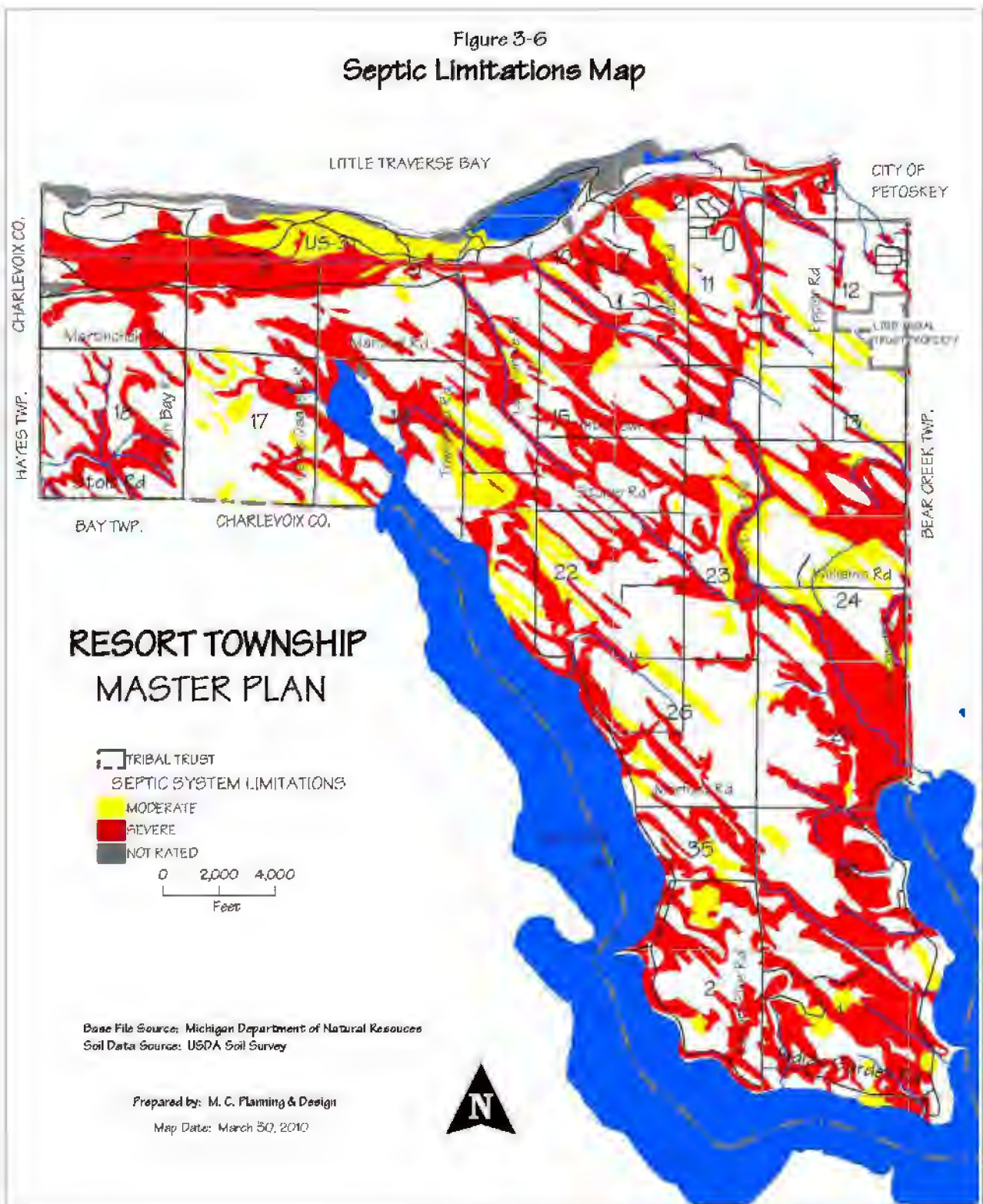
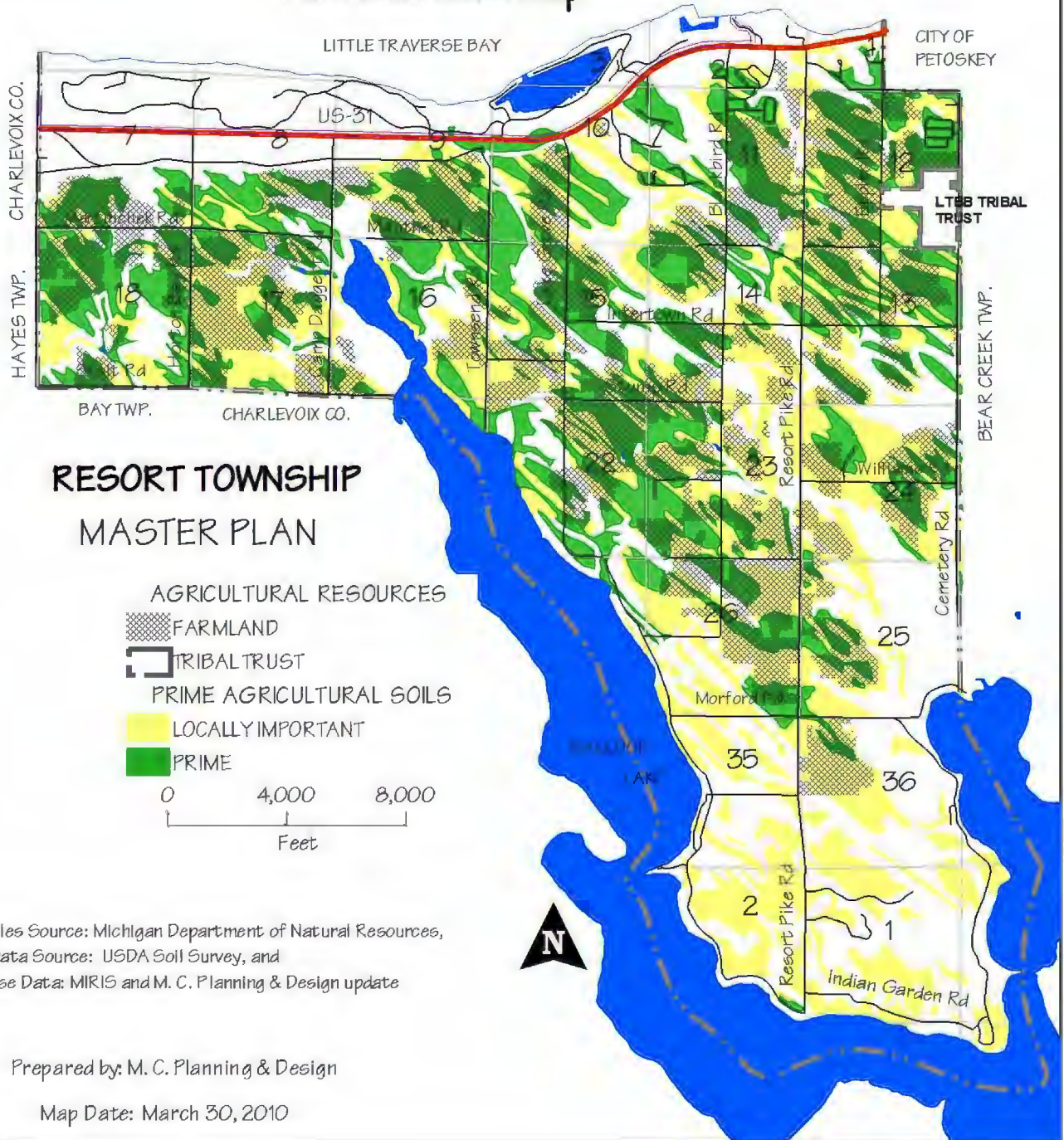


Figure 3-7
Farmland Soils Map



Groundwater

Important factors in the evaluation of groundwater are the quantity and quality of the water. The geologic and hydrologic features of the Township provide residents with sufficient water quantities. Water availability will not likely be a factor in limiting growth. In Resort Township, water quality is more of a limiting factor than water supply. Water hardeners, iron content, salinity and septic field contamination are problems encountered in Resort Township. While hardness and salinity are minor problems, high iron content is common throughout the Township. A more significant concern is the potential contamination of wells by septic fields. Although the Emmet County Health Department record has no documented occurrences of contamination to date, the possibility for such pollution exists.

Another possible groundwater contamination problem is nitrate pollution. Common sources of nitrates include animal feed lots, septic systems and runoff or leachate from manure or fertilized agricultural lands.

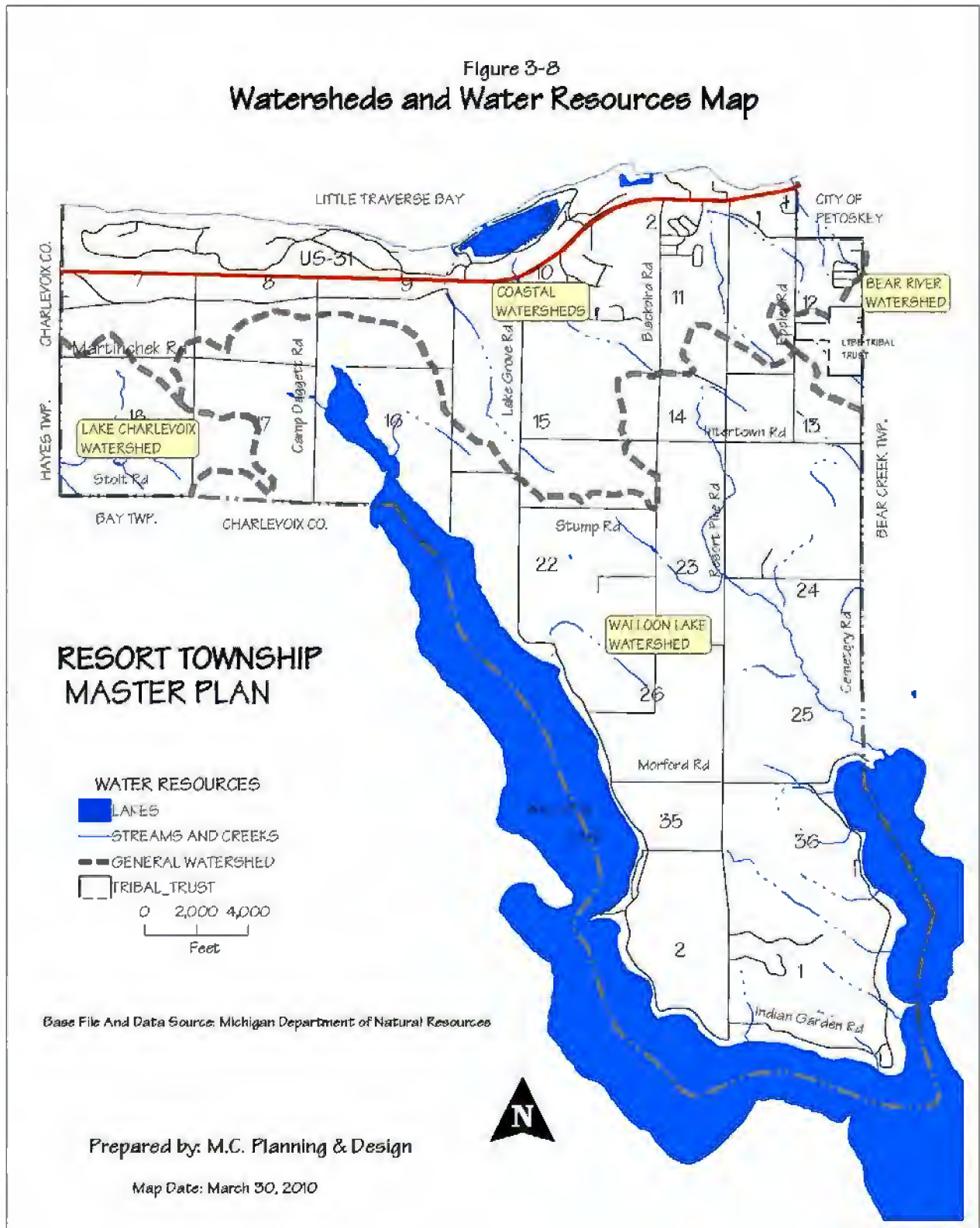
Surface Water

The two major surface water resources in Resort Township are Lake Michigan and Walloon Lake. The Township's boundaries include six miles of Lake Michigan frontage and approximately 12.5 miles of Walloon Lake frontage. Figure 3-8 shows the lakeshores and streams. These lakes and their associated tributary streams and creeks offer scenic and recreational amenities to Township residents and visitors. It is extremely important that the quality of these surface waters be protected from the negative impacts of development, such as pollution and loss of scenic views to open water.

Lakes, creeks and wetlands are important for surface drainage, groundwater recharge and wildlife habitat. Alterations to the water features can contribute to flooding, poor water quality, insufficient water supply and loss of valuable wildlife habitat.

Walloon Lake is approximately 4,320 acres in surface area with a maximum depth of 100 feet. The Walloon Lake Association is participating in an ongoing lake monitoring program organized by the Tip of the Mitt Watershed Council. The monitoring is done in each of four lake regions:

Figure 3-8
Watersheds and Water Resources Map



Foot Basin, Main Basin, North Arm and West Arm. The significance of the various testing parameters is discussed briefly below.

Water quality testing includes dissolved oxygen and temperature profiles, pH levels, Total Phosphorus, Nitrate/Nitrite, Conductivity, Chloride, and Water Clarity Secchi Disc readings. Dissolved oxygen (D.O.) is an important factor in determining the lake's water quality, since most aquatic organisms depend on having an abundant supply of oxygen available. The pH level is a measure of the acidity or alkalinity on a scale from zero to 14. Low pH indicates acidity, high pH indicating alkaline conditions and a pH of 7 is neutral. The presence of Phosphorous results in excessive growth of algae and aquatic plants. Phosphorous is considered the most important nutrient influencing lake water quality. Nitrogen is considered the second most important nutrient affecting water quality. Low concentrations of nitrogen indicate good water quality. Conductivity and chloride are usually not water quality problems, but are valuable indicators of human influence on water quality. The Secchi Disc is a disc readings provide a simple and valuable method to measure water clarity and assess water quality. A weighted disc, attached to an incrementally marked rope, is lowered into the water until it is no longer visible.

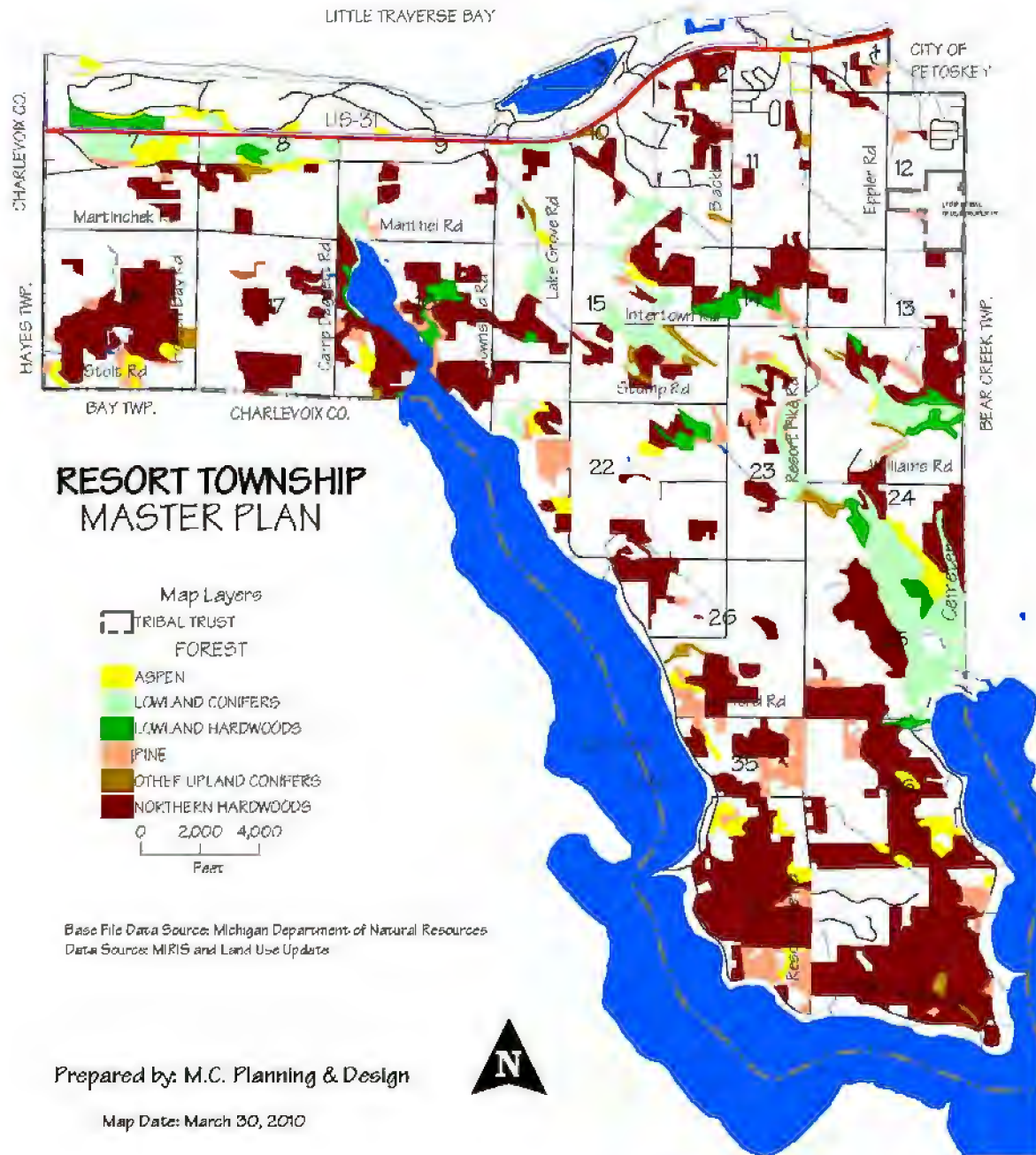
Overall the results of the Tip of the Mitt testing program do not indicate a significant change in the water quality of Walloon Lake.

