

Little Traverse Township

Master Plan



August 2023

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Chapter 1

Introduction

Little Traverse Township lies on the north side of Little Traverse Bay, between the cities of Petoskey and Harbor Springs. Even though Little Traverse Township is small in land area (18 square miles, or half the size of a standard 36 square mile geographic township), its location makes it the heart of Emmet County. The Township includes historic resorts covering most of its Little Traverse Bay waterfront, the community of Conway which is situated along US-31, the former railroad, and Crooked Lake. Many of the golf/ski resorts in the County are located either in, partially in, or immediately adjacent to Little Traverse Township.

LOCATION & REGIONAL SETTING

Little Traverse Township is located geographically within Emmet County, in the northwest part of the Lower Peninsula of Michigan (see Map 1). The City of Harbor Springs and West Traverse Township abut Little Traverse to the west, Pleasantview Township lies to the north, Littlefield Township and Crooked Lake lie to the east, while Bear Creek Township and Little Traverse Bay makeup the Township's southern boundary. Springvale Township is adjacent on the far southeast corner. The county seat is in Petoskey, about ten miles by road from the Township Hall. Mackinaw City and the Mackinac Bridge are about 30 miles to the north, Traverse City is 85 miles to the southwest, and Gaylord is about 50 miles to the southeast.

The Harbor-Petoskey Road (M-119) runs through Little Traverse Township from the south to the west, connecting the resort communities of Petoskey and Harbor Springs. County Primary Road C-81 (Pleasantview Road) links much of the County from north to south, bisecting the Township while connecting M-119 to ski/golf resorts such as The Highlands at Harbor Springs (formerly known as Boyne Highlands) and Nub's Nob, as well as Wilderness State Park and Mackinaw City. West Conway Road connects US-31 to M-119 in Conway from east to west, making it an important local connector. The central location and easy access make the Township a convenient location for many

public facilities. Some of the public facilities in Little Traverse Township include: Harbor Springs Airport, the Harbor Springs Area Sewage Disposal Authority, Emmet County Drop-off Center/Transfer Station, Emmet County Road Commission, Emmet County Sheriff's office, the Health Department of Northwest Michigan, the Soil Conservation Service, Emmet County Planning, Zoning and Construction Resources department, MSU Cooperative Extension Office, and Emmet County EMS.

Emmet County continues to be one of the faster growing counties by percentage in the State of Michigan. This is primarily due to its high quality of life factors, including recreational opportunities, an abundance of natural resources, and small-town community charm. With its central location, Little Traverse Township will likely continue to experience commercial and industrial growth pressures along its corridors and additional residential development in its hillsides.

GOVERNMENT

Little Traverse Township was incorporated in 1855, just after the reorganization of townships by the State legislature. A mistake was made in this reorganization when the State defined Little Traverse and Bear Creek Townships to have overlapping boundaries, the southern half of T35N-R5W. The County Board of Supervisors created a new Township, L'Arbre Croche, whose boundaries were the same as Little Traverse Township, minus the overlap piece. This seemed to solve the problem, except that the name, L'Arbre Croche, was dropped and the original name of Little Traverse was kept. This explains why Little Traverse is not a full square Township.

Originally, Little Traverse Township was one of only four townships in the County, encompassing what we know today as Friendship, Pleasantview, West Traverse and Little Traverse Townships. After the Homestead Act in 1875 opened lands up for settlement, six new townships were created in the County; two were Friendship and Pleasantview, created out of what was formerly Little Traverse.

Map 1: Regional Location





The Little Traverse Boat Launch is just north of the community of Conway and the Little Traverse Beach on Crooked Lake.

After that split, Little Traverse Township was still much larger in land area than now, encompassing all of what is now Harbor Springs and much of West Traverse Township. The northerly Township line, in 1875, went all the way to Lake Michigan. In 1897, that part of Little Traverse Township that was in T35N-R6W, and part of southern Friendship Township, was detached to organize as West Traverse Township. In 1932, the City of Harbor Springs was created from the incorporated Village, changing the boundaries of Little Traverse Township to what we know today.

COMMUNITY HISTORY

Little Traverse Bay

In 1741, the Ottawa tribe settled at L'Arbre Croche, which included the areas along the Little Traverse Bay shoreline from Cross Village to Seven Mile Point. During this time period, it was the largest Ottawa Native American settlement in Michigan. Some say it continued along the shore for more than 15 miles. The center of the Ottawa town was in the area of Good Hart and Middle Village.

A treaty in 1821 surrendered most of the native winter hunting grounds in southeast Michigan. This led to the end of the Ottawa hunting migration, therefore keeping them in the area year-round. For the first time, places like Little Traverse Bay started to become permanently settled. In 1827, a Catholic mission was built in the "New L'Arbre Croche," or, "Little Traverse" as it was called, at the site of what is known today as the City of Harbor Springs. By 1839, the population of Little Traverse Bay had grown to 1,943 individuals.

In 1855, the Treaty of Detroit allowed each Native American family to choose an 80-acre piece of land, and a single Native American who was over 20 years of age the chance to choose 40 acres. In 1872, the lands were reopened to those Native Americans who were not eligible in 1855. Three years later in 1875, the Homestead Act opened the rest of these areas for public sale. It was the Homestead Act that brought the EuroAmericans to Little Traverse. In 1875, there were only 150 white settlers in the Little Traverse Bay area, by 1880 there were 6,640.

The railroad line coming from the south originally ended in Petoskey, but the growing community of Little Traverse took it upon themselves to encourage the railroad company to extend the line to their community. This extension was completed in 1880, helping both the logging industry and the resort/tourist industry to flourish.

Most of the steep forested hillsides of Emmet County had not been logged during the logging era of the 19th century. This was due to difficult access issues. With the advent of the railroad, along with shipping, the interior could be logged. Railroad lines were built into the interior of the County and extended to Harbor Springs where one of eight sawmills in town processed the lumber. Lumber and wood products could then be transported by rail or boat from Harbor Springs to the rest of the world.

The resort industry started booming as soon as land became available and access was possible. The first of these resorts in Little Traverse was the development of Harbor Point in 1875.

Although Harbor Point is now in West Traverse Township, it was originally developed within the boundaries of Little Traverse Township. It is located on the point in Little Traverse Bay that forms the Harbor of Harbor Springs.

The next resort to develop, in 1878, was the resort of We-que-ton-sing. "Weque," as locals call it, was developed after two reverends visited the area looking for a place where "worn-out and sweltering humanity could repair, to recover health and enjoy rational recreations." The reverends picked the shores of Little Traverse Bay. The citizens of Harbor Springs gave the group 80 acres to develop as a summer resort. The property is less than a mile from Harbor Springs, half of which is on the waterfront, and the other half is on a high 100-foot plateau, overlooking the Bay.

Before the turn of the century other resorts developed along the shores of the Bay. From east of Wequestoning, there was and still is Roaring Brook, Ramona Park, and Menonaqua Beach. Most of these resorts had large inns during the early 20th century. None of the original buildings are in existence today. The most famous was the Ramona Park Inn, later called the Harbor Inn. Ramona Park Inn had a large hotel, casino, and dance hall. It was one of the most lavish nightclubs of the area

during the first half of the 20th century. Harbor Inn was listed on the list of Michigan Historic Sites. The Inn was razed in 1994.

Conway

The shores of Crooked Lake were also developing along with Little Traverse Bay. The Inland Waterway, linking Crooked Lake to Lake Huron, was used by the Native Americans as a transportation route; small Native American settlements developed along the route.

Settlement of the area now known as Conway began between 1872 and 1879. The Post Office was built in 1882. A private railroad line between Petoskey and Conway was opened in 1879, then in 1882 a station of the Grand Rapids and Indiana Railroad was opened (this line went all the way to Mackinaw City and therefore the private line was no longer in service). Conway was originally called Crooked Lake, then Dodge's Landing after early settler William E. Dodge, and then named Conway in 1882 after Dodge's grandson Conway Dodge, who died at age 11.

In 1892, Dodge platted the Village of Conway, which included land for a school and church. At this time, along with the entire area, Conway was booming. The original church was moved to another location and served as the Conway Community Center for a time; however, it has since been removed. The school has also been removed.

When resorters started to settle the Little Traverse Bay region, they wanted to take a boat trip to view for themselves the scenic Inland Waterway. A common way to take the trip was the circular route from Little Traverse Bay to Mackinaw City and Cheboygan, and through the system of lakes and rivers which make the Inland Waterway. The terminus of the route was Conway, which is the closest point of navigable water to Little Traverse Bay. In 1900 the inland waterway boat trip was the most traveled boat route in North America and Northern Michigan's first tourist attraction. The excursion boats, which at one point numbered 32, had to stop in Conway (or nearby Oden) loading or unloading passengers. Hence, Conway flourished around the turn of the century.

Conway never became an incorporated Village, but a small community continues to reside in the original Plat of the Village of Conway. Although it



Little Traverse's scenic landscapes and outdoor recreation opportunities are important aspects of the Township's character.

is not incorporated, the post office, a US highway, and the Inland Waterway, has kept the name Conway on the map over the past one hundred years.

CURRENT PLANNING CONTEXT

Little Traverse Township has been administering its own zoning ordinance since 1975. The Michigan Zoning Enabling Act (Public Act 33 of 2008, as amended) provides the statutory basis for the Zoning Ordinance, which is based on an adopted Master Plan. Little Traverse Township originally based their Zoning Ordinance on the Emmet County Master Plan adopted in 1973 and updated in 1997, prior to adopting a Township-level Comprehensive Plan (Master Plan) in 2000. Based on State statute, the Emmet County Planning Commission reviews any changes to the Little Traverse Township Zoning Ordinance, and provides a recommendation based on how the proposed change fits the Township and County Master Plans. Little Traverse Township formed a zoning board in approximately 1970 under the Township Zoning Act and in 2010 re-instated the Zoning Board as a Planning Commission in compliance with the Michigan Zoning Enabling Act.

PLAN ORGANIZATION & PURPOSE

This Master Land Use plan begins by providing the background information necessary for Little Traverse Township to assess its current conditions and move toward the future. Chapters in the plan include social and economic characteristics, a natural resources analysis, an inventory of existing community facilities, and land uses/cover. The existing land uses within the Township are categorized and mapped in order to identify current land use patterns, potential problem areas, and assessed changes. Community goals have

been updated and re-affirmed by the Planning Commission, based in part on a community-wide survey. With knowledge of existing conditions and community goals, the Planning Commission updated a future land use map. This map is intended to guide future community land use decisions and can serve as the starting point for future land use standards and regulations.

By updating this Master Plan, the community has established the guiding principles for Little Traverse Township over the next twenty years. The people of Little Traverse Township clearly demonstrate an understanding of the need to balance community growth with reasonable resource protection in the goal setting process. By planning wisely for future residential, commercial, and industrial development, Little Traverse Township will be able to preserve the many natural resources that have drawn people to the area for the last century, preserve the essence and character of the Township, and provide adequate services for residents and visitors alike.

Little Traverse Township adopted its first Township level Master Plan in 2000 to more effectively address local concerns and increase local involvement in the planning process. The 2023 Little Traverse Township Master Plan is an update of the Master Plan adopted in 2012. The 2012 Master Plan was reviewed in 2017 and approved with no changes. This Master Plan provides updated demographic and economic data, updated information pertaining to services and facilities, and additional mapping to graphically portray the natural resources and existing land uses in the Township. The goals and policies from the previous plan which were utilized as a starting point were refined and supplemented (to more accurately reflect the goals and policies desired by the Township residents of 2023) based on input received.

Social & Economic Characteristics

A strong understanding of the characteristics of Little Traverse Township's population is key for making informed future-oriented decisions. Because the size and composition of a population influence the type of development and services it needs, it is important to note how the community changes over time. This chapter uses data from the decennial census and the Census Bureau's American Community Survey to examine demographic trends such as population changes, age distribution, household make-up, housing characteristics, income, education, and employment statistics. The analysis compares Little Traverse Township to Emmet County to provide local context and compares the Township to Michigan to see how it fares against state patterns.

DATA SOURCES

The information in this chapter was retrieved from the following sources, in this preferred order:

- » **US Decennial Census.** This is considered the most accurate source of demographic data in the United States. It measures 100% of the population and offers comparable data points at regular intervals throughout most of the United States' developed history. However,

available data is limited to population and housing information, and the ten-year interval between data points means it is rarely "fresh."

- » **American Community Survey.** The ACS program replaced the "long-form" Census questions beginning in 2000, collecting the same types of detailed information about social, economic, and housing conditions on a rolling basis instead of once per decade. The statistical validity of the ACS depends on sampling. For smaller communities, data is collected over 60 months to achieve a valid sample size, called a "five-year estimate." This system shows the statistical tradeoff between the reliability gained by increasing sample size and relevance that is sacrificed in the time it takes to do so. The datasets used for this plan were the ACS 5-year estimates from the years 2006-2010 and 2011-2015.

The Census and American Community Survey only contain population data for persons who have their primary residence in Little Traverse Township. The seasonal residents are not reflected in this count even though they have a considerable influence upon the Township's population, especially during the summer months.



The Township contains a significant amount of Farmland of Local Importance as designated by the USDA.

POPULATION

Little Traverse Township's population has grown steadily since the City of Harbor Springs separated from the Township in 1932. The Township was home to 481 residents in 1940, and by 2000 the population had grown to 2,436. In 2010 the Township's population decreased slightly to 2,380, but by 2020 this trend had reversed, and the Township recorded an all-time high population of 2,657 (Table 1).

During the same period, Emmet County also experienced steady growth. By 1940, the County had a population of 15,791; except for 1960, the population has grown in every subsequent census. Because of this consistent population growth, Emmet County recorded an all-time high population of 34,112 in the 2020 Census.

The Census reported that the population of Emmet County increased from 18,311 in 1970 to 32,694 in 2010; the County did not experience a documented decrease in population between 2000 and 2010 as seen in the Township. The County's population is estimated to have further increased to 34,112 as of 2020.¹

Because the legal boundaries of the County and Township haven't changed between 1970 and 2019, an increase in population increases the population density. Table 2, "Population Density" shows the Township's population density in people per square mile over time. By 2020, the population density in the Township is slightly more than twice that of the county, indicating that the Township is more developed than other parts of the County overall.

Table 1: Population Change in Little Traverse Township & Emmet County

	1960	1970	1980	1990	2000	2010	2020
Little Traverse Township	602	985 (63.6%)	1,574 (24.3%)	1,805 (14.7%)	2,426 (34.4%)	2,380 (-1.9%)	2,657 (11.6%)
City of Harbor Springs	1,433	1,662 (16.0%)	1,587 (-4.5%)	1,540 (-3.0%)	1,567 (1.8%)	1,194 (-23.8%)	1,247 (4.4%)
West Traverse Township	326	420 (28.8%)	997 (137.4%)	968 (-2.9%)	1,449 (49.7%)	1,606 (10.8%)	1,768 (10.1%)
City of Petoskey	6,138	6,342 (3.3%)	6,097 (-3.9%)	6,056 (-0.7%)	6,080 (0.4%)	5,670 (-6.7%)	5,877 (3.7%)
Bear Creek Township	1,859	2,450 (31.8%)	3,287 (34.2%)	3,469 (5.5%)	5,269 (51.9%)	6,201 (17.7%)	6,542 (5.5%)
Emmet County	15,904	18,331 (15.3%)	22,992 (25.4%)	25,040 (8.9%)	31,437 (25.6%)	32,694 (4.0%)	34,112 (4.3%)

Source: United States Decennial Census

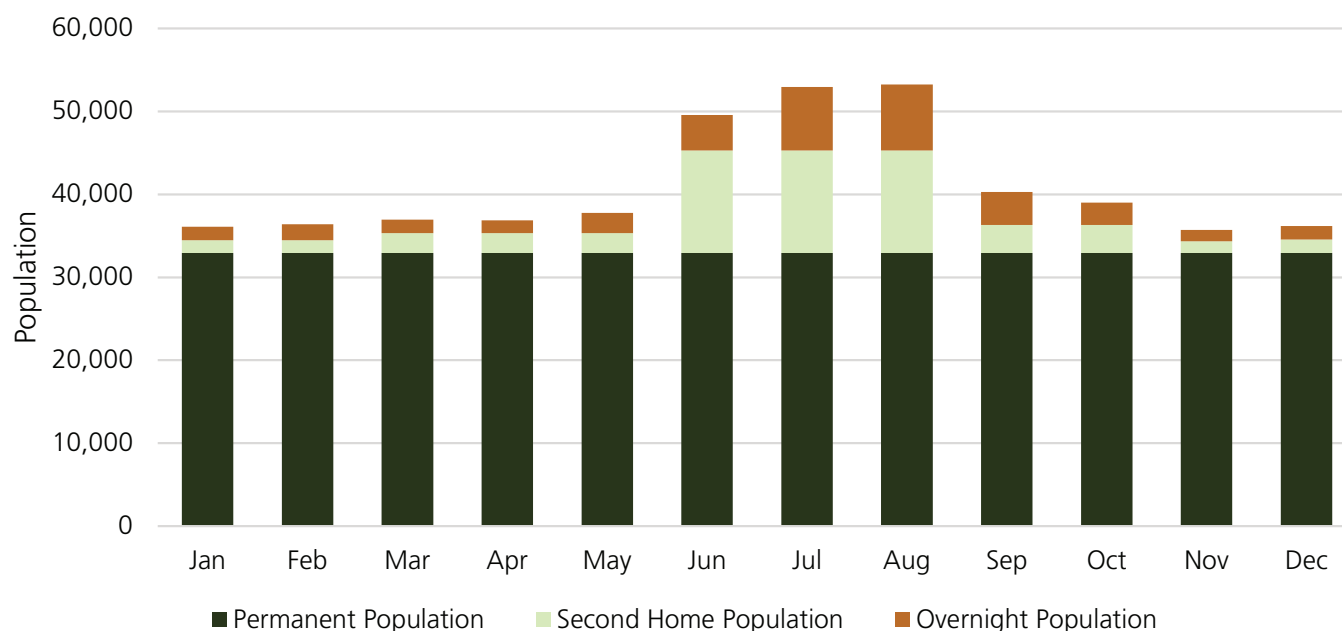
Table 2: Population Density (people per square mile)*

	1970	1980	1990	2000	2010	2020
Little Traverse Township	54.8	87.6	100.5	135.1	132.5	147.9
10-year change		59.8%	14.7%	34.4%	-1.9%	11.6%
Emmet County	39.3	49.2	53.6	67.3	70.0	73.0
10-year change		25.4%	8.9%	25.5%	4.0%	4.3%

Source: United States Decennial Census

* The population density for the Township and County was calculated using the total land area, excluding water area.

