

TORCH LAKE TOWNSHIP LAND USE PLAN

Adopted by Torch Lake Township
Planning Commission, November 13, 2012

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**TORCH LAKE TOWNSHIP
LAND USE PLAN**

<u>Table of Contents</u>		<u>Page</u>
I.	Plan Summary	
	A. What is the Land Use Plan?	5
	B. Community Goals	5
	C. Major Conclusions	6
II.	Introduction	
	A. Torch Lake Township	7
	B. Legal Basis for Land Use Plan	7
	C. Planning Process	7
III.	Regional Setting and Influences	9
IV.	Natural Resources	
	A. Inventory of Existing Resources	10
	B. Natural Resource Analysis	15
V.	Population Characteristics	
	A. Current	15
	B. Future Population Size and Composition	24
VI.	Economic Base	
	A. Historical	25
	B. Current	25

<u>Table of Contents (continued)</u>		<u>Page</u>
VII.	Land Use	
	A. Historical and Current Land Use	28
	B. Future Land Use Options	33
VIII.	Community Facilities	
	A. Inventory of Existing Facilities	35
	B. Future Community Facility Needs	40
IX.	Community Development Options	
	A. Determination of Options	44
	B. Future Development Options Available	44
	C. Selected Future Land Use Development	45
	D. Overlay Zone Recommendations	48
X.	Recommendations for Implementation of Land Use Plan	
	A. Possible Funding Sources for Future Needs	49
	B. Tools Available for Use in Implementing the Plan	49
XI.	Appendices – Maps	53
	A. Prime Forestlands Map	54
	B. Prime Farmlands Map	55
	C. Maximum Slope Map	56
	D. Topography Map	57
	E. Septic Limitations Map	58
	F. Hydric Soils Map	59
	G. Wetlands Map	60
	H. Sand Dune	61
	I. High Risk Erosion Map	63
	J. Zoning District Map (as of May 10, 2007)	64
	K.1. Future Land Use Map	65
	K.2. Property Tax Identification Numbers for Properties Zoned Commercial (as of May 10, 2007)	66

I. Plan Summary

A. What is the Land Use Plan?

The Land Use Plan is an expression of Torch Lake Township's vision for the future. It provides guidance to accomplish that vision, with a comprehensive long range plan to guide growth and development in the Township. It includes analysis of the township's population, economy, employment, housing, transportation, community facilities and current land use, and provides recommendations for accomplishing goals related to each of these factors.

The Land Use Plan is an orderly, open approach to determining Torch Lake Township's needs and goals, and then developing strategies to address those needs and meet those goals. Two basic questions are addressed with the Land Use Plan:

1. Where is Torch Lake Township now, and how did we get here?
2. Where does Torch Lake Township want to go, and how do we get there?

The Land Use Plan is a policy based document, not a zoning ordinance. It does not, and can not, regulate land use. The recommendations included in the Land Use Plan are only for guidance, not to regulate properties or land use.

The Torch Lake Township Planning Commission is charged with interpreting, evaluating, and amending the Land Use Plan as needed to keep it current. To remain viable, the Land Use Plan is flexible and dynamic, not static, and is able to respond to change as well as guide it. It will be evaluated and amended periodically (reviewed at least every five years) to keep it current, with each change evaluated on the merits of how the change will enhance or detract from the Township's vision.

Torch Lake Township residents, area units of government, and citizen groups are encouraged to review the Land Use Plan and make recommendations.

B. Community Goals

Our perception of Torch Lake Township is one of a rural residential and farming community with little industry present, with single family detached homes being the predominate type of residential use. We believe it is very important to preserve and to protect the present qualities of the township. The following are the goals we have selected to achieve our desires for the future of Torch Lake Township.

GOAL 1: Preserve and protect clean air and water, scenic rural character, farmlands, forestlands, open spaces, wetlands, and wildlife habitats.

GOAL 2: Plan and guide the type and location of future growth and development within the township.

GOAL 3: Encourage the use of land for outdoor recreational and agricultural purposes.

In fulfilling our goals, our principle task must be accomplished through the development of ordinances and other tools which allow us to accomplish the following:

1. Codify and identify our land uses into defined zones.
2. Define the appropriate and inappropriate types of uses within each zone in a manner that promotes the health, safety, general welfare and good of the township and its residents.
3. Facilitate the preservation of our farms, open spaces and rural character where possible.
4. Assist by whatever means are available to us, those property owners who desire assistance in preserving the farms, open space and rural character.
5. Preserve the property rights of individual landowners and their access to land changes as evolving conditions may require. No ordinance or any portion thereof should be so restrictive as to entrap a landowner or his property in a disadvantageous or unproductive use.

C. Major Conclusions

The features, character, and quality of life of Torch Lake Township will change over time as development occurs. To preserve those elements valued by the citizens requires following a land use plan designed to guide and direct future development. Tools available for implementing such land use planning include zoning, development of ordinances to protect the natural environment and water quality, education, natural conservation agreements, purchase of development rights, land valuation based upon actual use rather than potential use, and the development of community infrastructure in those areas where the community desires growth to occur.

II. Introduction

A. Torch Lake Township

Torch Lake Township is located in Antrim County. It is approximately 30 miles north of Traverse City, with Highway US-31 running 9 miles from the south to the north township boundary. Torch Lake Township is a resort - recreational area located in heart of what is commonly referred to as the “gold coast” or “sunset coast” of Michigan. Torch Lake Township is bounded by two very popular lakes, Lake Michigan (Grand Traverse Bay) on the west and Torch Lake on the east. In addition to the water based recreational activities, down hill and cross country skiing, snowmobiling, hunting and fishing are many of the recreational activities that are available either within or in close proximity to Torch Lake Township. Torch Lake is considered to be one of the most beautiful lakes in the world. It was once called Was-wah-go-ning or "lake of torches" by the Native Americans who used torches to aid in the spearing of whitefish and trout.

Torch Lake Township is in excess of 9,600 acres in area and has a population of approximately 1,266 residents. The township has become an increasingly desirable place to live because of its rolling hills, scenic views, abundant water frontage, proximity to Traverse City and green space provided by over 5,500 acres of farmland and wooded areas. Much of the farmland is considered prime and unique. It is a means of employment for many in the township and provides strong incentives for careful planning for the future uses of land.

For those who seek respite from the more congested urban areas, the area has much to offer such as a rural setting, access to good schools, lake access, and recreational activities including hunting and fishing.

B. Legal Basis for Land Use Plan

The Michigan Planning Enabling Act, Public Act 33 of 2008, as amended (MCL 125.3801 -125.3885) as amended, enables the Torch Lake Township Planning Commission to create and implement what the Act refers to as a “master plan” which we call a land use plan. This plan is designed and adopted for the purpose of guiding the creation of public policies regarding many of the issues the township will face over time.

C. Planning Process

The increasing demand for land and its wise use has become a significant issue in townships all over Northern Michigan. Pressure for development of this acreage is increasing. Although development is not to be considered negative, excessive pressure can result in land being developed for uses that it is not well suited for, resulting in negative impacts to the land and community as a whole. Land use planning therefore, is

planning for future generations. To update the original land use plan in Torch Lake Township, a Land Use Plan Update Committee was established in 1996 to examine trends and to look for planning solutions. This committee was instrumental in the Township developing and conducting an opinion survey on land use issues. Attitudes of residents concerning planning and growth within the township were considered to be an important consideration in the development of the goals and policy statements embodied within this plan. Public opinions were solicited through public hearings and the use of the Citizens' Opinion Survey of all property owners and residents in of Torch Lake Township in June of 1996. The report was published in February, 1997 after a public presentation of the results. The survey elicited many comments and opinions and was useful in the development of this Land Use Plan.

A Public Opinion Survey was also completed in November of 2010, and the Torch Lake Township Planning Commission initiated a second Land Use Plan audit and update process in February of 2012 guided in part by this 2010 opinion survey.

Both the historic and current use of lands within Torch Lake Township were mapped. These maps are useful for the Township to become acquainted with present land uses as well as how the uses of land has changed over time. When making decisions as to the future use of land, several factors must be taken into consideration in additions to land suitability. These factors include current and potential future transportation, public services, and facilities. A key ingredient of any land use plan is that it not be so restrictive that it takes away a landowners' right to make reasonable use of their land. In addition, the Township needs to be conscious of future generations and their needs and rights to the enjoyment of the land in a similar manner as present residents and land owners enjoy.

III. Regional Setting and Influences

Northwestern Lower Michigan enjoys a unique beauty enhanced by lakes and hills that were carved out by glacial action thousands of years ago. Basins that now hold our lakes were gouged out of the earth. Dams, moraines and drumlins were left to form the picturesque landscape we have today. During the Nipissing post-glacial period (approximately 4,000 years ago) the erosive effects of wind and water cut off arms of land of what is now Lake Michigan's Grand Traverse Bay and formed Elk and Torch Lakes. The area was hunted and fished by early Native Americans, who made their arrowheads at a site near the present village of Eastport.

European explorers, hunters and adventurers were followed by farm settlers who faced severe hardships in clearing the land and growing crops during the short summer and long, cold winters. The great migration movement west across the Great Plains created a need for houses and barns, which brought timber into great demand.

Michigan was covered with forests, both hardwoods and stands of tremendous white pine. The lumber industry brought men in large numbers into the wilderness and entrepreneurs with supportive businesses soon followed. The first village in what is now Torch Lake Township was founded in 1847 by Captain John W. Brown. This settlement was called Brownstown and was located where Torch Lake Village stands today.

Antrim County is part of the extensive shoreline development along Lake Michigan. The county is located in the northwestern area of the Lower Peninsula of Michigan. It is approximately 260 miles northwest of Detroit, Michigan and 320 miles north-northeast of Chicago, Illinois. Many of Michigan's larger cities are within 200 miles of Antrim County. Grand Rapids is 140 miles to the south, Lansing is 170 miles to the south, Saginaw-Bay City areas are 150 miles to the southeast, and Kalamazoo, Battle Creek and Jackson are all about 200 miles to the south.

Torch Lake Township is one of fifteen townships located within Antrim County. Access to Torch Lake Township is provided primarily by Highway US-31 from Traverse City, 30 miles to the south and Charlevoix sixteen miles to the north. There is additional access via Highway M-88 from Central Lake, Bellaire and Mancelona to the southeast. Although permanent population growth has been modest in the past 10 to 15 years, several hundred new homes have been built in the township during that period, mostly by seasonal residents. This brings in a large summer population and a number of retired persons who spend a portion of the year here.