While the current quality of surface waters in Resort Township is considered good to excellent, still the threat of potential water pollution from point and non-point sources is a major concern. Proper land use management can help control water quality conditions in Resort Township. Some methods to curb surface and ground water pollution include runoff control measures, septic field corrections, fertilizer applications restrictions and continuation of waterfront setback provisions.

Wetlands and Woodlands

In addition to the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion, and act as a buffer from noise on heavily traveled highways. Figure 3-9 shows the distribution of forested land within the Township. Some of the forested and wetland areas, which occur throughout much of Resort Township, are protected in parks, preserves, land trusts or with conservation easements (see Figure 7-1). For additional information on each of these properties see the Resort Township Recreation Master Plan.

Figure 3-9
Forest Types Map



The dominant forest associations in Resort Township are northern hardwoods (maple, beech and basswood), aspen and pine in the upland areas. In the lowland or wetland areas, common hardwood species include ash, elm and red maple. The common coniferous associations are cedar and tamarack in the wetlands.

A large wetland area is located in the vicinity of the north arm of Walloon Lake. This wetland serves to filter runoff from approximately 5,400 acres of land in the watershed before it enters Walloon Lake. A map of the wetland soils are presented in this chapter under the soils discussion, Figure 3-5.

Fish and Wildlife

Trout, pike, walleye, perch, bass and bluegill are the primary species found in Walloon Lake, creating good recreational fishing opportunities. The wetlands adjacent to Walloon Lake provide spawning habitat for bass and northern pike. Walloon Lake fishery management strategy includes stocking and periodic surveying to assess the survival and growth of stocked species and status of fish populations. The lake is stocked annually by the Michigan Department of Natural Resources and Environment (MDNRE) with 30,000 yearling brown trout and 30,000 rainbow trout.

Habitat for populations of songbirds, muskrat, mink and raccoon are also supplied by wetlands within the Township. Predominant mammal species found throughout Resort Township are fox, squirrel, grouse, rabbit and deer.

Scenic Features

Some of the most picturesque scenic views in Resort Township are of Little Traverse Bay from U.S. 31 and its neighboring hilltops, and of Walloon Lake from along its shoreline. Protection of these lake views is a major goal of Resort Township decision makers. The recently adopted Purchase of Development Rights ordinance provides one means of protecting the views.

Outstanding scenic views of Little Traverse Bay from U.S. 31 can be seen between Eppler Road and the western Township boundary. Any future development, which would obstruct these views, should be limited and regulated through height restrictions and other land use regulations.

Views of Lake Michigan from existing and future residential sites should be maintained. The

existing residential areas, which have significant views of Lake Michigan, are primarily located along the hilltops paralleling U.S. 31. Thus, the heights of new structures along Sheridan Road and along U.S. 31 should continue to be limited, as is currently done with the existing Zoning Ordinance.

The dynamic, year round views of Walloon Lake from along its shoreline is another important asset to Resort Township. Development which occurs within the Walloon Lake shoreline area is visible to many other property owners and boaters on the lake. Just as consideration is given to the impact of development on water quality, the impact of development on visual quality should be equally recognized.

In addition to Lake Michigan and Walloon Lake, wooded areas, farmlands, streams and creeks, rolling topography and historical structures are all important attributes found within Resort Township. Extensive panoramic views encompassing these features help create the pleasant rural and scenic character appreciated by residents and visitors alike.

Sites of Environmental Contamination

The Michigan Department of Environmental Quality provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State, under part 201 of PA 451 of 1995. The Environmental Response Division (ERD) of the Michigan Department of Natural Resources and Environment is charged with administering this law. A site of environmental contamination, as defined by ERD, is "a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices."

The agency publishes an Inventory of Facilities which has three data sources:

- Facilities under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act (NREPA), as amended;
- Facilities under Part 213, Leaking Underground Storage Tanks of the NREPA; and
- Facilities identified through submittals of Baseline Environmental Assessments (BEA) submitted pursuant to Part 201 or Part 213 of the NREPA. A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213.

The 2016 List of Facilities identified 151 sites in Emmet County with only 3 in Resort Township. One of these, a facility titled “The Little Traverse Bay CKD Release Site” is in Bay Harbor. The source of this contamination is highly alkaline leachate from the former kiln dust piles generated by the former Penn-Dixie Cement Plant that was once located where the Bay Harbor Development exists. The following paragraphs provide further information regarding this contamination and clean-up efforts.

In late 2004, higher than normal pH levels (above pH 9 is considered elevated) were detected on several sections of the Bay Harbor shoreline and in East Park. While no longer a partner in the Bay Harbor development, in February 2005 CMS Land signed an Administrative Order on Consent (AOC) with the U.S. Environmental Protection Agency (EPA). In the AOC, CMS agreed to address environmental concerns associated with water coming in contact with cement piles. The following remedies were utilized to protect the Bay and the surrounding area:

- Installed 6,100 feet of underground collection lines to intercept water coming from the buried cement kiln dust piles before it reached Lake Michigan.
- Constructed 99,100 feet of force main (18.77 miles).
- Installed 25,800 feet of fiber optics to operate the collection system (4.89 miles).
- Purchased two water wells from the city of Petoskey and operates them in a manner to limit the creation of leachate.
- Installed the equivalent of more than nine football fields of waterproof liner over East Park to minimize water infiltration.
- Installed diversion wells that redirect water around the pile at East Park.
- Installed targeted leachate collection wells at the Bay Harbor development to remove leachate from within a dust pile.

The work at East Park has nearly doubled the useful space on the west side of the park.

As part of its efforts to protect Little Traverse Bay, each day about 150,000 gallons (up to 300,000 gallons some days) of water is intercepted via underground collection lines before it reaches the bay. In the early days of the project the water was shipped for disposal at the Grand Traverse Wastewater treatment site and to a deep injection well east of Gaylord. The process resulted in tanker trucks making approximately 5,000 round trips every year. Lacking another option, the trucks made more than 25,000 trips and drove more than 3.5 million miles to dispose of the water.

On Dec. 29, 2010 the Michigan Department of Environmental Quality (MDEQ) approved the

application by CMS to utilize the best available technology to treat and release the water collected at Bay Harbor and East Park. CMS has since constructed state of the art treatment facilities at both sites which are currently in operation. Such permits have to been renewed every five years. CMS submitted and in 2016 the MDEQ approved and renewed NPDES permit.

Surface Water Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the Michigan Water Resources Commission upon recommendation by MDNRE, Surface Water Quality Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. Currently, Resort Township has four active permits; all are classified as “no major flag”. The three facilities with active permits are Manthei Incorporated (2 permits CMS Land Company and Petoskey Plastics.

Air Quality

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

Air discharge permits are required for businesses discharging more than the acceptable level of any of the regulated air pollutants. Currently, within Emmet County there are no permits outstanding.

Invasive Species

The State of Michigan defines invasive species as *“non-native and whose introduction causes harm, or is likely to cause hare to Michigan’s economy, environment, or human health.”*

Many non-native species in Michigan, including fruits, vegetables, field crops, livestock and domestic animals, are important to our economy and lifestyle. Most non-native species are not harmful and may provide economic benefits. However, there are invasive species in Resort

Township that cause harm when they out-compete native species by reproducing and spreading rapidly in areas where they have no natural controls or predators. Some invasive species exist in microscopic form and can easily be transferred from lake to lake on boats and in bilge water. Resort Township needs to continue taking steps to minimize the impacts and spread of invasive species.

The Walloon Lake Association has prepared the following priority list of invasive species in the Walloon Lake Watershed:

1. Knotweeds (Giant, Japanese, Bohemian)
2. Black/pale swallowwort
3. Oriental bittersweet
4. Invasive Phragmites
5. Invasive buckthorns
6. Russian/Autumn Olive
7. Barberries
8. Garlic mustard
9. Purple loosestrife

Summary

The review of the natural resources in Resort Township indicates the natural features and agricultural resources are relatively unimpaired at this time; however these resources are extremely vulnerable, especially as related to the soil types and the aquifers, as well as the development pressures on the existing agricultural operations. Residents highly value the natural resources and scenic features of the Township, as indicated in the community survey. The environmental features of the Township are an important asset to the community, and need continued protection.

CHAPTER 4

Existing Land Use

Pattern of Land Divisions

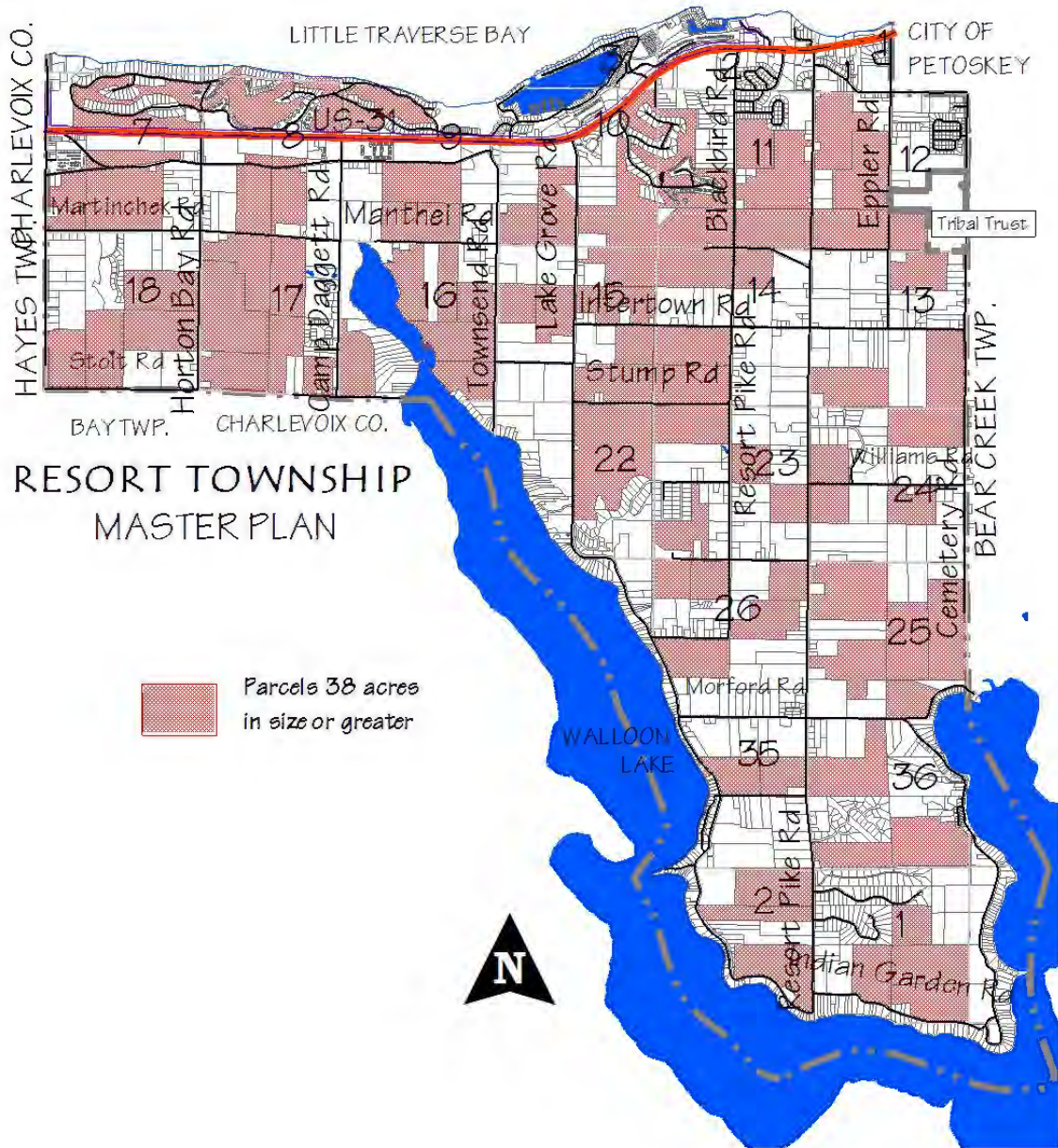
As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Land division patterns for Resort Township are discussed below.

The largest developed parcel in the Township is the 1,100 acre Bay Harbor property with over 5 miles of Lake Michigan frontage on Little Traverse Bay. Several residential developments exist along the ridge south of US 31, including Parkview, Crooked Tree, Vantage View, Tor Lane, Overbay Drive, and Bay Street. Hemlock Lane, Hunters Ridge, Woodside, and the Oaks of Walloon are four large subdivisions located in the southern peninsula of the Township. Grand Oaks subdivision, Kalchik Estates and Resort Pike Estates are the other residential developments in Resort Township. The attractiveness of these locations appears to be the water views and wooded land.

The remaining large tracts of undivided land in the Township are primarily in agriculture and conservation use. These privately held tracts of 40, 80 and 120 acres or greater are scattered throughout the interior of the Township, see Figure 4-1. As of 2015, there were 79 parcels in the Township which are greater than 38 acres in size, owned by 62 different owners. 20 of the parcels are greater than 79 acres in size.

The lakefront of Walloon Lake is primarily residential homes on small parcels. Newer subdivisions are located throughout the Township. Other small tract land divisions are occurring as small parcels along most township roads are split from larger parcels. In terms of land division patterns, it is worth noting that virtually all of the newer residential developments such as development on Martinczek Road in Resort 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.

Figure 4-1
Resort Township- Large Parcels



Existing Land Use Statistics and Characteristics

According to the 2010 Census, Resort Township's land area is 21.6 square miles. The land area of the Township amounts to 19.13 square miles or 88.59% of the total area. The water area of the Township amounts to 2.46 square miles or 11.41% of the total area.

Resort Township is bounded on the north by the Little Traverse Bay, on the east by Bear Creek Township and the north arm of Walloon Lake and on the south and west by Walloon Lake and Charlevoix County. The City of Petoskey borders the northeast corner of Resort Township.

Figure 4-2 graphically represents the percent of the township in each land use category. The map of existing land use, shown as Figure 4-3, illustrates the distribution of land uses within the Township. Michigan Resource Information Systems (MIRIS) statistics, which were originally compiled by MDNR in 1978 for an earlier plan, were used as a base in developing existing land use information. The 2009 maps from earlier Comprehensive Plan were updated by using the Emmet County 2012 color infrared aerial photographs, zoning permits, and field checking. The updated information was then computerized to produce the existing land use statistics. Table 4-1 presents the 2009 land use in current rank order. Table 4-2 presents a land use comparison between 1978, 1995, 2003, 2009 and 2015. Each of the land use categories is discussed in detail later in this chapter.

The amount of land area in the Township decreased since the earlier Comprehensive Plan due to land owned by the Little Traverse Bay Band of Odawa Indians being accepted into trust and therefore is no longer part of the Township.

The Home Building Permit displays shown in Figure 4-5 and Table 4-2, indicate that for the past 11 years, house building has been primarily on the Walloon Lake Shores, the wooded areas and the golf course. Included in the Home Building Permits are many replacement homes on Walloon Lake Shores.