Figure 1: Emmet County Seasonal Population



Source: Northwest Michigan Seasonal Population Analysis

Seasonal Population

One limitation of decennial census data is that it only reflects a snapshot of a community at a specific point in time. For the 2020 decennial census, the count reflects where every person in the United States slept on April 1, 2020. Therefore, seasonal residents in Little Traverse Township are likely not included in the population count because April 1 is the off-season in Northern Michigan. In 2012, Networks Northwest and Michigan State University conducted a study of the seasonal population for each Northwest Michigan County. The three populations detailed in the study were permanent residents, the second home population, and overnight visitors. While the report does not detail findings for county subdivisions, like townships, trends at the county level provide insight into how the population changes throughout the year. In Emmet County, the population peaks in August at 53,248 people, 23.3% of whom are second homeowners and 14.9% of whom are overnight visitors. The population bottoms out at 35,729 people in November when seasonal visitors (second homeowners and overnight visitors) represent only 7.9% of the total population.² Therefore, between the months of August and November

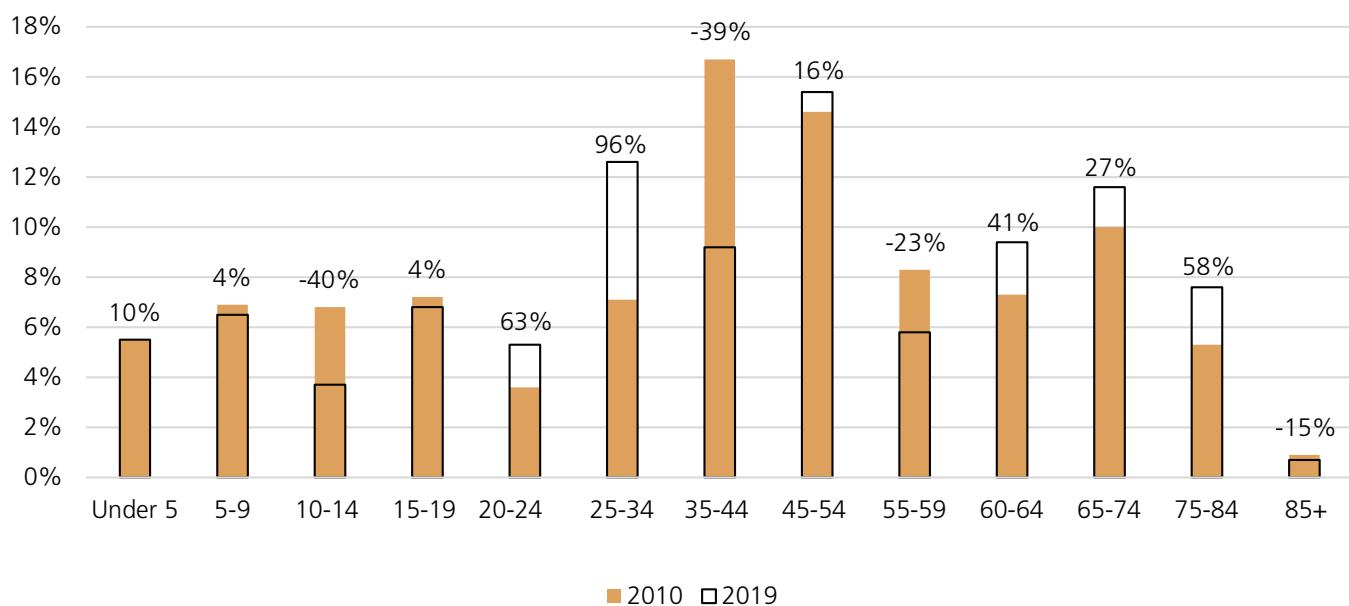
the population declines by roughly 33% before rebounding in the summer months. Using Emmet County as a baseline, the total population in Little Traverse Township could be as high as 4,286 people during the peak month of August.

Age

As Little Traverse Township has been growing, it has also been aging. Those aged between 60 and 84 increased from 22.6% of the Township population in 2010, to 28.6% in 2020, a result of almost 200 more residents in that age range. However, the age shift is consistent with the County. In 2010, those aged 64 to 85 comprised 20.5% of the County population and in 2019 they represented 27%. This is likely a result of new older residents moving into the community between 2010 and 2019. A benefit of a new older residents is the increase of people with high disposable incomes because those near or in retirement do not have as high debt levels or expenses compared to younger residents. Figure 2, "Population Pyramid 2010-2019" shows the composition of Little Traverse Township's population by age cohort as well as the population growth for each cohort.

Aging populations often have a lack of youth and young adults which presents significant

Figure 2: Population Pyramid, 2010-2019



Source: American Community Survey 2010 & 2019 5-year estimates – DP05

long-term population sustainability challenges. It is important to have a balance of older adults and younger adults to have new children being born into the community as the older population naturally declines. An over-representation of older residents without young adults will likely result in a significant population decline in 20 to 30 years. However, in Little Traverse Township, the number of young adults significantly grew between 2010 and 2019. In 2010, those aged 20 to 34 represented 10.7% of the population; in 2019, their representation increased to 21.8%. Between 2010 and 2019, the number of young adults (aged 20 to 34) increased from 251 people to 566, likely a result of teens staying in the community and young adults moving in; a minimum of 239 new young adults moved into the community. This boom in young adults will likely result in an increase in young children over the next 10 to 15 years. This trend is already evident in the Township as the number of children under the age of 5 increased by 10% from 2010 to 2019.³

Households

As the population increases so do the number of households. Between 2014 and 2019, the number of households in Little Traverse Township increased by 9.4% from 1,013 to 1,109. Coinciding with a

growth in the number of households is a growth in the number of families. The average household size and average family size both increased from 2014 to 2019, likely a result of more children in the community. The average family size is 2.9 people indicating that almost every family in Little Traverse Township has one child, on average.⁴

Table 3: Households & Families

	2014	2019
Total Households	1,013	1,109
Average Household Size	2.29	2.33
Total Families	676	684
Average Family Size	2.8	2.9

Source: ACS 2010 & 2019 5-year estimates – DP02

A **household** consists of anyone living in a dwelling unit, and a family consists of a group of two or more people living in a dwelling unit and related by birth, marriage, or adoption.

Table 4: Educational Attainment

Population 25+	Little Traverse Township		Emmet County		State of Michigan	
	2014	2019	2014	2019	2014	2019
High school degree or higher	96.1%	95.3%	94.2%	93.9%	89.3%	90.8%
Bachelor's degree or higher	32.7%	36.6%	33.3%	33.4%	26.4%	29.1%

Source: American Community Survey 2010 & 2019 5-year estimates – DP02

Education

Between 2014 and 2019, the percentage of residents with a bachelor's degree increased by roughly 4%. This is likely a result of new residents moving in who have a bachelor's degree. Over the same period, the percentage of residents with at least a high school degree decreased slightly. This may be a result of decreasing high school graduation rates or people moving into the Township who do not have a high school degree.⁵ Table 4, "Educational Attainment" shows Little Traverse Township has a higher level of educational attainment than both the County and the State of Michigan, as of 2019.

Race and Ethnicity

Like many communities in Northern Michigan, Little Traverse Township is very racially and ethnically homogeneous. As of 2019, roughly 97% of Township residents identify as "White" and 96% identify as "Non-Hispanic White." In Emmet County and the State of Michigan, 91% and 75% of the population identify as "Non-Hispanic White," respectively. The largest minority groups in Little Traverse Township include "American Indian and Alaska Native" (1.4%), "Some Other Race" (1.2%), and "Asian" (1.0%). All other racial groups account for less than 1% of the population. In addition to recording race, the census records ethnicity, 1% of the total Township population identifies as Hispanic, compared to 1.7% of the County and 5.1% of the State.⁶

Disability

Understanding the disability characteristics of a population is important for land use planning because disabled individuals experience the built environment differently than non-disabled individuals. The most common disabilities in Little Traverse Township include ambulatory difficulty

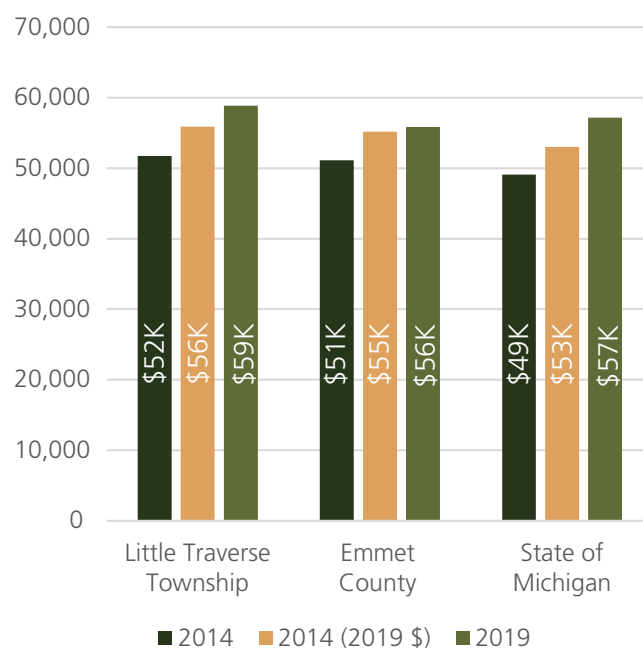
(4.9% of the population), hearing difficulty (4.5%), and independent living facility (4.4%). In total, 10.9% of the Township has a disability. Disability status strongly correlates to age, 33.6% of those over the age of 75 have a disability compared to 23.4% of those aged 65 to 74 and 10.8% of those aged 35 to 64. Among seniors the most common disability is ambulatory difficulty (14.2%), especially challenging in a rural setting where seniors have to travel more to access essential services.⁷

ECONOMY

Income

Often when the educational attainment of a community increases, income also increases. From 2014 to 2019 the median household income increased in the Township from \$51,747 to \$58,854. This increase is also reflected in

Figure 3: Median Household Income



Source: ACS 2014 & 2019 5-Year Estimates – DP03

Table 5: Poverty Status

Poverty Status	Little Traverse Township		Emmet County		State of Michigan	
	2014	2019	2014	2019	2014	2019
All People	9.3%	7.3%	11.0%	9.1%	16.9%	14.4%
Children	12.4%	7.3%	13.0%	10.3%	23.7%	19.9%
Families with Children	10.7%	6.5%	12.1%	9.4%	20.1%	16.7%
People over 65	4.8%	2.9%	6.6%	6.4%	8.1%	8.4%

Source: American Community Survey 2014 & 2019 5-Year Estimates – DP03

the County and State median incomes which increased from \$51,113 to \$55,829 and \$49,087 to \$57,144.⁸ When comparing income growth, it is important to consider the increase relative to inflation. If incomes increase at the rate of inflation, then incomes are not increasing; if incomes increase but below the rate of inflation, then incomes are decreasing. Based upon 5-year estimates calculated in 2019, Little Traverse Township incomes outpaced the rate of inflation by \$2,967, demonstrating that incomes are increasing. Incomes in the County and State also increased relative to inflation.

Poverty

It is important to look at poverty status for multiple groups because only looking at the broad poverty rate may hide underlying trends that show one population group experiencing a disproportionate rate of poverty. Therefore, four poverty measures were used to assess the overall picture of poverty in Little Traverse Township: the overall rate, childhood poverty rate, families with children, and people over 65. Between 2014 and 2019 the poverty rate fell for each of these groups in Little Traverse. The overall poverty rate fell by 2%, the childhood poverty rate decreased from 12.4% to 7.3%, families with children in poverty dropped from 10.7% to 6.5%, and the percentage of people over 65 in poverty changed from 4.8% to 2.9%. Additionally, in 2014 and 2019 the poverty rate for each group was lower than the County and the State, likely a result of higher incomes in the Township. Between 2014 and 2019 the only group to experience an increase in the poverty rate in the Township, County, or State are the people over 65 statewide.⁹

The Department of Housing and Urban Development further defines low-incomes status by

Emmet County Income Limits*

Extremely Low Income: \$21,960

Very Low Income: \$32,750

Low Income: \$52,350

*Figures based on a family of 3

comparing household income to a County's median family income.¹⁰ In Little Traverse, an estimated 14.4% of households classify as extremely low income, 30.4% classify as very low income, and 45.3% classify as low income.

Employment

An aging population and an influx of young adults means that the workforce composition will continue to evolve. The industry that employed the most residents was "educational services, health care, and social assistance" in both 2014 and 2019. Over that period, an additional 51 residents were employed in the industry, representing an 18.1% increase. The employment data represented in this section and table "Employment Industries in Little Traverse Township" reflects what industries residents work in, regardless of whether they work in the Township. Therefore, if someone lives in Little Traverse Township but works in Petoskey, they would be represented in this data and table. "Arts, entertainment, recreation, accommodation, and food service" and "manufacturing" were the second and third largest industries, both increasing

from 2014 to 2019 at a rate of 23% and 132%, respectively. Overall, an additional 134 residents were employed in 2019 compared to 2014.¹¹ However, the data in this table was gathered before the COVID-19 pandemic which may have significantly influenced employment trends.

HOUSING

Housing Units

As of 2019, there were 1,732 housing units in Little Traverse Township. Of these units approximately 76.2% are single family, roughly 2% are townhomes, 2% are mobile homes, and the remaining 20% are multi-family units. Compared

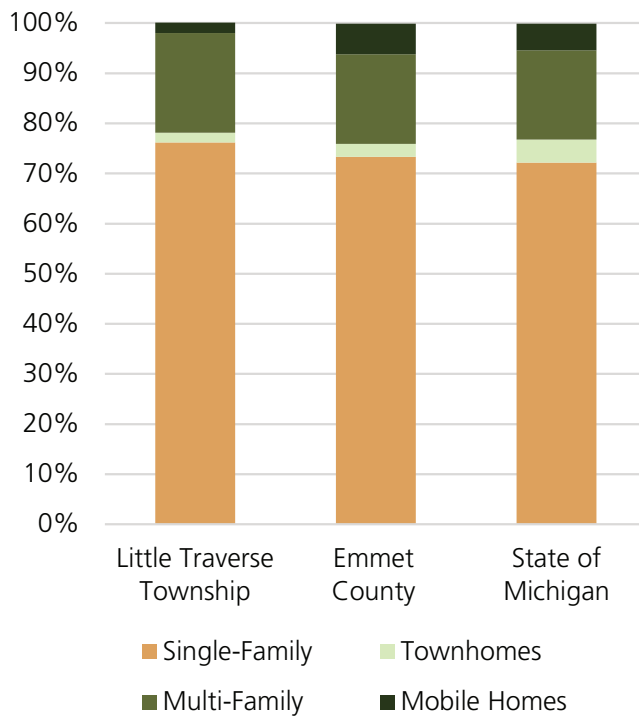
to the County, Little Traverse Township has a higher percentage of multi-family units, 19.9% to 17.9%. Uncommon for a rural community, there are very few mobile homes in Little Traverse Township, 2.1% compared to 6.1% in the County and 5.3% in the State.¹² The American Community Survey's estimate of the percentage of housing units comprised of mobile homes in Little Traverse Township will likely increase over the next few years as the manufactured housing development of Conway Commons continues to develop. As of the time of writing, 125 manufactured housing units are present on the site, while the developer is approved for up to 200 total manufactured housing units. These amounts would represent

Table 6: Employment Industries in Little Traverse Township

Industry	Residents Employed in 2014	Residents Employed in 2019	Change
Educational services, health care, and social assistance	282 (23.3%)	333 (24.8%)	51 (18.1%)
Arts, entertainment, recreation, accommodation, and food services	195 (16.1%)	240 (17.8%)	45 (23.1%)
Manufacturing	72 (5.9%)	167 (12.4%)	95 (131.9%)
Retail trade	224 (18.5%)	131 (9.7%)	-93 (-41.5%)
Construction	125 (10.3%)	127 (9.4%)	2 (1.6%)
Professional, scientific, management, administrative, and waste management services	92 (7.6%)	71 (5.3%)	-21 (-22.8%)
Finance, insurance, real estate, and rental & leasing	53 (4.4%)	64 (4.8%)	11 (20.8%)
Other services, except public administration	52 (4.3%)	63 (4.7%)	11 (21.2%)
Public administration	45 (3.7%)	49 (3.6%)	4 (8.9%)
Wholesale trade	0 (0.0%)	43 (3.2%)	43 (-)
Transportation, warehousing, and utilities	23 (1.9%)	20 (1.5%)	-3 (-13.0%)
Agriculture, forestry, fishing & hunting, and mining	28 (2.3%)	19 (1.4%)	-9 (-32.1%)
Information	20 (1.7%)	18 (1.3%)	-2 (-10.0%)
Total	1211 (100.0%)	1345 (100.0%)	134 (11.1%)

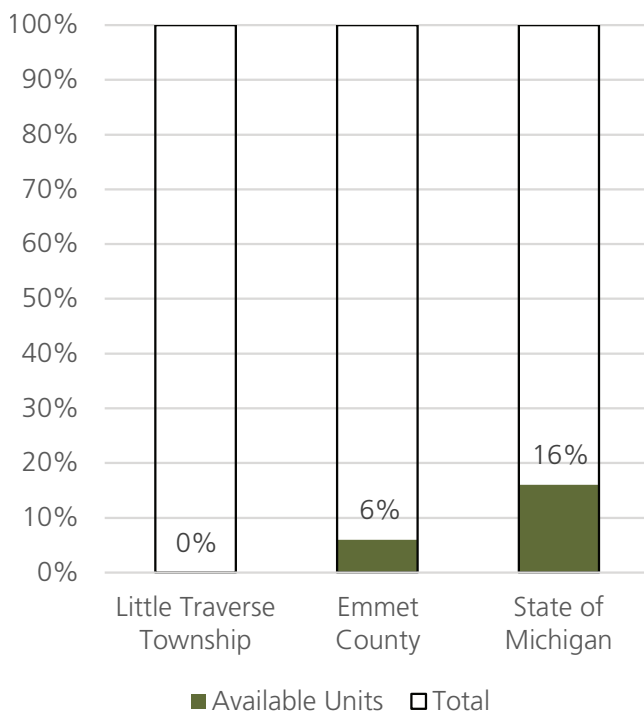
Source: American Community Survey 2014 & 2019 5-Year Estimates – DP03

Figure 4: Housing Types



Source: ACS 2014 & 2019 5-Year Estimates – DP04

Figure 5: Percent of Vacant Units that are Available



Source: ACS 2014 & 2019 5-Year Estimates – B25004

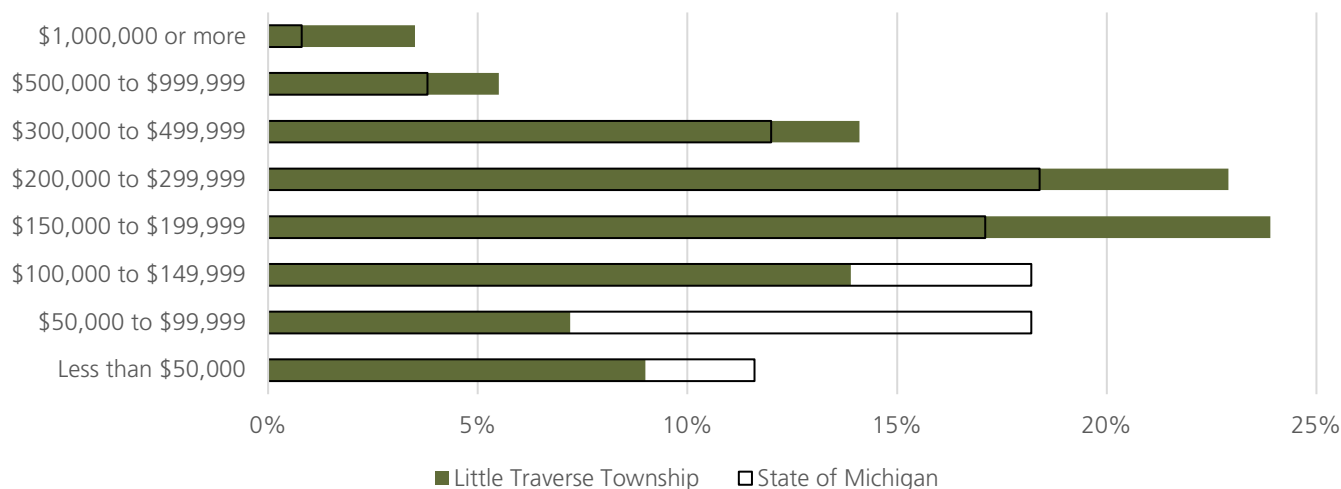
between 7% to 12% of housing units within Little Traverse Township. This discrepancy is explained by the American Community Survey's margin of error. It is probable that the true percentage of the Township's housing stock comprised of mobile home is likely on par with the County and State, if not slightly higher.

Tenure

Of the 1,109 occupied housing units, 79.2% are owner-occupied which is higher than the County (72.8%) and the State (71.2%). Interestingly, the average household size of owner-occupied units (2.32) is slightly lower than the average household size of renter-occupied units (2.36).¹³ In both the State and County, the household size of owner-occupied units is higher than the household size of renter-occupied units, indicating that families with elderly members or young children may face challenges when it comes to owning a home. Owning property and a home is essential for the future economic success of the current or future generations. Households that own a home continuously build financial equity through the value of their home. This equity can be leveraged to start a business, pay for advanced education, or upgrade to higher value property/homes, all things that contribute to generational wealth growth. Families that rent do not build equity; therefore, it is much more challenging to grow wealth over generations, making educational and financial attainment more difficult.¹⁴

A significant portion of homes in Little Traverse are vacant (36.0%) which is slightly higher than the County (33%) and substantially higher than the State (14.4%).¹⁵ While this figure may create the appearance that there are a higher number of available units, vacant units include units that have recently sold or are seasonally occupied. Therefore, the actual number of available units is lower than the number of vacant units. Available units include those that are currently for sale or for rent. Based upon 5-year estimates calculated in 2019, in total, there were 0 available units in Little Traverse Township in 2019.¹⁶ A total of zero available units speaks to the intense demand for housing units in Little Traverse Township, which will put development pressure on existing low density or undeveloped land.