Torch Lake Township is characterized by rolling, wooded, protected sand dunes and miles of shoreline on its east and west boundaries. Both Torch Lake and Lake Michigan shorelines are exceptionally attractive, with many bluffs and sandy beaches. The waters of both bodies are still clear and pure and must be protected in order to remain so. The

township is a zoned community with a clear mandate from the residents and property owners to protect the unique natural qualities of the area.

Two unincorporated villages, Eastport and Torch Lake Village, represent areas of modest commercial development. There are several seasonal businesses along Highway US-31, some connected with farming. Most dwellings, including seasonal residences, are located on shoreline properties.

IV. Natural Resources

A. Inventory of Existing Resources

The natural resources which make up the physical environment of Torch Lake Township provide attractions that are not available in many other areas. These features present a number of opportunities for use and development. At the same time, these features which consist of climatic conditions, geology, geography and topography, place limitations on uses and the locations of various activities or facilities that can be supported by the natural environment.

In the development of this plan, efforts were made to recognize both the suitability and limitations the natural environment places upon the geographic area known as Torch Lake Township. This plan recommends various types of uses, along with both a density and intensity of development that can be supported by our environment. The analysis that follows, while not site specific, provides information that is helpful in determining locations where certain types of activities should and should not occur. When parcels of property are proposed for development, the developer should be required to provide an evaluation of the property that is appropriately detailed to allow Torch Lake Township to accurately determine the suitability of the property for the intended use.

Climate

Torch Lake Township's climate is affected to a great extent by the surrounding water bodies, especially Lake Michigan. The dramatic difference in weather conditions from season to season provides variety which many people find desirable, and contributes to this area being a four season recreation area. The warm summers provide for water sports activities and attract large numbers of people into the township. As a result, the bulk of the shoreline of Torch Lake and Lake Michigan are occupied by residential development. The snowfall and cold temperatures attract winter sports enthusiasts to this area.

The following climatic information was obtained from the Antrim County Soil Survey and the Michigan State University Extension. Typical summer temperatures range from the mid 50's to the high 70's with an average of 67 degrees. The winter temperatures generally fall between 15 and 30 degrees above zero with an average of 19 degrees.

Extreme temperature variations do occur throughout the year. The growing season averages 140 days per year. These are averages, and as a result, a considerable amount of variation occurs, even throughout the township. Low elevation locations such as the lakeshore tend to be warmer in the fall but cooler in the spring than the higher elevation lands within the Township. Annual precipitation averages over 31 inches per year, with 90 to 180 inches of snow fall being the normal range. This is dependent upon the specific location within the county. Torch Lake Township tends to receive lake effect snow until an ice cap forms on Lake Michigan. Once a layer of ice covers Lake Michigan, the eastern portion of Antrim County receives greater quantities of snow with over 240 inches in a winter having occurred recently.

Many of the agricultural crops (orchard fruits) produced in Torch Lake Township require cool temperatures in the spring to prevent flowering prior to the last frost and an extended period free of frost well into the fall. These orchards are generally located on the high ground or ridges to ensure good air movement which prevent frosts from occurring.

Water Features

Torch Lake, often referred to as one of the most beautiful lakes in the world, is predominantly the eastern boundary of Torch Lake Township. The exception is on the north end of the Township where a small portion extends east around the northern tip of Torch Lake. The eastern boundary for that small area of the township is Central Lake Township. Torch Lake is a deep, cold water lake of very high water quality which supports lake trout, whitefish and cisco. Lake Michigan runs the entire length of Torch Lake Township and makes up the western boundary.

Most of the shoreline of both Lake Michigan and Torch Lake have been developed for residential purposes except for those areas with low, poorly drained soils or where the lands are publicly owned. Eastport Creek flows into the north end of Torch Lake and two small, unnamed intermittent creeks flow into Lake Michigan.

Wet areas exist throughout the township. These result from a number of different geological conditions. Topography of the land surface, in conjunction with specific soil types has resulted in areas of standing water or soggy ground.

Soils

Knowledge of soils is important in determining suitability or limitations for various types of land uses. Different characteristics of each soil type provide useful information regarding its slope, suitability for farming and forestry production and ability to use onsite septic waste disposal systems. In addition, information about the corrosiveness of soil, and potential for contraction and expansion of the soil provides guidance as to types of materials that should be used for sewer and water lines.

The Antrim County Soil Survey is referred to as a moderate intensity soil survey, which means the soils have not been broken down into the greatest possible number of soil units or types and smallest sized units possible. Soil surveys conducted on a county-wide basis tend not to be site specific and this is the case with the one developed for Antrim County. The information is very useful for drawing general conclusions regarding the Township but is not suitable for making decisions on an individual site.

Rodney Cortright, of the Michigan State University Extension, provided assistance in interpreting and defining the Antrim County Soil Survey and the characteristics of individual soil types. In addition, soil information from the Torch Lake Township Land Information System was utilized. The bulk of the soils in Torch Lake Township are Deer Park-Roscommon or Emmet-Montcalm, which range from poorly drained to well drained soils.

Forest Suitability

A study conducted by the Northwest Michigan Resource Conservation and Development Council, analyzed the capability of various soil types to produce wood fiber. The application of their research provides us with the following information. The soils in the northern tip and in the eastern two-thirds of the southern half of Torch Lake Township are well-suited for the production of timber with those areas being rated either nationally or regionally significant in terms of ability to produce timber. The Forest Suitability Map depicts the lands within the Township. The areas shown as white are not capable of producing quantities of wood fiber that would be classified as nationally or regionally significant but may contain significant stands of timber which provide for a buffer between various types of land uses or are significant from a wildlife standpoint.

While wet areas which occur in level areas tend to hinder tree growth, steep slopes for the most part do not provide an impediment to the growth of many tree species. The problems with steeper slopes occur when efforts are made to harvest the timber. Erosion problems can result both from the removal of the vegetative cover as well as from the damage caused by the mechanical equipment that is often used. Use of horses to remove the timber from steeper slopes has been found to be less damaging to the hillsides and often results in lesser amounts of erosion.

Agricultural Suitability

The central area of the southern half of the township as well as the northeastern most portion of the township are rated as being of prime importance for agricultural purposes. Small areas of the township are rated as prime if drained but those areas were found mixed in with the "prime" areas (see Farm Suitability Map). The areas with steep slopes are generally not considered to be suitable for agricultural purposes due to inability to use modern farm equipment on the steep slopes. Limited areas of steep slopes can be incorporated into a farming operation as pasture lands but are generally better left for tree

production purposes.

The use of agricultural lands of prime importance differ within the township. The lands in the northeastern and the very southern end of the township are used for general agricultural purposes which tend to be primarily beef operations. This includes the requisite pasture and grain production lands to support the beef production. Much of the rest of the prime lands are used for orchard production.

Septic Limitations

The Septic Limitations Map shows how well the lands within the Township are suited for septic tank and tile field usage for the disposal of human wastes. Much of the land areas which have slight limitations for septic disposal (shown in green) are located on the ground which is rated as being the areas best suited for the production of agricultural crops and timber. The areas depicted in yellow are rated as being moderately suited due to the slope of the land or the rate of percolation through the soils which are present. Areas in red are rated as being severely limited for use of onsite waste disposal systems. The areas depicted in purple are severely rated due to the presence of two or more limiting factors.

The areas shown as having a severe rating due to reasons of filtration tend to be sandy soils which are very porous and as such allow rapid movement of moisture through the soil. This can result in ground water contamination should certain types of liquids leak, spill or otherwise be misapplied to the ground. Historically, these sandy soils have been rated as excellent under the Antrim County Sanitary Code for the location of septic systems due to the movement of liquids into the soil as opposed to soils which are not deemed as suitable for septic waste disposal systems where the liquids tend to pond on or near the ground surface presenting the potential for human contact. The Northwest Michigan Community Health Agency administers and is the permitting agency for individual and small scale sanitary waste disposal permits in addition to water well permits. Larger "community" waste disposal systems also require permits from the Michigan Department of Environmental Quality. Prior to 2003, in order to locate a non-publicly owned community sewage waste disposal system, the township in which it was to be located needed to be willing to accept the liability for these systems should problems result and the system owner-operator be unable or unwilling to make the necessary changes or improvements. That requirement no longer exists which may result in the creation of small shared systems that would otherwise not have been approved by a local unit of government.

Wetlands

There are some areas within Torch Lake Township that if evaluated, may be classified as wetlands. The specific definition of a wetland can and does differ between agencies, levels of government and individuals. Under the Michigan's Part 303 of the Natural

Resources and Environmental Protection Act, PA 451 of 1994, as amended, wetlands are determined by onsite inspection using three criteria. These criteria are: presence of water, type of soils, and a predominance of wetland vegetation. This act also distinguishes between regulated and non-regulated wetlands based upon size and connection or lack thereof with surface water-bodies. We have chosen to utilize information from the Antrim County Soil Survey to delineate those areas having a high potential of being classified as wetlands.

Soils classified in the Antrim County Soil Survey as being Hydric Soils are those that exhibit wetland characteristics. These soils are found around creeks and in areas that generally consist of "heavy" organic soils. These areas occur in the lower areas located on the south and western side of the township. Areas shown as having "Hydric Inclusions" are those areas where two soil types are intermingled with one of the soil types classified as being "Hydric." Areas shown on the Hydric Soils Map in yellow contain hydric inclusions and should be examined in greater detail when making site specific development decisions. Areas depicted as having hydric characteristics on the Hydric Soils Map, duplicate those areas shown as having severe limitations due to wetness on the Septic Limitations Map. Determinations as to whether lands are wetlands and if they are actually regulated wetlands are currently made by the Michigan Department of Environmental Quality and the U.S. Army Corps of Engineers.

Sand Dunes

A four mile stretch of Lake Michigan shoreline beginning one half mile south of Bay Colony Road and extending northward is the location of state designated sand dunes. These designated dunes range between 400 and 2,600 feet landward from the Lake Michigan shoreline. These areas are highly erodible once the vegetative cover is disturbed. The vegetation found on sand dunes is extremely fragile and is easily dislodged by minimal amounts of foot traffic. Using vehicles on dunes is very disruptive to the vegetative cover. Sand dunes are subject to erosion from wind action as well as from precipitation. The Michigan Department of Environmental Quality administers Michigan's critical sand dune and shoreline management regulations. Refer to the attached Dune Map in Appendix A for the specific locations of regulated sand dunes in Torch Lake Township.