REST OF PAGE INTENTIONALLY LEFT BLANK

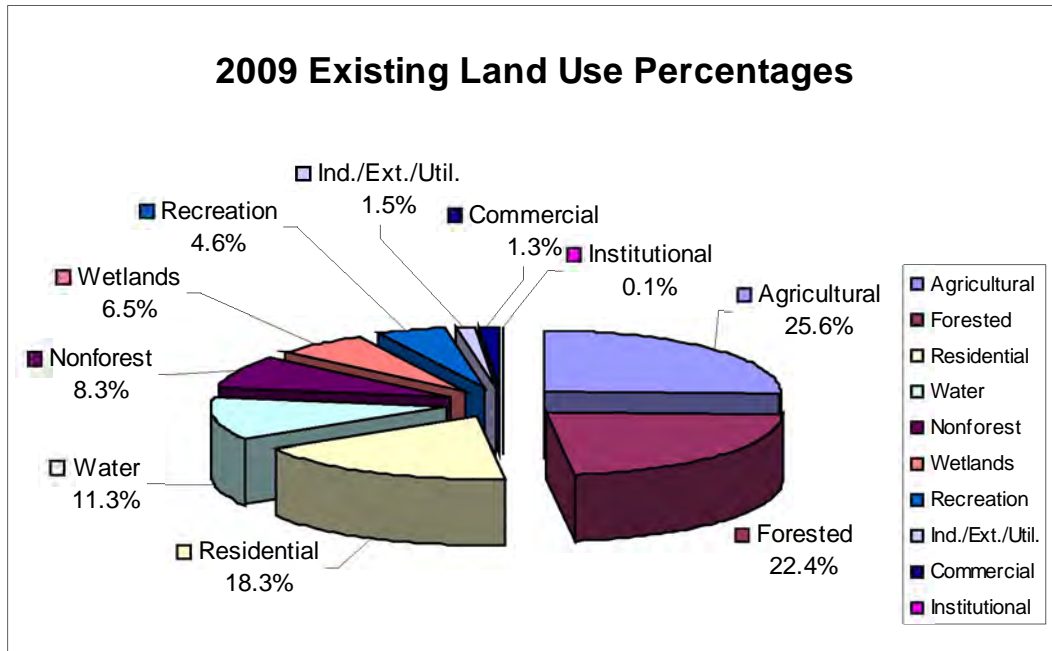
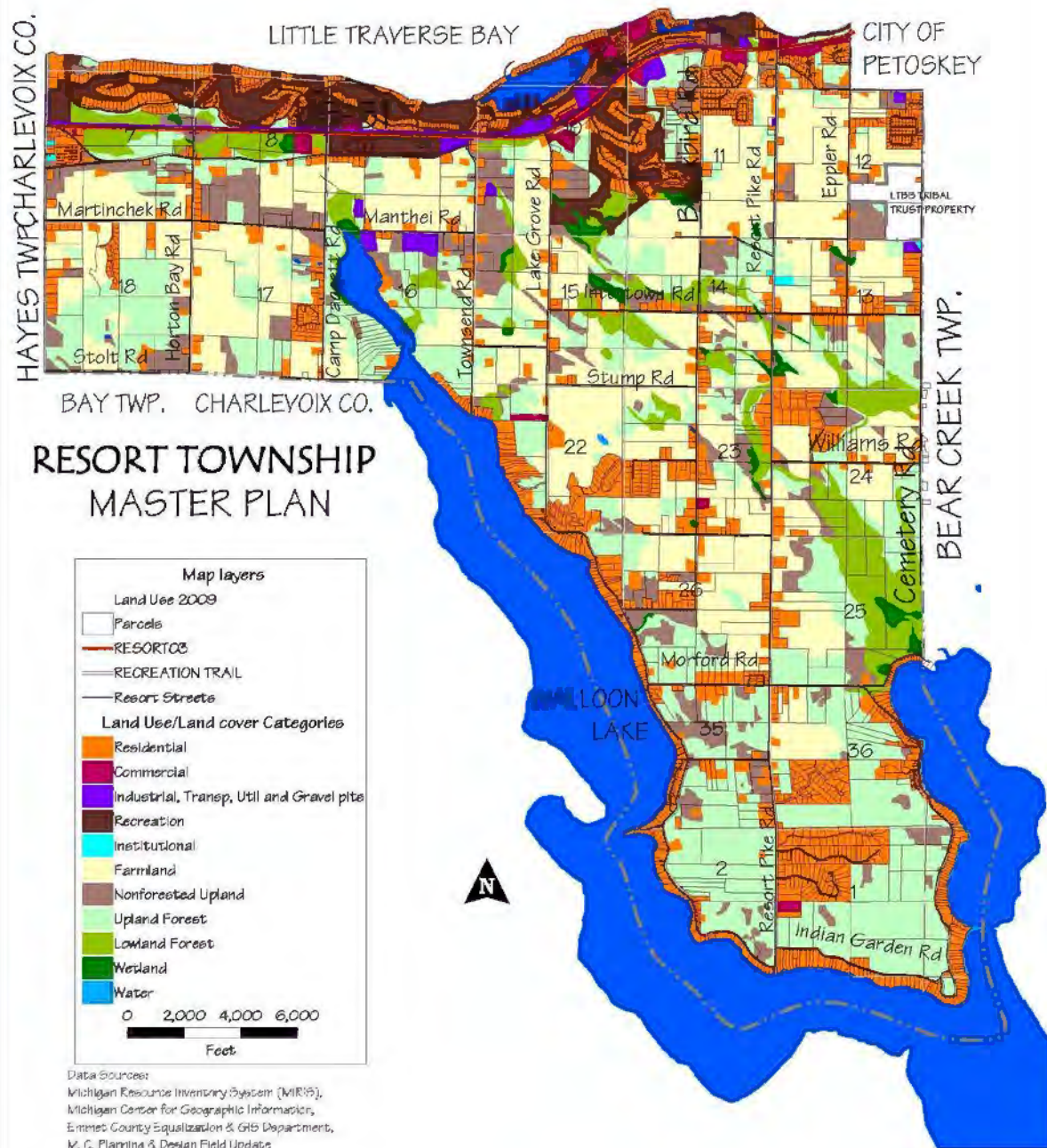


Figure 4-2, 2016 Existing Land Use

REST OF PAGE INTENTIONALLY LEFT BLANK

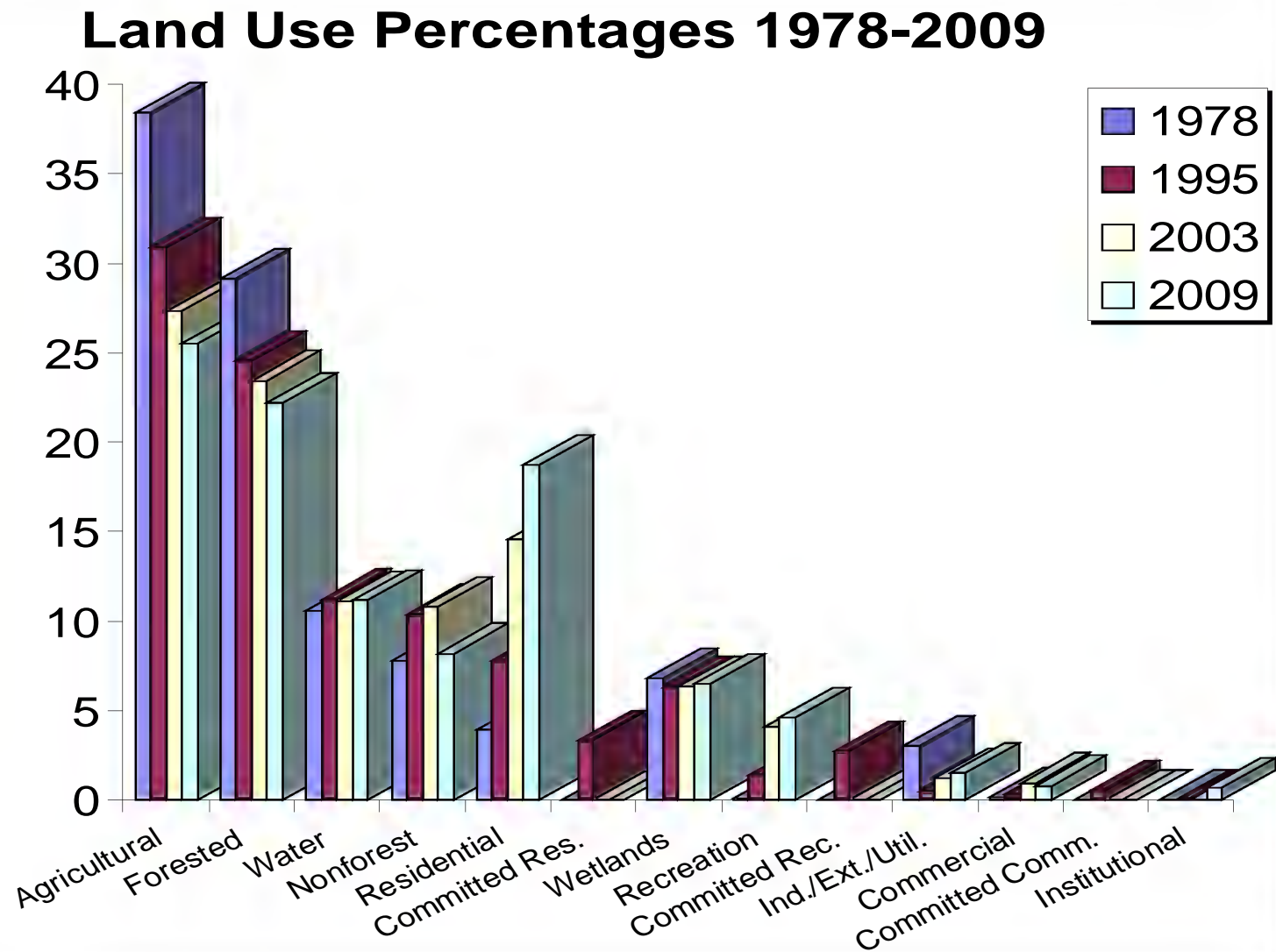
Figure 4-3

2009 Existing Land Cover / Use



<p>Table 4-1:</p> <p>Existing Land Use Comparison</p> <p>Resort Township - 1978, 1995, 2003, 2009 and 2016 Percentages</p>					
Land Use Category	<u>1978</u>	<u>1995</u>	<u>2003</u>	<u>2009</u>	<u>2016</u>
Agricultural	38.4	30.9	27.3	25.6	25.6
Forested	29.1	24.5	23.4	22.4	22.0
Residential	3.9	7.8	14.6	18.3	18.5
Water	10.6	11.2	11.1	11.3	11.3
Nonforest	7.8	10.4	10.8	8.3	8.4
Wetlands	6.8	6.3	6.4	6.5	6.4
Recreation	0.1	1.4	4.1	4.6	4.7
Industrial/Extraction/Utilities	3.0	0.5	1.2	1.5	1.5
Commercial	0.1	0.3	1.0	1.3	1.4
Institutional	0*	0*	0.1	0.1	0.2
Total	99.8	99.8	100.0	99.9	100.0
<p>Note: Due to rounding, the total percentages of land uses do not equal 100 percent.</p> <p>Source: Michigan Resource Information System, zoning permits and Resort Township staff Field Verification and Map Updating .</p>					

Figure 4-4, Land Use Changes 1978-2016



Agricultural

The decrease in the percent of land in agricultural use has slowed from previous years and agriculture continues to be the predominant land use in Resort Township. As shown in Table 4-1, agricultural lands occupy more than 25 percent of Township land area in 2009. As is illustrated in Figure 4-3, the active agricultural lands are well dispersed across the Township with the exception of the extreme southern tip of the Township. Prime and locally important farmland soils are discussed and mapped in Chapter 3 Natural Resources (see Figure 3-7).

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. Currently within the Township, approximately 150 acres of agricultural land is in this program.

Residential

As can be seen from Table 4-1, the amount of land being used for residential purposes has increased incrementally from 3.9 percent of the township in 1978 to 18.5 percent of the land area in 2009. The increase between 1978 and 1995 appears larger than the actual residential growth due to the more detailed level of mapping which was done for the 1995 and 2003 updates. In 1978, when the State mapped the land uses, only land uses which covered a minimum of 2.5 to 5 acres were mapped. With the 1995 and 2003 updating, all residential properties were mapped.

The pattern of residential development within the Township is shown in Figure 4-3. Residential use has been the predominant land use along the lakefront of Walloon Lake. A few scattered new residences have been constructed since 1978 in this area. However, recent residential growth has primarily occurred in site condominium developments in the southern portion of the Township along Resort Pike and Lake Grove Roads. Additionally, small tract land divisions continue to occur along most of the Township roads. Land previously designated as “committed residential” during the early development of Bay Harbor has been developed and thus is shown as residential.

Figure 4.5 indicates the zoning permits from 2007 through 2016. Most development has been on the lakefront and in wooded areas such as the Oaks or Woodside in the southern area of the township. Most view areas are occupied by Parkview, Sheridan Road and isolated other areas near Camp Dagget Road.

Commercial

Table 4-1 shows that the amount of land developed as commercial in Resort Township has continued to increase, although it still remains a small percentage of land use in the Township. As visually apparent in Figure 4-3, the commercially used properties are concentrated within Bay Harbor and along the US-31, which allows for easy transportation access and high visibility for pass-by traffic.

Industrial/Extractive/Utilities

Resort Township's industrial properties are located primarily along US 31 and along Manthei Road, as shown in Figure 4-3. Table 4-1 shows a combined percent for industrial, extractive, transportation and utility uses. As of 2015, this land category makes up less than two percent of the Township. The slight increase between 2003 and 2009 was due to the construction of a utility substation on Cemetery Road. The percent of industrial property within the Township has remained relatively stable since 1978.

The decrease in the industrial/extractive land use between 1978 and 1995 is almost wholly due to the decrease of extractive use. The percent of land devoted to extractive industries shrank from 2.6 percent in 1978 to less than one percent in 1995. The change is due to the redevelopment of the old Penn Dixie (formerly Dundee Cement) Property as the Bay Harbor Development.

Institutional

The institutional land use category includes schools, churches and municipal facilities. As shown in Table 4-1, the amount of land in this category has remained very low. The increase between 2009 and 2016 is due to the approval of an Emmet County Public Safety Building on Eppler Road.

Forests and Wetlands

Forests, which include upland hardwoods and conifers, account for 22.0 percent of Township land area in 2016. Heavily wooded areas are still found in the southern portion of the Township, as can be seen in Figure 4-3. A map depicting the woodland areas, both upland and lowland forests is presented in Chapter 3, Figure 3-9. Over 1,000 acres are under conservancy or trust agreements which prohibit development, much of which is forested land, see Figure 5-1

There has been a slow but steady decline in the amount of forested land in the Township. This decrease in forested land is directly attributable to development, primarily residential development.

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 MIRIS may not actually meet State and Federal criteria for legally regulated wetlands.

Wetland areas comprise approximately 6.4 percent of the Township in 2016, essentially equal to the previous levels. As illustrated in Figure 4-3, a significant portion of the wetlands in the Township are in proximity to Schoof's Creek, which flows into Walloon Lake at the eastern edge of the Township. Wetlands also occur in scattered locations throughout the Township, which have not been developed, see Figure 3-5 in Chapter 3.

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 has increased from 7.8 percent in 1978 to almost 10.4 percent in 1995 and 10.8 percent in 2003, the percent fell slight to 8.3 by 2009 and 8.2 in 2016. The recent decreases is—are due to the residential development. Nonforested lands are scattered throughout the Township, as shown in Figure 4-3.

Recreation

Recreation lands have steadily increased in the Township from less than 0.1 percent in 1978 to 4.7 percent in 2016, as shown in Table 4-1. Detailed information regarding the individual recreation sites is presented in Chapter 5, Community Facilities and in the Township Recreation Plan. The recreational land use category includes both public and private recreational lands, including golf courses. The public recreation lands in Resort Township are primarily waterfront parcels including two parks located on Little Traverse Bay and four road ending lake access sites.

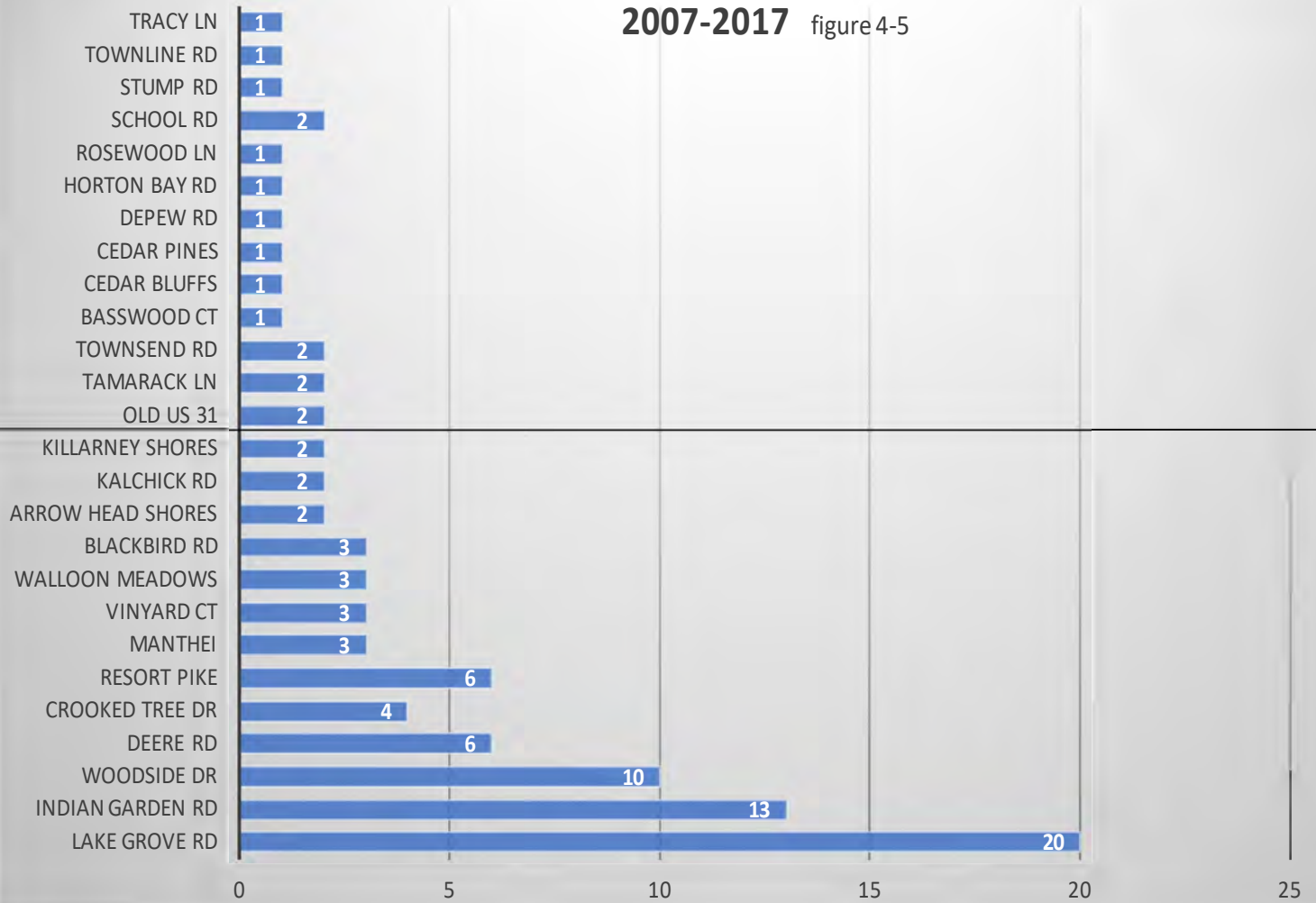
Figures 4-3 and 5-1 illustrate the locations of recreation and open space lands in the Township.

Water

In 2016, 11.3 percent of the Township was categorized as Water. Other than the creation of a lake in the Bay Harbor Development in 1995, the percentage has remained stable. Figure 4-3 illustrates the locations of the lakes.