Figure 6: Home Value



Source: ACS 2014 & 2019 5-Year Estimates – DP04

Housing Value and Cost

The scarcity of units and premier location of the Township influence housing cost. The median home value in Little Traverse Township is \$187,800 which is slightly higher than the County (\$186,900) and the State (\$154,900).¹⁷

As evident in Figure 6, there is a large percentage of higher value homes but a lack of lower value homes. This presents a challenge for those who are entering the housing market as potential buyers and may not be able to afford high-end homes. However, this is not a challenge unique to Little Traverse Township. In Emmet County, there is a substantial lack of more affordable housing units, making homeownership challenging for those who earn low or modest incomes.

Affordability

Often a scarcity of available housing and high incomes lead to great housing unaffordability. Despite this, roughly 74% of homeowners live in affordable housing and 13% live in unaffordable and severely unaffordable units, respectively.¹⁸ However, renters experience higher rates of unaffordability. In the Township, 66% of renters live in an affordable unit, 29% in an unaffordable unit, and 5% in a severely unaffordable unit.¹⁹ The unaffordability burden is often disproportionately felt by lower income households who spend more of their income on housing. The right to quality affordable housing is essential for the physical and mental health of residents. Living in

an affordable unit frees up income that can be spent on nutritious food and health care, financial stability reduces mental stress, and quality housing units reduce exposure to negative environmental factors.²⁰

Additionally, a lack of affordable housing has significant implications on the economy and workforce. Those who are employed in the service-related industry or other lower wage jobs cannot find housing and are unable to live in the community. This makes it challenging to recruit workers to fill service-related positions, especially during the summer months when there is an increased demand for them to support the tourism industry. Even when businesses are able to attract workers, the financial cost of commuting between their home and job increases strain on an already precarious financial position. Therefore, to support service-related businesses, low wage workers, and the tourism industry, it is essential to support the development of affordable and workforce housing.

Housing Costs as a Percentage of Household Income

Affordable: <30%

Unaffordable: 30% - 50%

Severely Unaffordable: >50%

Sources

- 1 United States Census Bureau 2020 Decennial Census – P1.
- 2 “Northwest Michigan Seasonal Population Analysis”, MSU Land Policy Institute & Networks Northwest, 10/11/2014, https://www.canr.msu.edu/resources/northwest_michigan_seasonal_population_analysis.
- 3 United States Census Bureau, American Community Survey 2014 & 2019 5-Year Estimates – DP05.
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- 5 United States Census Bureau, American Community Survey 2014 & 2019 5-Year Estimates – DP02.
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- 17 United States Census Bureau, American Community Survey 2019 5-Year Estimates – DP04.
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Emmet County has identified some active nurseries and tree farms in the Township as “significant agricultural resources.”

Chapter 3

Natural Resources

The abundance of beauty and natural resources have driven the settlement and development of the Little Traverse Bay region over the years. When describing the area, people usually mention the glistening blue bay, the inland lakes and rivers, the wooded hillsides, the variety of wildlife, or the depth of the snow. Be it for boating, swimming, skiing, golfing, hunting, biking, wildlife viewing, or snowmobiling, resort goers and tourists have been coming to the area for over 100 years. The natural resources and resulting quality of life amenities have undoubtedly contributed to the growth of the Township.

While development continues in the Township, poorly managed growth could threaten or diminish natural resources and quality of life amenities. Development can have negative impacts on rural and lake viewsheds, water quality, forest lands, and wetlands. Therefore, it is critical to understand existing natural features in the Township when planning for the future. By understanding the climate, geology, topography, soils, forest cover, and water resources, growth can be directed into the least environmentally sensitive areas.

CLIMATE

The variability of the climate in Northern Michigan has a profound impact on the Township and its visitors. Moderate summers allow visitors to escape the heat of the cities and snowy winters provide winter recreation. Climate conditions also influence building code requirements, utility depths, and planning for erosion control and energy usage. In general, Little Traverse Township experiences climatic differences like many of the coastal areas in Northern Michigan. The “Lake Effect” can produce long winters that extend into spring (due to the cold temperature of the lakes), and late falls (due to warm lake temperatures).

The Midwestern Regional Climate Center at Purdue University has collected weather data from 1981 to 2021 for various cities and villages throughout the State.¹ The closest and most similar city to Little Traverse Township is Petoskey, and that City’s climate data will be used in the following analysis.

Between January 2017 and December 2021, the coldest month, on average, was February with a monthly average of 22.4°F. The warmest month

Table 7: Average Monthly Temperatures 2017 – 2021

Month	Average	Average Daily Minimum Temperature Recorded	Average Daily Maximum Temperature Recorded
January	22.6°F	18°F	29°F
February	22.4°F	16°F	29°F
March	29.2°F	21°F	37°F
April	38.3°F	31°F	46°F
May	50.2°F	42°F	58°F
June	61.5°F	53°F	70°F
July	68.3°F	61°F	76°F
August	67.4°F	60°F	75°F
September	61.1°F	52°F	70°F
October	49.4°F	43°F	56°F
November	36.0°F	30°F	42°F
December	29.0°F	24°F	34°F

Source: Midwestern Regional Climate Center

in that period was July with an average of 68.3°F. Table 7, “Monthly Temperature” details the temperature statistics of each month.

The average annual precipitation from 2017 – 2021 for the area was 38.9 inches per year. October is the wettest month of the year, averaging over six inches of rain. The average annual snowfall was 110.9 inches, with the most snow falling in the month of February, averaging 29.6 inches per year from 2017 - 2021. The total snowfall averages can vary greatly from year to year (64.1 inches to 154.6 inches), but in general, there is usually snow cover in Little Traverse Township from late November to early April.²

GEOLOGY

When analyzing the geology of Little Traverse Township, it is important to inventory the bedrock geology (sedimentary rocks underlying the glacial deposits), and the surface or quaternary geology (materials deposited by continental glaciers).

The bedrock underlying Little Traverse Township was formed 350 to 400 million years ago and was developed during the Middle Devonian age of the Paleozoic Era. More specifically, Little Traverse Township is located on the Traverse Group formation. Most of the tip of Michigan is made up of the bedrock formed in the Middle Devonian System.³ There are no known outcrops of this bedrock occurring in Little Traverse Township.

The surface geology of the Township developed 10,000 to 12,000 years ago through continental glacial activity. Numerous advances and retreats of the glaciers left a pattern of erosion and deposition. Little Traverse Bay was formed by a glacial lobe that, over time, widened and deepened an existing pre-glacial river basin. At the same time, many of the lakes, rivers, streams, and wetlands typical of the area were created by melting ice blocks from the glaciers that had been embedded within the soils.⁴

The large hills in the northeast and northwest part of the Township with large depressions on either side are clear indications of glacial activity. The large hills, which accommodate two local ski areas, are made up of coarsely textured glacial till, which consists of unsorted sand and gravel left by the glacier. These geological formations are referred to as glacial moraines. Glacial moraines are highly



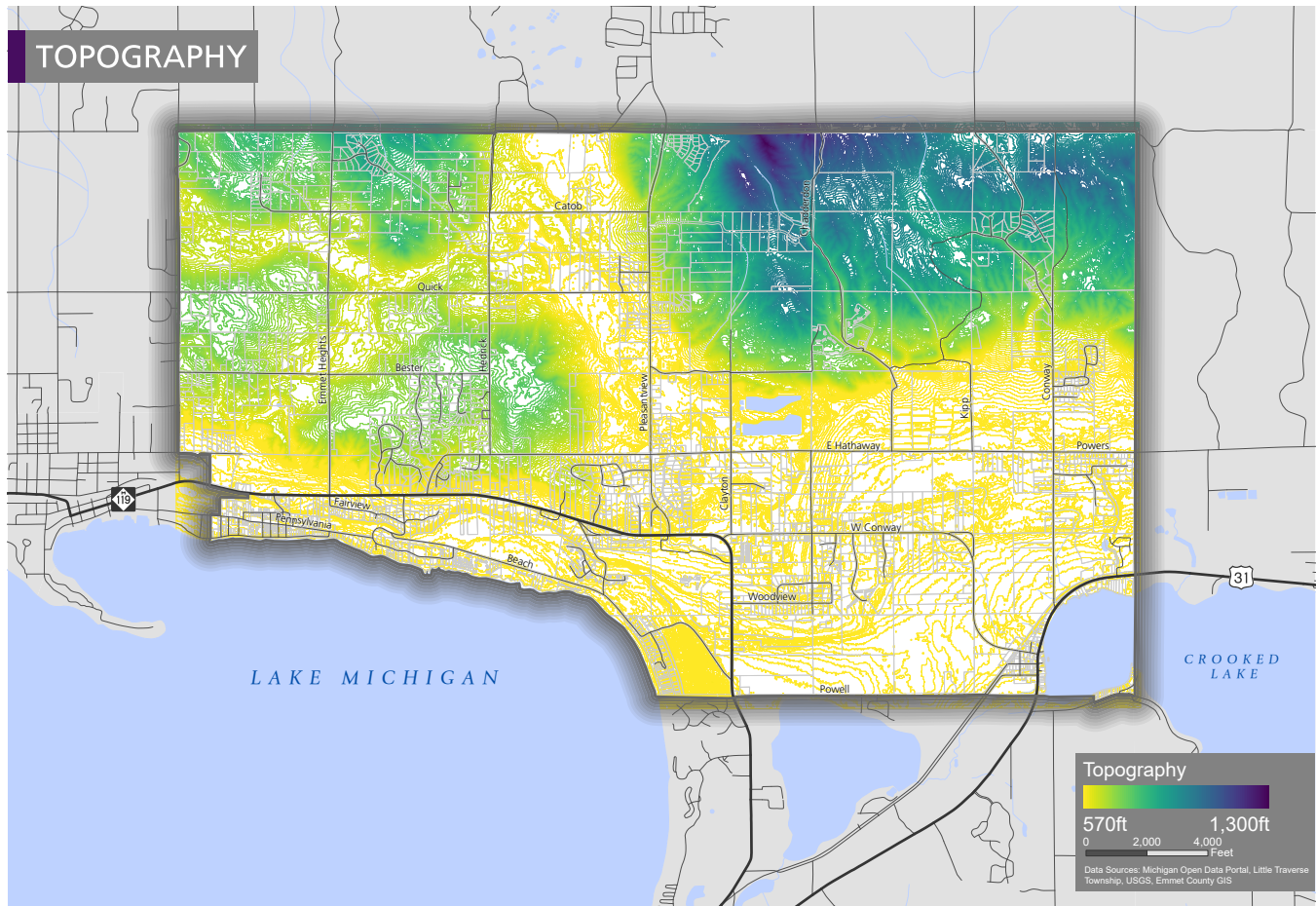
The Offield Family Working Forest Reserve is a 390-acre commercial forest in the center of the Township open to the public for hiking, biking, and hunting, with permission.

valued because of their gravel mining capabilities, and the material which is extracted from the pits are a key ingredient in concrete and asphalt construction.

The area separating the moraines, which runs in line with Pleasantview Road up the center of the Township, is made up of glacial outwash sand and gravel and post-glacial alluvium. Glacial till was deposited on fluvial terraces along glacial drainage ways, as well as in alluvial fans and in broadsheets flanking glacial end moraines.

The rest of the Township, around the Bay and inland lakes, is primarily made up of lacustrine (lake-related) sand and gravel deposited along the glacial Great Lakes shoreline. In the very southwest part of the Township, dune sand is evident around the Menonaqua Beach Cottage Owners’ Association properties, likely deposited by wind action.

Map 2: Topography



TOPOGRAPHY

Slope is another important development constraint. Steep access ways, erosion control issues, septic field limitations, and excavation costs are all concerns of development on steep slopes. Little Traverse Township ranges from lowlands along the shores of the Bay and between Crooked and Round lakes, to steep dunes, bluffs, and steeply rolling terrain.

According to the 1983 USGS Quadrangle Maps, the lowest point in the Township is along Little Traverse Bay between Wequestonsing and Ramona Park, being at 571 feet above sea level. In general, the ordinary high-water mark of Lake Michigan is known to be at 580.5 feet,⁵ whereas Crooked and Round lakes are approximately 590 feet above sea level. The highest point in the Township is just south of the northerly Township Line near Nubs Nob ski area at 1280 feet above sea level. The ski hill summits of Nub's Nob and the Highlands at Harbor Springs in Pleasantview Township are 1330 feet above sea level (see Map 2, Topography).

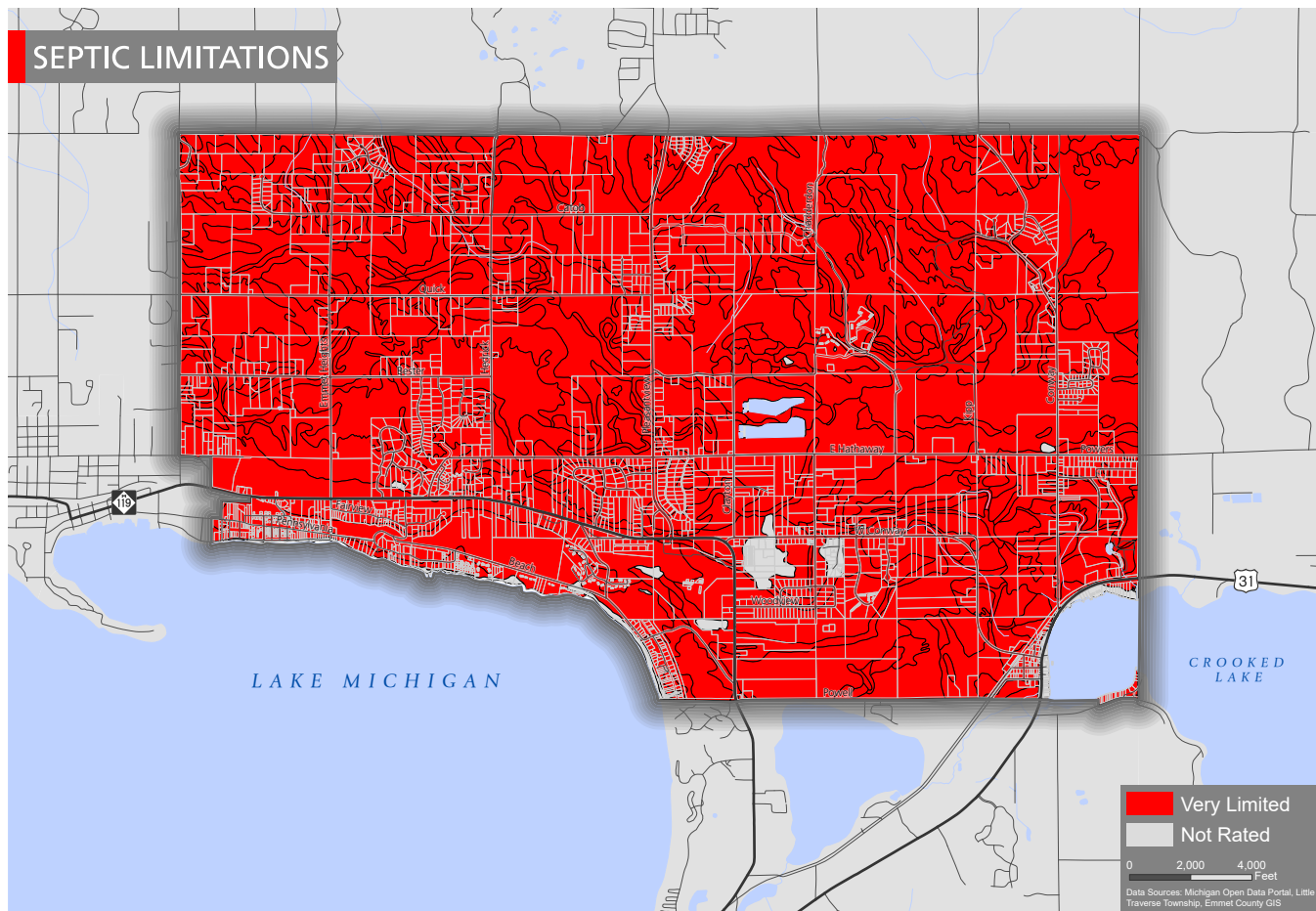
Additionally, the resorts along the Bay sit at approximately 595 feet, and the highway, M-119 is at about 670 feet. The resorts and the highway are separated by a steep bluff of 75 feet. There is another bluff on the north side of M-119 which rises another 165 feet in elevation. These elevation changes present a challenge for development along the highway, but these sites are highly desired because they face the bay. The desire to develop in areas that face the bay or have good views is often in contrast with sensitive features protections.

Steep sand dunes, which rise more than 80 feet from the Bay, are common along the southern shore of the Bay. In the southwest part of the Township, the land is nearly level between Crooked and Round lakes.

Soils

Soil characteristics are an important factor when planning for future land use. Sound planning strategies rely on the understanding of soils capacities and limitations for development. To best

Map 3: Septic Limitations



match sites to their development potential, areas that have severe limitations for development should be planned for conservation, recreation purposes, or low-density use. Prime agricultural lands could be conserved for future food production lands while lands with a large carrying capacity for development could be considered for higher density housing and commercial purposes.

The United States Department of Agriculture Soil Conservation Service maintains a web soil survey, which was used for the following soil analysis. The majority of Emmet County, mainly north of the M-119/West Conway Road alignment, is made up of soils in the Blue Lake Series.

The Blue Lake soil series is a predominant soil in Little Traverse Township. This soil series is described as nearly level topography to very steep topography and well-drained soils. Soil composition is a mix of loamy sand and sand and occurs on till plains and moraines on predominantly undulating to hilly uplands. Blue Lake loamy sand, with a 0% to 12% slope, is associated with ridges, knolls, and

foot slopes in the uplands. Most of these areas are currently or were at one time under agricultural cultivation. Blue Lake soils should be adequate for residential growth but there is a chance of septic limitations. Because of the soil's rapid permeability, there is a chance of contamination of shallow water supplies. However, Blue Lake soils from 12% to 18% slope have moderate limitations, but with sensitive building practices, they could be built upon; septic limitations are likewise moderate.⁶

Soils from the Blue Lake series with 18% to 60% slopes have very severe limitations due to the steepness of the topography. Usually, these areas are kept wooded (except for the ski hills). The soils have a thinner profile than those with less slope and have severe limitations due to management of the steep slopes, erosion, and propensity to drought. Septic limitations are also severe.

Along Little Traverse Bay, below the bluff in the areas dominated by resorts, the soil is primarily Tawas Muck of the Tawas Series. The Tawas series consists of very poorly drained organic soils. The

soils generally occur in large natural drainage ways on lake plains, outwash plains, and moraines. These soils have severe limitations for septic tanks, and because of the high-water table, there are limitations for low foundations.⁷ Most of the developed portions of this area are on a public sewer system (see Map 3, Septic Limitations).