High Risk Erosion Areas

Due to a combination of soil types, water levels, water depths, wind and wave action, certain locations within Torch Lake Township are subject to shoreline erosion at a rate greater than other areas along the Lake Michigan shoreline. As a result of this increased rate of shoreline erosion (loss of shoreline), the Michigan Department of Environmental Quality requires increased setbacks in certain locations along the Lake Michigan shoreline from the waters edge to ensure that any structures are either capable of being relocated or constructed a sufficient distance back from the shoreline to insure the

structures will not fall into Lake Michigan due to the loss of land supporting the buildings as a result of. The Michigan Department of Natural Resources has mapped those areas subject to higher than normal shoreline recession rates. The areas subject to these regulations are depicted on the High Risk Erosion Map contained in Appendix A.

B. Natural Resource Analysis

The areas of the Township which are considered as being best suited for conventional septic waste disposal systems are also those areas which are currently being used for farming.

Based upon the natural resources present, particularly the soils and the presence of water bodies, those areas that are best suited for development from an environmental standpoint, are also those lands that are best suited for the production of food and fiber. The loss of food and fiber production from Torch Lake Township alone will not have a major impact on the nationwide food or wood supply. In addition to the economic value these products add to the area, the farms and wood lots contribute to the rural character of Torch Lake Township and provide open space.

With the number of lakes with high quality water available for recreational purposes in the area, the demand will continue to increase for recreational shore lands. The lakefront property that is poorly suited for development is about all that remains vacant. Two development trends are presently occurring, one being the redevelopment of existing improved lakefront properties and the second being attempts to develop the lakefront lands that are marginally capable of supporting development. For those that are unable or unwilling to acquire lakefront properties, they are in many cases seeking out property having lake views.

V. Population Characteristics

A. Current

Information regarding the people in Torch Lake Township was derived from a variety of sources. These sources obtained information from two different populations, both of whom have a significant impact upon and are impacted by what happens within the Township. The two different populations are interrelated in that numerous individuals are members of both groups.

The first population is comprised of those individuals that live in Torch Lake Township and consider it their year round home. Information regarding this group is obtained from the U.S. Census of Population which is taken nationally every ten years. This is the best information available on a consistent basis which allows for comparison of change over time. The weakness of this source of information is that as time passes, changes in the population can take place which results in a great difference in population from when the

census was taken. With the passage of time, less reliability should be placed upon the census information as the sole source of data. As a result of the declining reliability of this data over time, interim estimates are made by the U.S. Census Bureau and the Michigan Department of Management and Budget for some of the basic information such as the annual population by minor civil division (township, city, and village).

Another source of information is from the Torch Lake Township 1996 Citizens' Opinion Survey. This survey was directed to persons owning property in Torch Lake Township as well as residents of the township as is the case of the national census (conducted every 10 years). The information requested included items such as place of residence, length of ownership, age, employment, and income. This information is useful because it supplements the information obtained from the 1990, 2000 and 2010 Census of the Population.

Finally, the Torch Lake Township Public Opinion Survey of November 2010 has been relied upon to further inform Township demographics.

Permanent Population

The rise and decline of the population in Torch Lake Township has mirrored the population changes of northern Michigan and Antrim County since 1890 when a lumber boom resulted in large numbers of people moving into the area to work as lumberjacks and sawmill operators. With the decimation of the hardwood through virtual clear cutting, the jobs evaporated and so too did the population of the area. In 1900 the population of Torch Lake Township was 488 persons. This figure dropped to 296 in 1960 and did not surpass the 488 population until sometime between the 1970 and 1980 decennial census.

The population of Torch Lake Township has increased from 703 persons in 1980 to a 1990 population of 762 persons, a 8.4% increase and then to 1,159 persons in 2000, an increase of 52.1% during the previous 10 year time period. The population of Torch Lake Township increased only slightly from 2000 to 2010, increasing 3% or by 35 new residents. During the same periods, the population of Antrim County increased from 16,194 to 18,185, a 12.3% population increase between 1980 and 1990 and then up to 23,110 in 2000, an increase of 27.1%. Antrim County population similarly increased only slightly from 2000 to 2010 at 2%, or 470 new county residents.

The time period from 1960 to 2010 has seen the population increase by 315% in Torch Lake Township, with the greatest percentage increase occurring between 1970 and 1980 when the population increased by nearly 80%.

POPULATION TRENDS 1960 - 2010

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Township Population	296	391	703	762	1,159	1,194
Increase/Decade						
Numeric Change	-10	95	312	59	397	35
Percent Change	-3.3	32.1	79.8	8.4	52.1	3.0
County Population	10,373	12,612	16,194	18,185	23,110	23,580
Increase/Decade						
Numeric Change	-348	2,239	3,582	1,991	4,925	470
Percent Change	-3.2	21.6	28.4	12.3	27.1	2.0

Source: U.S. Census Bureau, Profile of General Population for the respective years listed.

The population of Torch Lake Township has increased in the past and will likely continue to increase into the future, with no consistent trends being evident. Population projections made in the late 1990's forecast a percentage rate gain between 1990 and the year 2000 of approximately 8.4% with the actual rate of population growth being a more than 52% increase by the year 2000. If the population trend evidenced between the years 2000 and 2010 continues (i.e. growth at 2.0%), the Township population may only increase by 36 new residents to a total of 1,266 by 2020.

A portion of the increase in the permanent population between 1990 and 2000 may have been impacted by "Proposal A", a statewide change in method of financing schools in Michigan. Permanent residents receive a reduction in property taxes used for funding schools. Northern Michigan lake frontage has a higher value than many down state residential properties. As a result, some downstate residents may be classifying their most expensive residential property as their year round place of residence, even though they may spend more time downstate or at out of state locations.

Thereby, some percentage of the "new" residents that were counted in the 2000 Census were individuals changing their reported place of residence to their seasonal residence to take advantage of the reduction in property taxes. This expectation of change in classification of permanent residence is based upon the desire of the typical property owner to reduce property taxes, and has been supported by conversations with township supervisors, assessors, equalization department staffs throughout northern Michigan.

In addition to the slightly increasing number of Torch Lake Township residents, their ages are also increasing. The median age of the Township residents has steadily increased from 37.9 years of age in 1980, 42.9 years in 1990, 51.8 years in 2000, and 59.8 years of age in 2010. The median age of Antrim County residents for the same period was 32.4 in

1980, 36.8 in 1990, 41.1 in 2000 and 47.4 years of age in 2010. The median age of the population within the State of Michigan was 38.9 years in 2010.

MEDIAN AGE

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Torch Lake Township residents	37.9	42.9	51.8	59.8
Antrim County residents	32.4	36.8	41.1	47.4
State of Michigan	30.0	32.8	36.5	38.9

Source: U.S. Census Bureau, Profile of General Population and Housing Characteristics for the years listed.

Generally, the most expensive segments of the population from the standpoint of providing governmental services are the young (education) and the elderly (medical care). While the Township does not pay educational costs, the Township does support Emergency Medical Services in the form of ambulance and basic life support services. At the time of this 2102 update, the Torch Lake Township Board is pursuing the implementation of advanced life support services within the Township.

The number of persons per household has declined steadily in Torch Lake Township. Specifically, in 1980 2.58 persons resided in the average household in Torch Lake Township, which dropped to 2.48 persons in 1990, to 2.3 persons in 2000, and 2.0 persons per household by 2010. The number of persons per household in Antrim County was 2.36 persons in 2010.

While the household size is decreasing, the population of Torch Lake Township is slightly increasing, which results in increasing density for the township as a whole. With no village or community center which attracts residential growth in Torch Lake Township, the additional year round residents are not locating in a specific area but are much more likely to be turning seasonally used dwellings into year round residences along both Lake Michigan and Torch Lake. As a result, the increase in density is not noticeable to any great extent as the property being inhabited was in many cases, already developed. Torch Lake Township possesses 15.2 square miles, and Antrim County is comprised of 477 square miles.

DENSITY (persons per square mile)

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Township Persons Per Square Mile	46.8	50.1	76.3	78.6
Numeric Increase		4.3	26.2	2.3
Percentage Increase		9.2	52.3	3.0
County Persons Per Square Mile	33.9	38.1	48.4	49.4
Numeric Increase		4.2	10.3	1.0
Percentage Increase		12.4	27.0	2.1

Source: U.S. Census Bureau, Profile of General Population and Housing Characteristics for the years listed.

Seasonal Population

Seasonal population can and does have a considerable influence upon the population level of many townships in northern Michigan. This is especially true during the summer months for townships having large amounts of lake frontage in relation to the amount of land area, as is the case in Torch Lake Township with Lake Michigan and Torch Lake serving as its respective western and eastern boundaries.

Seasonal population numbers vary considerably by season and are impacted by the weather during each season. A wet, rainy summer will reduce the amount of time second home owners will spend in Torch Lake Township during the summer. Hot, humid weather for a continued period of time during the summer and fall months will result in people taking advantage of second homes or rental cabins. An early, harsh winter will result in many residents leaving for warmer climates.

The seasonal population numbers are impacted by the housing available to accommodate them. Most of our seasonal population resides in their second homes while a smaller number utilize cabins and other rental accommodations, some camp in Eastport at the Barnes Park Campground, with the remainder staying with friends and relatives.

Future peak populations are the sum of permanent and seasonal residents staying overnight. The peak population periods occur during the months of June, July and August. The "Northwest Michigan Seasonal Population Model", a study conducted in 1996 to determine seasonal population numbers found the annual seasonal population in Antrim County, averages 22% with highs of 37%, 38% and 39% during the months of June, July and August, respectively. Given the large number of lakefront homes in Torch Lake Township, the number may be even greater in the Township.

During a peak day or weekend in the summer, the peak population could very easily double or triple the year round population given that only one third of the dwelling units are considered as being the normal place of residence for the purposes of the decennial Census of Population.

PEAK DAY POPULATION FORECAST*

Year	Permanent Population	Vacant or Seasonal Dwellings	Seasonal Population	Total Population
1990	762	634	2,003	2,765
2000	1,159	636	2,010	3,169
2010	1,194	748	2,364	3,558

*Based upon available housing and a statewide average of 3.16 persons per family in 1990.