Resort Township New & Replacement Residential Home Building Permits

2007-2017 figure 4-5



Resort Township New Home Building Permits 2007-2017

Table 4-2

Street	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total	% of Total
Lake Grove Rd	3	2	1		1	2	1	3	2	2	3	20	22%
Indian Garden Rd	3	4		1		2		1	1		1	13	14%
Woodside Dr							3	1	1	3	2	10	11%
Deere Rd				2		1		1	1		1	6	7%
Crooked Tree Dr						1	1	1		1		4	4%
Resort Pike						2	1		1		2	6	7%
Manthei		1						1	1			3	3%
Vinyard Ct								3				3	3%
Walloon Meadows	1							1		1		3	3%
Blackbird Rd	1					1					1	3	3%
Kalchick Rd						2						2	2%
Killarney Shores		1						1				2	2%
Old US 31		1	1									2	2%
Tamarack Ln						1		1				2	2%
Townsend Rd				1		1						2	2%
Basswood Ct					1							1	1%
Cedar Bluffs	1											1	1%
Cedar Pines	1											1	1%
Depew Rd							1					1	1%
Horton Bay Rd								1				1	1%
Rosewood Ln	1											1	1%
School Rd							1				1	2	2%
Townline Rd		1										1	1%
Tracy Ln			1									1	1%
Totals	11	10	3	4	2	13	8	15	7	7	11	92	97%*

*= rounding errors

CHAPTER 5

Community Service, Facilities and Transportation

Water and Sewage Disposal Systems

Resort Township does not own or operate a public drinking water system or a public sewer disposal system. A limited number of developments in the northeast portion of the Township are provided with public water and sewer from the City of Petoskey. As of 2015, these include the majority of the Bay Harbor, Vantage View and the Motor Coach developments for both public water and sewer, as well as Crooked Tree golf course and associated residential. Most Township residents rely on on-site private wells for domestic drinking water. All private drinking water wells are regulated by the Northwest Community Health Agency.

There are a few residential developments, which have community wells, but have individual septic systems. This approach allowed for development on small lots where achieving the required isolation distance between individual wells and individual septic fields would have been difficult. Such developments include: Grand Oaks, Kalchik Estates and Resort Pike Estates.

Local residents primarily rely on private, on-site septic systems, which are also regulated by the Northwest Community Health Agency. There are a few community systems which are privately operated by homeowners' associations on Walloon Lake. Also, there are a few private community septic systems in the township, namely Bear's Den, Killarney Shores, Tamarack Point, and Downings Gate.

Two important determinants for siting a septic system are soil suitability and depth to bedrock. Chapter Three – Natural Resources discusses the geology and soils of the Township, and Figure 3-6 shows areas with septic limitations.

Solid Waste

Residents of Resort Township have several options for the disposal of solid waste. Private haulers offer residential weekly curbside trash pick-up or residents may take their own waste to the Emmet County Transfer Station, located on Pleasantview Road. However, all solid waste picked up in this county must go through the Emmet County transfer station, even if picked up

by a commercial hauler. The waste is compacted at the Transfer Station and hauled to a landfill in Presque Isle County.

Since 1996, Resort Township has sponsored a township-wide spring cleanup day. Initially, it was intended as an every other year cleanup, but it has continued as an annual event and evolves every year. Typically, the Township spring cleanup provides curb-side pick up of large household non-appliance items, and a drop off site at the Township hall for appliances, electronics, scrap metal and tires.

Since October 2004, Emmet County, with Township support, has operated curbside recycling in Resort Township for residents and businesses within the township. Additionally, the County operates ten Recycling Drop-off Sites, located at supermarkets and along major routes. The closest location for Resort Township is in the Bear Creek Plaza. The Emmet County Recycling Center, located at the Drop-off Center in Little Traverse Township, also accepts tires, appliances, scrap metal, textiles, shoes, batteries, fluorescent light bulbs, latex paint, antifreeze, and waste oil. Residents may drop off chemicals from their homes at no charge during these events. Electronics are accepted for recycling during regular hours, by appointment for a per-pound fee. Additionally, hazardous materials are accepted several times each year.

Resort Township signed on to the Emmet County solid waste ordinance, County Ordinance 99-40, as amended, thereby granting the County the authority to enforce the ordinance within the Township. This ordinance requires that:

- all waste haulers be licensed by the County,
- rates charged for waste hauling and disposal be volume based--an incentive to reduce waste and recycle--and
- waste collected within the township (as well as other participating townships and municipalities) is to be disposed of at the Emmet County Transfer Station¹.

Revenues from tip fees at the Emmet County Transfer Station help support Emmet County Recycling and fully fund the Household Chemical Drop-off events.

As of 2009, the second phase of its Solid Waste Plan², was fully implemented with Emmet County offering additional services to Resort Township. These include:

¹ Construction and demolition debris, although accepted at the site, are excluded from this requirement.

²The solid waste management plan is a county document required by State law which must have approval from at least 2/3 of all local municipalities and townships.

1. Weekly **curbside recycling** collection for all single family households, under contract between the Township and the County - started Oct 2004 in Resort Township.
2. A drop-off site for **recycling of construction and demolition debris** (exact items have yet to be determined, but examples include waste wood, concrete rubble/bricks, dry wall, and shingles) at the Recycling Center.
3. A **yard waste composting** facility: Emmet County offers a site for drop off of leaves, grass, and brush for composting.
4. A **“spring cleanup” voucher system**. This system provides vouchers for residents to dispose of bulky waste at the County Transfer Station. The township can purchase and distribute the coupons to its residents for use at any time of year. This is designed to:
 - allow the township to control costs and avoid unsightly and/or persistent piles along roadways;
 - give residents greater flexibility regarding when they do cleanup projects; and
 - increase resource recovery potential since residents can drop off bulky recyclable materials (scrap metal, construction and demolition materials, brush, etc) at the Recycling Center.

In 2016, Resort Township opened a compost collection site at 4888 Resort Pike Road. The compost material is transferred to the Emmet County Transfer station when 60 cubic yards are accumulated. Limbs and brush are also accepted at this site and are chipped on premise. The chipped material is available for resident’s use.

Other Public Utilities

Resort Township residents receive electric service from Great Lakes Energy, Consumers Power Company or the City of Petoskey. Natural gas, where available, is provided by DTE Energy. Many residents rely on propane for their gas needs. The residents choose providers of local and long distance phone service. Cable service, where available, is provided by Charter Communications.

Police, Fire, Ambulance

The Emmet County Sheriff, City of Petoskey and Michigan State Police provide law enforcement services to Resort Township. Fire protection and first responder service is provided by the Resort/Bear Creek Township Fire Department, which operates a paid on-call service, with a full time fire chief. The Resort/Bear Creek Fire Department has two fire stations in Resort Township. One is attached to the Resort Township Hall at 2232 Resort Pike Road and the other is located at 5799 Charlevoix Road. The Resort/Bear Creek Fire Board commissioned a Fire Service Evaluation Study, which was completed in October 2002. The

study indicated that, while the existing fire service was currently meeting the needs of residents and businesses located in the Township, the township will outgrow the current facility. The study recommended the evaluation of station locations, and recognizes the potential need for another fire station. The Township has purchased property for the future placement of another station. In 2010, the Insurance Service changed from air miles to actual road miles from a fire station to calculate the rate for fire services. Over 20% of the residences in Resort Township are over five miles from a station and thus have the most expensive rating. The City of Petoskey provides fire and police protection to the Bay Harbor development under the *Intergovernmental Conditional Transfer Of Property By Contract Agreement* (known as a “425 agreement”). The Township has Mutual Aid Agreements with all surrounding Fire Departments.

The Charlevoix, Cheboygan, Emmet (CCE) Central Dispatch Authority communications agency provides emergency call receipt and dispatch service for Emmet, Charlevoix and Cheboygan Counties. Enhanced-911 telephone service, computer-aided dispatch and a multi-channel radio system are in place. Interface radios to connect to the Michigan Public Safety Communications System for increased interoperability. CCE Central Dispatch Authority has fully deployed Phase I and Phase II location technologies for cellular 9-1-1 calls, and has installed new telephone switching equipment capable of handling Next Gen 9-1-1 calls. The State of Michigan is in the beginning stages of research for an Internet Protocol (IP) based 9-1-1 network to replace the current analog system that has been in use since the 1960's. Next Gen 9-1-1 is an IP based technology that would allow for text messages, photos, etc to be sent directly over the 9-1-1 network.

A NOAA National Weather Service radio transmitter serves the Charlevoix, Cheboygan, and Emmet County area, including the Straits of Mackinaw and the maritime waters of Lake Michigan. The transmitter broadcasts land and marine weather forecasts including alerts for severe weather conditions. The transmitter also serves as part of the National Emergency Alert System.

Advanced life support (ALS) ambulance service is provided by Emmet County EMS by three stations. The closest station to Resort Township is in a new 13,879 square foot 8-bay Public Safety Building on Eppler Road in the township. Another station is on M-119 near Pleasantview Rd in Little Traverse Township, and the third station is just west of M-75 in Mackinac City. All three stations are staffed 24/7 by a minimum of a two person crew, with at least one licensed paramedic.

Recreation

An informal recreation committee was formed by the Resort Township Planning Commission in the early 1990's. The Township Board of Trustees formally established the Resort Township Parks and Recreation Committee in March 1994. The committee is actively involved in updating the Resort Township Recreation Master Plan. The Parks and Recreation Committee continues to serve in an advisory capacity to the Township Board concerning recreation matters.

Township owned property, as well as land protected under conservation easements are mapped on the Protected Lands Map, Figure 5-1. The identified parcels are keyed to Tables 5-1 and 5-2 identifying the parcel size and type of ownership. Each table is followed by brief descriptions of each of the properties. Much of the recreation information presented here is based on the Resort Township Recreation Master Plan with updated information provided for recent recreation development and land acquisitions.

Public Recreation Facilities

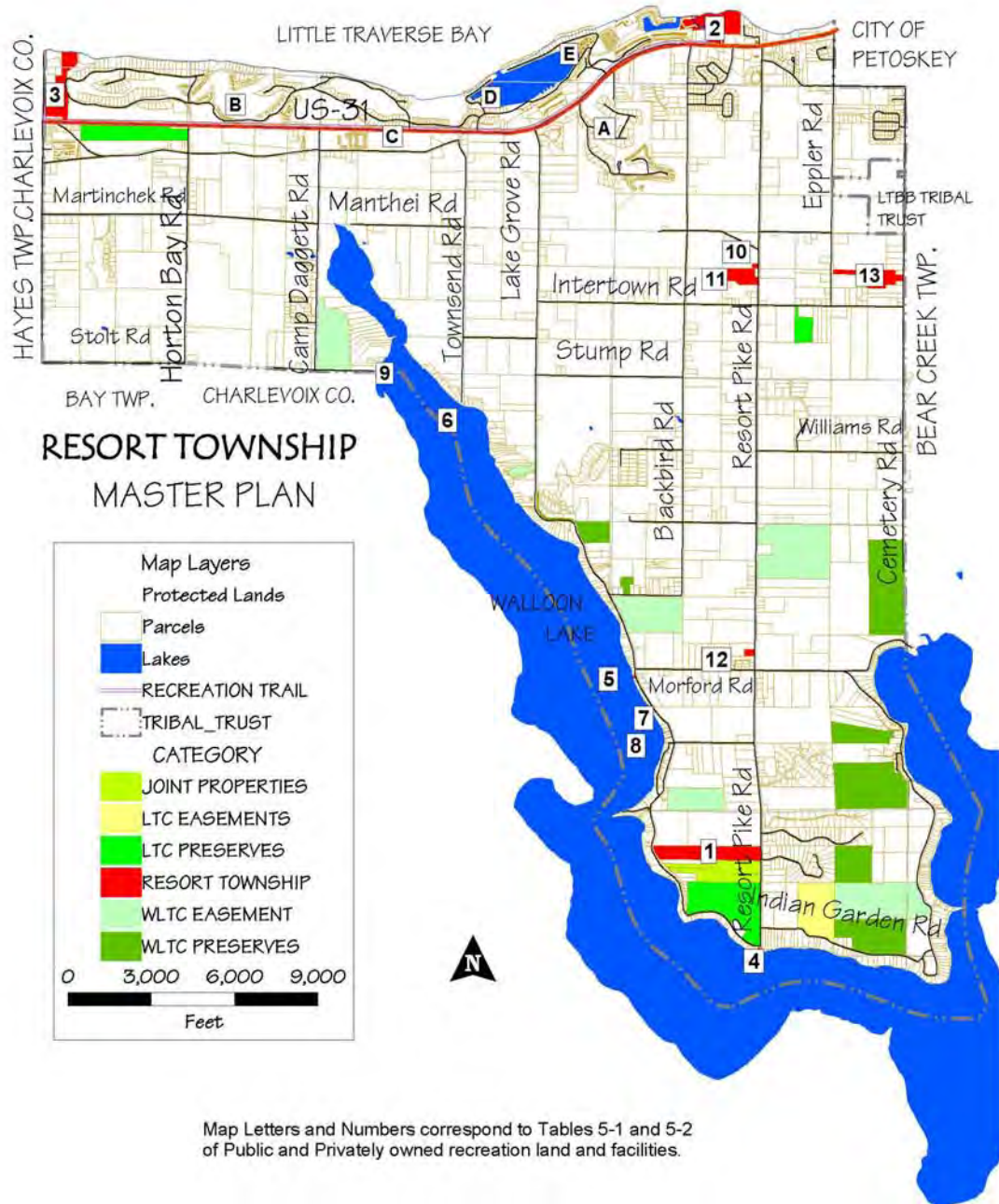
Black Preserve Property

This forty-two (42) acre parcel of land, given to the township with restricted use, represents the largest parcel of land available for recreational development within the Township. The restrictions limit development and prohibit the use of any motorized vehicles. The deed restrictions specifically allow for forest management practices (both for the health of the forest and wildlife management), as well as for the "cutting of trees to make nature trails, such trails to be used for nature observation and study, hiking and cross country skiing." This puts emphasis on the development of non-motorized trails that can be used in all seasons of the year. The terrain is varied with the rolling ridges covered with a climax, beech-maple hardwood forest. Various plant succession communities provide interest areas for residents of Resort Township and can be utilized for educational purposes.

Table 5-1 Resort Township Publicly Owned Recreation and Municipal Land		
Map Key For Figure 5-1	Recreation Property	Approx. Acreage
1	Black Preserve Property	42.0
2	East Park	35.0
3	West Park	33.0
4	Resort Pike Park – Walloon lake access	1.2
5	Morford Park– Walloon lake access	1.1
6	Townsend Road – road end lake access [Emmet County Road Commission]	0.2
7	Spring Street – pedestrian lake access	0.1
8	Grove Street – pedestrian lake access	0.1
9	Stolt Road – road end lake access [County Road Commissions]	0.2
10	Resort Township Hall	1.0
11	Former Doernenburg Property	15.6
12	Former Pontbriand Property	+/- 2
13	Former Eppler Property	20.5
	Little Traverse Wheelway – linear non-motorized trail Partially in Resort Township, see <i>Other Recreation Opportunities</i> discussion.	
TOTAL PUBLIC LAND		151.8

Public and Protected Lands

Figure 5-1



East Park

East Park consists of 35 acres located between US-31 and Little Traverse Bay on the eastern side of the Bay Harbor Development. It is one of the most widely used and best known features of the Township. This park is used by residents, community members and many tourists as well as multiple weddings each year.

The layout of East Park is divided into two tiers, as the site topography features an embankment down to Little Traverse Bay with a vertical drop of about 40 feet. This park provides for recreational activities including picnicking, hiking, bicycling, wildlife viewing and cross-country skiing. Park facilities include an accessible picnic pavilion with seating for approximately 50-60 people, seasonal restroom facilities, parking, and a paved trail connecting the parking area to an observation deck/gazebo. A woodchip trail meanders through the hardwood forest. This park currently serves as a trailhead for the Little Traverse Wheelway, a non-motorized trail that extends from Charlevoix to Harbor Springs. The road into the park is seasonally maintained and gated closed during the winter, but pedestrian access is still permitted.

West Park

West Park provides a rustic experience and is close to the Little Traverse Wheelway. This park is located at the West End of the Bay Harbor Development on Little Traverse Bay and is approximately 34 acres in size. The property is bounded by Townline Road on the west. A portion of this property consists of wetlands which connect to the nature preserve wetlands on the Bay Harbor property. A parking area connects to accessible seasonal restroom facilities and a sidewalk. A ¼ mile path connects the parking area to a picnic pavilion and open space overlooking Little Traverse Bay. Walking along the shore is more difficult due to the rocky shoreline. The majority of the land in this park is in a natural state with some small paths linking to the wetland ecosystem. This park is well suited for providing an environmental education resource for visitors. The parking area is barrier-free.

Resort Pike Road Park

Resort Pike Road Park is a 1.2 acre park at the south end of Resort Pike Road offering a playstructure, picnic area including accessible picnic tables, a mini-pavilion, a restroom facility and stairway access to Walloon Lake. Parking is available at this road end park. A paved walkway provides a stable surface for wheelchair access view the lake. Due to the limited

property and the slope constraints, the placement of a ramp to the waterfront is not realistic with the current property. This park is a popular local swimming location.

Morford Park on Lake Grove Road

This park contains 1.1 acres. The function of the site is to provide day use and a boat launch into Walloon Lake, however, the present ramp is steep, thus the launching of boats is difficult. A seasonal dock is available at this ramp. The launch ramp will require maintenance in the near future. The overall dimensions are approximately 120' deep with a width of 87' at roadside and 114' at the rear of the property. The first level allows a maximum of four cars for parking and accommodates a portable restroom facility. No specific boat trailer parking is available in the area. The second tier is about 5.5' lower than street level. This level is turf with two picnic tables, two charcoal grills and one small fire pit. At water's edge, there is a 7' flat area that connects with a steep rise of 8' to the second tier.

Townsend Road End Launch

This park was totally upgraded in 2013 and 2014, including dredging, installation of a concrete ramp, sturdy dock, and organized paved parking

Stolt Road Access

This right-of-way access is located on the border between Resort Township and Bay Township (Charlevoix County) and quite popular with the residents of both townships. This road end is maintained by the Emmet County Road Commission. There is enough land to provide a turn around. Parking is limited to the side of the road. The lake is shallow at this point without a current. The launch at this site is unimproved with no leveled ramp or paved concrete pad for vehicular traction. These factors effectively limit the size of watercraft which can reasonably be launched. The entire 66 foot right-of-way has been paved extending 500 feet from the road end toward Camp Daggett Road.