The bluff area along M-119 and the adjacent areas on either side of West Conway Road are comprised of primarily Kalkaska–East Lake Loamy Sands with a 0 to 6 percent slope. This soil has a high susceptibility to erosion, an important note, due to the bluff line on which it sits. At the same time, there is a chance of septic limitations, and the soil is well-drained and good for low foundations.⁸

The areas between Crooked Lake and Round Lake are made up of many different soil groups, primarily of soils in the Thomas-Brevort-Iosco Association. These soils can have severe wetness issues in the spring and fall, but can be used for

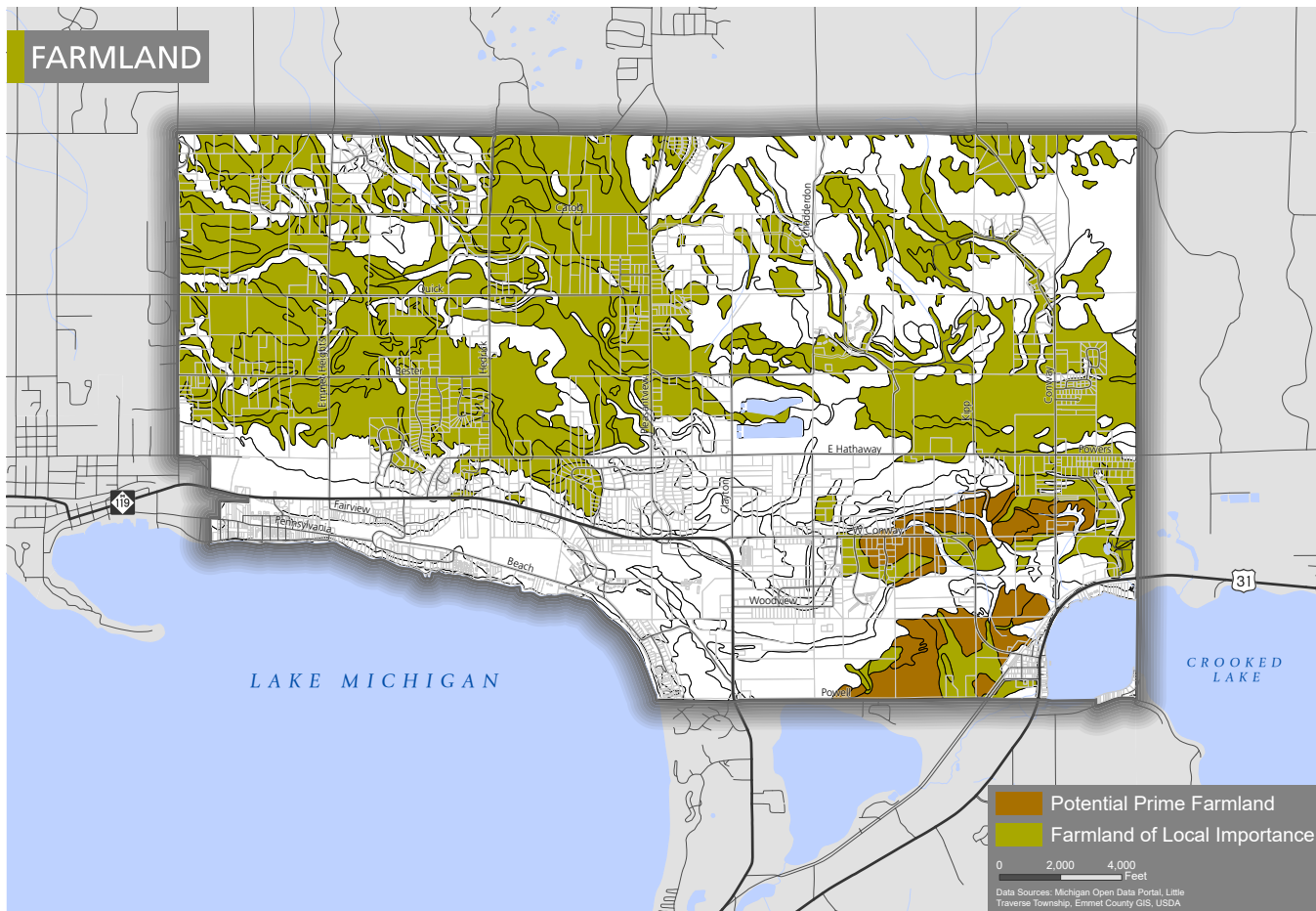
crop farming. Carbondale Muck, Brevort Mucky Loam, and Tawas Muck soils are mixed near Round Lake, Crooked Lake, and along natural drainages in the area. These soils can be very wet with severe frost freeze problems. All of these soils have severe limitations for septic tanks and low foundations as the soils are very poorly drained with a high-water table with moderate to rapid permeability.⁹

The dunes located in the southwest part of the Township are the last soil group present in the Township. This area is made up of Deer Park sand from 6% to 45% slopes. This area has been developed into the Menonaqua Beach Cottage Owners' Association. Much of the steep slope area is designated Critical Dunes by the Michigan Department of Natural Resources (MDNR) and has been donated to the Little Traverse Conservancy as the Menonaqua Woods Preserve. These soils are stabilized on the north, east, and south sides with tree-covered slopes but the west sides are subject to soil blowing and erosion issues.¹⁰



Little Traverse Bay neighbors Little Traverse Township to the south and is one of the community's most iconic features.

Map 4: Farmland



PRIME FARMLANDS

A soil analysis shows that although Little Traverse Township has minimal prime farmland, there is some potential prime farmland in the Township's southeastern corner. A farm located just north of Powell Road is designated as a "significant agricultural resource outside of a farm community" in the Emmet County Master Plan. This means that the County has designated it as a farm that is both active and a part of the community and its image.

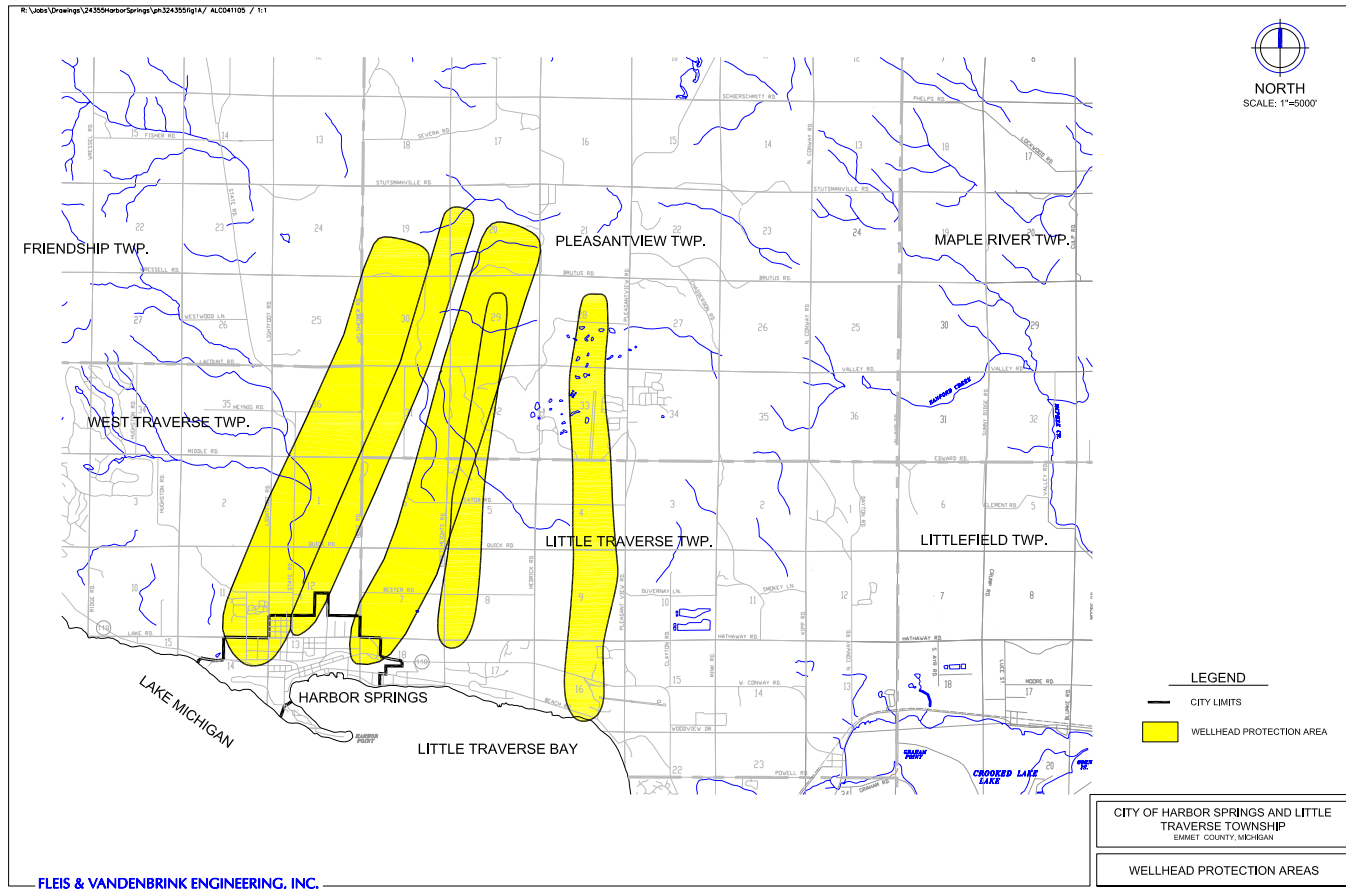
There are some "Farmlands of Local Importance" as designated by the United States Department of Agriculture (USDA) in the northwest part of the Township utilized for tree farms and such. The County has also designated some active nurseries and tree farms off Quick Road as "significant agricultural resources" that are important to the community image. It will be important to balance farmland preservation with residential development as many of the soils that are excellent for residential development are also excellent for farming.

In Michigan, under Public Act 116, a property owner can agree to keep land in active agricultural use for contract periods of 10 years. In exchange for agreeing to forego land conversion or development during the contract period, the landowner receives a preferential tax status. That is, land is taxed for its agriculture, not development, value. There is one property within Little Traverse Township currently enrolled in the program, a farmstead which is 160 acres in size in Section 23.

WATER RESOURCES

Water is one of the most important resources in the community. Currently, the water quality of both surface and groundwater is very high in Emmet County and Little Traverse Township.¹¹ However, without proper management, these critical resources could be damaged and have a dramatic impact on the community. Proper development and land use controls, education about pollution impacts, pesticide controls, septic tank inspection, greenbelt regulations, and soil erosion controls can all help manage, improve, and preserve our critical water resources.

Map 5: Wellhead Protection Areas



Groundwater

Almost all of Little Traverse Township relies on groundwater as their source of drinking water by individual or group wells. Water availability is not a problem in Little Traverse due to sufficient water quantities. The artesian wells around Little Traverse Bay and Crooked Lake are a result of a naturally pressurized aquifer.

According to the Michigan Department of Environment, Great Lakes, and Energy (EGLE), typical domestic well depths range from 50 feet to 450 feet in mostly sandy gravel, sandy clay, and sand.¹² There are no known problems regarding the groundwater quality or quantity. Well yields range from 15 to 40 gallons per minute per well, which is more than adequate for domestic use.

A review of the "Aquifer Vulnerability to Surface Contamination in Michigan" map prepared by the Center for Remote Sensing and Department of Geography at Michigan State University shows that most of Little Traverse Township has highly

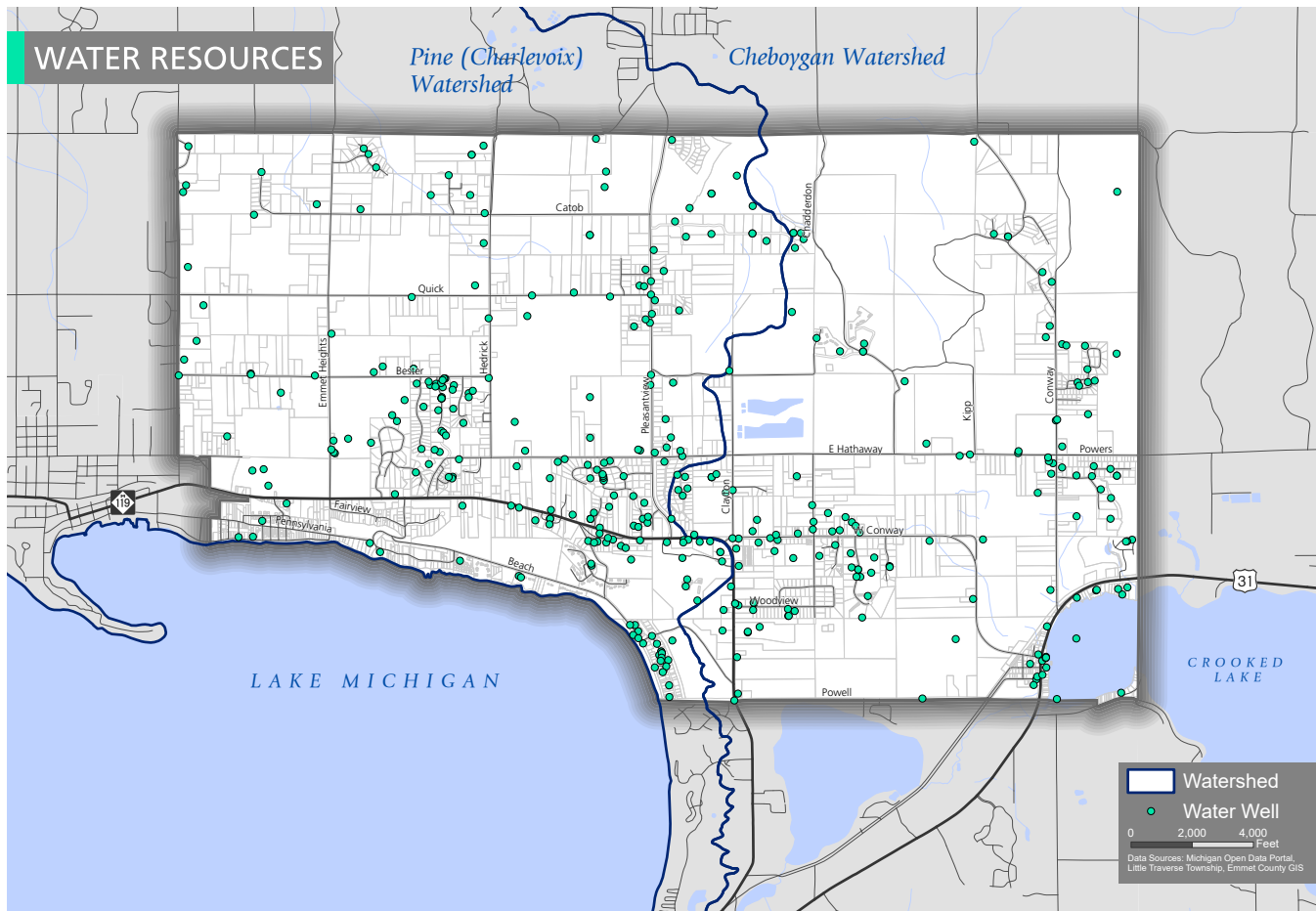
permeable soils over highly sensitive drift lithology or unknown drift lithology.¹³ Although there are no water quality concerns at this time, precautions should be taken when developing in areas with the permeable soils and on steep slopes.

To further provide for the protection of the drinking water wellfields and prevent groundwater pollution, Little Traverse Township adopted a Wellhead Protection Plan in 2003, which identifies wellhead protection areas and recommends restrictions on certain land use activities within these areas. This Plan was updated in 2012, without changes to the designated wellhead protection areas, as shown in Map 5, Wellhead Protection Areas.

Surface Water

Little Traverse Township has over three miles of Lake Michigan shoreline and over a mile of Crooked Lake shoreline within its bounds. Crooked Lake serves as the start of the Inland Waterway, which connects to Lake Huron at Cheboygan.

Map 6: Water Resources



Crooked Lake's surface water is described as good to very good by the Tip of the Mitt Watershed Council.¹⁴ There are no rivers in the Township but there are many seeps and springs that run from the hillsides to the lakes. Lake Michigan and Crooked Lake are extremely important to Little Traverse Township and provide the backbone to the Township's 'blue infrastructure', which provides outstanding water-based recreational opportunities.

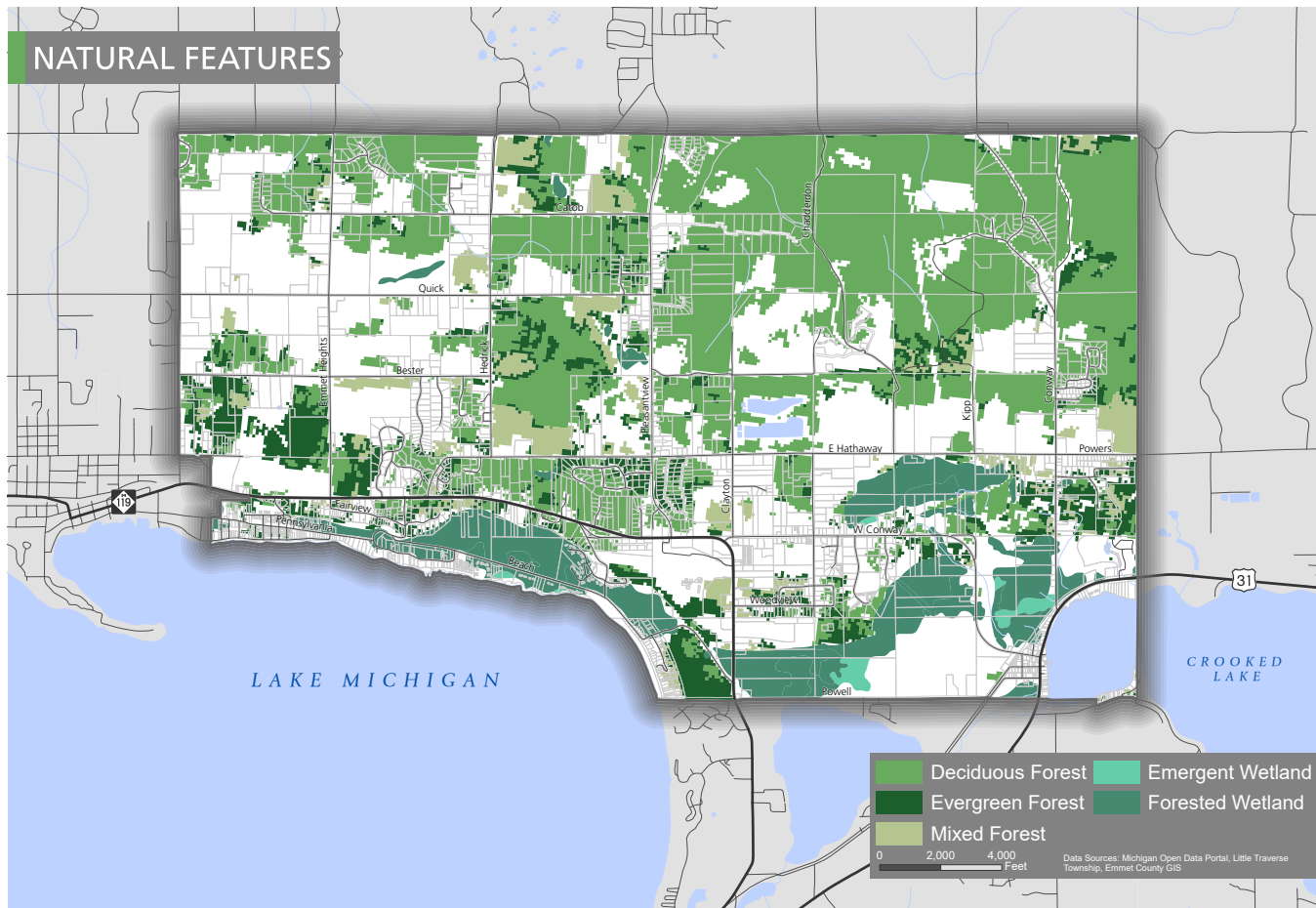
Working to effectively protect surface water resources requires considering protection measures for the entire watershed. Little Traverse Township is split, almost down the middle, between the Lake Michigan / Lake Huron Watershed Divide. Therefore, in the west half of the Township water runs to Lake Michigan, and in the east half of the Township, water runs to Lake Huron via the Cheboygan River Watershed through various courses including sub-watersheds of Round Lake, Crooked Lake, and the Maple River. (See Map 6, Water Resources).

The Northeast Michigan Council of Governments and the Tip of the Mitt Watershed Council worked together to develop the Crooked-Pickerel Lakes Watershed Non-Point Source Pollution Management Plan.¹⁵ The Watershed Council has also prepared a watershed plan for Little Traverse Bay.¹⁶ These plans found that the projected sources of sediment into the watershed (in order from most detrimental to least) include changing land use, stormwater, agriculture, shoreline management, road/stream crossings, and then logging. This information shows that better land use practices can help the community preserve vital water resources.

Wetlands

Wetlands are an area of land where water is found either on or near the surface. Wetlands are also referred to as a marsh, swamp, or bog. In the past, wetlands were considered wastelands, and many were filled for development. Recently, there has

Map 7: Natural Features



become an awareness of the important benefits of wetlands to our entire ecological system, as follows:

- » Wetlands help to improve the water quality of our lakes, rivers, and streams by acting as a filtering mechanism. Wetlands can be stormwater drainage areas that can prevent flooding.
- » Wetlands can act as discharge/recharge aquifers for our groundwater resources.
- » Wetlands provide important habitat for fish and wildlife.
- » Wetland plant life control erosion along our shorelines.

In Little Traverse Township, most of the wetlands are located in the drainage ways along Little Traverse Bay, and next to Round and Crooked Lakes (see Map 7, Natural Features, for wetland areas). MIRIS wetland information was not verified

by field inspection and thus those shown on the map may not meet State and Federal criteria as a regulated wetland. However, the information is still valuable for general land use planning purposes. Development should be adequately setback from wetlands and preservation measures should be taken to ensure wetlands are adequately preserved.

WOODLANDS

Woodlands are found throughout the Township and play an important role in the quality of life of visitors and residents alike. Woodlands can mitigate the effects of flooding, block excessive noise, control erosion caused by stormwater run-off, improve air quality by absorbing certain air pollutants, and create recreational opportunities. According to the National Land Cover Database, approximately half of Township land is presently forested (see Map 7, Natural Features).