Sources: Community Planning Assistance, 2004, and U.S. Census Bureau.

Respondents to the 2010 Torch Lake Township Public Opinion Survey identifies as 53.5% full time residents and 46.5% part time residents. Similarly, 56.8% self identified as being registered voters in Torch Lake Township, as opposed to 43.2% of respondents were registered to vote elsewhere.

Respondents to the 2010 Torch Lake Township Public Opinion Survey also reported that merely 4.5% have children in Elk Rapids public schools (none in Central Lake schools), while 95.5% reported that they do not.

Housing

The total number of housing units in Torch Lake Township increased from 602 in 1980 to 941 in 1990, to 1,134 in 2000 and 1,337 in 2010, for a 122% increase over the last thirty years. Of the 1,337 dwelling units in 2010, 589 are occupied by a person or persons that considers Torch Lake Township their "normal" place of residence. The balance of the dwelling units are vacant, for rent, for sale and/or used on a seasonal basis. The 589 occupied dwelling units is an increase of over 92% from the number reported as being occupied in the 1990 census (307).

DWELLING UNITS

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Torch Lake Twp.	602	941	1,134	1,337
Antrim County	8,430	13,145	15,090	17,824

Source: U.S. Census Bureau, Census of Housing for 1980 through 2010.

A percentage increase of Torch Lake Township population of 3% per decade would result in a population of 1,230 residents in the year 2020 and a population of 1,267 in the year 2030. Given current numbers of persons per household, this would result in between 15 and 20 dwelling units being constructed per decade for permanent occupancy. This number is considered not unreasonable given much higher past numbers of dwelling units being added to the housing stock of the township.

The age of houses in Torch Lake Township tends to reflect a "young" age with over 70% of the housing stock in existence in 2010 being less than 40 years old. While the housing stock is relatively young, very few of the homes are connected to a "public" or "common" water or sewer system.

HOUSING 2000-2010

	<u>Total Dwelling Units</u>	<u>Built Between 2000-2010</u>	<u>Percentage Built Prior To 1940</u>	<u>Percent Connected To Public* Sewer</u>	<u>Water</u>
Torch Lake	1,205	8.3%	13.6%	0.9%	0.6%
Antrim County	17,824	15.3%	14.5%	27.5%	18.6%

*A public or community system that services all or a portion of a community or a specific development. In the case of Torch Lake Township, these are privately owned and operated systems that service a specific development(s).

Source: U.S. Census Bureau, Census of Housing for the respective years listed.

The Census of Housing, a component of the decennial census, questions residents as to their estimate of the value of their housing. Within the township, the resident's perception of the value of their housing increased about 70% between 2000 and 2010. This figure is

much higher than the increase of 35% for the value of property throughout the entire county. The property values for the property in both Torch Lake Township and Antrim County as a whole have nearly tripled or more than tripled between 1990 and 2010 as reflected by the table below. The homes within Torch Lake Township having a higher perceived value than that of Antrim County has resulted in a greater dollar value increase. This difference in housing costs should continue to be reflected into the future with higher housing costs in the township than for the county in general. This major difference in the perceived housing values in Torch Lake Township can be attributed to the number of homes located on lakefront lots and the dramatic increase in value of lakefront property over the past 30 years.

SPECIFIED OWNER OCCUPIED MEDIAN HOUSING VALUE (DOLLARS)

	<u>1990</u>	<u>2000</u>	<u>% Increase</u>	<u>2010</u>	<u>%Increase</u>
Township	98,300	215,200	118.9%	365,300	69.7%
County	53,000	110,000	107.5%	148,800	35.3%
State	60,600	115,500	90.5%	132,000	88.6%

Source: U.S. Census Bureau, Census of Housing for the respective years listed.

Another major difference in housing costs between the township and county exists in the housing rental market. The cost of rental housing increased in Torch Lake Township exceeded the increase experienced in Antrim County from 1990 to 2010 by 37%. The County median rental rate increased from \$342 per month in 1990 to \$460 in 2000, and \$663 per month in 2010 (i.e. a 94% increase). Monthly rents increased from \$375 per month, to \$650 per month, and then to \$886 per month in Torch Lake Township during the same period (i.e. a 131% increase). The rental housing market for long term rentals (by the month or longer) is somewhat limited in the Township, and the higher rental rates may also reflect that only 2.0 % of the total housing available within Torch Lake Township (i.e. 24 of 1,205 total 2010 housing units) is part of the rental market, while over 7.5% of the total available housing Antrim County being included in the rental market (i.e. 1,321 of 17,546 total 2010 housing units).

Education

The level of educational attainment in Torch Lake Township has exceeded that of the county and the state for a number of years, until the year 2010 at which time the percentage of high school graduates in Antrim County slightly exceeded that of the Township. Educational attainment measures within the Township exceeded county and state wide levels in every other category and time period. With lakefront lots commanding a premium price, purchasers of lakefront property tend to have higher incomes, which

historically have correlated closely with educational attainment.

EDUCATIONAL ATTAINMENT LEVEL FOR PERSONS

(Over 25 Years of Age)

	1990		2000		2010
	<u>High School Grad</u>		<u>High School Grad</u>		<u>High School Grad</u>
Township	87.3%		92.7%		90.5%
County	76.8%		84.6%		91.0%
State	76.8%		-----		85.6%
	1990		2000		2010
	<u>College Grad</u>		<u>College Grad</u>		<u>College Grad</u>
Township	27.0%		36.8%		41.8%
County	13.7%		19.4%		23.2%
State	17.4%		-----		28.2%

Source: U.S. Census Bureau, Census of Population for the respective years listed.

A. Employment and Income

The unemployment levels in Torch Lake Township tended to be better, i.e. approximately 33% less than that of Antrim County from 2000 to 2010. This trend may likely reflect the increased median age and increased retirement status of Township residents, and the likelihood of relatively high levels of daily employment migration out of or “commuting” to other areas within the region for employment.

EMPLOYMENT STATUS

	Persons over		Total Civilian		Percent	
	Age 16		Labor Force		Unemployed	
	<u>2000</u>	<u>2010</u>	<u>2000</u>	<u>2010</u>	<u>2000</u>	<u>2010</u>
Township	948	1,112	431	600	7.9	9.2
County	18,125	19,563	10,705	11,261	6.4	14.9

Source: U.S. Census Bureau, Census of Population for the respective years listed.

The average annual unemployment rate for Torch Lake Township has historically been 2 to 3 percent less than the rate experienced County wide. This trend appears to have

continued until the later part of the decade. In both instances, the rates have climbed from the lows experienced in the 1996 through 2000 time period. The national and global financial crises that began in September of 2008 seem to be clearly reflected in the dramatic rise in unemployment in Torch Lake Township and Antrim County as measured in 2010.

AVERAGE ANNUAL UNEMPLOYMENT RATES

	<u>1992</u>	<u>1994</u>	<u>1996</u>	<u>1998</u>	<u>2000</u>	<u>2010</u>
Torch Lake Twp.	8.4%	6.1%	4.5%	4.0%	3.3%	9.2%
Antrim County	12.7%	9.3%	7.1%	6.2%	5.3%	14.9%

Source: Michigan Department of Labor and Economic Growth 2004; and U.S. Census Bureau, Census of Population 2010.

The per capita income levels at the township and county have increased in dollar value. However, the percentage of persons in poverty in Torch Lake Township rose more than 6% during the period of 2000 to 2010, while it fell slightly within Antrim County as whole during this period.

INCOME AND POVERTY STATUS

	Per Capita Income (\$)			Percentage of Persons in Poverty		
	<u>2000</u>	<u>2010</u>	<u>% Change</u>	<u>2000</u>	<u>2010</u>	<u>% Change</u>
Twp.	24,984	29,270	+17.2%	9.4%	15.9%	+6.5%
County	19,484	22,374	+14.8%	9.0%	8.2%	-0.8%

Source: U.S. Census Bureau, Census of Population for the respective years listed.

B. Future Population Size and Composition

Attempting to place an exact number on what will happen in the future is a difficult task. One change in any of the number of variables that impact social and economic behavior could have a major impact upon the decisions of current and future residents of Torch Lake Township, both permanent and seasonal.

The current growth forecast for the permanent population in Torch Lake Township is in a range of 3 percent per decade to the year 2020 for a total year round population of 1,266

residents, up from 1,159 in the year 2000. If the population trend evidenced between the years 2000 and 2010 continues (i.e. growth at 2.0%), the Township population may only increase by 36 new residents to a total of 1,266 by 2020.

VI. Economic Base

A. Historical

Torch Lake Township has never been a major economic attraction in Northern Michigan or even Antrim County in terms of providing jobs or direct incomes. In the late 1800's, the economy of Northern Michigan was primarily related to the wood harvesting industry. Prior to the era of wood cutting, the primary activity was fur trading. As Torch Lake Township was logged off, former timberlands were converted to agricultural usage. Over time, the terrain and close proximity to water (which served to moderate the temperature extremes) proved to be a major asset in the production of various types of agricultural crops. Farms comprised of orchards and livestock covered the landscape.

During the past 30 years, a limited number of persons have been able to support themselves by farming. Those who are surviving are doing so due to excellent management and a fair amount of luck.

Weekly or seasonal rental of lakefront cabins was a source of income for some residents in the past, but the bulk of these cabins have either been torn down or sold and moved off the lakefront property. Many of the former "cabin resort properties" have been split into individual lots and sold. In 2006 the Torch Lake Township Planning Commission surveyed all township property owners concerning short term rentals (i.e. rentals of a period of less than thirty (30) consecutive days) of residential properties within the Township. Nearly 70% supported Torch Lake Township existing regulations prohibiting short term rentals in the R-1 (single-family residential), R-2 (two-family residential) and R-3 (multiple family residential) zoning districts as established in 2005, and nearly 20% of respondents supported allowing short term rentals within residential zoning districts with restrictions. Short term rentals are also allowed as a Special Land Use within the Village zoning district, and short term rentals established prior to August 9, 1983 in residential districts are considered "grandfathered" land uses.

B. Current

At the present time, agriculture, retail trade, education/health, accommodations/food service, and manufacturing are the major sources of employment for residents of Torch Lake Township. With the exception of agriculture, a significant proportion of these jobs may be located outside of the township boundaries.