Privately Owned Recreation Facilities

Table 5-2 Resort Township Privately Owned Recreation Land		
Map Key For Figure 5-1	Recreation Property	Acreage
A	Crooked Tree Golf Course	203.2
B	Bay Harbor Golf Course	289.0
C	Bay Harbor Equestrian Center	35.5
D	Bay Harbor Boat Launch	NA
E	Bay Harbor Fishing Pier	NA
TOTAL PRIVATE RECREATION LAND		527.7

Crooked Tree Golf Club

Crooked Tree Golf Club is a public golf course designed and built by golf course architect Harry W. Bowers, and is now owned and operated by Boyne USA. The property is located in the northern portion of Resort Township between Blackbird Road and Lake Grove Road. The golf course portion of the site consists of approximately 203 acres. The Crooked Tree Golf Club also incorporates an extensive housing development on site. Memberships for the golf club are available but not required to play golf.

Bay Harbor Golf Course

The Bay Harbor golf course includes 27 holes and occupies approximately 289 acres of land as part of the Bay Harbor development located between US-31 and Little Traverse Bay. The Bay Harbor golf course is operated and managed by Boyne USA. The golf course is semi-private with a limited number of non-residential memberships available.

Bay Harbor Fishing Pier and Boat Launch

The fishing pier and boat launch included in the private development of Bay Harbor, are available for use by the Bay Harbor residents and visitors as well as for use by the general public. No significant acreage is associated with either of these recreational facilities, thus acreage is listed as NA (Not Applicable) for both facilities in Table 5-2.

Sun Petoskey RV Park

This Recreational Vehicle Park is at the SE corner of Camp Dagget Rd and US 31, across from the Bay Harbor Community. 72 sites are presently available with 71 more planned for this 28-acre site.

Petoskey Bridge Club

The Petoskey Bridge Club is located on Cemetery Road on the eastern edge of Resort Township. This club is managed as a non-profit corporation. The organization provides opportunities to play duplicate bridge, with scheduled games four days a week. Classes are available for those new to bridge and separate games are available for players new to duplicate. The organization is member based, and the public is welcomed and encouraged to participate.

Other Recreation Opportunities

Little Traverse Wheelway Linear Trail

A spectacular section of this 23 mile multi-purpose trail system which runs from Charlevoix to Harbor Springs is located within Resort Township, extending from Townline Road (vicinity of West Park) through East Park to the Petoskey City limits. A spur of the Wheelway links the lower level of East Park and downtown Bay Harbor.

Petoskey Recreation Programs

Resort Township residents are allowed to participate in the recreational programs operated by the City of Petoskey under an agreement between the two entities. Resort Township pays Petoskey an annual fee based on the percent of overall participation by Resort Township

residents during the previous year. Many Resort Township residents utilize the approximately 1,200 acres of park land owned and managed by the City of Petoskey. Since 1987, the participation levels from Resort Township have varied.

The Township recreation lands are also discussed in the Chapter 4 – Existing Land Use. For further information see the Resort Township Recreation Master Plan.

Other Services and Facilities

Resort Township has an agreement with the Petoskey District Library, which allows Township residents to use the Library. An annual millage paid by the Township allows all residents access to Petoskey Library services.

Greenwood Cemetery is maintained through a millage collected from the City of Petoskey, Bear Creek Township and Resort Township residents.

Resort Township residents contribute to the operating budget for North Central Michigan College through millages.

Other Protected Lands

There are a growing number of parcels which have been donated to or purchased by the one of the two land conservancies serving the area. Such parcels within Resort Township are shown on the Protected Lands, Figure 5-1. A total of approximately 975 acres are owned or protected by either the Little Traverse Land Conservancy or the Walloon Lake Trust & Conservancy in Resort Township. These lands are protected from future development under conservancy ownership or hold a conservation easement or similar instrument for the property. While the restrictions associated with each conservation easement vary, most severely restrict the future development of the property.

In addition to the above discussed recreation lands, other properties in Resort Township are protected under conservation easements. Figure 5-1 maps both the public protected recreation lands and the privately held protected properties. Although the condition of each easement varies, some of these properties permit public use and the development of trails, while others are not open to the public.

In 2010 Resort Township adopted a purchase of Development Rights (PDR) Ordinance which may facilitate the protection of additional lands.

Municipal Facilities

Resort Township Hall

The existing Resort Township Hall, located on the west side of Resort Pike Road between Sterzik Road and Intertown Road, was built in 1983. This facility accommodates the Township fire hall, public meetings and Township office space.

Private, Civic and Fraternal Organizations

Many Township residents are active in local private, civic and fraternal organizations available in Petoskey and throughout the region, that are not specifically affiliated with the Township. Such organizations are typically regional organizations which have a larger membership and service area than the township. A listing of such organizations is available from the Petoskey Area Regional Chamber of Commerce.

Churches

There are two churches which are active and own property within the Township. The Beautiful Savior Evangelical Lutheran Church is located on Sheridan Road between Cemetery and Eppler Roads. The Family of Christ Church is also active in the Township and utilizes the former Resort School located on Resort Pike across from the Township offices. St. Francis Solanus Catholic Church located on Townline Road south of US-31 in Bay Shore, is no longer being used.

Transportation and Road Maintenance

Public roads within the Township are categorized as follows:

State Route	approximately 6.0 miles in length
County Primary Hardtop	approximately 9.6 miles in length
Local Hardtop	approximately 42.6 miles in length
Local Gravel	approximately 0.6 miles in length
Seasonal Roads	approximately 1.4 miles in length

The only state route through the Township is US-31, the dominant east/west route through the Township, which is under the jurisdiction of the Michigan Department of Transportation.

The county primary routes are hardtop roads, covering just less than nine miles in length. Horton Bay Road is a county route within Resort Township. This road connects US-31 with the

community of Horton Bay in Charlevoix County. Horton Bay Road, Resort Pike Road, and Morford Road are classified as county primary roads.

The other roads in the Township are classified as local roads, including approximately 39 paved miles and approximately 4 miles of gravel roads. An important east/west connector road is Intertown Road which crosses U.S. 131 east of the Township. There several north/south local roads within the Township including Townsend Road, Lake Grove Road, Blackbird Road and Resort Pike Road.

Lake Grove Road from Morford Road to Resort Pike Road is designated a Natural Beauty Road. Indian Garden Road from Killarney Shores to Resort Pike (north to south along the lakeshore) is also a designated Natural Beauty Road. This is a designation for county roads which have outstanding natural features along its borders. Qualifying criteria include native vegetation, and/or open space with scenic or natural vistas. Singly or in combination, these features set a Natural Beauty Road apart from other roads as being something unique and distinct.

Within the Township, certain public road and segments of roads have been built as all season roads to handle heavy truck traffic. The following roads and road segments are designated All-Season:

- Townsend Road (from US-31 south to Manthei Road)
- Lake Grove Road (from US-31 south 2.7 miles)
- Resort Pike Road (from US-31 south to Williams Road)
- Intertown Road (from Cemetery to Resort Pike)
- Manthei Road
- Horton Bay Road
- Cemetery Road (from Sheridan Road to Intertown)

The Emmet County Road Commission provides road maintenance and snow removal services on all public non-seasonal roads within the Township. Additionally, there are a number of private roads, as well as seasonal roads serving residential developments. The maintenance and repair of private roads is typically handled through a private association.

CHAPTER 6

Significant Land Use Issues

This chapter presents and discusses significant land use issues identified by the Resort Township Planning Commission and Board of Trustees. The issues include projects and/or factors which will significantly influence future development, and which will have considerable impact on the Township.

Casino

Background: Emmet and Charlevoix Counties are recognized as part of the ancestral homelands for the Little Traverse Bay Band of Odawa Indians. The Tribe can purchase land in either county and pursue reservation status for purchased lands. The Tribe already purchased property on the west side of Cemetery Road north of Intertown Road that was formerly part of Resort Township but is now held in trust by the United States Government. The Odawa Casino Resort opened at this location in June 2008.

In 2015 the Tribe sued the Governor of Michigan in federal court claiming a 337 square mile Indian reservation in Emmet and Charlevoix counties including significant portions of Resort Township. The tribe is seeking jurisdiction of the reservation and surrounding areas such as water sheds. If the Tribe is successful in winning power and authority over the reservation it will significantly impact every aspect of Resort governance such as zoning, planning, development, property taxes, police and fire services. Depositions have commenced and the first phase of the trial is expected to begin in 2019. While a final decision is not expected for several years (if not decades), the uncertainty may impact all aspects of Resort Township. The Township has joined numerous local governments in opposing the lawsuit and expects to be involved until it is concluded. The Township will continue to work with the intergovernmental entities to remain informed and work with the Tribe so that all parties can achieve a satisfactory solution.

Effect on the Township: The effects of the Casino extend beyond the Township as the casino has had a significant impact on traffic patterns, road development projects and traffic control measures in the area. Lears Road was expanded to five lanes and extended to Cemetery Road (the Casino entrance). Cemetery Road was also recently improved with a 4-way stop added at the intersection

of Sheridan and Cemetery. Concern remains high regarding the long term impact of the casino location which could be detrimental to the rural character of the township with increased traffic and outside development pressures inconsistent with local preferences. As the later phases (such as the hotel and conference center) are implemented, the actual layout and design of the full facility, including the access, lighting and buffering from all surrounding areas will in part determine the extent of the impacts to the surrounding properties. The Tribe has long-term plans to expand beyond the current boundaries of the casino. The proposed plans for a multi-use mall with a hotel at the site of the former Victories Bowling Alley and former casino to the east of the Township will mean more traffic, development pressure, noise, lighting, etc. and will have a significant impact on the rural character of Resort Township.

Policy Considerations/Recommendations: As a federally recognized tribe, and with the Odawa Casino Resort property having been accepted into trust, this land has sovereign nation status, consequently jurisdiction for land use activities rests with the Tribe and Bureau of Indian Affairs. 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 (such as where a casino is built). The Township will continue to pursue intergovernmental relations with the Tribe to stay informed of development plans for future phases and build positive relations with Tribal leaders to minimize any negative impacts on the Township and work to protect the rural character of the area.

Transportation Related Issues

Background: Resort Township has limited transportation options. The utilization of these options varies with the seasons and the seasonal influx of tourists. The primary method of transportation continues to be vehicular traffic that utilizes the roads. The roads within the Township consist of highways, county roads, seasonal roads, private roads and Natural Beauty Roads. Non-motorized methods of transportation primarily consist of paved and non-paved bike paths. Walking paths are available primarily within the Bay Harbor Resort area and there are a few dedicated walking paths outside this area, The Township's abundant shorelines also represent a potential transportation option. However, at the present time this option is used for recreation, rather than transportation.

Existing Roads and Conditions: Resort Township has approximately 50 miles of paved roads that include highways and county roads. There are also about 3 miles of seasonal roads that are generally non-paved. The Emmet County Road Commission is responsible for maintaining

the primary roads, although the Township can designate funds to allow repairs on primary roads to occur sooner. The Township also funds repairs of local roads.

Highway: U.S. 31, the major highway in the Township, represents the major connection between Emmet and Charlevoix Counties. Virtually all of the commercial development in the Township occurs along this 5 ½ mile stretch of highway. It includes the entrance to the resort community of Bay Harbor and it has some of the most scenic vistas of Lake Michigan and the hills overlooking Little Traverse Bay. Recent upgrades creating additional passing lanes and improved drainage along the entire stretch of US 31 in Resort have resulted in smoother traffic flow.

County Roads: The Township has about 45 miles of County primary and local roads. These roads permit access to the residential and resort areas within the interior of the Township and represent a back-road connection between US-31 to the North and US-131 to the East. The County roads have sweeping vistas of the surrounding farmland which is a major attraction of the rural character of the Township and are an important source of recreational use by bicyclists.

Natural Beauty Roads: Lake Grove Road and Indian Garden Road are designated as Natural Beauty Roads. This designation recognizes the wonderful scenery along these two roads as they wind along the shore of Walloon Lake. As Natural Beauty Roads, these roads will be maintained in a state more consistent with the surrounding natural environment with narrower lanes and slower speeds. These roads are a major attraction which highlights the rural character of the Township and provides important recreational opportunities as seen by the pedestrians, equestrians and bicyclists who frequent these roads.

Road Quality: Roads that are well-maintained and safe are an important part of the economic and recreational vitality of the Township. Weather impacts such as severe rain, snow and frost combined with seasonal traffic have a significant adverse effect on road quality. In 2005, the Township embarked on a major financial effort, using general fund dollars, to repair and resurface the roads within the Township.

Non-motorized Roads and Conditions: The major dedicated bike-path through the Township is the Little Traverse Wheelway, a 26-mile paved, non-motorized route that connects the cities of

Charlevoix, Petoskey, and Harbor Springs via a beautiful route along Lake Michigan. The Wheelway runs through the Township, along the bluffs that parallel US-31 and includes spectacular views of the Little Traverse Bay. The Wheelway is used year-round for bicycling, running, walking, in-line skating and snow-shooring and cross-country skiing.

Potential Effect to the Township: The current system of highways and roads is adequate to meet the existing transportation needs of the year-round residents and seasonal tourists. However, traffic is gradually increasing resulting in safety concerns, especially along US-31. Although the Township does not have jurisdiction over local speed designations, the Township should pursue close communication between the Emmet County Road Commission and MDOT over safety issues.

There are two very limited public transit options serving Resort Township, one is operated by the Friendship center which primarily focuses on providing transportation for persons with disabilities and senior citizens; and the other is the Straits Area Regional Ride (SRR) which provides services to Cheboygan, Emmet, Otsego and Presque Isle Counties. Currently there is no public transportation focused on providing services to the general public within the Township and/or Emmet County. As traffic increases, options such as car-pooling, and public transportation will need further investigation. The Emmet County Transportation Coordination Plan of 2005 demonstrated an area need, and currently Friends Enhancing Emmet Transit (FEET) are promoting public transportation in Emmet County.

Bicycling remains an effective method of transportation in the Township, but is hampered by seasonal issues and weather. Although the County and Natural Beauty Roads are popular with bicyclists, safety issues are a major concern primarily to due to vehicular speed and lack of paved shoulders and/or designated bike lanes.

Resort Township continues to oppose any type of by-pass through the Township because of the significant negative impacts on the rural and scenic character, which characterize Resort Township, as documented and re-affirmed by the 2010 survey findings.

Policy Considerations/Recommendations: Continue to pursue resolution of safety issues with the appropriate State and County agencies, especially as related to speed along US-31.

Recommend the Township adoption of a *Complete Streets** policy to promote the establishment of dedicated bike lanes or paved shoulders along roads to facilitate safe non-motorized routes between the Little Traverse Wheelway and other Township parks and facilities. Promote carpooling and public transit.

Farmland / Open Space Preservation

Background: Resort Township is a desirable place to live, work and visit because of its panoramic views of agricultural acreage interspersed with stands of trees, open fields and rolling terrain. These vistas, combined with views of the waters overlooking Little Traverse Bay and Walloon Lake, creates a spectacular attraction for visitors and residents alike. The views, agricultural and open spaces, woodlands, wetlands and dark night sky are all considered valuable natural and aesthetic resources which should be protected.

Purchase of Development Rights (PDR) programs help preserve farmland, natural areas, scenic views and open spaces while allowing property owners to receive income from their land without selling it for intensive development. So far, over 900 acres are under protection from the conservation/reserves programs available in the Township

In the Resort Township PDR program, an interested land owner negotiates with the township and can voluntarily sell to the township the development rights associated with their property. The landowner retains full ownership of the land, but the right to further develop the property is retired and a conservation easement is placed on the land and recorded with the title. The landowner can continue to use their land for the purposes specified in the easement and allowed by the zoning ordinance, such as farming, timber, or hunting. If the land is sold or inherited, the conservation easement remains with the property.

Potential Effect on the Township: The loss the Township's picturesque panoramic views, agricultural and open spaces, woodlands, wetlands and dark night sky would clearly negatively impact the desirability of living, working and visiting Resort Township, which would result in numerous secondary negative impacts.

Policy Considerations/Recommendations: The Petoskey Area Open Space Task Force Conservation Plan provided much background information, as well as a number of tools and techniques for protection of open space. With the 2010 adoption of a Purchase of Development

* **Complete Streets** are **streets** for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Rights (PDR) Ordinance, the Township has an established method for the acquisition and management of development rights. The Planning Commission serves as the PDR Application Review Committee has prioritized two rounds of landowner applications requesting Township purchase of their develop rights. In both of these cases, however, agreement between the landowner and the Township could not be reached as the appraised value was below the owners expectations.

As specified in the goals chapter of this Master Plan, it is required that the Township continue to accept PDR applications and to develop and refine a conservation strategy. The Township is also required to prioritize and protect key lands in the Township consistent with the requirements of the PDR Ordinance. By developing a prioritized list of targeted properties for PDR Qualification, available funds can be most effectively utilized. An additional step will be to develop and refine a strategy for shared financing, prioritizing and targeting the purchasing of such development rights, develop a 10 year budget that reflects the township's financial resources available to the board of trustees which does not increase taxes for this purpose, increase the utilizing funds already set aside by the Township to leverage grant dollars and begin to acquire priority development rights targeted to prioritized areas of the township that can be observed and enjoyed by the majority of the residents on the primary roads.

Township Facilities

Background: The existing Resort Township Hall, located on the west side of Resort Pike Road between Sterzik Road and Intertown Road, was built in 1983. This facility jointly houses a Resort Township fire station for the Resort/Bear Creek Fire Department and the Resort Township business offices. Generally, the Township Hall accommodates public meetings, but has some limitations regarding the Township's need for office space and private conversational space. The Township will likely outgrow this facility in the near future, if it has not outgrown it already. In 2005, the Township purchased additional property immediately south of the Township Hall property, which opens some options for future expansion.

Additionally, the Township has purchased property on Resort Pike near Morford Road, which is being discussed as the possible future location of an additional fire station to better serve the southern portion of the Township.