In the Northeast part of the Township, Mackinaw State Forest Lands are managed by the MDNR.

Additionally, approximately 1,000 acres of registered Commercial Forest Land in the Township are privately owned, managed for forestry purposes, but available for certain recreation uses. In total, forests make up 47% of the total land cover of the Township and are made up primarily of maple, beech, oak, white and yellow birch, poplar, basswood, ironwood, white ash, pine, hemlock, and spruce.

SCENIC VIEWSHEDS

Scenic viewsheds are a very important part of what creates a “sense of place” for a community. It is these very viewsheds, often taken for granted, that create a visual image of home. Viewsheds become integral to a community’s identity, as they are often used when describing a place or photographing a community. Most often, properties within viewsheds are privately owned. It is usually not until these properties begin to be developed that a community realizes how important views are to community image.

It is important to inventory viewsheds in the planning process in order to manage growth impacts on them in a way that will preserve their integrity. The following list describes the location of the important Township viewsheds:

- » US-31 along Crooked Lake – Viewshed of the Lake and Oden Island along the highway and Township parks.
- » Intersection of M-119 and Pleasantview at former Township Hall site, view of the airport, and Little Traverse Bay.
- » Quick Road east and west of Emmet Heights Road, rural open space, tree farms.
- » Powell Road, rural farmlands.
- » Beach Road, tunnel of trees.
- » Little Traverse Bay- view from the water of the Township, including the rural landscape of the resorts and wooded hillsides.
- » Lake and river views.
- » Panoramic views, taking advantage of topographic variation.
- » Rural views, including farm and forest land.

WILDLIFE

There is an abundance of wildlife in Little Traverse Township which is typical of Northern Michigan. Common wildlife includes deer, coyote, bobcat, fox, raccoon, porcupine, opossum, skunk, rabbit, squirrel, mink, muskrat, turtles, and various populations of birds. Little Traverse Bay and Crooked Lake are good for recreational fishing; Crooked Lake is dotted with ice fishing shanties in the winter months. Fish species include trout, salmon, bass, pike, panfish, and pike; a healthy, diverse, well-balanced fishery.

ENVIRONMENTAL CONCERNS

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) publishes an annual list of both environmentally contaminated sites (Part 201 sites) as well as the location of leaking underground storage tanks (LUST). According to the October 2021 list, there are three Part 201 sites in the Township.¹⁷ One of the sites is located on Rosada Street between US-31 and Heydey Street, near Crooked Lake. The other two are located on West Conway Road between Clayton Road and Moeller Drive. All three are currently listed as “risks not determined” by EGLE.

There were no open LUST sites and only four closed LUST sites (meaning they have been remediated) listed in Little Traverse Township. There were a few open LUST sites within the City of Harbor Springs, Littlefield Township, and Pleasantview Township, not far from the Little Traverse Township lines.¹⁸ These sites should be monitored to make sure they are remediated.

There had previously been one point source of pollution in Little Traverse Township which was a leaking sewage pond at the Harbor Springs Area Sewage Disposal Authority (HSASDA) off Clayton Road. HSASDA worked with the EGLE to correct the problem, including the installation of a new lining in the pond. Just northeast of the Township line in Littlefield Township, there has been another known point of pollution source, the MDNR Oden State Fish Hatchery. This has been a source for phosphorous into Crooked Lake, related to the continuous fish culture occurring at the hatchery since 1920. Significant steps were taken in 2002 to remediate and control phosphorous discharge from the facility, including constructing a wastewater treatment system designed to capture

and remove significant amounts of pollutants from the rearing water before discharge into Oden Creek. Additionally, to meet requirements of the Federal Water Pollution Control Act of 1972, the hatchery is required to have and maintain a National Pollutant Discharge Elimination System (NPDES) Permit, administered by EGLE. This permit sets discharge limits, requires twice per month phosphorous testing of discharge water, and requires monthly phosphorous discharge reporting to EGLE.

SUMMARY

Little Traverse Township has an abundance of natural resources that are integral to the Township's livelihood and quality of life. Although these resources are relatively intact, the continued growth pressure causes concern that, without sound land use planning, these resources could be dramatically impacted. When creating the planning goals, future land use plan, and steps for implementation, these natural features must be considered and protected.



Winter temperatures are often cold enough to allow for Little Traverse Bay to completely freeze over.

Sources

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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 Little Traverse Township are discussed within this chapter.

The largest landowner in the Township by far is the State of Michigan with approximately 880 acres in State ownership. Other large landowners are the Harbor Springs Area Sewer Authority, Little Traverse Conservancy, Boyne USA / The Highlands Resort LLC, and Pendleton Corp., each who own at least 300 acres in Little Traverse Township. Additionally, approximately 200 acres of the Nub's Nob resort is located within Little Traverse Township. Other privately held tracts ranging in size up to approximately 160 acres are scattered throughout the Township.

Little Traverse Township hosts some traditional summer resort communities along Little Traverse Bay including Wequetonsing, Menonaqua Beach, and others that were established as early as 1878. The early platting of the Village of Conway has resulted in many small lots (50-foot width). These unique summer communities and early plats pre-date Township zoning and have some unique circumstances which need to be carefully considered in the planning process to promote their continued existence.

Subdivisions and small tracts are primarily located near the main transportation routes. In terms of land division patterns, it is worth noting that some of the residential developments in Little Traverse Township are created as site condominiums rather than traditional subdivisions. A site condominium does not 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.



The State of Michigan and Little Traverse Conservancy own and conserve a significant amount of land within the Township.

Table 8: Existing Land Use

Land Use	Total Acres	Percent of Township
Agriculture	510.5	4.6%
Improved	351.3	3.2%
Vacant	159.2	1.4%
Commercial	638.6	5.6%
Improved	638.6	4.7%
Vacant	120.8	1.1%
Industrial	62.8	0.6%
Improved	62.8	0.6%
Residential	5,482.4	49.7%
Improved	3,613.6	32.8%
Vacant	1,863.8	16.9%
Condos	5.0	0.0%
Commercial Forest	1,002.5	9.1%
Exempt	3,127.8	28.4%
State	793.2	7.2%
Local	1,230.0	11.2%
Schools	31.7	0.3%
Other	1,014.5	9.2%
Religious	58.4	0.5%
DNR Act 513	88.6	0.8%
Developmental-Vacant	380.0	3.4%
Total	11,025.1	100.0%

Source: Little Traverse Township Assessor

EXISTING LAND USE STATISTICS AND CHARACTERISTICS

Existing land use refers to the function of a property, not the characteristics of the land. Therefore, if a 20-acre parcel of land was largely forested but also had a single-family residential building, it would be considered a residential land use, despite the large forest presence. Land use classifications are derived from assessing codes that classify land into several categories to ensure they are taxed correctly. The information contained in this chapter will serve as a useful reference on land development as Little Traverse Township officials consider future land development proposals, as well as the need for public facility and infrastructure improvements.

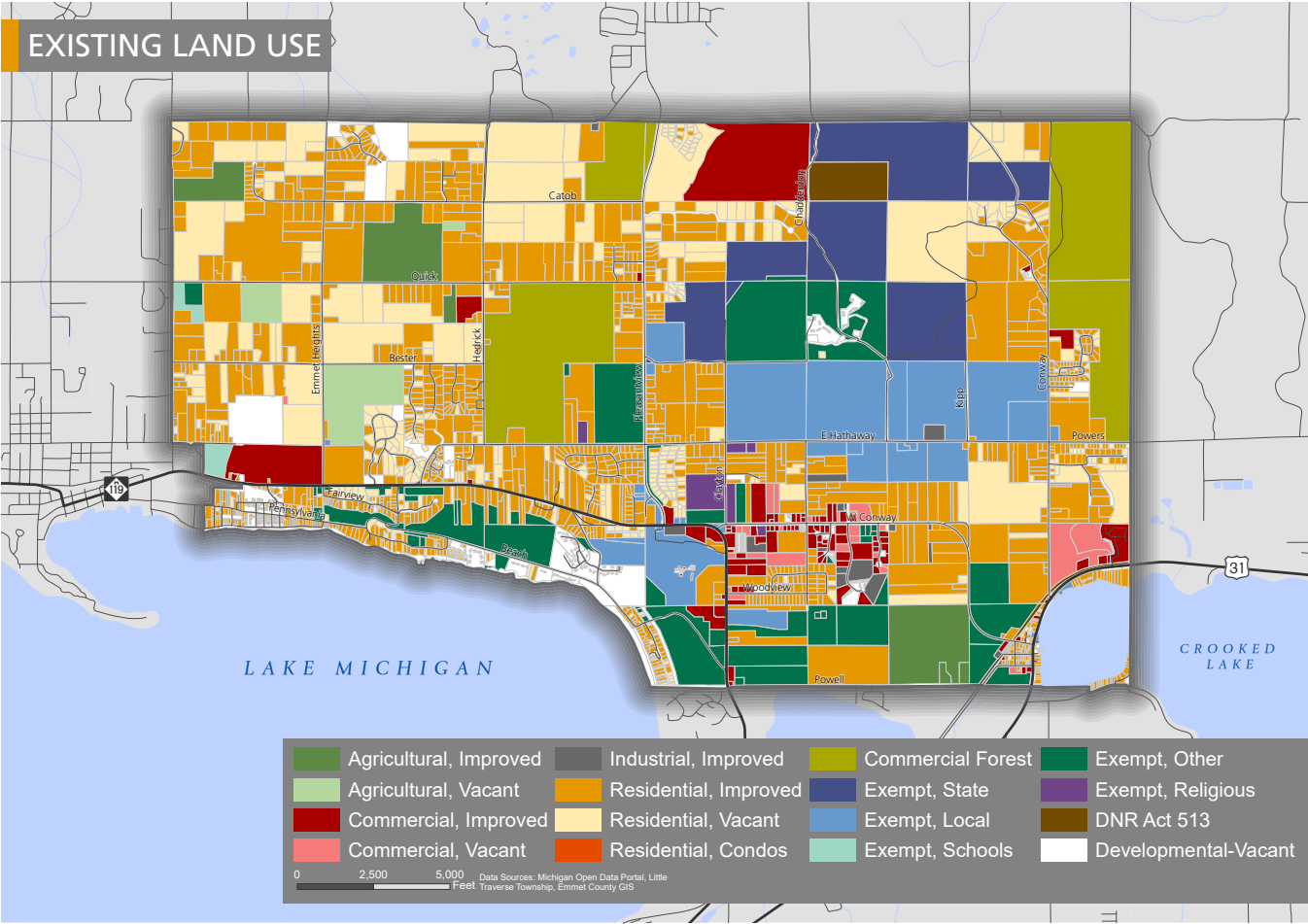
The map of Existing Land Use, Map 8, illustrates the distribution of land uses throughout the Township. Table 8 presents the land uses, showing

the number of acres and percent of the Township in each of the land use categories. Some land use categories are broken down into sub-categories, improved and vacant. Improved indicates the presence of a structure and vacant indicated a state of non-development. Each of the land use categories is discussed in this chapter.

Residential

As shown in Table 8, Existing Land Use, residential land is the dominant land use in the Township, representing almost half of all land. Roughly two-thirds of the residential land is developed, and most of the remaining land is undeveloped (vacant) residential land. A small portion of residential land is classified as residential condos. While condos are common in the Township, their footprint is relatively small which results in small overall land use, only five acres in total.

Map 8: Existing Land Use



The forested areas of the Township are an important natural resource and consideration for land use planning.

The pattern of residential development within the Township is shown in Map 8, Existing Land Use. The denser residential developments are located along the shores of Lake Michigan and Crooked Lake, near Harbor Springs, and in the vicinity of M-119, Pleasantview, and Hathaway Roads. Additionally, small tract land divisions continue to occur along many of the Township roads.

Exempt

The second-largest land use in the Township is exempt land. Exempt land includes all government property, religious institutions, and schools, all of which are exempt from property taxes. In total, exempt land accounts for 28.4% of total Township land, highlighting that a large section of the Township is untaxable. The State is the largest exempt property holder, followed by local governments and the sewer authority.

Commercial Forest

The three commercial forests in the Township, along Hedrick, Catob, and North Conway Roads, account for roughly 1,000 acres of Township land (9.1% of the total). These lands are currently managed as agricultural forests for timber production.

Commercial

Table 8 shows that the amount of land developed as commercial in Little Traverse Township is roughly 6% of the Township and is comprised primarily of businesses along M-119, West Conway Road, and US-31 at both the eastern and western edges of the Township. Nubs Nob in the northern section of the Township is also considered commercial land, despite functioning as a recreational facility.

Agricultural

As shown in Table 8, agricultural lands occupy 4.6% of the Township land area. The Existing Land Use Map shows the majority of agricultural lands are on the western side of the Township, with a few parcels along Powell Road in the South.

Other

The remaining land uses account for less than 4% of the Township's total land area and include industrial parcels, DNR Act 513 lands, and developmental-vacant land. Industrial land is concentrated around the intersection of M-119 and W. Conway Road. DNR 513 land is property owned by the Michigan Department of Natural Resources, on which the State makes payments in lieu of property taxes. Developmental-vacant land is the land around condominiums which is left vacant to function as community space for residents.



Increasing development pressure could threaten scenic viewsheds and landscapes if left unaddressed in plans and policies.

Chapter 5

Community Services, Facilities, & Transportation

It is important to take into account all of the existing services, facilities, and transportation options that exist in and around a community for planning purposes. By knowing what services exist, the Township may then plan for services in the future. Many services are split in the Township, with multiple providers, underscoring how critical it is to have a detailed understanding of community services. For instance, some properties that have a Harbor Springs address have a Petoskey phone exchange.

Additionally, many services and facilities that are available to Township residents originate outside of the Township boundaries. The Cities of Petoskey and Harbor Springs provide some of the services for residents of Little Traverse Township. This chapter describes the services that are available to all or portions of the Township.

WATER AND SEWAGE DISPOSAL SYSTEMS

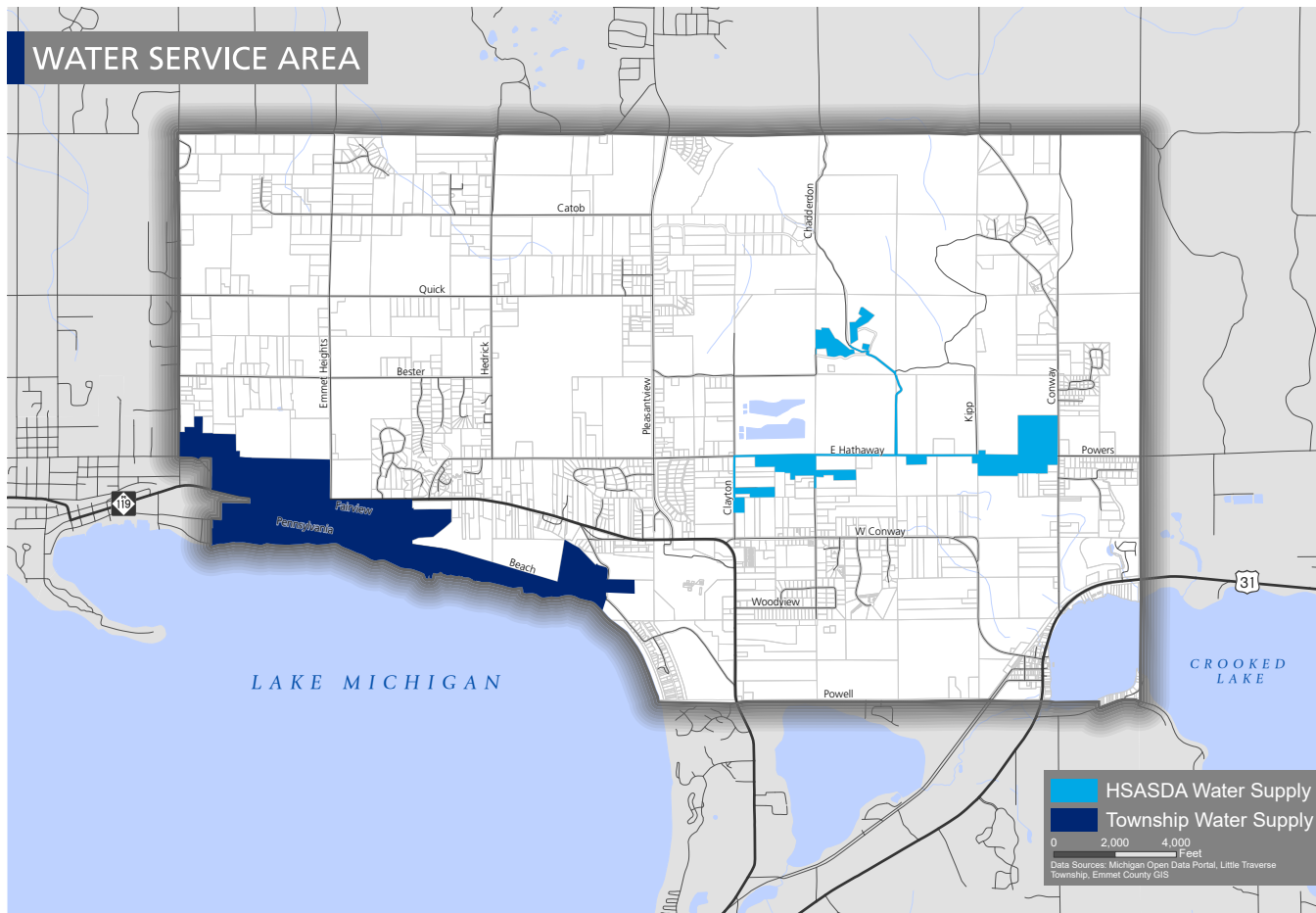
Existing Water Systems

Most residents of Little Traverse Township rely on individual or group (community) wells for their drinking water. However, there are two different municipally owned and operated public drinking water systems available in portions of the Township, one of which is Township owned, and the other owned by the Harbor Springs Area Sewage Disposal Authority (see Map 9). There are also wells serving the Industrial Parks, one for McBride Park and one for County Center Park, plus a well serving the Conway Commons mobile home community. There are numerous Wellhead Protection Areas (WHPA) in the Township consistent with the State of Michigan's Wellhead Protection Program (see Map 5). The two WHPAs around the Township public supply



Crooked Lake offers access to the 38-mile long Inland Waterway, which was once a vital transportation route in the area.

Map 9: Water Service Area



water wells are covered by the 2003 Little Traverse Township Wellhead Protection Plan. These plans are reviewed every five years by the Township.

Little Traverse Township implemented its water system to service part of the Township in 1986. It is a Type 1 water system, which is operated by the Harbor Springs Area Sewage Disposal Authority (HSASDA). The water system consists of two well fields, one near Harbor Cove off Beach Road with a total pumping capacity of 780 gallons per minute, and the other on Emmet Heights Road, about ¼ mile north of M-119 with a total pumping capacity of 1,530 gallons per minute. There is one in-ground reservoir near the Emmet Heights well house holding 100,000 gallons of water. The water system works by gravity and services most of the resort areas off Beach Road, East Lake Street, and some areas along M-119. This water system currently operates at 37% of firm capacity.