The commercial activity that does occur in Torch Lake Township is located in the areas of Eastport and Torch Lake Village. These uses consist of grocery stores, (one in each

“village” area) marine sales and service in Torch Lake, the manufacture of food products, as well as seasonal businesses that cater to the summer population. Farm stands that sell locally produced farm products are located along Highway US-31 and provide a source of revenue to supplement the farm income. Two golf courses with an associated pro shop, food and beverage sales provide an additional commercial activity in the Township. Additional businesses located within the Township are listed on the following table but it must be noted that the businesses tend to change over time.

The following is a list of businesses currently located in Torch Lake Township.

BUSINESSES LOCATED IN TORCH LAKE TOWNSHIP

Hi-Low, Inc. Receiving Station -- US-31 at Coleman Road
A-Ga-Ming Resort -- McLachlan Road at West
Torch Lake Drive
East Bay Excavating -- US-31 between San Marino and Bay Colony
Roads
Drogt and Sons Excavating -- US-31 at Krueger Road
Pine Hill Nursery -- US-31 between Fisher Drive and Krueger Road
Torchport Airpark -- US-31 at Bay Colony Road
Torch Bay Marine -- US-31 in Torch Lake Village
Sonny's Market -- US-31 in Torch Lake Village
Tor Bay Cottages -- US-31 in Torch Lake Village
Bowden Plumbing and Heating -- US-31 north of Torch Lake Village
Peterson's 31 North Restaurant -- US-31 at Thiery Circle
Becky's Beach Cottages -- US-31 north of Thiery Circle
Torch Bay Motel -- US-31 in Eastport
Eastport Service -- US-31 in Eastport
Prudential Preferred Properties Network -- US-31 at M-88 in Eastport
Eastport Locks -- Barnes Park Road in Eastport
Rakecky's Boat Storage -- US-31 in Eastport
Eastport Market -- US-31 in Eastport
Hair Place -- M-88 at US-31 in Eastport
Beebe Art Gallery -- M-88 in Eastport
US Post Office -- Eastport
Brownwood Acres Foods, Inc. -- US-31 in Eastport
King Orchards - US-31 at Creswell Road
Cherry View Orchards Farm Market -- US-31 between Creswell and Hjelte Roads
Bargy's Farm Market -- US-31 at Erickson Road
Torch Lake Boat Storage -- US-31 between Bay Colony and Nichols Roads
TSR -- US-31 north of M-88
Firekeeper's Massage -- US31 and McLachlan Road

Eastport Storage – US-31 north of M-88
 Eastport Adult Care – M88 east of US-31
 Collins Construction – US31 north of M-88

EMPLOYMENT OF TORCH LAKE TOWNSHIP RESIDENTS*

	<u>2000</u>	<u>2010</u>
Agricultural, Forestry, Fishing, Hunting and Mining	12	115
Construction	40	25
Manufacturing	48	43
Wholesale Trade	10	21
Retail Trade	52	81
Transportation, Warehousing and Utilities	0	3
Information	12	27
Finance, Real Estate, Rental and Leasing	25	29
Professional, Scientific, Management, Administrative, and Waste Management	34	40
Education, Health, and Social Services	87	77
Arts, Entertainment, Recreation, Accommodations and Food Services	52	56
Other Services	17	7
Public Administration	8	20

*These are jobs in which Torch Lake Township residents are employed, many of these jobs other than agriculture are likely located outside of Torch Lake Township.

Source: 2000 and 2010 Census Profiles

At the present time, only limited amounts of land are zoned commercial in the township. The majority of commercial activities are occurring on land zoned village which is located in the "villages" of Torch and Eastport. No industrial uses currently are located in the township.

CLASS OF WORKER (RESIDENT) IN TORCH LAKE TOWNSHIP

	<u>2000</u>	<u>2010</u>
Private wage and salary worker	302	429
Government Workers	48	61
Self Employed workers in own unincorporated business	45	54
Unpaid family worker	2	0

Source: 2000 and 2010 Census Profiles

VII. Land Use

A. Historical and Current Land Use

The Michigan Department of Natural Resources derived land use data from infra-red aerial photographs of Antrim County, Michigan taken in 1978 and 1979. In 1997, members of the Land Use Plan Update Committee reviewed recent photographs of the township, visited all parts of the township, and drew updated land use boundaries. These updated maps were put into digital form and current acreage figures calculated by Larry Sullivan, Consultant Planner. The land use figures from 1978 and 1997 are shown in the Land Use Inventory Table as acres, percentage of total land use, and percent change from 1978 to 1997.

At times it is difficult to separate land use from land cover as, for example, when homes are located in forested areas, the land use is residential but the land cover is forest. Wherever such separation difficulties arose, the 1978 DNR Land Use Data and the 1997 Land Use Plan Update Committee identified the use rather than the cover for the land use in question.

Residential

Land use for residential purposes currently represents over 16% of total land use and has nearly doubled since 1978. This increase (in acres approximately the same amount as the acres lost from open land, forest, beaches and dunes) has been primarily in single family residences and has occurred more along the shores of Lake Michigan and Torch Lake than elsewhere in the township. Planned Residential Developments (PRD's) off the water are in early stages of development and will further increase the percentage of land in residential use as they become occupied.

Commercial

Land use for commercial purposes represents less than 1% of total land use but has increased by over 140% since 1978. This increase has been located mostly in the village zones of Eastport and Torch Lake.

Industrial

Land Use for industrial purposes has been very minor in the township since the logging boom ended in the early part of the 20th century. At roughly 0.3% of total land use, industrial use has remained essentially unchanged in the past 20 years.

Roads

Land use acreage figures for roads were not determined in 1978, those acres being included in the land use categories bordering the roads. So as to keep land use figures in 1997 comparable to those from 1978, the Land Use Plan Update Committee used miles rather than acres to describe the roads in the township.

Highway US-31, a two-lane, north-south state trunkline, extends the 9 mile length of the township. Highway M-88, a two-lane east-west state trunk line, enters the north end of the township from the east and ends at Highway US-31. East Torch Lake Drive, a two-lane county primary road, enters the township approximately 3/4 mile south of Highway M-88 and comes north along the east shore of Torch Lake to end at Highway M-88. West Torch Lake Drive, a two-lane county primary road, enters the township at its southern border and comes north along the west shore of Torch Lake 1 mile to Hjelte Road; as a county local road, West Torch Lake Drive continues north 2 miles to Barnes Road.

To the east, Highway US-31 is connected to West Torch Lake Drive through three two-lane, 1 mile long, county local roads, from north to south: Barnes Road, McLachlan Road, and Hjelte Road. Erickson Road, which intersects with Highway US-31 at the southern border of the township, dead-ends just less than 1 mile east of the intersection and is separated from West Torch Lake Drive by a roadless segment 1/2 mile long.

To the west, Highway US-31 is connected to the shore of Lake Michigan through several 2-lane county local roads: (from north to south) Barnes Park Road (1/2 mile), Traverse Bay Road (1/2 mile), Bay Colony Road (1-1/4 miles), Creswell Road (1-1/2 miles), and Erickson Road (1-1/2 miles). These roads intersect numerous local roads, 2 lanes or less in width, which run discontinuously north-south along the shore of Lake Michigan, extending a total of roughly 8 miles. There are in excess of 10 miles of dead-end roads serving residential areas, varying in length from one half mile to one and one half miles. Because of the discontinuous road network, the travel distance for rescue vehicles to the most remote portion of the residential areas is in excess of 11 miles.

A considerable number of private roads have been developed in the past to provide access to lake front development. In some instances, these roads have been well constructed and meet or even exceed Antrim County Road Commission standards. In some instances however, the private roads do not meet current safety or accessibility standards. Either a free standing private road ordinance or language should be incorporated into the zoning ordinance that will insure that new private roads provide for adequate access to development by emergency vehicles as well as to minimize dead end roads or cul-de-sac's that do not meet minimum standards to allow for safe and easy turning movements by vehicles traveling on them.

Parks/Recreational

Land use for parks and recreational purposes currently represents less than 4% of total land use but has increased by over 180% since 1978. An important contributor to this increase is the recent acquisition of approximately 42 acres for a nature preserve on Lake Michigan.

Agricultural

Land use for orchards has increased slightly and for croplands, pasture, and other agricultural purposes decreased slightly, for an overall approximate 5% loss of agricultural land use since 1978. Currently, agricultural land use represents 18% of total land use in the township.

Open Land

Open land acreage has been reduced by 21% (362 acres) since 1978 and currently represents 14% of total land use.

Forest, Wetlands, Water, Beaches and Dunes

Land use for forests, beaches and dunes have been reduced by a total of 545 acres, in part through conversion to residential use and in part by reclassification to parks/recreation. Water and wetlands are essentially unchanged since 1978.

Land Use Inventory Table

	Acres		Percentage of Township		Change	
	<u>1978</u>	<u>1997</u>	<u>1978</u>	<u>1997</u>	<u>Acres Change</u>	<u>Percent Change</u>
Residential	792	1,566	8.21	16.17	+774	+97.7
Commercial	31	75	0.32	0.77	+44	+141.9
Industrial	32	31	0.33	0.32	-1	-3.1
Airport	28	28	0.29	0.29	0	0
Roads (miles)	N/A	36.5				
Parks/Rec.	114	321	1.18	3.32	+207	+181.6
Cemeteries	8	8	0.08	0.08	0	0
Agriculture	1,833	1,742	18.99	18.00	-91	-4.9
*Cropland	841	674	8.71	6.96	-167	-19.9
*Orchard	900	989	9.33	10.21	+89	+9.9
*Pasture & Other	92	79	0.95	0.82	-13	-14.1
Open Land	1,717	1,350	17.79	13.94	-367	-21.4
Deciduous Forest	3,260	2,804	33.77	28.96	-456	-16.3
Coniferous Forest	918	890	9.51	9.19	-28	-3.1
Water	8	8	0.08	0.08	0	0
Wetlands	852	859	8.82	8.87	+7	+0.8
Beaches/Dunes ¹	62	1	0.64	0.01	-61	-98.4
TOTALS²	9,655	9,683				

¹ Change is due to reclassification of land use, not actual loss of beaches/dunes.

² Acreage difference, less than 0.3% of total, is a result of differences in the accuracy of the base maps used in the inventories and differences in Lake Michigan water levels between 1978 and 1997.