Potential Effect on the Township: Existing office space is inadequate for present and future need which are only likely to increase due to the additional public administration requirements of an

expanding Township. The fire department needs are addressed in *Chapter 5 - Community Services, Facilities and Transportation* of this plan.

Policy Considerations/Recommendations: If an additional fire station is built in the Township, part of the present fire station could be converted into Township offices. Township officials should engage in a strategic plan to address needs for facilities, such as storage, office space, community room and voting space. On July 17, 2017, the Resort Township Board appointed a 3 member committee to evaluate the infrastructure of the entire Township. The committee was composed of Frank Tarquini, Suzanne Coveyou and Al Welsheimer. A report from that committee has been submitted and is presently under review.

Bay Harbor Development

Background: The Bay Harbor development continues to have a significant impact on the northern portion of the Township. For over 100 years, cement was produced on the property, located on Little Traverse Bay north of US-31. This industrially zoned property sat vacant for a number of years after the closure of cement plant operations until it was rezoned Planned Unit Development (PUD), at the request of the developer, for this project. Construction began in the fall of 1994 on the Bay Harbor development.

The current Bay Harbor project involves approximately 1,100 acres and over five miles of Lake Michigan frontage on Little Traverse Bay. Furthermore, the project has created new inland lake frontage on two new lakes developed by flooding portions of the abandoned limestone quarry. The quarry lake serves as a harbor with access to Lake Michigan, allowing marina slips to be sold with home sites.

Bay Harbor is an upscale mixed use project providing various types of residential, commercial and recreational facilities within the PUD. The Bay Harbor development operates under an intergovernmental conditional property transfer agreement between the City of Petoskey and Resort Township, pursuant to Public Act 425 of 1984. The transfer was necessary in order for the City of Petoskey to agree to provide the services required by this development. The Act 425 agreement provides for transfer of the project property from Resort Township to the City of Petoskey with some tax revenue being paid to Resort Township for fifty years. The agreement also stipulates that the Township, not the City, will provide planning and zoning services for this area.

Potential Effect on the Township: Due to the scale, quality and location of Bay Harbor, this development continues to significantly influence development trends in the Township, especially along US-31. Bay Harbor is serving as a growth magnet, which could have either beneficial or detrimental impacts, depending on how new growth is managed.

Policy Considerations/Recommendations: The planning and zoning of the US-31 corridor needs careful consideration. Density control and avoidance of conflicting land uses along the corridor should be addressed. Design policy issues for the US-31 corridor should include access management provisions such as minimum driveway spacing requirements, limits on the number of driveways allowed per parcel, and promotion of shared driveways to mitigate traffic impact.

Kiln Dust Leachate

Background: As discussed under the Bay Harbor Development section above, Bay Harbor Resort is located in an area that was used for cement manufacturing from about 1870 through 1980. Cement manufacturing combines limestone with other raw materials and grinds them into a fine powder which is heated in a cement-kiln at extremely high temperatures. The waste material produced during this process is known as Cement Kiln Dust (CKD). Throughout the decades of cement manufacturing, approximately 2.5 million cubic yards of CKD was consolidated into large stockpiles and buried on-site, usually in previously mined pits. When CKD comes into contact with water, it can release, or leach toxic substances. This leachate can be highly alkaline and contains heavy metals such as mercury, arsenic, and lead.

Due to a MDNR ‘designation of inertness’ of CKD stockpiles, when Bay Harbor Resort was developed, the CKD stockpiles were leveled and were required to be covered with a minimum of 6 inches of soil able to support vegetation. In 2004, water-testing along the Lake Michigan Shoreline of Bay Harbor Resort revealed abnormally high alkaline concentrations and subsequent field-testing confirmed the presence of CKD leachate that was draining into Lake Michigan. The leachate was found to be concentrated in three main areas within Bay Harbor Resort and almost the entire shoreline of East Park. The toxic substances contained in the leachate created potential adverse effects to water quality, and human health. The alkalinity of the Lake Michigan shoreline exceeded safe levels and a Public Health Advisory was issued instructing people to avoid these shoreline areas.

A subsidiary of CMS Energy retained responsibility for the environmental cleanup. A preliminary remediation plan was developed through a collaborative effort with several agencies including The United States Environmental Protection Agency (EPA), the United States Fish and Wildlife Service (FWS), the Michigan Department of Environmental Quality (MDEQ), the Little Traverse Bay Bands of Odawa Indians (LTBB), the Northwest Michigan Community Health Agency (NWMCHA), the Michigan Department of Community Health (MDCH), Tip of the Mitt Watershed Council, and the Bay Harbor Company.

Temporary remediation to Bay Harbor Resort and East Park was successful in reducing alkalinity and toxic discharge into Lake Michigan. A long-term solution for CKD removal and leachate treatment is on-going and under the regulatory authority of the MDNRE and the EPA. Facilities were built to capture the leachate on-site. The leachate is treated locally and returned to Lake Michigan, greatly reducing the need for off-site disposal. The collection process will require regular maintenance and upgrades to the facilities. Further excavation and removal of the remaining CKD while possible, is unlikely as long as the treatment process remains successful.

Potential Effect on the Township: Permanently eliminating leachate seepage into Lake Michigan and groundwater is essential to the long-term water quality and the health of local citizens. Local treatment and disposal of the leachate has been successful in greatly reducing the contamination to Lake Michigan and minimizing potential ground water contamination. Failure to prevent long-term seepage could have significant adverse effects on water quality and the natural environment and consequently on local land values, tourism and the economy. Therefore, leachate monitoring is anticipated to occur indefinitely.

Policy Consideration/ Recommendation: Continued monitoring of the leachate collection system is required on an indefinite basis. The Township will need to continue to be an active partner to ensure that appropriate and successful remediation continues into the future.

Walloon Lake and Lake Michigan Shoreline

Background: Land located along the shores of Walloon Lake and Lake Michigan continues to be highly valued property in the Township. The viewsapes and direct access to large high quality water bodies are certainly contributing factors, as well as the fact that there are very few

undeveloped waterfront parcels remaining.

Potential Effect on the Township: The value of the shoreline property has intensified the development pressure on lakefront property. In recent years, small lakefront homes have been replaced with much larger homes which use septic systems that may not be adequate. Pressure has also increased for lake access, creating the potential pressure for second tier or funnel development, where off-lake properties gain access through a commonly owned lakefront parcel. Increased development and lake access will impact the water quality. The Walloon Lake Association in partnership with the Tip of the Mitt Watershed Council annually monitor the water quality of Walloon Lake to assess areas with erosion issues, invasive species, the status of the natural shoreline vegetation and areas with potentially leaking older septic systems.

Policy Considerations/Recommendations: The planning and zoning of areas near the lake must be carefully considered. Stronger zoning provisions to regulate funnel/keyhole development should be considered. Second tier development which will increase pressure on the lakefront should be discouraged. Consider adopting regulations to govern the use of road end lakefront access sites. The Township should continue to enforce the waterfront greenbelt provisions of the Zoning Ordinance. Consider encouragement of county regulations to require septic system inspections at least at time of property sale or property transfer.

Community Image and Energy Use

Background: Many factors which support a positive community image are important to the residents of Resort Township, as reiterated in the findings from the Property Owner survey conducted January 2010, including but not limited to the support for recycling, the annual spring clean-up, the preservation of the scenic rural roads and the ability to see the night sky, due to lighting restrictions. Additionally, the Township government has a long history of energy conservation efforts, such as the design of the current Township Hall, the use of LED lights and top down flagpole lighting. The protection of the scenic and rural character of Lake Grove Road and Indian Garden Roads is ensured in part with their respective designations as Natural Beauty Roads.

Potential Effect on the Township: The efforts on the part of Township residents, businesses and the Township government, as well as policies and regulations related community image and energy help to maintain the positive community image of Resort Township. Some the regulations

include the dark sky lighting requirements in the Zoning Ordinance, and the example provided by the Township in use of dark sky compliant lighting in the Township parks and for any new street lights.

Policy Considerations/Recommendations: The Township should continue the existing annual clean up day, participation in the County curbside recycling program, continue to promote the local adopt a road program, as well as the regulations to continue to protect the dark skies, the promotion of energy efficiency and the consideration of small scale alternative energy systems. The Zoning Ordinance allows Wind Energy Conversion units (Wind Turbine Generators or “WTG’s”) in Residential Districts if 30’ or under in height and taller in the B-2, I and FF District if a Special Use Permit is granted by the Planning Commission following at least one Public Hearing. As conditions change, this policy needs to be reviewed.

CHAPTER 7

Community Goals and Policies

This chapter sets forth the Township's goals and policies to guide future development. In analyzing the data compiled in the earlier chapters it is very clear that Resort Township faces a number of development pressures. The population is growing and development is occurring, although currently at a reduced rate due to the economic downturn. It is unlikely that all of the new development will be occupied year-round. However, if these residential properties were to be occupied year-round at the same average number of persons per household as the year-round population for the Township, the over all Township population would increase significantly and thus could dramatically alter the character of Resort Township. However, by encouraging new development to conform to community-based standards and guidelines, both the rural character and the natural resources of the Township can be protected to the fullest extent.

Physical Opportunities and Constraints

As discussed in Chapter 3, Natural Resources, land in Resort Township is not uniformly suitable for development. Figure 7-1, is a Development Opportunities and Constraints Map. This map combines the septic limitations information (steep slopes and hydric soils), with the maps of conservation easements, active farmland and the location of existing residential structures. The resulting map shows "constraint" areas where development either is not allowed or should be severely restricted. Conversely, white or blank areas on the map identify pockets within the Township where development can be accommodated with the least impact to resources. The Development Opportunities and Constraints Map in combination with the goals and the policies identified below serve as the basis for the future land use map in Chapter 8.

Previous Relevant Planning Efforts

The Open Space Taskforce, an intergovernmental group which convened in 2001, to study and educate the public about open space issues around the Petoskey area. As part of this initiative, two public surveys were conducted, one of area residents and the other of property owners who

own more than 20 acres. Both groups were supportive of the concept of preserving open space and generally provided similar reasons and/or concerns: protection of the natural environment, scenic beauty, and [rural] character of the area. Reports regarding the two Open Space surveys provided the Planning Commission input regarding the views of the Township residents and property owners on the issue of open space preservation, for the 2006 Comprehensive Plan Update.

Community Survey Results

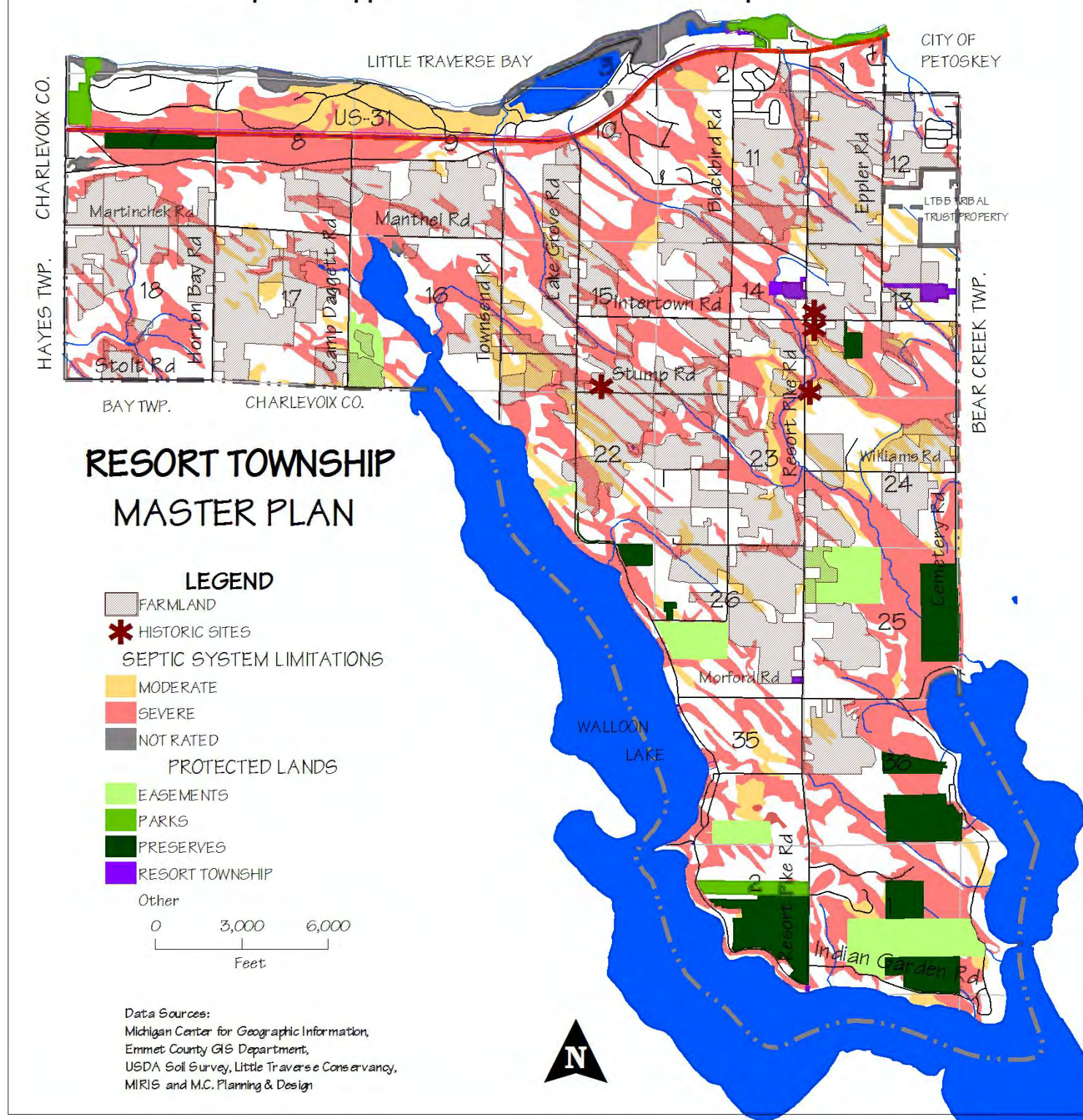
A Township citizen survey was conducted in 2010. This was the fourth survey conducted by the Township. Previous surveys were conducted in 2001, 1993 and as a part of the 1988 Resource Use Management Plan. A summary of the 2010 survey results are presented below. The survey and the results are provided in Appendix A.

Resort Township mailed out 2,176 survey questionnaires to Township property owners including 635 within the Bay Harbor Development. Bay Harbor responses were tracked separately since those residents are primarily part-time residents. A total of eight hundred eighteen (818) surveys were completed and returned, including 129 for Bay Harbor property owners, for a total return rate of 38 percent. This is considered an excellent response rate for mailed surveys.

Response Demographics: Fifty nine percent of the survey respondents reside in Resort Township all months of the year, and sixty two percent of the respondents are registered voters in the Township. The majority of the respondents (64%) indicated they have lived in the Township for more than ten (10) years. Likewise, approximately fifty (50) percent of the respondents own one (1) acre or less of land in Resort Township, and another thirty one (31) percent own between five and ten acres.

The survey respondents answered some open-ended questions and identified likes, dislikes and concerns. Respondents generally agree that farmland, rural character, viewsapes and undeveloped open spaces need to be protected. As related to preservation of farmland, the level of support from the survey respondents was over 75%. However, 51% wanted no tax increases. It is also significant to note that almost 60% favored managed growth of the township.

Figure 7-1
Development Opportunities and Constraints Map



One of the main areas of concern identified in the survey was the protection of open space to prevent overdevelopment. Other areas of concern were transportation and road related, including the beltway issues and speed limits on US-31. Residents also want land use and zoning regulations to be determined by the Township and not the County.

The survey also collected responses to questions covering a number of different topic areas. The general topics included natural resources, recreation, transportation, housing and economics. The response information is summarized by topic area and included as Appendix A to this Plan update.

Land Use Goals and Policies

The 2010 survey discussed above identified some general concerns of the Township residents. These identified issues are expressed here as general land use goals and policies. More specific goals and policies follow and are grouped by topic.

<p style="text-align: center;">Land Use Goal</p> <p style="text-align: center;">Retain the Township's scenic and rural character by maintaining an ecologically sound balance between human activities and the environment.</p>
<p>Land Use Action Steps:</p> <ul style="list-style-type: none"> • Control residential and commercial growth with careful planning and management, by giving significant consideration to density and location of new development, while encouraging the protection of open space in the Township. Some appropriate planning tools to be utilized include conservation easements, conservation development techniques, cluster development, transfer or purchase of development rights and special use permit zoning ordinance provisions. • Promote the peace, health, safety and welfare of Township residents by coordinating the uses of land with the provision of efficient public services. • Promote the use of the Purchase of Developments Rights ordinance by identifying the high priority properties and beginning a dialog with the corresponding property owners.

Natural Resource Goal

Protect and preserve groundwater, surface water, woodlands, wetlands, open space, wildlife habitat and steep slopes.

Natural Resource Action Steps:

- Utilize tools to control density, including cluster development, the implementation of other best management practices to limit impervious surfaces, protection of open space and the preservation of wildlife corridors.
- Encourage forests to be managed to provide wildlife habitat, erosion control, micro-climate control and scenic views.
- Encourage and participate in local community education efforts to raise awareness regarding natural resource protection issues.
- Protect water quality of Walloon Lake, Lake Michigan and area creeks through waterfront usage and development standards, protection of the greenbelt and restriction or prohibition of keyhole and second tier development.
- Restrict the use of fertilizer within the greenbelt.

Open Space Protection Action Steps:

- Promote conservation through the use of the recently adopted Purchase of Development Rights ordinance.
- Develop a conservation strategy to provide permanent protection of open space, especially areas of agricultural importance or environmental sensitivity based on Open Space Taskforce survey findings and the 2010 Township survey findings.
- Pursue the preservation of agricultural lands, forestlands and open space.
- Encourage education and outreach activities regarding open space protection and preservation.

REST OF PAGE

INTENTIONALLY LEFT BLANK

Agriculture & Forestry Goal

Maintain and preserve agricultural lands and forestry operations.