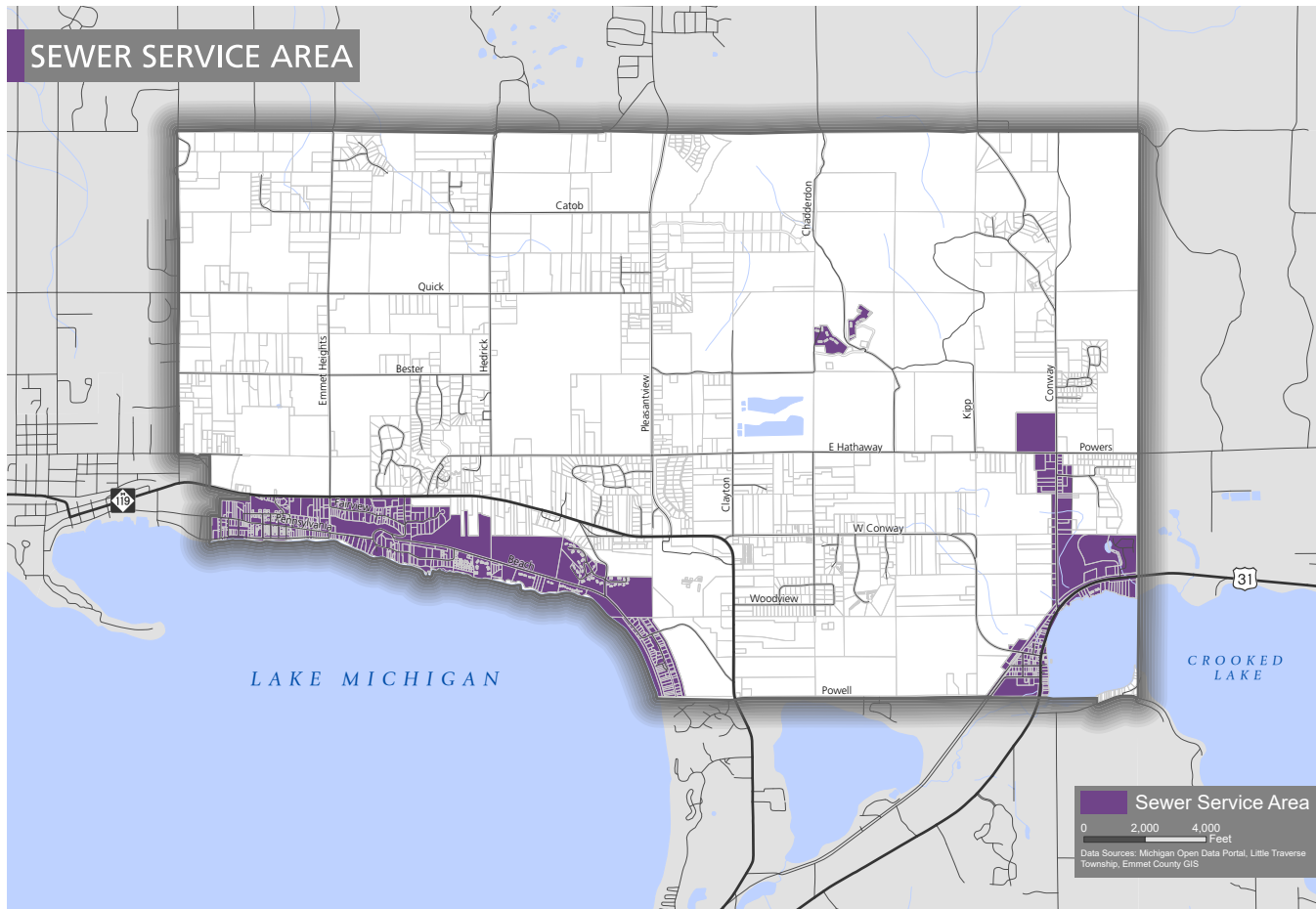
A second water system, owned and operated by HSASDA, was developed in 1976, due to MDNR concerns that the sewage ponds of the

original system could eventually contaminate local groundwater resources. This water system services Hideaway Valley condominiums, the Little Traverse Conservancy Offfield Family Viewlands Working Forest Reserve (formerly the Little Traverse Golf Club), residences along Mink Road, and along Hathaway Road from Clayton to North Conway Roads, as shown in Map 9. The HSASDA is classified as a system Type 1 that operates by gravity with a 10,000-gallon water tank located on the Conservancy property. There are two wells that operate at 200 gallons per minute. This system underwent an expansion in 2013 to add an additional 100,000-gallon reservoir.

Existing Sewage Disposal

In 1969, the City of Harbor Springs and Little Traverse Township formed the HSASDA to acquire, own, improve, enlarge, extend, and operate a sewage disposal system to serve those municipalities. The portions of the Township currently served by this system are shown in Map 10.

Map 10: Sewer Service Area



In 1972, a ground wastewater discharge system was constructed for treatment. The system is comprised of aerators, irrigation lagoons, and holding ponds of about 20 acres in size which held about 75 million gallons. It also consisted of a spray irrigation and flooding pad system encompassing an additional 50 acres.

About the same time, the first sewage collection and transportation system was implemented, which services the area from Harbor Point in West Traverse Township to Menonaqua Beach in Little Traverse Township, including the City of Harbor Springs. This system is referred to as the HSASDA West system and is still in operation. The system is gravity fed, which brings the sewage to the main line along Pennsylvania Avenue and Beach Road. The main pump stations at Beach Road and Page Hill Road pump all waste to the HSASDA treatment site, which is northeast of the Clayton/Hathaway Road intersection.

In 1975, the HSASDA brought in Littlefield Township and the Village of Alanson. The east

system was then implemented to service the area between Conway and Alanson, plus additional areas around Crooked Lake. The system includes part of Little Traverse, Littlefield, Village of Alanson, and, by contract, Bear Creek and Springvale Townships. The east system added a 16-acre holding pond, holding about 55 million gallons.

In 2003, a BioLac activated sludge wastewater treatment plant replaced the wastewater treatment plant. This change eliminated the requirement for spray irrigation, the larger holding ponds, and lagoons, thus reducing the land area requirement for treatment to 28 acres which increased the treatment capacity considerably. Currently, the plant operates at about 67% of its design capacity.

In 2011, Bear Creek was added to the Authority. Construction occurred in 2012 to redirect sewage from the area North of Bay View (previously treated at the Petoskey treatment plant) to the HSASDA treatment plant. Several pump station upgrades were also made, and a force main was installed along the DNR rail trail from Bay View to the North

Conway Road Pump station. This project increased the efficiency of the HSASDA treatment plant, freed up Petoskey capacity, and helped reduced HSASDA operating costs by adding customers.

STORMWATER

There are few active municipal stormwater drains in Little Traverse Township. Portions of old stormwater drain systems do exist in parts of Conway and portions of Wequetonsing. These systems connect to existing highway drains and ultimately drain into Lake Michigan or Crooked Lake. The Township upgrades these drains as funds are available. Additional stormwater drains are needed in the Wequetonsing area and are still under evaluation for possible implementation.

SOLID WASTE

Three private waste haulers serve the residents and businesses of Little Traverse Township, including Waste Management, Little Traverse Disposal, and American Waste. Additionally, the Emmet County Transfer Station is located in the Township on Pleasantview Road just north of Duvernay Road which accepts household garbage for a per bag fee. Solid waste goes to Elk Ridge Landfill in Presque Isle County, operated by Republic Services.

Little Traverse Township provides curbside recycling for their residents, including all single-family and, if requested, in the largely seasonal associations. Although businesses are not covered by the Township, businesses and associations can subscribe to service directly with the Emmet County Department of Public Works.

The County operates 13 Recycling Drop-off Sites, located at supermarkets and along major routes. These sites offer dual-stream recycling of Mixed Containers (plastic, glass, and metal) and Paper, Boxes, and Bags. The Emmet County Recycling Center, located at the Drop-off Center (DoC) in Little Traverse Township, accepts an additional 13 recyclable materials. Textiles, shoes, small appliances, electronics, batteries, fluorescent light bulbs, motor oil, antifreeze, and scrap metal, many of which are accepted for free. For a fee, the recycling center can recycle large appliances, tires, asphalt shingles, rubble, and wood.

Non-woody yard waste is accepted for composting free of charge at the DoC. Woody material is

accepted for chipping for a fee. A volume discount is offered on loads of woody landscape waste over five cubic yards. The resulting compost and wood chips are available for sale on-site.

Residents may drop off chemicals from their homes during special events at the DoC in the spring, summer, and fall.

Little Traverse 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.
- » Waste collected within the township (and other participating townships and municipalities) is to be disposed of at the Emmet County Transfer Station.

Tip fee revenue from the Emmet County Transfer Station supports Emmet County Recycling and fully funds Household Chemical Drop-off events.

OTHER PUBLIC UTILITIES

Many of the public utility service areas are split in the Township. Great Lakes Energy, Consumer's Power, and Harbor Springs Public Works each service part of the Township with electricity. In general, Harbor Springs services the southern part of the Township and along M-119, Consumer's Power services the Conway area, and Great Lakes Energy services Pleasantview Road and the northwest part of the Township.

DTE Energy provides gas service to portions of the Township. Non-serviced Township residents must use another source of energy like propane, wood, fuel oil, or electricity.

Charter Communications provides, through their Spectrum brand, cable television, phone, and internet service to part of the Township. Great Lakes Energy has begun providing TrueStream fiber optic internet connections to their customers in the Township. AT&T offers DSL service in a limited portion of the Township. Satellite internet is also available through HughesNet and Earthlink.

AT&T also provides local phone service to the community, while a variety of long-distance carriers can be selected for long-distance service. The Township is split between Petoskey and Harbor Springs phone exchanges. Most major cellular phone companies provide service throughout the Township, including AT&T, Sprint, T-Mobile, Verizon, Mintmobile, and Cricket.

POLICE, FIRE, AND EMERGENCY SERVICES

The County Sheriff provides police protection for the Township from their road patrol office in the Watson Center on M-119. The Michigan State Police service the area from an office on M-119 just west of the US-31 intersection, in neighboring Bear Creek Township.

Little Traverse Township is serviced by the Harbor Springs Area Fire Department with a main station located in the City of Harbor Springs and a second station adjacent to the Little Traverse Township Hall. The Fire Department has a 25-member volunteer team with one ladder truck, one tanker, one mini-pumper, one ATV rescue, and two pumpers which service the City of Harbor Springs as well as the three surrounding townships of West Traverse, Little Traverse, and Pleasantview. The Department has one rescue pumper for rescue operations. In addition to the fire district, this covers the nearby townships of Readmond, Friendship, and Cross Village. The Harbor Springs Area Fire Department has mutual aid agreements with neighboring fire departments. Advanced Life Support (ALS) ambulance service for the Township is provided by Emmet County EMS, which has a primary station located nearby the intersection of Pleasantview Road and M-119. Patients are typically transported to McLaren Northern Michigan Hospital. McLaren's facility can also provide medevac flight services to and from the hospital's Petoskey location.

A three-county 911 system was implemented in 1996. It has been updated to be an Enhanced 911 system that can identify where calls originate. The three counties include Charlevoix, Cheboygan, and Emmet; the name of the operation is CCE.

CCE was made possible through county millages in each County. All emergency service is available in Little Traverse Township by dialing 9-1-1.

SCHOOLS

Little Traverse Township is split into three school districts, the Petoskey, Harbor Springs, and Alanson Districts (see Map 11). All these local districts are part of the Charlevoix/Emmet Intermediate School District (ISD). Within the ISD, there is a School of Choice policy, meaning that any student may go to any school within the ISD, but bussing is only available for those students within the District boundaries. The ISD provides specialized services including special education, school social workers, psychologist services, and gifted/talented classes.

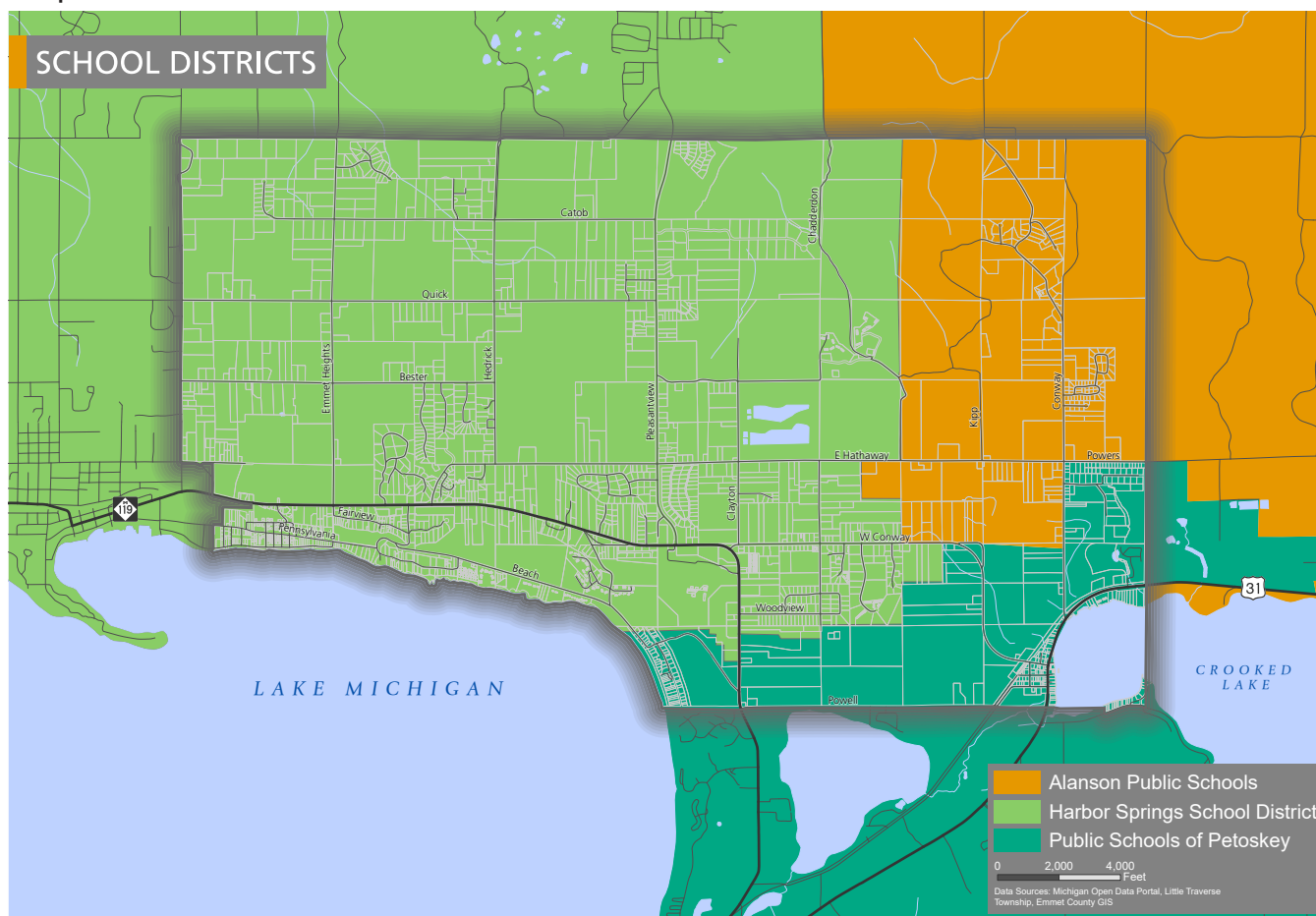
The Harbor Springs Area School District encompasses most of Little Traverse Township and had a total enrollment for the 2020/21 school year of 757 students. There are two elementary schools: Blackbird Elementary (preschool through first grade) with an enrollment of 98 and Shay Elementary (second grade through fourth grade) with an enrollment of 159. The elementary schools are located next to one another on West Lake Street. The Harbor Springs Middle School and High School are located on the same complex on E. Bluff Drive. During the 2020/21 school year, the Middle School had an enrollment of 241 and the High School an enrollment of 251.

The Petoskey School District covers parts of the southern part of Little Traverse Township, including the Conway area. Total enrollment for the 2020/21 school year was 2,741 students. The school district has five elementary schools (one of which is an accredited Montessori School), a middle school, and a high school. Total enrollment for the five elementary schools combined in 2020/21 was 1,113. Middle school enrollment was 644, and high school enrollment was 984.

The Alanson Public School District covers the northeast part of Little Traverse Township and has one K-12 school located in the Village of Alanson, with a total enrollment of 210 students in 2020/21.

There are three religious independent schools in the area, Harbor Light Christian School (K-12, enrollment of 181) on Clayton Road in Little Traverse Township, St. Francis Xavier School (K-8, enrollment of 216) in Petoskey, St. Michael High School (9-12, enrollment of 29) in Bear Creek Township. Concord Academy (K-12, enrollment of 151) is a charter school that located in Bear Creek Township just east of the City of Petoskey.

Map 11: School Districts



North Central Michigan College (NCMC) is located in Petoskey and offers associate degree programs in liberal arts, sciences, and applied sciences in occupational fields. Bachelors, Masters, and even PhDs are available locally through cooperative programs with other colleges and universities. Lake Superior State University (LSSU) has a regional center located at NCMC and offers coursework in undergraduate and graduate programs, including nursing and business. Central Michigan University offers a Master's degree in partnership with NCMC, while Spring Arbor offers two Bachelor's and one Master's degree program with NCMC. LSSU in Sault St. Marie, Michigan is the nearest university to Little Traverse Township offering on-campus Bachelor and Master degree programs.

MEDICAL FACILITIES

Emmet County has excellent medical services available. McLaren Northern Michigan Hospital, located in Petoskey, includes a general medical and surgical 202-bed hospital, and serves as a regional

referral center serving 22 counties throughout the northern Lower Peninsula and the eastern Upper Peninsula.¹ McLaren Northern Michigan has been named a Top 50 heart hospital in the United States by IBM/Watson Health, and received the highest national rating from the Centers for Medicare and Medicaid Services for quality and safety. In addition to the hospital, the Health System provides other medical services including Primary Care, Heart and Vascular services, wellness programs, and continuing therapies such as home nursing care.

Due to McLaren of Northern Michigan and the Burns Professional Building (former Burns Clinic) the Petoskey area is well serviced with excellent medical facilities and specialists. These facilities may help support residential development because many people (especially retirees) require good medical facilities when they settle in an area.

Munson Healthcare Harbor Springs Urology is located within Little Traverse Township. This clinic provides complete urologic care for patients across northern

Michigan. McLaren also operates the Demmer Wellness Pavilion and Dialysis Center in Petoskey, which offers dialysis services, rehabilitation, therapy, and community space for events and classes.

There are many dentists, orthodontists, and optometrists in Petoskey, Harbor Springs, and neighboring Bear Creek Township that sufficiently support the residents in Little Traverse Township.

PUBLIC FACILITIES

The Township Hall and offices are located on South Pleasantview Road a half mile north of the M-119 intersection.

The Emmet County seat is located in downtown Petoskey. Emmet County has various department offices in the John R. Watson Building located on M-119. The Emmet County Road Commission facility is located on Hathaway Road just west of North Conway Road in Little Traverse Township. The Emmet Country Recycling and Transfer Station is also located in the Township on Pleasantview Road just north of Duvernay Road.

HSASDA owns 547 acres of land within the Township. The HSASDA office is located on Clayton Road just north of Hathaway. The Harbor Springs Airport is also located within the Township, south and west of M-119, at the M-119 curve. The airport is owned by the City of Harbor Springs and operated by the Harbor-Petoskey Area Authority. Members of the Harbor-Petoskey Area Authority include the Cities of Petoskey and Harbor Springs and the Townships of Bear Creek, Little Traverse, Pleasantview, and West Traverse.

The Health Department of Northwest Michigan serves the Township and is located in the John R. Watson Building facility. The Secretary of State office is located on US-31 in Bear Creek Township. State Departments of Natural Resources, Environmental Quality, and Transportation regional offices, which serve the Township, are all located in Gaylord.

U.S. Post Offices that service the Township are located on State Street in Harbor Springs, River Street in Alanson, and US-31 in Conway.

In 2016, the voters of Little Traverse Township passed a ballot initiative in support of contracting library services with the Petoskey District Library for four years. The voters of the Township renewed the agreement for another four years in 2020. Township residents may also use the Harbor Springs Private Library on Spring Street or the Alanson District Library on Burr Avenue.

LOCAL ORGANIZATIONS AND PLACES OF WORSHIP

There are many local environmental, professional, and civic organizations that serve Township residents. Emmet County also hosts numerous denominational and nondenominational places of worship.

TRANSPORTATION AND ROAD MAINTENANCE

US-31 is the one Federal Highway in the Township. US-31 runs along the lakeshore of Lake Michigan from the Indiana/Michigan border to Mackinaw City. US-31 connects the communities of Traverse



A conservation priority, wetlands exist in the area between Crooked Lake and Round Lake, and along Little Traverse Bay.

Table 9: Public Roads in the Township

Type	Length
State Route	~4.5 miles
County Road Hardtop	~18.4 miles
County Local	~33.0 miles
Local Hardtop	~26.5 miles
Local Gravel	~1.7 miles
Seasonal Roads	~4.7 miles

City, Petoskey, and Little Traverse Township at Conway, to the Village of Mackinaw City.

The only State Highway in the Township is M-119. M-119 runs north, then west, and then north again from the US-31 intersection paralleling the Bay into Harbor Springs and then along the coast to Cross Village. M-119 is the main route between Petoskey and Harbor Springs.

Pleasantview Road, which is a main north/south route for the Township as well as the County, is the County's primary road, C-81. Quick Road is used as a local connector between State Road and Pleasantview Road. West Conway Road is an important east/west connector between Conway and M-119. Hedrick Road is also used as the route to the Highlands at Harbor Springs Resort from Harbor Springs. The Emmet County Road Commission maintains all public roads in Little Traverse Township. Public roads within the Township are categorized in Table 9.