Torch Lake Township
Buildout Analysis*
 (Based upon zoning in effect as of 01-01-06)

<u>Zone District</u>	<u>Total Acres</u>	<u>Net Acres**</u>	<u>Minimum Lot Size Square Ft.</u>	<u>(Acres)</u>	<u>Dwelling Units Allowed in District</u>
R-1	1,870	1,234	20,000	0.459	2,688
R-2	1,245	822	10,000	0.229	3,589
R-3	0	0	6,000	0.138	0
Timber	1,374	907	87,120	2.000	454
Village	422	279	7,500	0.172	1,622
Agricult.	4,285	2,828	87,120	2.000	1,414
PRD	370	244	43,560	1.000	244
PUD	0	0	43,560	1.000	0
Comm.	62	41	No/Min.	0.000	0
Manufact.	0	0	No/Min	0.000	0
Total	9,628	6,355			10,011

* Acreage figures have been rounded off to the nearest acre.

** There was a deduction of 33% of the land area for roads. This figure will ultimately be determined by the creativeness and economy of land use in the design of future development.

This total would result in a township-wide average of 1 dwelling unit per acre using the total acres and 1.6 dwelling unit per acre using the net acres. The State of Michigan average number of persons per family is 3.16 and the average number of persons per household is 2.66. In Torch Lake Township the average number of persons per family is 2.78 and the average number of persons per household is 2.48. Given the dwelling units allowed in the zoning ordinance as determined above, the population of Torch Lake Township on buildout would be expected to be between 24,802 and 31,603 persons.

B. Future Land Use Options

In developing future land use options, the Planning Commission utilized public input, capability and suitability imposed upon the land by virtue of the soils, geology, and other natural features of the land. These options were developed with the thought of maintaining and adding to the current rural and natural character of the township.

Based on the community input received in the process of developing this plan to date, it is clear that the community desires future growth to be planned and guided; clean air and water, scenic rural character, agriculture, forests, wetlands, wildlife habitats, and open space to be preserved; commercial, warehousing and manufacturing be located in areas well suited to those uses and the majority of additional residential use in the form of single family detached homes.

Based on the soil types, high water table and wetlands, and thin strip of land comprising the township between two highly valued water bodies, there are severe limitations on the potential development of many types of resource based income-producing uses in the township. In addition the population and public utility and community infrastructure is not conducive to many forms of industrial or large commercial developments. The higher grounds in the township are ideal for use as orchards but are equally suited for housing. Pressures that are being placed on these agricultural properties are low prices for agricultural products and high values for view properties. If housing development continues to replace farming activities, increasing pressures will be exerted to convert all farm lands to non-farm use. Agricultural activities require a critical mass or level of agricultural activity in order to maintain the presence of supplier and processors in an area to support the agricultural activity.

Residential

Options for future residential land use are limited by the total land area available, the desires of the owners of the land, the capability of the land to support sanitary waste disposal facilities and any regulatory ordinances that are in effect. These regulations include zoning, high risk erosion, sand dune, and wetlands. While the lands along the shores of Torch Lake and Lake Michigan have been almost completely developed, there remains considerable land currently in use as orchards, farms, forest, wetlands, and open lands.

Commercial

Currently, employment opportunities in the township are limited. Public input suggests that large commercial developments are neither needed nor desired. Small commercial

and service enterprises that provide goods and services to residents and visitors on a daily basis are necessary and desired. For the most part, the provision of additional areas for commercial development should reflect the need to provide employment opportunities for the residents of the township as well as providing for the needs of the local residents. Suitable locations for additional commercial development are generally agreed upon to be within or in close proximity to the village of Eastport.

The philosophy of providing for small scale commercial and service enterprises in areas of the township where direct access onto US-31 would not be necessary (i.e. in cross-road areas where there is already some commercial development located) without creating urban-type commercial strips should be considered. Regulations such as requiring setbacks, berms and vegetative buffers to limit the view from the highway and from neighboring residential uses of such commercial development should be incorporated into the zoning ordinance.

Industrial

Because of the geographic limitations of the township, the nature of the environment, the lack of public sewer and water supplies as well as a shortage of diversity in the labor force, there are limited numbers and types of manufacturing or industrial uses that would be a good fit with Torch Lake Township. Small, light industries could be accommodated, would blend in well in the township and would assist in diversifying the economic structure of the township.

Agricultural

The land in use in the township for orchards is particularly well suited to that use because of terrain, soils, and the effects of the nearby bodies of water on the weather and growing season. To the extent possible, the township should foster the retention of these lands by supporting farmers who seek conservation easements, land trusts, and development rights transfers. These and other tools are all useful in protecting agricultural lands from diversion to other uses.

Forest, Wetlands, Water, Beaches and Dunes

Available means to preserve natural features include conservation easements, millages to purchase land or development rights, grants and donations. The township should develop a prioritized list of properties to consider for preservation and protection from alternative uses and seek support from potential sources that can be identified for such preservation.

VIII. Community Facilities

A. Inventory of Existing Facilities

This section presents an inventory of the services/facilities provided by various levels of government and private enterprise, including public buildings, schools, recreation facilities and utilities available in the township.

Educational

Torch Lake Township is served by the Central Lake and the Elk Rapids School systems.

Institutional

Federal - There is a U.S. Post Office located in Eastport which provides walk-in service and boxes for mail. Delivery of mail is provided by U.S. Post Offices in Central Lake, Ellsworth, and Kewadin. There are four U.S. Agriculture Department functions located in Bellaire; Farmers Home Administration Office, Soil Conservation Service Office, Agricultural Stabilization and Conservation, and Cooperative Extension Services. Veterans Affairs is also located in Bellaire.

State – A Secretary of State Office located in Bellaire which provides a number of services including license plates and drivers licenses along with a number of other services.

County - The Antrim County Building is located in Bellaire and houses the majority of the county's administrative functions. Included in the County functions are:

- Equalization Department
- Medical Examiner
- Coordinator/Planner
- Commission on Aging
- Grass River Natural Area
- Antrim County Soil Erosion
- Economic Development Corporation
- Planning Commission
- Parks and Recreation Commission

North Country Community Mental Health Board
Registrar of Deeds
County Treasurer
County Sheriff's Department
Veterans Affairs
County Clerk

The Antrim County Court House which has been recently renovated, handles the 13th Circuit Court, the 86th District Court and Probate Court. The County Road Commission's main office is located in Mancelona. Additional Road Commission facilities are also located in Central Lake and Kewadin. It is from these facilities that road repair, snow removal and equipment maintenance functions are performed.

The Antrim County Soil Erosion and Sedimentation officer is located in the Antrim Conservation District Office which is located in Bellaire.

Township - The Torch Lake Township Hall is located on Highway US 31, just north of Highway M-88 and Park Road in Eastport. The hall is used for township meetings, civic groups, classes, and the Upper Torch Lake Association's monthly potluck dinner. The Township Offices are located at the Township Hall which serves as the repository for all public documents generated or maintained by the Township.

The Township maintains a website (www.torchlaketownship.org) from which a variety of information is available regarding the Township. Additional information is also available at the Antrim County website (www.antrimcounty.org).

Public Safety, Health and Communication Services

911 Emergency System - Antrim County operates an enhanced 9-1-1 system which dispatches the appropriate fire, police and ambulance services.

Police - Law enforcement within the township is handled on three levels: the Michigan State Police provides services from their posts in Kalkaska, Petoskey, and Traverse City with the primary service being provided out of their Kalkaska post. The Antrim County Sheriff's Department in Bellaire and the Torch Lake Township Constable. The Sheriff's Department operates on a 24 hour basis for road patrol. There is a locally elected Constable position. This is a paid official responsible for carrying out applicable duties as assigned by the Township board. Due to manpower constraints, the Michigan Department of Natural Resources (DNR) has delegated inland lake and Lake Michigan Marine patrol to the Antrim County Sheriff. However, the two DNR Conservation

Officers (Co) assigned to Antrim Count do patrol the waters. In addition, DNR CO's have the ability to enforce all laws. The Township provides an office for use by the Antrim County Sheriff's Department and the Michigan State Police on an as needed basis.

Fire Service - Torch Lake Township through a voter approved special assessment district, provides its own fire fighting services. There are two fire stations located in the Township. They respond to all emergencies in Torch Lake Township and are available on a mutual aid basis to Banks, Central Lake and Milton Townships.

Water for Fire Service - Water storage capacity for fire fighting purposes currently exists in various locations throughout the Township.

Ambulance Service - This service is provided by the Torch Lake Township Emergency Medical Service which has been created by a voter approved special assessment district. The service is staffed by a paid group that operates from a facility adjacent to the Township Hall in Eastport. In addition to traditional ambulance transport, basic life support services are provided. The service covers the entire township with financial support derived from an assessed millage in addition to billing for usage.

Medical Facilities and Services - Hospitals are available in Charlevoix and Petoskey to the north and in Traverse City to the south. North Flight helicopter service is available for emergency service by air. Advanced Life Support Services with ground service are available from both the north and the south. Doctor and dentist offices are available in most surrounding cities and villages (Central Lake, Elk Rapids, Charlevoix and Traverse City).

Northwest Michigan Community Health Agency (formerly District Health Department #3), is located across the street from the County Courthouse in Bellaire. The following are a number of services available:

Personal Health - Clinical work, family planning, children's special health care service, maternal support service, vision, hearing and health screening in the schools, etc.

Environmental Health - Administering all state and county environmental health programs, ordinances and all immunizations.

The North Country Community Mental Health Board - Located in Bellaire and provides a range of mental health services for the mentally ill or developmentally disabled persons. Services include counseling, emergency counseling and life planning and management for the developmentally disabled.

Meadowbrook Medical Facility - This is an Antrim County nursing facility located in Bellaire. Programs include physical and diversional therapy for the aged. A number of assisted living apartments are available in addition to the nursing facility.

Refuse and Recycling - The Township residents are serviced by a public and private contractors for a fee. There are county-operated refuse collection and recycling sites located at Central Lake and Elk Rapids for use by Township residents for a per bag fee. Glass, plastic, cardboard, newsprint, glossy magazines and tin can be deposited for free.

Television Service - Television service is available from a limited number of commercial and public television stations with varying degrees of reception throughout the Township depending upon location and the type of antenna system used. Charter Cable, with a local office in Traverse City, provides cable service throughout the township. Satellite television providers can be contracted for service as well.

Land line telephone service is provided by several companies, with cellular service available from a number of providers.

Internet service is provided by a number of companies with varying speeds and band width based upon the provider and location within the Township.

Natural gas is available to limited areas of the Township.