Agriculture & Forestry Action Steps:

- Recognize and promote that the presence of agricultural lands adds to the scenic and rural character of the Township.
- Provide economically feasible options for continued agricultural use of active prime farmland.
- Encourage farmland protection, such as through the transfer of development rights, purchase of development rights, conservation easements and the clustering of non-farm development.
- Promote re-forestation and sound forestry management practices for areas with productive forest soils.
- Support legislative measures to assist in retaining farmland.
- Discourage the conversion of farmland into other more intensive uses.
- Limit the loss of prime, unique and locally important farmland soils.
- Participate in efforts to educate the community regarding agricultural preservation.
- Retain and manage existing forestland, such as through the Commercial Forest program.
- Continue use of the Reycraft Preserve (commercial forest) as a study area for forest management students.

Historic Preservation Goal

Promote the preservation and protection of historic sites, buildings, structures and features in Resort Township.

Historic Preservation Action Steps:

- Identify and map historic structures within the township.
- Encourage private property owners to use private easements for historic preservation.
- Encourage private property owners to utilize available tax incentives for historic preservation projects.
- Support legislative measures for continuance of historic preservation tax incentives.
- Encourage the use of tools for the historic preservation eligible structure and properties, such as the purchase of development rights, a transfer of development rights and the use of easements.
- Encourage education and outreach activities regarding historic preservation.

Recreation Goal

Provide and maintain recreation lands and facilities for safe access and enjoyment by residents and visitors.

Recreation Action Steps:

- Maintain existing parks, neighborhood parks, and township parks to provide both passive and active recreation areas near residential developments.
- Establish legal agreements for bike and ski trail connections to public properties, semi-public and conservation areas (open to the public) within the Township.
- Develop non-motorized trails to recreation areas in the Township.
- Maintain updated Park and Recreation Plan.
- Seek grant funding for land acquisition and park improvements.

Economic Goal

Plan for economic growth along existing corridors consistent with survey findings.

Economic Action Steps:

- Recognize and promote value-added agricultural activities in the township, such as through farm stands, home businesses and other local agricultural support initiatives.
- Retain and encourage job opportunities that are compatible with a rural resort community.
- Provide opportunities for the development of forest products, including timber production and finished wood product manufacturing.
- Provide opportunities for boating/marine services and recreation services.
- Recognize, promote and protect tourism related activities as an important part of the local economy for Resort Township.
- Industrial areas to have appropriate buffer from any adjacent non-industrial use.
- Partner with adjacent communities and appropriate agencies to promote and pursue economic development in the region.

Infrastructure & Public Services Goal

Maintain and improve the Township facilities, programs and systems consistent with the community needs.

Infrastructure & Public Services Action Steps:

- Continue Township clean-up programs.
- Continue participate in county-wide recycling program.
- Periodically review the needs for community water and sewer.
- Pursue an additional Fire Station in the township consistent with the feasibility study.
- Promote sustainable and renewable sources, as well as energy conservation measures.

Transportation Goal

Provide safe and efficient transportation routes in and through the Township while respecting the rural character of the Township.

Transportation Action Steps:

- Work cooperatively with MDOT to improve safety on US-31.
- Cooperate with other units of government regarding traffic management and safety issues.
- Through zoning regulations, work to implement access management regulations; such as minimizing curb cuts through shared access for safe and efficient traffic flow.
- Work to improve local roads.
- Review and provide input regarding speed limits for local roads.
- Periodically review and assess safety concerns as development occurs.
- Support public transit initiatives.
- Explore 'complete streets' policies for Township consideration--to provide enhanced safety for pedestrian and non-motorized use as roads are resurfaced or improved.

Intergovernmental Cooperation Goal

Work with adjacent Townships, the City of Petoskey, Emmet County and the Little Traverse Bay Band of Odawa Indians to promote sound land use planning.

Intergovernmental Cooperation Action Steps:

- Work with other units of government as appropriate to address specific multi-jurisdictional issues as they arise, such as issues related to land use planning, recreation, public services, or transportation.
- Participate in Open Space preservation initiatives and cooperate with surrounding units of government.

CHAPTER 8

Future Land Use Recommendations

At present, Resort Township is primarily a rural residential and agricultural community. Lakeshore living is available along the shores of Walloon Lake and Lake Michigan. While active agricultural uses have declined from historic levels, the Township has some of the best agricultural land in Emmet County much of which continues to host active farms that are highly valued by the local residents (according to the 1993 Resort Township Survey, the 2001 Resort Township Resident Opinion Survey, and confirmed again in the findings from the 2010 Property Owner Survey).

Through land use planning and land use controls, Resort Township intends to work to ensure that existing rural residential, agricultural, and recreational uses can continue, and reasonable growth can be accommodated with minimal land use conflict or negative environmental impact. Based on the social, economic and environmental characteristics of the Township, nine general categories of land use have been identified to serve existing and future development needs. These categories are listed below:

- Conservation and Parkland
- Agricultural - Rural Residential
- Rural Residential
- Residential
- Residential - Waterfront Overlay
- Institutional
- Commercial
- Industrial
- Planned Unit Development

Conservation and Parkland

The Conservation and Parkland category includes existing parkland, as well as other land owned and/or protected by Little Traverse Conservancy or the Walloon Lake Trust & Conservancy as preserves or under conservation easements. These lands are not subject to intense development pressures due to existing public or quasi-public ownership or easement status. Consequently only environmental preservation and low intensity development activities to support passive recreation

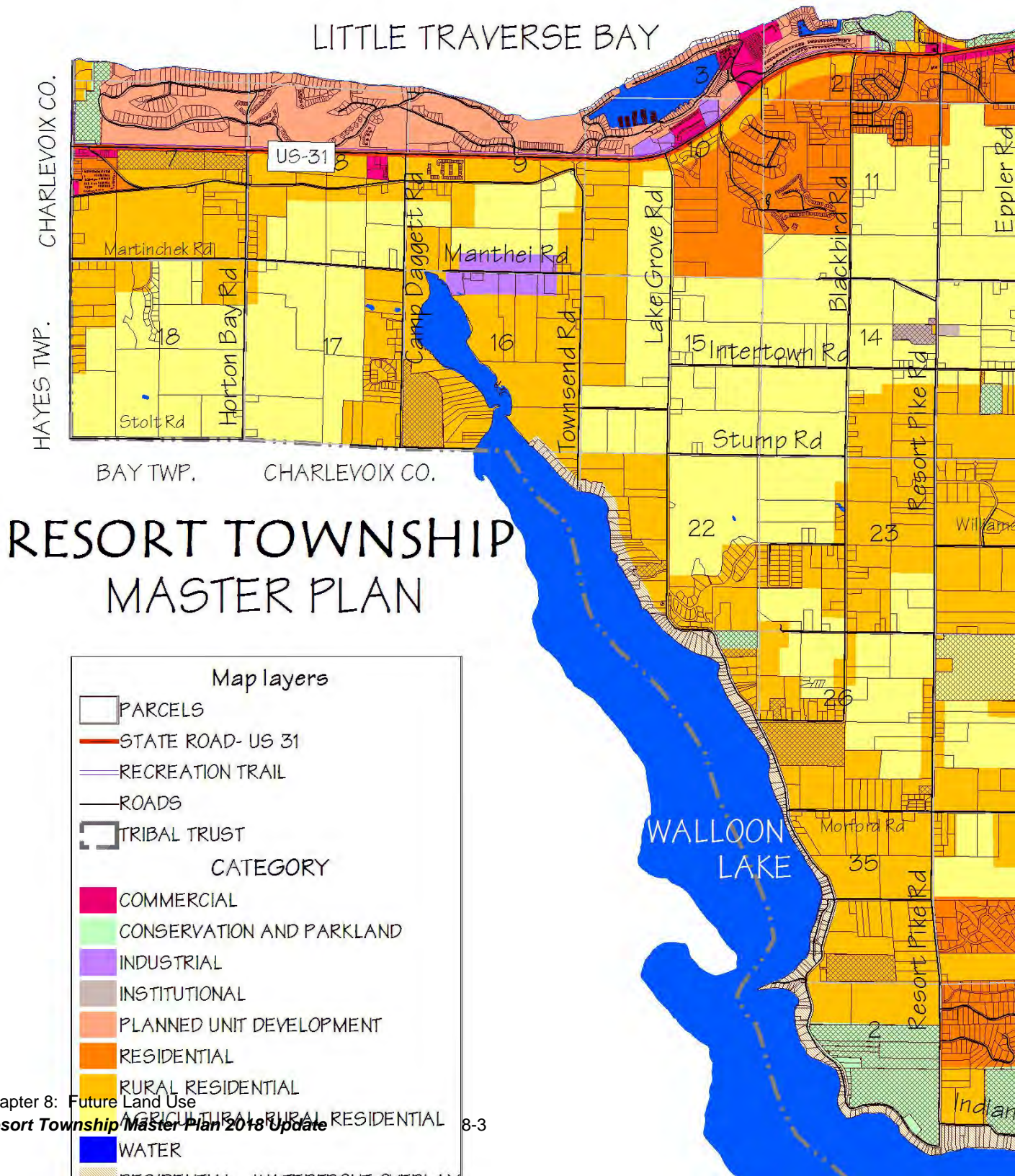
uses, such as hiking, bicycling, equestrian, and cross-country skiing are anticipated on these properties. It is intended that these lands be designated for continued conservation and recreational use. The distribution of the Conservation and Parkland designated land throughout the Township is shown on the Future Land Use Map, Figure 8-1.

Uses proposed in the Conservation and Parkland area include public and private forestry, wildlife habitat, recreation, and similar open space uses. The Township encourages the establishment of conservation, parklands and open space, including the preservation of wetlands and riverine habitats for scenic, passive recreation uses and wildlife protection, as well as the preservation of prime, unique and valuable farmland. The tools to accomplish this include donations, acquisition, cooperative efforts with other units of government and land owners, conservation easements and zoning ordinance provisions that support the use of conservation easements and sound conservation developments. Parcel sizes vary significantly from small road end lake access sites to large forested tracts of land and serve unique recreation needs, consequently no minimum parcel size is recommended. In addition to parcels identified in Figure 8-1, other acreage in the Township is protected under conservation easements, but are not open to the public.

Rural Residential

Rural Residential use is the most extensive land use category recommended for the Township. The Rural Residential category is designed to allow very limited and low intensity development to occur, while providing for protection of privately owned environmentally sensitive areas and active agricultural land. This land use category allows for residential use at a low density of one unit per two acres. The Zoning Ordinance under certain Planned Unit Development provisions allows for slightly increased residential density if a cluster development pattern is utilized to avoid or minimize development impacts on environmentally sensitive areas, forests or farmland. The Rural Residential land use category is consistent with the Township's resource goal to "Protect and preserve groundwater, surface water, woodlands, wetlands, open space, wildlife habitat and steep slopes," as well as promote preservation of productive agricultural lands. Development in this category will be limited due to the environmental conditions. The Rural Residential future land use category is divided into two subcategories, Agricultural-Rural Residential and Rural Residential.

Figure 8-1
Future Land Use Map



ENTIRE PAGE

INTENTIONALLY LEFT BLANK

Agricultural-Rural Residential *The Agricultural-Rural Residential land use category has been designated consistent with the Township's goal to recognize the importance of agricultural production. Resort Township also recognizes that the presence of agricultural land contributes significantly to the scenic and rural character valued by the Township residents, as reiterated by Township residents in the 2010 Property Owner Survey findings, see Appendix A. The Agricultural-Rural Residential area designation is intended to encourage the continued agricultural use of areas on prime agricultural soils. The designated areas are primarily located in the interior of the Township. To promote the preservation of agricultural uses, the Township has increased the amount of land designated for this category based on actively farmed areas as of 2010, and has adopted a purchase of development rights ordinance to facilitate such agricultural preservation, while still providing agricultural land owners some voluntary options to realize an economic return on their investment.*

While the designation of Agricultural-Rural Residential land use category will not prevent the conversion of farmland to other uses, it will help to control the scale and rate of conversion and direct attention to areas where farmland conversion may be an issue. There are a number of ways to address the agricultural conversion issue prior to development. The Township Zoning Ordinance allows for non-agricultural uses as a special condition use. Special condition use status requires site plan review by the Planning Commission in the Agricultural-Rural Residential areas for certain types of non-agricultural development. During site plan review, a density bonus could be allowed if the proposed residential development is clustered. The areas designated for Agricultural-Rural Residential use on the Future Land Use Map, Figure 8-1, cover much of the active farms in the Township, in order to facilitate the voluntary pursuit of the Purchase of Development Rights, to protect of any of these areas.

The Township will encourage preservation methods that maintain farmlands, farming, open space, natural resources and rural character of the Township, and assist landowners who want to reduce or discontinue farming. The methods include innovative zoning provisions that allow for the preservation or conservation of essential natural resources, farmland or open space. In May 2010, the Township Board adopted a purchase of Development Rights Ordinance to facilitate the protection of farmland. Some methods other communities have employed to help protect and preserve agricultural land while protecting a landowner's economic investment include Transfer of Development Rights (TDR), clustering requirements for non-agricultural uses and tax breaks or

incentives for continuing agricultural use. It is recommended that all available tools be explored for possible application in Resort Township, as a way to balance economic rights with agricultural preservation goals.

Rural Residential Areas intended to be protected from potential high intensity development have been proposed as Rural Residential. Several areas with unique or fragile environmental characteristics were identified during the planning process. The environmentally sensitive areas designated as Rural Residential lands are dispersed throughout the Township, as shown in Figure 8-1. Rural Residential lands need to be protected with land use restrictions tailored toward environmental protection. One area of particular concern is the south side of US-31 west of Blackbird Road, which is facing increasing development pressures. Much of this area has been recommended as Rural Residential due to forests, wetlands and steep slopes in the area, which should be protected.

A portion of the Rural Residential area is adjacent to the Tribe-owned property, see Figure 8-1. While the Resort Township Planning Commission recognizes there is a significant impact and on-going development pressures in the vicinity of the Casino Resort, the Township does not encourage growth in this area. Based on the findings from the 2010 Property Owner Survey, over 73 percent of the survey respondents want the Township to work to maintain an Open Space buffer on the west (Eppler Road) side of the Casino property.

Residential

The Residential future land use category is intended to direct future residential growth to areas of the Township where adequate public services and transportation links can best be provided. The primary residential area is located south of US-31 and east of Lake Grove Road. Another portion of the designated area for Residential is the existing Vantage View subdivision near the City of Petoskey, which is currently served by sewer and water. Within areas planned for Residential, the Township Zoning Ordinance establishes distinct residential districts to specify where low or moderate density residential, such as smaller lot residential development will be allowed, and where higher density residential uses, such as apartments, townhouses, condominiums, or manufactured home developments shall be allowed. However, only areas serviced by water and sewer should be designated for such higher density residential uses.

As the need for more higher density residential increases, the area east of Eppler Road, should be explored as a potential “receiving zone”. A receiving zone is an area designated to be allowed to accept the transfer of development rights (ie a specified number of dwelling units) from a specific parcel in a designate “sending zone”, if the Township pursues a Transfer of Development Rights program and ordinance. The appropriateness of this area as a potential receiving zone may be increased if or when the Little Traverse Bay Band of Odawa Indians fully develops their property.

The southern portion of the primary residential area should be retained for low density residential use during the present planning period, since it is not currently served by sewer and water. Additionally, low density residential use allowed in this area is compatible with the adjacent Rural Residential land uses.

A smaller secondary residential area is designated in the southern portion of the Township, off Resort Pike Road, where development plans are already recorded with Emmet County. While acknowledging that other residential uses, presently scattered throughout the Township, will continue to exist, it is recommended that future development be directed to these primary and secondary residential areas. This will help to avoid wide spread environmental impacts, facilitate economic provision of public services, and preserve the Township's rural character.

A third residential area is the existing mobile home park, located on Old US-31 in Bayshore will continue in use and is incorporated in the Residential area designated in the western portion of the Township. It is also important to note that under state law, manufactured homes are allowed in any residential area if the structure meets all zoning district requirements the same as site-built homes. Additionally, a manufactured home development may be compatible with the multiple-family portion of the residential area.

Waterfront Residential

To preserve the scenic beauty, property value and environmental integrity of areas adjacent to Walloon Lake, a "Waterfront Residential" designation is provided. With such a specialized designation supports residential standards to protect the unique environment found in waterfront areas. The Waterfront Residential designation is utilized along Walloon Lake in areas of existing

lakefront residential development. Development regulations within the waterfront residential area should be designed to address Township residents' concerns regarding congestion of the local roads, as well as concerns regarding water quality and shoreline protection. Since the residential portion of the Lake Michigan shoreline is part of the Bay Harbor Development, it is included in the Planned Unit Development category.

Institutional

The institutional category includes the two existing community facilities located on Resort Pike Road: the Township Hall (including the fire hall) and the former school. The Township Hall is barely meeting the Township's immediate facility needs and growth dictates improvements are needed. The former school now serves as the Family of Christ Church. Current Township institutional needs are marginally met with the existing facilities. It is anticipated that additional small-scale institutional uses, such as small neighborhood churches, neighborhood school or daycare would be compatible with residential uses. The large-scale institutional uses, such as large scale churches, district schools or health care facilities would be compatible with commercial uses. Because appropriate institutional uses are also allowed in residential and commercial areas, no additional institutional land has been designated.

Commercial

Four primary areas are designated for commercial development. One area is located along US-31 in the eastern portion of the Township, incorporating many of the Township's existing commercial uses. Another area includes the Village area of the Bay Harbor, which provides a large area for commercial businesses within the Township. The third is located on the south side of US-31 west of Camp Daggett, the former drive-in movie site. This commercial area could be expanded to neighboring parcels. The fourth commercial area is along US-31 at the western edge of the Township, which provides for additional commercial use in Bayshore. Consistent with Emmet County's Comprehensive Plan and adjacent Hayes Townships Master Plan, the Bayshore area is intended to promote a compact "rural village center". These areas designated for commercial use are shown on the Future Land Use Map, Figure 8-1. It is further recommended that commercial use be limited on US-31, due to environmental conditions and the Township's desire to cluster commercial uses.