While the Emmet County Road Commission is responsible for road maintenance and snow removal services on all public non-seasonal roads within the Township, the Township voters have passed millages to provide additional financial assistance to rebuild local roads on an accelerated schedule. In addition to the public roads, there are a number of private roads, as well as seasonal roads serving residential developments. The maintenance and repair of private roads are typically handled through a private association.

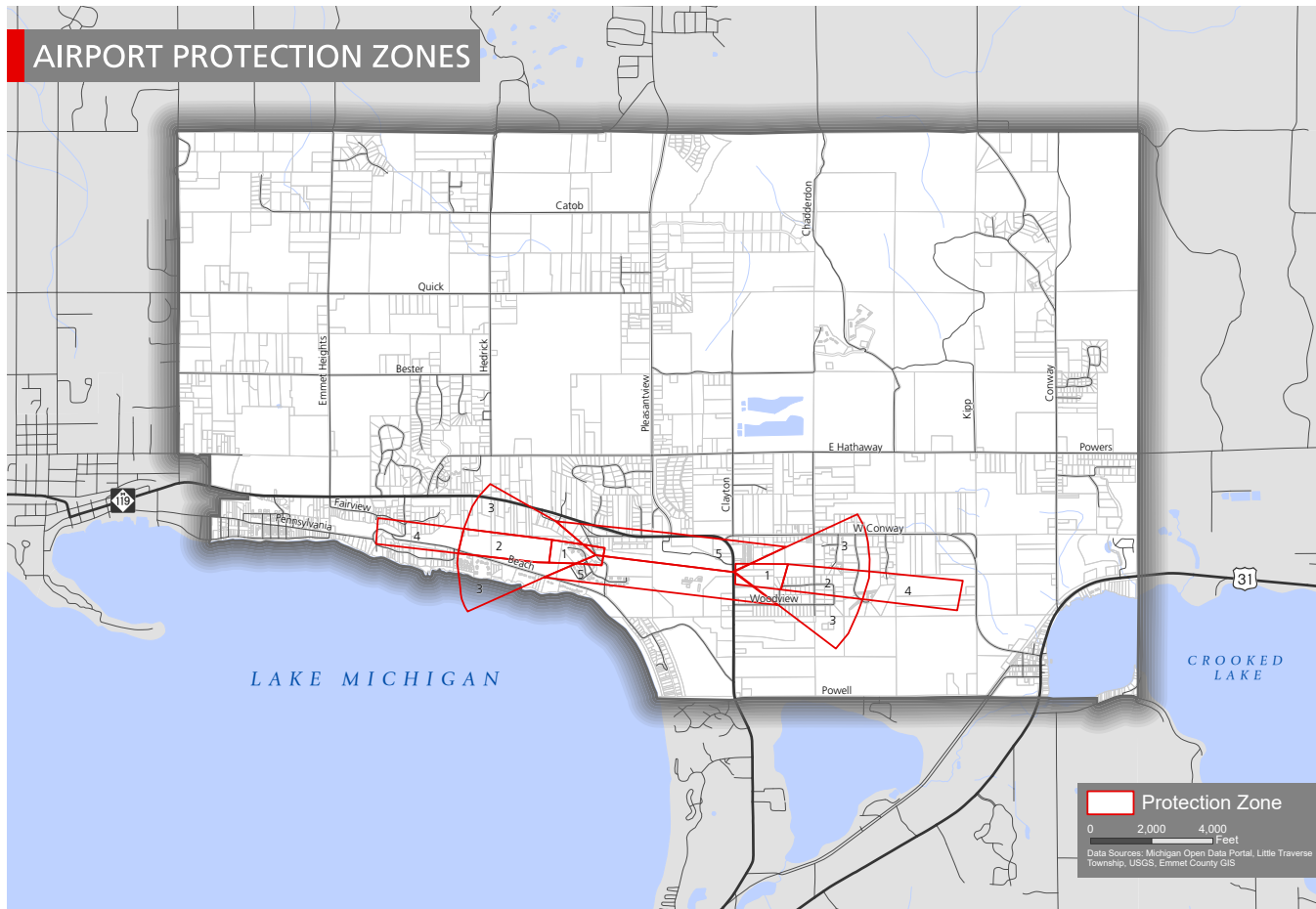
There are two very limited public transit options serving Little Traverse Township, one is operated by the Friendship Center which primarily focuses on providing transportation for persons with disabilities and senior citizens; and the other is the Straits Area Regional Ride (SRR) which provides services 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. The Emmet County Transportation Coordination Plan of 2005 demonstrated an area need, and in response, Friends Enhancing Emmet Transit (FEET) was formed to promote effective sustainable county-wide transportation. In 2019, Emmet County partnered with SRR to provide the EMGO bus service, providing service from Petoskey to Mackinac City and Harbor Springs to Alanson. Emmet County decommissioned the service in 2021. Emmet County is currently continuing to study transit options.

Regional air service is available at Pellston Regional Airport, about 20 miles north of Conway on US-31.



Hills and bluffs rise more than 700 feet above Little Traverse Bay; the Township's highest point is 1,329 feet above sea level.

Map 12: Airport Protection Zones



Delta provides services to the area with direct flights to Detroit. The Harbor Springs Airport is located in Little Traverse Township and services the needs of general aviation. This includes private airplanes, air taxi services, and corporate planes; no scheduled flights are available at the Harbor Springs field. Map 12 shows the Airport Protection Zones associated with the Harbor Springs Airport, which was developed as part of the Airport Protection Plan, by the Michigan Bureau of Aeronautics in 2001.

Car rental is available at the Pellston Regional Airport. Boat rental is available at various marinas in the area. Taxi service is available out of Petoskey.

The Little Traverse Wheelway provides a non-motorized trail from Charlevoix to Harbor Springs with a segment of the trail passing through Little Traverse Township along M-119 and the north side of the Airport. Another non-motorized trail along the former railroad right of way has been installed between Petoskey and Alanson, with connection to trails to Mackinaw City, which continues to be improved.

RECREATION AND PUBLIC LANDS

There are many recreation opportunities in the Little Traverse Township vicinity, including the Petoskey State Park south of the Township line on Little Traverse Bay and Wilderness State Park, located about 20 miles north of the Township on Lake Michigan. A summary of recreational lands and opportunities are provided in this section, for more detail see the Little Traverse Township Recreation Plan.

Portions of the Mackinaw State Forest are located in Little Traverse Township. Traversing the State Forest is the North Country Trail, a National Scenic Trail extending from New York to North Dakota. Emmet County also owns 120 acres in the Township adjacent to the Road Commission property (fronting on both North Conway and Hathaway Roads), which is maintained in its natural state and is open to the public for hunting, bird watching, and other wildlife enjoyment, as well as being used for model airplane flying.

The Township owns and operates a boat launch on a half-acre property on Crooked Lake. A public swimming beach is also available adjacent to the Inland House on Crooked Lake. The former Township Hall site, which is 0.8 acres located on M-119 at the South Pleasantview Road intersection, now provides trailhead parking for the Little Traverse Wheelway non-motorized trail, serves as a regional 'park & ride' carpooling site, as well as providing a scenic view to Little Traverse Bay.

The Little Traverse Conservancy owns and maintains 45 properties in Little Traverse Township, comprising of approximately 1,300 acres of land. The Conservancy also maintains five conservation easements, bringing the total acreage of protected properties to 1,637 acres. Many of these properties are located between M-119 and Lake Michigan, along Beach Road. Two properties, approximately 90 acres in area, are located on the east side of M-119 just north of the southern Township boundary. The northern portion of this property has been partially transferred to Emmet County and the Petoskey Ice Arena operates an indoor ice arena on the site. Additionally, the former Black Forest Hall property located at the southeast corner of Quick and Hoyt Roads, now owned by LTC Recreational Properties, and is used for recreational purposes including two soccer fields which are used by the Harbor Springs Youth Soccer Association. The Little Traverse Conservancy also owns the former site of the Little Traverse Bay Golf Club, now known as the Offield Family Viewlands Working Forest Reserve. The Offield Family Viewlands can be accessed off Clayton Road, and the property has a bluff view of Little Traverse Bay and the surrounding countryside.

Wequetonsing Golf Club, accessed off M-119, offers 18 holes and sits on 150 acres of land. Both the Highlands at Harbor Springs and Nub's Nob resorts are partially located in Little Traverse Township, although the main entrances are located in Pleasantview Township. These two resorts draw many visitors to the area and offer a range of amenities and activities, including skiing both

downhill and cross-country, snowboarding, and lodging (Nub's Nob does not provide lodging). In addition to skiing, the Highlands at Harbor Springs offers golf, swimming, horseback riding, zipline adventures, disc golf, and biking. Boyne USA owns almost 200 undeveloped acres east of Hedrick Road near Catob Road within Little Traverse Township. Nub's Nob recently traded land with the State of Michigan to expand their ski hill and now owns about 240 acres between Pleasantview Road and Chadderdon Road.

It is also important to note that many residential subdivisions include private parks and open space for the use and enjoyment of residents. These areas are often dedicated to open space use in perpetuity.



The Offield Family Viewlands Working Forest Reserve, formerly the Little Traverse Bay Golf Club, is a 280-acre Little Traverse Conservancy property that offers views of Little Traverse Bay and miles of paved trails.

Source

- 1 McLaren Northern Michigan Regional Hospital, <https://www.mclaren.org/northern-michigan/mclaren-northern-michigan-home>.

Chapter 6

Community Goals & Policies

The purpose of this chapter is to set forth Little Traverse Township's goals and policies to guide future development. These goals and policies reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints. The following information sets forth goals which describe the ultimate purpose or intent of the Little Traverse Township Master Plan, as well as policies to help the Township achieve its goals and provide the guide for review of development proposals.

Several resources were used to prepare and formulate the necessary objectives for establishing the goals for this Plan including:

- » Findings from the previous Master Plan,
- » Input from residents, solicited through a community survey,
- » Existing conditions review in the previous chapters of the Master Plan.

Goals and policies serve to guide local land use decisions and should be referenced when reviewing land use decisions.

Goal 1: Continue to supply high-quality parks and recreation opportunities accessible to all residents.

- » Develop an updated Parks and Recreation Plan in order to be eligible for recreation grant funding from the Michigan Department of Natural Resources (MDNR).
- » Work cooperatively with MDNR and other appropriate entities to sustain public forest land availability for area recreation opportunities.
- » Encourage and collaborate with conservation land holders to develop recreational amenities on their holdings.
- » Establish connections between the Little Traverse Wheelway and other significant recreational and cultural facilities.
- » Maintain public access opportunities to water resource opportunities.
- » Ensure that existing facilities have appropriate supportive infrastructure (parking, restrooms, signage, etc.).
- » Develop accessible interventions in recreational facilities that lack accessibility access.

Goal 2: Provide a diverse array of housing typologies that are affordable to a range of residents both seasonal and year-round.

- » Permit accessory dwelling units in all residential areas.
- » Reduce minimum lot sizes in low-density residential districts.
- » Permit mixed-use development in commercial areas.
- » Explore flexible design tools to specialized housing development to provide more affordable options.

Goal 3: Preserve, protect, and enhance the natural environment and cultural features of the Township to achieve a balance of responsible resource management and growth.

- » Establish setback and screening requirements along M-119 and Pleasantview Road to preserve the character of the byways.
- » Continue to preserve and protect M-119 from Pleasantview Road to the City of Harbor Springs from commercial or multi-family housing development as the “Gateway to Harbor Springs.”
- » Encourage the use of flexible development opportunities (open space planning, planned unit development, clustering) in areas with natural assets.
- » Permit residential solar energy generation systems in all residential areas.
- » Permit utility grade solar energy systems in the low-density and unforested areas of the Township.
- » Require development proposals in site plan review to provide a report on the environmental impact of the development.
- » Maintain public access opportunities to water resource opportunities.
- » Protect scenic viewsheds from detracting elements.
- » Protect, conserve, and preserve dark sky natural resources where applicable.

Goal 4: Attract businesses that align with the community character, support the needs of seasonal visitors, seasonal residents, and year-round residents, and provide high quality employment opportunities.

- » Permit mixed-use development in commercial areas.
- » Continue to encourage industrial development in existing industrial parks.
- » Encourage commercial development in Conway consistent with Future Land Use recommendations.

Goal 5: Diversify transportation options through non-motorized enhancement, development, and public transportation.

- » Encourage new developments to incorporate a pedestrian trail/sidewalk system to connect to other nearby developments, community facilities, and points of interest.
- » Assess the feasibility of various public transportation options in Little Traverse Township and participate in transportation planning efforts with Emmet County.
- » Work with local partners involved with alternative transportation to expand options in Little Traverse Township.

Goal 6: Explore methods to alleviate the need for dimensional variances in resort communities.

- » Consider overlay district to support the historic and unique character of the Wequetonsing neighborhoods.

Chapter 7

Future Land Use Recommendations

Future land use is a general framework for future land development in Little Traverse Township. The Future Land Use Map (FLUM) and land use descriptions should drive changes to the zoning ordinance and inform development review decisions. In the FLUM, preferred development locations are identified and displayed allowing

the Township to determine what uses should be contracted or expanded and in which areas of the Township without committing to it by law. Table 10, “Future Land Use Recommendations” describes each of the proposed future land use categories, examples of appropriate uses, and corresponding current zoning classifications.

Map 13: Future Land Use

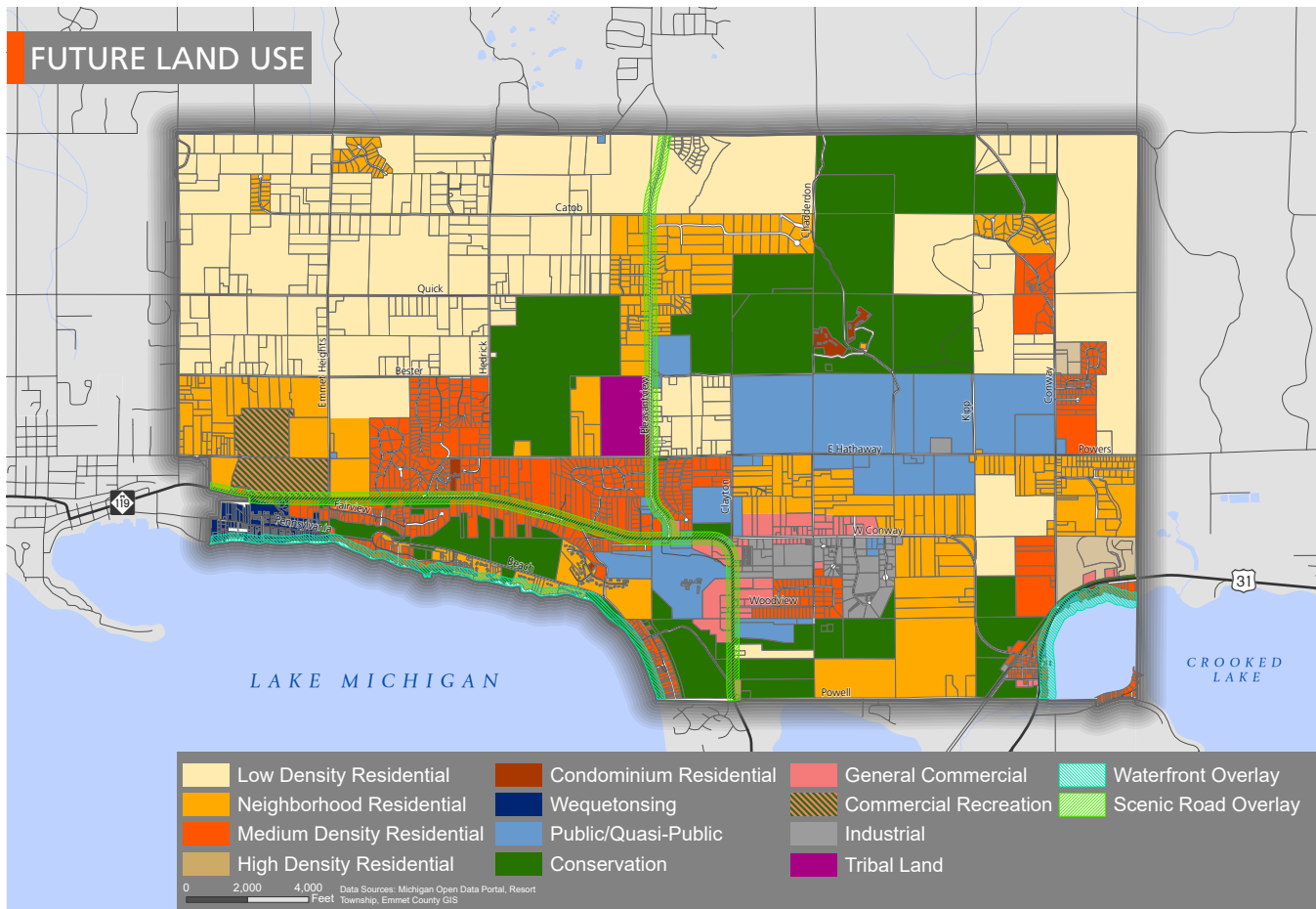


Table 10: Future Land Use Recommendations

Future Land Use Category	Description	Appropriate Uses	Corresponding Zone
Low Density Residential	This district maintains the large-lot rural single-family residential homes in the heavily forested areas of the Township.	Single-family home, complimentary uses like parks.	FF-2 Farm Forest District, FF-1 Farm Forest District
Neighborhood Residential	This district establishes suburban style residential homes and developments and transitions the rural areas of the Township to the more developed areas.	Single-family home, duplex, complimentary uses like parks.	R-1 One Family Residential District
Medium Density Residential	This district permits smaller lots than the low density and neighborhood residential districts, primarily in areas of the Township that are developed.	Single-family home, duplex, complimentary uses like parks.	R-2 General Family Residential District
High Density Residential	This district permits multi-unit developments and manufactured home parks.	Multi-unit structures, mobile homes, complimentary uses like parks.	R-3 Cluster Housing District
Condominium Residential	This district supports condominium development styles and establishes standards for greenspace preservation.	Condominium structures and other mixed residential ownership models.	New district
Wequetonsing Overlay	This overlay district supports the historic and unique character of the Wequetonsing neighborhood by establishing dimensional regulations that are consistent with historic development to allow for a majority of buildings and parcels to achieve conforming status.	Single-family residential, duplex, complimentary uses like parks.	New district
Conservation	This district is intended to restrict development on high value natural lands.	Passive recreation, recreational supporting structures (warming huts, visitor and education centers).	New district
General Commercial	This district is intended to support existing commercial businesses in the Township.	Medical offices, retail, offices, grocery stores, etc.	B-1 Local Tourist Business, B-2 General Business
Commercial Recreation	This district is intended to accommodate private outdoor recreational facilities.	Ski resorts, golf courses, supporting structures (clubhouses).	New district
Industrial	This district is intended to support existing industrial facilities.	Manufacturing, storage, auto repair, warehousing.	I-1 Light Industrial, I-2 General Industrial
Public/Quasi Public	This district is intended to support public facilities and other facilities that function as a public use.	Local government land, schools, hospitals.	New district
Waterfront Overlay	The waterfront overlay is intended to preserve the waterfront character and integrity on the shores of Lake Michigan and Crooked Lake.	Establishes setbacks and greenbelt requirements.	New overlay
Scenic Road Overlay	The scenic road overlay is intended to preserve the aesthetic character of the scenic roads in the Township.	Establishes setbacks, access management standards, and screening requirements.	New overlay

Chapter 8

Implementation

DRAFT PLAN CIRCULATED FOR COMMENTS:

The draft Little Traverse Township Master Plan 2023 Update was transmitted to the Township Board for review and comment in April 2023. The Township Board approved the draft plan for distribution on April 12, 2023. Following the Board's approval for distribution, the proposed plan was distributed to the City of Harbor Springs, adjacent Townships, the Little Bay Band of Odawa Indians, as well as to the Emmet County Planning Commission on April 18, 2023 for review and comments.

PUBLIC HEARING:

A public hearing on the proposed Master Plan for Little Traverse Township, as required by the Michigan Planning Enabling Act, Act 33 of 2008 as amended, was held on July 6 2023 at the Township Hall. The legally required public hearing notice was published in the Harbor Light Newspaper on June 14, 2023 as well as on the Township website. A copy of the public hearing notice is in the Appendix. During the review period, the draft Master Plan 2023 Update was available for review on the Township's website, and at the Township office.