Recreation

Torch Lake Township is a natural recreation area, a slender moraine between Torch Lake on the east and Lake Michigan on the west, with 75% of its periphery being shoreline. The variances in climate provide both summer and winter recreation opportunities. Within an hour drive are ski resorts, golf courses, tennis courts, boat charters, marinas, parks, campgrounds, sailing and boating facilities, baseball diamonds, hunting and fishing areas, nature trails, protected natural areas and significant tourist accommodations. Many of these recreational facilities are located within the boundaries of Torch Lake Township.

The following recreation facilities are available to the public:

Antrim County Barnes Park - 157 acres of forest, field and beach on Lake Michigan. There are 76 camp sites, a picnic pavilions, playground, bath houses, and rest rooms.

William K. Good Day Park - The property was purchased in 1993 and improved with Torch Lake Township funds, a Michigan Natural Resources Trust Fund grant and private donations. It is a 4 acre parcel located within Torch Lake Village with 200 feet of frontage on Torch Lake. The shallows just offshore are ideal for swimming and water games, the grassy, tree-shaded park land is ideal for picnicking and lawn games. A central building offers restrooms, clean water, storage space and telephone. Two pavilions offer shelter, a place for cooking and for group activities; the well-tended grounds have sprouted picnic tables and grills, a children's fun center with slides and swings, basketball and volley ball setups, a flagpole, signs, etc.

DNR Public Access - This parcel with 400 feet of frontage is located at the north end of Torch Lake in Eastport. It has rest rooms, a boat ramp, parking area and beach. It is extensively used by swimmers as well as boaters. It is also a launch area in winter for ice fishing shanties.

Torch Lake Township Dock and Boat Ramp -This public access is located in Torch Lake Village adjacent to the William K. Good Day Park. It is owned and maintained by the township.

Torch Bay Trail and Beach - This is located directly west of Torch Lake Village on both sides of Traverse Bay Road and ends in a primitive boat launch at Lake Michigan. The 40 acres includes over 700 feet of beach and dune lake frontage, portions of two beach ponds, wetlands and acres of beautiful mature forested dunes and drumlins. The current Recreation Plan calls for creating a multi-purpose 40 acre Scenic Preserve. Proximity to the boat launch in Torch Lake Village would make it feasible to carry a small boat from Torch Lake to Lake Michigan or vice versa without making the long passage down to Elk Rapids and up through the lower Chain O' Lakes.

Other Additional Road End Accesses - Within the township there are approximately 16 other road ends which access either Torch Lake or Lake Michigan.

Torch Lake Township West Torch Lake Boat Launch - This boat launch is located 1/3 mile south of Barnes Road (not a road end). It is furnished with a concrete launch ramp. Since the total width of the access is only 66 feet, parking is limited.

Golden Beach Access - A waterfront lot on Lake Michigan in the southern end of the township, dedicated to the township by deed for use as a park.

Eden Shores Turn-Around Access on Lake Michigan - This site features a wide beach, a high bank exposing ancient geological layering, a natural flowing spring and many sorts of fossils.

A-Ga-Ming Golf Resort – Consists of two privately owned 18 hole golf courses, open to the public, featuring a restaurant and pro shop with scenic views of Torch Lake. This resort is located east of Highway US-31 and north of McLachlan Road. The property, zoned PRD, currently has condominiums.

Lake Michigan Boat Access – Other than the primitive launch site at Torch Bay Nature Preserve, there is no public boat launch to Lake Michigan within the township. Given the physical characteristics of the Lake Michigan shoreline it is neither practical nor cost effective to develop one.

Transportation

Antrim County Transportation (ACT) - This is a Dial-a-Ride service provided by Antrim County's public transportation service. Based in Bellaire, it is non-scheduled (on call) service which charges a fee for service. A multi-county service is in operation, providing transportation to medical facilities in a number of the area counties.

Interstate/Regional Bus Service - Indian Trails, a private motor coach company, operates a daily service throughout Michigan, the U.S. and Canada. The buses have a regular stop in Mancelona. Schedules can be obtained at the Eastport Market.

Cherry Capital Airport - This regional airport located in Traverse City is serviced by three national airlines, American, Northwest and United and provides direct connections to major U.S. hubs. Plans are projected for this facility to grow in the future.

Torchport Airpark - Provides N-S and E-W maintained grass landing strips. Hangar space and field tie-downs are available

B. Future Community Facility Needs

Educational

Promote improved educational programs and their availability to the residents of Torch Lake Township.

Transportation

It is recognized that future changes to US-31 and M-88 will impact the Township. It is recommended that the Township take an active role in any planning and implementation of such changes when ever and where ever feasible.

It will be necessary to periodically assess the conditions of roads within the Township to insure that road improvement priority list is maintained and up to date. Improvements should be directed to roads in those portions of the township in which development is recommended to occur.

To provide for alternative forms of transportation, non-motorized means trails (walking, bicycling and other means) should be provided as new developments are proposed. These trails should make provisions for movement both within the development and to adjacent developments as they occur. Means of providing for this non-motorized transportation should include at a minimum for the provision of easements for non-motorized trails to actual construction of the trails dependent upon the amount of traffic that will be generated by the development and the presence of constructed trails on adjacent properties. The need to develop these trails shall be based in part upon either the potential volume of traffic that will either be generated by the specific uses or which the use(s) will attract.

Driveways and curb cuts onto state highways and county primary routes are a concern within the Township. All forms of new development should be configured so that a local "service" road can service several homes or businesses. Thierry Circle is an example of a "service" road servicing multiple homes.

Pedestrian walkways and non-motorized trails should be provided with new development to separate motorized and non-motorized traffic to ensure the safety of all traveling persons.

Future residential developments should be required to design ingresses and egresses adequate for fire and rescue vehicles as conditions of approval.

Speed Limits - The Township in conjunction with the Antrim County Road Commission and Michigan Department of Transportation (as appropriate) should work with the Michigan State Police toward the establishment and posting of safe and appropriate speed limits on roads within the township.

Research should be undertaken to establish thresholds at which additional road access

should be required to ensure public safety for current developments. Developments which currently contain dead end roads are encouraged to connect with other roads to provide for increased public safety and improved traffic circulation. Future developments shall be evaluated to determine if through traffic road ways will be necessary and site plan approval will be required. These determinations should be made on a case by case basis.

Public Safety, Health and Communication Services

Police Services - The Antrim County Sheriff and Michigan State Police shall continue to provide police service to the community. As the population grows, expansion of the Antrim County Sheriff department should be encouraged. In addition, the expansion of marine patrol capabilities should be considered.

Fire Services - The Township is served by two fire stations on US-31. Fire Station #1 is located at the Torch Lake Township Hall at 2355 N. US-31 and Fire Station #2 is located at 2855 N. US-31 south of Creswell Road.

The township should continue to provide fire and emergency medical services. As the population of the township grows, the township should consider the potential for a manned fire and advanced life support services. The township should continually explore the feasibility of improving these services while minimizing costs.

As part of the necessary infrastructure for all new commercial and residential developments, the developer should be required to indicate how sufficient quantities of water are to be made availability for fire fighting purposes as a part of the site plan review and approval process. A lack of sufficiently demonstrated quantities of water will be a basis for refusal to approve a site plan. A determination of availability of adequate quantities of water by the Township Fire Chief, as well as the ability of the locally available fire fighting equipment to access the development, as well as a statement on the part of the EMS staff that the development is capable of being serviced should be considered as a part of the site plan approval process. Failure to document adequate water supplies or the ability to access the development with emergency equipment should be a basis for rejection of a site plan.

911 Emergency System - The Township should continue to communicate with Antrim County to ensure continued service by the Enhanced 911 system for the entirety of Antrim County.

The Township should coordinate efforts with the Northern Lakes Economic Alliance and other profit and non-profit groups to ensure that high speed and quality internet service

is available to the residents and businesses of Torch Lake Township into the future.

Recreation

William K. Good Day Park - Improvements as established in the *Township Recreation Plan* should continue.

Torch Bay Trail and Beach - No improvements are contemplated as being in the foreseeable future.

Road End Accesses - As identified in the *Township Recreation Plan*, work needs to continue to document ownership of these properties. Public owned properties need to be properly marked and signed both to protect the rights of adjacent property owners and the general public. Rules established for these accesses should be in agreement with state laws.

Torch Bay Nature Preserve - With the acquisition of the Lake Michigan property for the Torch Bay Nature Preserve, the township has added land for recreational use. Development of hiking trails through this property could help to meet the desires of the citizens for additional facilities of this type. Consideration could be given to making trails that can be used for cross-country skiing in winter.

Paved non-motorized paths parallel to the major transportation routes within the township shall be encouraged to be developed to provide for additional recreation resources and a safe and healthy means of transportation.

Efforts should be undertaken to ensure that the Township Recreation Plan is reviewed on a periodic basis and updated to reflect the needs of the Township as the population characteristics and recreational interests change over time.

Other concerns

Elderly Housing - Those currently existing facilities devoted to housing the elderly including assisted living and nursing home care are currently at capacity. Should this lack of available space continue, additional housing of this nature will be necessary in the future.

Infrastructure - Currently, there are no generally available municipal sewer and water facilities. A portion of the A-Ga-Ming Resort is served by a community water and/or sewer system. Given the fact that a number of dwellings in the township currently draw

water directly from Torch Lake for domestic consumption due to the costs or inability to obtain a suitable supply of groundwater for that purpose, may give rise to the need to explore a community water supply system to those areas of the Township that currently have no assurances that their current water supply will be suitable for consumption in the future.

IX. Future Community Development Options

A. Determination of Options

Septic Waste Disposal

The single most limiting factor in determining options for development in Torch Lake Township is the capacity of the soil to accommodate effluent from septic tanks and drain fields. In the absence of a central sewer system or septage treatment facility, the land in the township can accommodate, on average 2 dwelling units per acre based on a conventional, in ground septic waste disposal system according to the Northwest Michigan Community Health Agency. Allowing the average residential densities as provided for using Health Agency regulations may result in the high potential for nitrate contamination of near surface ground waters based upon studies conducted by Cornell University and others. Thus the need to insure that drinking water wells are drilled to a depth that provides for a clay layer to prevent the near surface groundwater from reaching the depths of the water tables from which drinking water is obtained. Other means of insuring that the residents of the township have clean sources of drinking water is to limit the density of development in a manner that reduces that probability of elevated nitrate levels reaching the groundwater, require “engineered” septic waste disposal systems that are provided for in the proposed new sanitary code, or the provision of public or centralized sewer and/or water supplies. To install a system or systems in an economical manner requires a higher density of development than we are currently experiencing within the township. We foresee the need for a community sewage at some future date to accommodate increasing development levels at A-Ga-Ming and in the “villages” of Eastport and Torch Lake.