Industrial

Consistent with the Township's desire to provide opportunities for new industrial businesses, the location for a future light industrial park has been identified. The designated location is on Manthei Road, an all-weather road which can readily accommodate the truck traffic. Additionally, at least three existing industrial uses are located on Manthei Road and three phase power is currently available. The other existing industrial uses located along US-31 are also designated to remain as Industrial on the Future Land Use Map, Figure 8-1.

Planned Unit Development

The Planned Unit Development future land use category is designated for the Bay Harbor development located between Lake Michigan and US-31. This development was approved as a Planned Unit Development (PUD) under the Emmet County Zoning Ordinance. This mixed-use site includes recreation, residential and commercial uses. The commercial portion of the PUD is concentrated in the Village area of the development and is shown as commercial on the Future Land Use Map, Figure 8-1. The residential and recreational components of this development are intermixed and dispersed across the property, therefore making it difficult to map separately. The Township owns parkland at each end of the Bay Harbor development and it is mapped as Conservation and Parkland, (Figure 8-1), although it is part of the original Bay Harbor PUD.

CHAPTER 9

Plan Adoption and Implementation

Draft Plan Circulated for Comments

The draft Resort Township Master Plan 2018 Update was discussed and worked on by the Township Planning Committee for over a year before they approved transmitting it to the Township Board for review and comment in April, 2018. The Township Board approved the draft plan for distribution on [REDACTED]. Following the Board's approval for distribution, the proposed plan was distributed to the City of Petoskey, adjacent Townships, the Little Bay Band of Odawa Indians, as well as to Emmet County Planning Commission and the Charlevoix County Planning Commission [REDACTED] for review and comment. The only comments received were from _____ and they are summarized below:

- [REDACTED]
- [REDACTED]
- [REDACTED]

Public Hearing

A public hearing on the proposed Master Plan for Resort Township, as required by the Michigan Planning Enabling Act 33 of 2008, as amended, was held on [REDACTED]. The legally required public hearing notice was published in the Petoskey News Review on [REDACTED] as well as on the Township website. A copy of the public hearing notice is reproduced at the end of this chapter. During the review period, the draft Master Plan 2018 Update was available for review on the Township's website or by contacting the Township Office.

The purpose of the public hearing was to present the proposed Master Plan 2018 Update and to accept comments from the public. In addition to the Planning Commission members, the Zoning Administrator, the Planner, and [REDACTED]. There were also [REDACTED] members of the general public.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission workshop meetings, and input from the Township Board. During the hearing, maps of existing land use, natural resources maps and proposed future land

use recommendations were presented. The public hearing minutes are presented at the end of this chapter.

Plan Adoption

After conducting the public hearing on _____, the Planning Commission formally reviewed comments received and adopted, by resolution, the Master Plan 2018 Update on _____. The Planning Commission Resolution of adoption is provided later in this chapter.

The Township Board having formally asserted its right to approve or reject the plan on _____, and formally adopted the Master Plan 2018 Update on _____. The minutes and resolution are provided later in this chapter.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board, the adjacent townships and the County. A copy of this transmittal letter appears at the end of this chapter.

Zoning Plan

Future Land Use Categories as related to the Township Zoning Ordinance is shown in Table 9.1 below.

Table 9-1: Future Land Use Categories as related to the Township Zoning Ordinance	
<u>Future Land Use</u>	<u>Zoning Ordinance</u>
Conservation and Parkland	PUD-2, FF Farm Forest, RR Recreation Residential, WR Waterfront Overlay
Agricultural – Rural Residential	FF Farm Forest, R-1B
Rural Residential	FF Farm Forest, R-1B, RR Recreation Residential,
Residential	FF Farm Forest, R-1B
Residential – Waterfront Overlay	WR Waterfront Overlay, PUD-2
Institutional	FF Farm Forest, R-1B
Commercial	B-1 Local Tourist Business, B-2 General Business, R-1B One Family Residential, R-2B General Residential, PUD-2

Industrial	I Industrial
Planned Unit Development	PUD-1, PUD-2

Plan Implementation

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

According to the Michigan Zoning Enabling Act, Master planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: *“The zoning ordinance shall be based upon a plan designed to promote the public health, safety and general welfare; to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land; to conserve natural resources and energy, to meet the needs of the state’s residents for food, fiber, and other natural resources, places to residence, recreation, industry, trade, service, and other uses of land; to insure that uses of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties.”*

Implementation Responsible Parties and Partners

	Adjacent Counties
BRA	Brownfield Redevelopment Authority
	Chamber of Commerce
ISD	Charlevoix-Emmet Intermediate School District
CRA	Conservation Resource Alliance
	Crooked Tree Arts Center
EDC	Economic Development Corporation

BC	Board of Commissioners Council on Aging Housing Council
EPC	Emmet County Planning Commission
EPZ	Emmet County Department Planning, Zoning and Construction Resources
ECRC	Emmet County Road Commission Farm Bureau
FEMA	Federal Emergency Management Agency
FCEC	Friendship Centers of Emmet County Habitat for Humanity
HD	Health Department of Northwest Michigan
LIAA	Land Information Access Association
LTBB	Little Traverse Bay Bands of Odawa
LTC	Little Traverse Conservancy
MDEQ	Michigan Department of Environmental Quality
MDNR	Michigan Department of Natural Resources
MDSP	Michigan Department of State Police
MDOT	Michigan Department of Transportation
MSUE	Michigan State University Extension
MTA	Michigan Townships Association Michigan Works!
NRCS	Natural Resources Conservation Service Networks Northwest
NCMC	North Central Michigan College
NLEA	Northern Lakes Economic Alliance
NMRH	Northern Michigan Regional Hospital Resort Township
RTB	Resort Township Board of Trustees
RTPC	Resort Township Planning Commission
WLA	Walloon Lake Association
WLTC	Walloon Lake Trust and Conservancy

Implementation Table

The following table (Table 9-2) organizes all of the strategies from each element into a time frame expressed as either On-going, Priority 1 (immediate or 1 to 2 years), Priority 2 (short term, 3-5 years), Priority 3 (mid-term, 6-10 years), Priority 4 (Long range, over 10 years) or Priority 5 (future considerations, 20 years and beyond). A longer range project does not mean a lack of importance, but rather assigns priorities in the order in which Township staff, Departments and Boards may carry them out. However, community partners may choose to implement a strategy of any priority at an earlier time than what is identified.

Identification numbers (ID #) are used as a reference number only. They are not assigned as a form of priority.

Zoning

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. A zoning ordinance regulating land use activities was enacted by the Resort Township Board in January 2003, and has since been amended. Prior to January 2003, Resort Township had been covered under the Emmet County Ordinance and temporarily the Resort Township Interim Ordinance. The Zoning Ordinance has provided guidance in regulating the location, density and standards for local development. The Zoning Ordinance is now being reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use Plan presented in this Master Plan 2018 Update.

Grants and Capital Improvement Plan

A Master plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital

improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

PUBLIC HEARING LEGAL NOTICE

**Resort Township
Master Plan Update Public Hearing
February 22, 2011**

The Resort Township Planning Commission will hold a public hearing on the proposed Resort Township Master Plan Update at the regularly scheduled meeting **February 22, 2011, 7pm**. The Planning Commission encourages the public to attend a public hearing at the **Resort Township Hall**, located at 2232 Resort Pike Road, to provide comment on the draft plan. The draft plan is available on the Township website, at www.resorttownship.org or at the Township office. Written comments can be submitted in advance of the meeting to: Planning Commission Chair Robert Bradley, Resort Township Planning Commission, P.O. Box 848, Petoskey, MI 49770. For additional information contact the Township office at 347-7915.

BOARD RIGHT TO APPROVE OR REJECT

Excerpt from March 8, 2011 – Regular meeting

J. Committee Reports**County Commissioner - Wonnacott**

Regular meeting next week, Organizational meeting this week.

Planning Commission - Caird

11-03-08-10

Resolution**Right to Approve or Reject the Resort Township Master Plan**

At a regular meeting of the Township Board of Resort Township, Emmet County, Michigan, held at the Resort Township Hall on the 8th of March, 2011 at 7:00 p.m.

Present: Carper, Wheaton, Eppler, Caird

Absent: Jankowski

The following resolution was offered by Caird and supported by Eppler.

WHEREAS, the Michigan Planning Enabling Act (PA 33 of 2008, as amended) provides for the Township Board to assert its right to approve or reject the plan;

NOW, THEREFORE, BE IT RESOLVED, that the Resort Township Board hereby asserts its right to exercise final approval of the Resort Township Master Plan Update.

Adopted by roll-call vote as follows;

AYES: Carper, Wheaton, Caird, Eppler

NAYS: None

ABSENT: Jankowski

RESOLUTION DECLARED ADOPTED.

Motion carried.

PLANNING COMMISSION MINUTES

**RESORT TOWNSHIP
Planning Commission Meeting
Tuesday, February 22, 2011**

Minutes

1) Call to Order: Chairperson Bradley called the meeting to order at 7:05 p.m.

2) Roll call: Planning Commission Members present: Bradley, Schwartzfisher, Stolt, Mancinelli, Blanchard
Planning Commission members absent: Stokel, Caird

Staff present: Zoning Administrator Houghton, Planner Frykberg Assessor Wheaton

Consultant present: Mary Campbell

Audience: None

3.) Minutes: Minutes of January 25, 2011. Stolt made a motion, supported by Bradley to approve the minutes of January 25, 2011 as corrected. All in favor, motion carried.

4.) Public Hearings:

Chairperson Bradley opened the Public Hearing on the Resort Township Master Plan update at 7:12 p.m. The comments from neighboring communities were incorporated by reference. Mary Campbell gave a brief summary of the process to date. There were no public comments. Bradley closed the Public Hearing at 7:16 p.m.

Following a brief discussion, Mancinelli moved to adopt resolution 01-11 for the master plan update, second by Blanchard. The motion passed on the following roll call vote;

Ayes: Swartzfischer, Stolt, Blanchard, Bradley, Mancinelli.

Nays: None.

Absent: Caird, Stokel.

Mancinelli made a motion, supported by Blanchard to recommend adoption of the master plan update to the Township Board. All in favor, motion carried.

5.) Unfinished Business

Ordinance amendments

6.) Other Business to be reviewed by the Planning Commission:

Scoring criteria for the PDR program. Staff asked for help from the Planning Commission on the scoring criteria. Term definitions and how to quantify them for scoring purposes. The Planning Commission discussed the criteria and gave staff some direction in preparing another version.

Spring Roadside Cleanup. The Planning Commissioners discussed the potential dates for clean up of the adopted section of road.

Correspondence

None

Township Board Representative:

Absent

ZBA representative:

None.

Planning Commissioners:

Public Comment

None

Next meeting: March 29, 2011

Meeting adjourned at 9:05 p.m.

Secretary: Lisa Blanchard

PLANNING COMMISSION RESOLUTION TO ADOPT

Resort Township Planning Commission

Resolution No. PC 01-11

WHEREAS, the Resort Township Planning Commission desires to adopt an updated master plan and has made the necessary inquiries, investigations and surveys of the appropriate resources of the township; and

WHEREAS, the updated master plan will promote the public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and consider the character of the township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Resort Township Planning Commission has noticed and conducted a public hearing in accordance with the requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), said hearing was held on February 22, 2011, following distribution of the draft plan to the planning commissions of the City of Petoskey, adjacent townships, Little Traverse Bay Band of Odawa Indians, Emmet County and Charlevoix County on December 15, 2010

NOW, THEREFORE, BE IT RESOLVED, that the Resort Township Planning Commission hereby adopts the Resort Township 2010-2011 Master Plan, including with all the associated maps.

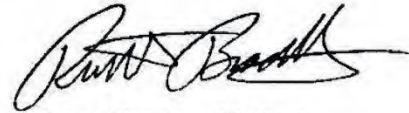
YEAS: Schwartzfisher, Stolt, Blanchard, Mancinelli, Bradley

NAYS: 0

ABSENT: Caird, Stokel

RESOLUTION DECLARED **ADOPTED/NOT ADOPTED**.

I certify that the foregoing resolution was adopted by the Resort Township Planning Commission at its meeting on February 22, 2011.



Robert Bradley, PC Chair
Resort Township Planning Commission
February 22, 2011

TOWNSHIP BOARD RESOLUTION TO ADOPT

RESOLUTION

Resort Township 2010-2011 Master Plan Update Approval

At a regular meeting of the Township Board of Resort Township, Emmet County, Michigan, held at the Resort Township Hall on the 14 day of June, 2011 at 7:00 p.m.

Present: Carper, Jankowski, Wheaton, Caird, Eppler
Absent: None

The following resolution was offered by Eppler and supported by Jankowski.

WHEREAS, the Resort Township Planning Commission adopted the Resort Township 2010 -2011 Master Plan Update at its meeting on February 22, 2011, following properly noticed public hearings in accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended), and following distribution of the draft plan to planning commissions of the City of Petoskey, adjacent townships, Little Traverse Bay of Odawa Indians and to the Emmet and Charlevoix County Planning Commissions; and

WHEREAS, the Resort Township Board on March 8, 2011, asserted its right to approve or reject the plan in accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended);

NOW, THEREFORE, BE IT RESOLVED, that the Resort Township Board hereby approves the Resort Township 2010-2011 Master Plan Update, including all associated charts and maps.

ADOPTED by roll-call vote as follows:

AYES: Caird, Eppler, Wheaton, Jankowski, Carper
NAYS: None
ABSENT: None

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)
COUNTY OF EMMET)

I, Lucy Eppler, Clerk of Resort Township, Emmet County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Resort Township Board at a meeting held on the 14 day of June, 2011, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan 1976, as amended.


Lucy Eppler, Resort Township Clerk

TRANSMITTAL TO COUNTIES AND ADJACENT COMMUNITIES**M. C. Planning & Design**

Community Planning Site Planning Landscape Architecture

Letter of Transmittal*If transmitted items are not as noted, notify writer immediately.*

To: Adjacent Townships and Counties

Date: July 12, 2011

Transmitted By: ☒ Regular Mail ☐ Overnight Delivery☐ Hand Delivered

Attn: Clerks and Planning Commission Chairs

☐ Picked Up By:

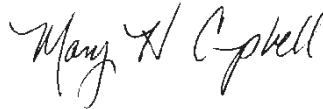
RE: Resort Township Master Plan 2010-2011 - Adopted

☐ Other:We are transmitting 1 copy(s) of the following:☐ Certification for Payment No.☐ Discs☐ Prints☐ Specs.☐ Change Order No.☐ Drawings☐ Product Literature☐ Tracings☐ Construction Change Req. No.☐ Field Measure Plans☐ Samples☐ Work Orders No.☐ Copy of Letter☐ Plans☐ Shop Drawings☒ Other: Adopted Master Plan 2010-2011 for Resort TownshipFor your: ☐ Action☐ As Requested☐ Information☐ Review/Comment☐ Use☐ Approval☐ Distribution☒ Records /Files☐ Signature

Remarks: As per the state planning statutes, I am transmitting the adopted 2010-2011 Master Plan to you on behalf of Resort Township Planning Commission. If you have any questions please call me at (231) 487-0745.

Thank you for your attention to this matter.

Job No. RES



By: Mary H. Campbell, ASLA, AICP

cc: Lucy Eppler, Resort Township Clerk
Robert Bradley, Planning Commission, Chair

504 Liberty Street Petoskey, MI 49770
Phone: (231) 487-0745 Fax (231) 487-0746 E-mail: mcampbell@mcplanningdesign.com

Table 9-2: Implementation

Priority 1 – Immediate (1-2 years)				
ID #	Element	Strategies	Prime Responsible Party	Potential Community Partners
1	Natural Resources	Protect water quality of Walloon Lake, Lake Michigan and area creeks through waterfront usage and development standards, protection of the greenbelt and restriction of keyhole and second tier development	Resort Township RTPC	CRA, LTC, LTTB MDNR, MDEQ, NRCS WLA, WLTC
2				
3				
4	Agriculture & Forestry	Recognize and promote that the presence of ag lands add to the scenic and rural character of the Township	RTP, RTB Resort Township	CRA, ECPZ, Farm Bureau, MDNR

Table 9-2: Implementation

Priority 2 – SHORT TERM (3-5 years)				
ID #	Element	Strategies	Prime Responsible Party	Potential Community Partners
1	Natural Resources	Restrict the use of Fertilizer within the greenbelt	Resort Township RTPC	LTC, MDNR, WLA, WLTC
2	Recreation	Establish legal Agreements for bike & ski trail connections to public properties, semi-public and conservation areas within the township	RTB Resort Township	CRA, EPZ, MDEQ, NRCS, NLEA
3				

--	--	--	--	--

Table 9-2: Implementation				
Priority 3 – MID TERM (5 – 10 years)				
ID #	Element	Strategies	Prime Responsible Party	Potential Community Partners
1	Recreation	Maintain updated Parks and Recreation Plan	Resort Township	Adjacent Counties EPZ, MDNR
2				
3				

Table 9-2: Implementation				
Priority 4 – Long Term (10+ years)				
ID #	Element	Strategies	Prime Responsible Party	Potential Community Partners

Table 9-2: Implementation				
ON-GOING				

ID #	Element	Strategies	Prime Responsible Party	Potential Community Partners
1	Natural Resources	Utilize tools to control density, including cluster development, the implementation of other best management practices to limit impervious surfaces, protection of open space and the preservation of wildlife corridors	Resort Township RTPC	LTC MDNR, NRCS WLA, WLTC
2	Recreation	Develop non-motorized trails throughout the Township	Resort Township RTPC, RTB	MDOT, LTBB Adjacent Counties
3	Recreation	Seek grant funding for land acquisition and park improvements	RTB, RTPC	EPZ, MDNR NRCS, NLEA