The purpose of the public hearing was to present the proposed Master Plan 2023 Update and to accept comments from the public. In addition to the Planning Commission members, the Zoning Administrator and three of five Township Board members attended the meeting. Two members of the general public attended the meeting as well. The public hearing minutes are in the Appendix.

PLAN ADOPTION:

After conducting the public hearing on July 6, 2023, the Planning Commission formally reviewed comments received and adopted by resolution the Master Plan 2023 update on July 6, 2023. The Planning Commission Resolution of adoption is in the Appendix.

The Township Board, having formally asserted its right to approve or reject the plan on April 12, 2023, formally adopted the 2023 Update on August 9, 2023. The minutes and resolution are in the Appendix.

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 is in the Appendix.

PLAN IMPLEMENTATION:

Chapter 6 – Community Goals and Policies set forth Little Traverse Township's goals and policies for guiding future development. These goals and implementation steps are as follows:



At approximately 45 square miles in surface area, Little Traverse Bay is Lake Michigan's fourth largest bay.

Goal 1: Continue to supply high-quality parks and recreation opportunities accessible to all residents.

Action	Responsible Party; Potential Partners	Possible Next Steps
Develop an updated Parks and Recreation Plan in order to be eligible for recreation grant funding from the Michigan Department of Natural Resources (MDNR).	Planning Commission; Township Board; Little Traverse Conservancy	» Review the 2018 – 2022 Little Traverse Township Recreation Plan and determine to initiate a new five-year plan.
Work cooperatively with MDNR and other appropriate entities to sustain public forest land availability for area recreation opportunities.	Planning Commission; Township Board; Little Traverse Conservancy	» Review public and quasi-public natural areas within the Township and communicate with MDNR and other appropriate entities as to their plans for their holdings within the Township. » Explore the possibility of a Purchase of Development Rights program as done in Resort Township (Emmet County) to further increase the stock of conservation lands.
Encourage and collaborate with conservation land holders to develop recreational amenities on their holdings.	Planning Commission; Township Board; Little Traverse Conservancy	» Collaborate with the Little Traverse Conservancy to identify priority conservation properties best suited for recreational enhancements.
Establish connections between the Little Traverse Wheelway and other significant recreational and cultural facilities.	Planning Commission; Township Board	» Identify significant recreational and cultural facilities through review of Township Master Plan and Recreation Plan and create list of priority sites to connect to the Little Traverse Wheelway network.
Maintain public access opportunities to water resource opportunities.	Planning Commission; Township Board	» Enhance current Township waterfront facilities to meet community demand and explore partnerships with other municipalities and organizations to pursue property acquisition on Crooked Lake and Little Traverse Bay.
Ensure that existing facilities have appropriate supportive infrastructure (parking, restrooms, signage, etc.).	Township Board	» Review conditions of current facilities and coordinate repairs or improvements with other planned projects as found in the Township Recreation Plan.
Develop accessible interventions in recreational facilities that lack accessibility access.	Township Board	» Audit Township recreational facilities for their ADA accessibility and schedule improvements in coordination with other planned projects as found in the Township Recreation Plan.

Goal 2: Provide a diverse array of housing typologies that are affordable to a range of residents both seasonal and year-round.

Action	Responsible Party; Potential Partners	Possible Next Steps
Permit accessory dwelling units in all residential areas.	Planning Commission; Township Board	» Identify zoning districts which could support accessory dwelling units and amend the Zoning Ordinance to permit accessory dwelling units as a use-by-right.
Reduce minimum lot sizes in low-density residential districts.	Planning Commission; Township Board	» Identify zoning districts that could support reduced minimum lot sizes and amend the Zoning Ordinance to permit smaller lot sizes within the corresponding zoning district.
Permit mixed-use development in commercial areas.	Planning Commission; Township Board	» Identify zoning districts that could support mixed-use development and identify the uses that could be permitted that are currently not allowed. Amend the Zoning Ordinance to permit these uses within the zoning districts.
Explore flexible design tools to specialized housing development to provide more affordable options.	Planning Commission; Township Board; Housing North	» Consult with local housing advocacy organizations and affordable housing developers to identify specialized housing development design tools to address housing affordability and amend appropriate sections of the Zoning Ordinance to permit these uses.



The Little Traverse Bay Watershed land area covers 174 square miles in Emmet and Charlevoix Counties. Within it there is a diversity of water features, including Walloon Lake, the Bear River, and its tributaries.

Goal 3: Preserve, protect, and enhance the natural environment and cultural features of the Township to achieve a balance of responsible resource management and growth.

Action	Responsible Party; Potential Partners	Possible Next Steps
Establish setback and screening requirements along M-119 and Pleasantview Road to preserve the character of the byways.	Planning Commission; Township Board	» Develop zoning ordinance amendments that establish overlay districts for scenic byways.
Continue to preserve and protect M-119 from South Pleasantview Road to the City of Harbor Springs from commercial or multi-family housing development as the "Gateway to Harbor Springs."	Planning Commission; Township Board	» Continue to prohibit commercial or multi-family housing along this corridor.
Encourage the use of flexible development opportunities (open space planning, planned unit development, clustering) in areas with natural assets.	Planning Commission; Township Board	» Develop zoning ordinance amendments that permit flexible styles of development.
Permit residential solar energy generation systems in all residential areas.	Planning Commission; Township Board	» Develop Zoning Ordinance amendment that permits residential solar energy generation systems in all residential zoning districts.
Permit utility grade solar energy systems in the low-density and unforested areas of the Township.	Planning Commission; Township Board	» Develop Zoning Ordinance amendment that permits residential solar energy generation systems in suitable areas of the Township.
Require development proposals in site plan review to provide a report on the environmental impact of the development.	Planning Commission; Township Board	» Amend site plan review sections of the Zoning Ordinance to require specific reports on environmental impacts for development.
Maintain public access opportunities to water resource opportunities.	Planning Commission; Township Board	» Enhance current Township waterfront facilities to meet community demand and explore partnerships with other municipalities and organizations to pursue property acquisition on Crooked Lake and Little Traverse Bay.
Protect scenic viewshed from detracting elements.	Planning Commission; Township Board	» Identify scenic viewsheds within the Township and develop Zoning Ordinance standards to preserve them.
Protect, conserve, and preserve dark sky natural resources where applicable.	Planning Commission; Township Board	» Develop Zoning Ordinance amendments to address lighting requirements that minimize light pollution.

Goal 4: Attract businesses that align with the community character, support the needs of seasonal visitors, seasonal residents, and year-round residents, and provide high quality employment opportunities.

Action	Responsible Party; Potential Partners	Possible Next Steps
Permit mixed-use development in commercial areas.	Planning Commission; Township Board	» Identify zoning districts that could support mixed-use development and identify the uses that could be permitted that are currently not allowed. Amend the Zoning Ordinance to permit these uses within the appropriate zoning districts.
Continue to encourage industrial development in existing industrial parks.	Planning Commission; Township Board	» Identify in-fill opportunities within existing industrial parks and amend Zoning Ordinance to accommodate desired industrial development as needed.
Encourage commercial development in Conway.	Planning Commission; Township Board	» Explore sub-area plan for the community of Conway and requirements to establish a Corridor Improvement Authority. Amend Zoning Ordinance to allow for commercial mixed-use in appropriate areas.

Goal 5: Diversify transportation options through non-motorized enhancement, development, and public transportation.

Action	Responsible Party; Potential Partners	Possible Next Steps
Encourage new developments to incorporate a pedestrian trail/sidewalk system to connect to other nearby development, community facilities, and points of interest.	Planning Commission; Township Board	» Amend Zoning Ordinance to require or incentivize new developments to incorporate pedestrian trail/sidewalk systems and allow for Planning Commission to guide the siting or proposed trail/sidewalk to maximize its community benefit.
Assess the feasibility of various public transportation options in Little Traverse Township and participate in transportation planning efforts with Emmet County.	Planning Commission; Township Board	» Participate in Emmet County transportation planning efforts to accelerate the development of regional transportation plans and projects.
Work with local partners involved with alternative transportation to expand options in Little Traverse Township.	Planning Commission; Township Board	» Solicit collaboration with local public/private partners involved with alternative transportation to determine areas where the Township could amend policy to spur the development of alternative transportation infrastructure in Little Traverse Township.

Goal 6: Explore methods to alleviate the need for dimensional variances in resort communities.

Action	Responsible Party; Potential Partners	Possible Next Steps
Consider overlay district to support the historic and unique character of the Wequetonsing neighborhoods.	Planning Commission; Township Board	» Amend Zoning Ordinance to adjust dimensional requirements to be more consistent with historic development to provide for less nonconforming structures.

Appendix

- A. Public Hearing Notice
- B. Public Hearing Minutes
- C. Planning Commission Resolution Recommending Adoption
- D. Township Board Minutes
- E. Township Board Resolution of Adoption
- F. Legal Transmittal Letter Notice of Adoption

A. Public Hearing Notice

LITTLE TRAVERSE TOWNSHIP
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Public notice is given to all persons that the Little Traverse Township Planning Commission will hold a public hearing to solicit comments on a proposed Little Traverse Township Master Plan at 7:00 pm on Thursday, July 6, 2023, at Little Traverse Township Hall located at 8288 South Pleasantview Road, Harbor Springs, MI, 49740.

All persons are invited to attend and be heard.

The proposed Master Plan is meant to guide land use and development decisions in the Township over the next 5-20 years, based on a comprehensive inventory of existing conditions and documented community preferences. The proposed Master Plan is available for review online at: www.littletraversetownship.org

Questions or comments can be presented at the meeting and written comments can be submitted, by 5 pm on the day prior to the hearing, to Township Planner Ken Lane by email at klane@bria2.com or by letter to Little Traverse Township PC, 8288 South Pleasantview Road, Harbor Springs, MI, 49740.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCL 125.3843(1), and the American Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact Little Traverse Township at 231.526-0351, seven days in advance of the public hearing.

s/ Sherry A. Duntley, Twp. Clerk

B. Public Hearing Minutes

Little Traverse Township Planning Commission

LITTLE TRAVERSE TOWNSHIP **EMMET COUNTY, MICH.**

Regular Meeting of the Township Planning Commission
Thursday – July 6, 2023
7:00 P.M.

AGENDA

1. Call to Order.
2. Roll Call.
3. Approve the agenda.
4. Approve the Minutes of June 6, 2023.
5. Public Comment.
6. Conduct a Public Hearing on the Township Master Plan.
7. Open Discussion for issues not on the agenda.
 - a. Correspondence.
 - b. Consultant.
 - c. Planning Commission Members.
 - d. Township Board Members.
8. Adjourn.

B. Public Hearing Minutes

Little Traverse Township Planning Commission

Tuesday, July 6, 2023

DRAFT - Minutes

Chairman Van Berlo called the meeting to order at 7:00 PM.

Roll Call: Present: Martie Van Berlo - Chip Radle - Shirley Snyder & Joe Chattaway

Absent: Tom Fairbairn

Also present: Bill Dohm, Ken Lane, Ken Garver & Sarah Krupa

Agenda: Chairman Van Berlo asked if there were any additions or deletions to the agenda. There were none offered. Upon a **motion** by Mr. Radle, with support by Mr. Chattaway, the agenda was unanimously approved by voice vote. (*see attachment page 3*)

Minutes: Upon review of the minutes of the regular meeting of June 6, 2023, a **motion** was offered by Mr. Chattaway to approve as presented. A second was offered by Mr. Radle, and the motion was unanimously approved by voice vote.

Public Comment: Chairman Van Berlo then opened the meeting to public comment for items not specifically listed on the agenda. There were no public comments.

7:05 pm. Chairman Van Berlo opened the meeting to a public hearing on the proposed Township Master Plan.

Supervisor Dohm advised that a public notice had been posted and published in compliance with MCL 125.3843(1) and PA 267 of 1976 as amended, (*see attachment page 4*)

Chairman Van Berlo turned discussion over to Township Planning Consultant Ken Lane to review the plan. Planner Lane advised that the plan had been distributed to the required entities, and the waiting period for comments expired on June 21st. A few inquiries were received, but no official comments. The Board is now free to take public comment at this hearing, and make a recommendation to the Township Board to adopt the plan.

Chairman Van Berlo asked for public comments. There were none offered.

7:10 pm. Chairman Van Berlo closed the public hearing.

B. Public Hearing Minutes

Discussion between the Board and staff followed. Twp. Administrative Assistant Sarah Krupa had edited the entire Plan. The Board and staff then reviewed her edits extensively, and noted corrections and adjustments as deemed appropriate.

Following that review, Chairman Van Berlo asked if there was any more input from anyone. There was none.

Planner Lane then presented a proposed resolution to recommend the adoption of the Little Traverse Township Master Plan to the Township Board. The motion was made by Mr. Radle, with a second by Mrs. Snyder, to adopt Resolution #PC-3-of July 6, 2023.

Upon a roll call vote as follows:

Mr. Van Berlo - Yes
Mrs. Snyder – Yes
Mr. Radle – Yes
Mr. Chattaway – Yes
Mr. Fairbairn – Absent

Chairman Van Berlo declared the resolution adopted, (*see attachment page 5*)

Open Discussion for issues not on the agenda:

- a. **Correspondence:** B&R July 2023 Planning Report.
- b. **Planning Consultant Lane:** Nothing to report.
- c. **Planning Commission Members:** Nothing to report.
- d. **Township Board Members:** Nothing to report.

The next meeting will be held August 1, 2023 at 7:00 pm.

Adjourn: There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 8:55 pm.

Respectfully Submitted,

William P.Dohm
Supervisor

Date Approved_____

Secretary_____

Tom Fairbairn

C. Planning Commission Resolution Recommending Adoption

Little Traverse Township Planning Commission

**LITTLE TRAVERSE TOWNSHIP PLANNING COMMISSION
EMMET COUNTY, MICHIGAN**

**RESOLUTION RECOMMENDING THE ADOPTION OF THE
LITTLE TRAVERSE TOWNSHIP MASTER PLAN
RESOLUTION # PC - 3 - of July 6, 2023**

WHEREAS, the Michigan Planning Enabling Act ("MPEA") authorizes municipal planning commissions to prepare a "master plan" pertinent to the future development of the municipality; and

WHEREAS, the Little Traverse Township Planning Commission has prepared a draft master plan for Little Traverse Township, to update and replace its previous community master plan; and

WHEREAS, the Little Traverse Township Board approved the distribution of the draft Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on July 6, 2023, pursuant to notice as required by the MPEA; and

WHEREAS, the Planning Commission finds the proposed Master Plan as submitted for the public hearing, with amendments as discussed, is desirable and proper, and furthers the land use and development goals and strategies of Little Traverse Township.

NOW, THEREFORE BE IT RESOLVED, the Little Traverse Township Planning Commission hereby resolves to recommend to the Township Board the adoption of the new 2023 Little Traverse Township Master Plan as submitted for the public hearing, with amendments as discussed and approved at the public hearing, including all the text, charts, tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan, including the Future Land Classification Map.

Motion by Commissioner: Commissioner Radle, second by Commissioner Snyder: Roll Call vote as follows:
YEAS: 4 – Mr. Van Berlo, Mrs. Snyder, Mr. Radle, and Mr. Chattaway

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Mr. Fairbairn

RESOLUTION ADOPTED

As the Secretary of Little Traverse Township Planning Commission, I hereby certify the foregoing resolution was approved by a majority of the members of the Little Traverse Township Planning Commission by a roll call vote at a public meeting of the Planning Commission on July 6, 2023, held in compliance with the Open Meetings Act.

Thomas Fairbairn
Planning Commission Secretary

July 6, 2023
Date

D. Township Board Minutes



8288 S. Pleasantview Road
Harbor Springs, Michigan 49740
Ph: 231-526-0351

e-mail: office@littletraversetownship.org

LITTLE TRAVERSE TOWNSHIP

REGULAR TOWNSHIP BOARD MEETING MINUTES August 9, 2023

Meeting Called to Order In-Person at 4:00pm EDT by Supervisor Dohm.

Pledge of Allegiance was recited.

Roll Call of Board Members Present In-Person: Bill Dohm, Supervisor; Sherry Duntley, Clerk; Connie O'Neill, Treasurer; Joe Chattaway, Trustee & Ken Garver, Trustee.

Board Members Absent: None

Guests: None

Agenda: Approved by consensus, as presented.

Distribution of Information and Correspondence: Presented by Supervisor Dohm and Accepted as presented.

Approve Minutes of Regular Meeting of July 12, 2023: Motion by Chattaway to Approve as presented. Supported by Garver; All present in favor, No Nays. Motion carried.

Public Comment: None

Adopt LT Township Master Plan: Motion by Dohm to Adopt Resolution #2, dated 8/9/2023 as presented for LT Township Master Plan. Roll call vote called by the Clerk; 5 yays, 0 nays, 0 absent; Motion carried.

Approve Metro Act Right of Way Permit Extension for AT&T: Motion by O'Neill to Approve as presented; Supported by Chattaway. All present in favor, No Nays. Motion carried.

Discussed Staffing for November 2023 election.

D. Township Board Minutes

Approve Grand Traverse Construction 39-day Extension on the Reservoir Project: Motion by Chattaway to Approve as presented. Supported by Garver; All present in favor, No Nays. Motion carried.

Authorize Treasurer to Allocate Funding for Reservoir Project: Discussion held. Motion by Chattaway to Approve as presented. Supported by Garver; All present in favor, No Nays. Motion carried.

Approve Voucher for Payment of current bills totaling: \$184,216.68; (including prepayment of payroll and bills coming due before next Board meeting). Motion by Garver to Approve as presented. Supported by Chattaway; All Yays, No Nays, Motion carried.

Supervisor Dohm Reported on Work in Progress presented in Agenda.

Other/New Business: Discussion held on sending Letter of Appreciation to Emmet County Administrators for their work on sharing SLFRF Funding. Letter sent by Supervisor Dohm.

Adjourn Meeting: With no further business; Supervisor Dohm adjourns meeting at 4:42pm EDT.

Sherry A. Duntley
Little Traverse Township Clerk

E. Township Board Resolution of Adoption

**LITTLE TRAVERSE TOWNSHIP
EMMET COUNTY, MICHIGAN**

**RESOLUTION APPROVING AND ADOPTING THE
2023 LITTLE TRAVERSE TOWNSHIP MASTER PLAN**

RESOLUTION # 2 of 8-9-2023

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal planning commissions to prepare a "master plan" pertinent to the future development of the municipality; and

WHEREAS, the Little Traverse Township Planning Commission has prepared a draft Master Plan for the Township, to update and replace its previous community master plan; and

WHEREAS, the Little Traverse Township Board of Trustees authorized the distribution of the draft Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on July 6, 2023, pursuant to notice as required by the MPEA; and

WHEREAS, the Planning Commission found the proposed Master Plan as submitted for the public hearing was desirable and proper, and furthers the land use and development goals and strategies of the Township.

NOW, THEREFORE, the Little Traverse Township Board of Trustees hereby approves and adopts the 2023 Little Traverse Township Master Plan as submitted and amended at the public hearing, including all the text, charts, tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan.

Motion by Trustee: A. Garner, second by Trustee: J. Hawthorn

YEAS: 5

NAYS: 0

ABSTAIN: 0

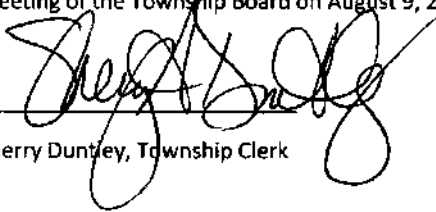
ABSENT: 0

RESOLUTION ADOPTED

E. Township Board Resolution of Adoption

CERTIFICATION

As the Clerk of Little Traverse Township, I hereby certify the foregoing resolution was approved by a majority of the members of the Little Traverse Township Board of Trustees by a roll call vote at a regular meeting of the Township Board on August 9, 2023, held in compliance with the Open Meetings Act.



Sherry Duntley, Township Clerk

8/9/2023
Date

F. Legal Transmittal Letter Notice of Adoption



8288 S. Pleasantview Road
Harbor Springs, Michigan 49740

Ph: 231-526-0351
Fax: 231-526-0352
e-mail: littletraversetwpoffice@yahoo.com

August 25, 2023

RE: Little Traverse Township Master Plan-2023

To whom it may concern:

This letter is to provide notification to your office that the Little Traverse Township Board of Trustees adopted the proposed Little Traverse Township Master Plan 2023 on August 9, 2023, pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act.

The final plan is available for download at www.littletraversetownship.org. Please feel free to contact me with any questions or concerns.

Sincerely,

Ken Lane
Township Planner
Little Traverse Township
klane@bria2.com
(231) 526-0351