B. Future Development Options Available

Conventional style development following the Land Division Act

This type of development generally consists of a number of residential lots smaller than one acre in size with the roads and utilities provided prior to construction taking place.

Conventional style development avoiding the Land Division Act

This generally results in larger lots, most in excess of 10 acres in size that in some instances are further divided into smaller lots over time.

Concentrated development around the "Villages" of Torch Lake and Eastport

This pattern would encourage higher density residential development and any commercial and service businesses to locate within close proximity to the Village. This pattern would allow an area for higher density, a variety of home sizes and residential development types including single family homes and multiple family dwelling (apartments).

Open Space Subdivisions

This development is typified by multiple family dwellings or duplexes with large amounts of open space. Open space developments in Torch Lake Township are developed as Planned Residential Developments (PRDs) and Planned Unit Developments (PRDs).

Cluster Development

Cluster Development typically contains groups of detached single family dwellings on small lots resulting in large amounts of open space. Cluster developments in Torch Lake Township are developed as Planned Residential Developments (PRDs) and Planned Unit Developments (PRDs).

C. Selected Future Land Use Development

The desired future land use development pattern is a mix of a number of the options outlined above. The mix of concentrated residential and commercial development around the "villages" of Torch Lake and Eastport is the desired pattern located in the two existing, unincorporated villages. This residential usage would feature a mixture of residential types and densities, with a trend toward higher densities at such time as community infrastructure is put into place that would allow for and accommodate higher density development while protecting the ground water from the potential of contamination from on-site septic waste disposal systems. In addition to encouraging additional development including higher density residential development in the "village" areas, clustered residential development would be allowed in the remainder of the township in the densities outlined below with the clustering allowing property owners a degree of economic return while at the same time maintaining blocks of land that are well suited for agricultural and timber production purposes while at the same time protecting lands featuring sensitive environments, wildlife habitat areas, and scenic view corridors, thus maintaining the rural and agricultural character of Torch Lake Township.

In all areas of the township where residential development is allowed, property owners are strongly encouraged to cluster development to minimize the loss of open space and the rural character of Torch Lake Township.

It is acknowledged by the Planning Commission in the development of this plan that in the past, small parcels of property located along US-31 have been rezoned to allow for commercial activities along this highway and that commercial uses have in fact been developed on many of these parcels. It is recognized that while the practice of rezoning “small” parcels of property outside of the villages of Torch and Eastport has resulted in “spot zoning” which should not continue, the Planning Commission has no intention of changing the commercial designation of those parcels that are both zoned and being used for commercial purposes.

Agricultural Lands

Lands upon which the primary use would be the production of food stuffs. These lands are located in the southern half of the Township and parallel US-31. These lands are well suited for producing crops of a variety of types as well as being well suited for pasture lands for the grazing of cattle and similar livestock. These lands tend to contain soils which are well suited for agricultural production as well as being situated on high ground which feature good air movement which allows a number of orchard crops to be raised. The air movement is important in that it provides a cooling function in the spring which delays the flowering of fruit trees to avoid frost damage and maintains a warmer climate in the fall which is effective in minimizing early frosts which can harm many crops. These lands, being located along US-31, the major traffic corridor through the Township also provides scenic views and projects a feeling of a rural farming community as opposed to an urbanized area. New agricultural activities such as vineyards and their associated activities should be encouraged to assist in strengthening the economic viability of farms in the Township. Torch Lake Township, Antrim County, land conservancies and other groups should make a concerted effort to protect and maintain the agricultural, timber and view significant open spaces that currently exist through the use of a variety of tools which currently exist and should seek out new tools and encourage their use within the Township.

Residential development should only be allowed at a density that would not result in the loss of these regionally and nationally significant resource production lands. This can be accomplished by concentrating residential development in clusters, and providing buffers and/or greenbelts to protect the residents from agricultural activities as well as the need to protect the farmer from complaints and nuisance lawsuits that detract from the time and attention the farmer can give to managing and running the farm.

Timber Lands

Land upon which the primary uses would include the production of wood fiber and unimproved lands for outdoor recreation purposes (such as cross country skiing, snowshoeing, hiking, hunting and trapping, dog training, and snowmobiling) as well as the preservation of environmentally sensitive lands. These areas would predominantly consist of those lands having the ability to produce regional or nationally significant quantities of timber. Residential development would be allowed at a density that would not result in the loss of these regionally significant resource production lands.

These lands are generally located in the southern half of the Township and are located between the Agricultural Lands which parallel US-31 and the Residential Lands which are located in close proximity to the Lake Michigan and Torch Lake shorelines on generally level lands.

Residential

Land upon which new residential development occurs should not exceed an effective density equivalent of two (2) dwelling units per acre. These areas will provide for residential development needs of the community such that the pressure to develop lands well suited to agricultural and timber is minimized or eliminated. These lands should be developed in a cluster fashion to allow the ability to retain significant natural features and wildlife corridors to allow wildlife to move about the Township and reach sources of water, food, and shelter.

These lands are found along the perimeter of the Township, generally along the lake front and back lot lake development which is already developed for the most part. An area of along the border of Torch Lake and Central Lake Townships is also planned for this use to meet the residential needs of the northern end of the Township and to provide a buffer from uses which may occur in Central Lake Township (which is not zoned at the current time).

Commercial/Residential

These land areas are in the vicinity of the unincorporated villages of Eastport and Torch Lake. Residential development in these areas should not exceed an overall density of 6 dwelling units per acre. Properties developed for commercial use should occur in a Village or Hamlet manner with commercial uses on the first floor and residential uses located above the commercial uses. These commercial uses should be developed with sidewalks to encourage pedestrian traffic between the uses and limit the parking to the sides and rear of the buildings. The higher density residential development should only

take place at such time as the ability exists to connect to a community sewer and water system. The Township should explore the potential for providing these types of infrastructure in the future.

Commercial and Manufacturing

Future commercial and low impact/intensity manufacturing should locate in the area of Eastport, north of the junction of US-31 and M-88. These land uses should be screened to minimize the view from the public streets and highways in the township. These land uses should make use of common, shared driveways or access roads to reduce the number of curb cuts to allow for efficient traffic flow and for traffic safety purposes. These uses should be developed with sidewalks to encourage pedestrian traffic between the uses and limit the parking in a manner that shields the view of the parking areas from the neighboring roads, highways and especially non-commercial-industrial used properties.

D. Overlay Zone Recommendations

Highway Corridor

Highway US-31 and M-88 serve as the "front doors" of the township. These are the first areas of the township experienced by both our own citizens as well as the motoring public. As such, efforts should be made and design standards be established to provide for the preservation of the scenic and rural character of the township. The visual impact of development in the highway corridor can and should be minimized.

The public safety impact of development in the highway corridor should be managed by the provision of common access roads or drives for multiple dwellings, keeping the number of curb cuts onto the highway to a minimum. In addition to minimizing the number of driveways or curb cuts, efforts should begin to implement a non-motorized trail system along both US-31 and M-88.

Water Quality Protection

In all its planning and decision-making Torch Lake Township should adopt a policy of water quality protection from contamination by excess nutrients, pesticides, and other pollutants. Protection against excessive nutrient delivery to these waters can also be fostered by recommendations to residents for proper use of nutrients, pesticides, and other potential pollutants, along with education on sensible stewardship of all property in the township, no matter how it is zoned.

The Planning Commission should establish guidelines for gathering information from residents and professional environmental experts, with the purpose of providing recommendations and educational material to property owners that will enable Torch Lake Township to maintain and improve the level of water quality in the Township.

Future Land Use Plan Residential Build-out

The amount of residential development that will result based upon the selected Future Land Use Map will vary somewhat from the figures provided in the Future Build-out Table below due to some land area being consumed by utilities, roads, wetland areas and the ultimate provision of community sewer and/or water service to the unincorporated villages of Torch Lake and Eastport. From a realistic standpoint, we do not believe the development within the Township under this plan will exceed 6,000 dwelling units. However, given the emphasis in this plan upon clustering of residential development which will reduce the land area needing to be consumed by infrastructure needs, it is possible that the residential development could exceed the 6,000 dwelling units that have been estimated that this plan would allow to occur upon full build-out but the development should not exceed the 8,732 dwelling units unless the plan is amended to allow for an expansion of the areas that allow the higher density residential development to occur. To exceed the 6,000 dwelling units, a considerable amount of redevelopment of areas already containing residential development would need to take place. We have, however, witnessed the redevelopment of residential properties throughout the township over the past ten to fifteen years and we do expect that trend to continue into the future.

X. Recommendations for Implementation of Land Use Plan

A. Possible Funding Sources for Future Needs

Taxation through voted millages for specific projects may provide funds for purchase of development rights of properties the township citizens choose to protect from future development. Grant monies may be obtained from philanthropic societies or individuals for selected projects such as road repair, scenic preservation, and water quality protection.

B. Tools Available for Use in Implementing Land Use Plan

Implementation of this plan is achievable through a combination of public and private decisions being made over time. These decisions are influenced by educational efforts, public infrastructure investment and regulatory ordinances.

Education is essential in order for citizens to understand and support this land use plan as well as other existing and potential plans. Educational efforts can and should be undertaken by a wide diversity of groups and organizations through informational seminars, demonstration projects, publications, and other outreach efforts to the community. A number of groups can and should be involved in educational efforts as appropriately matches both the goals of the organization and goals of this plan. These groups include but are not limited to the Torch Lake Township Planning Commission and Township Board, Antrim County Planning Department, Michigan State University Extension Service, Northwest Michigan Community Health Agency, the Three Lakes Association, Tip of the Mitt Watershed Council, Torch Lake Protection Alliance, Grand Traverse Regional Land Conservancy, New Designs for Growth, as well as Northwestern Michigan College.

Public infrastructure investments, such as the construction of new and improvements to existing streets, the purchase and development of land for public purposes can have a major impact as to the type and location of future development. The construction of a community or public septic waste disposal facility would open up the possibilities for more intensive commercial and residential development in the area serviced by such a facility as well as opening the doors to allowing industrial development to occur.

The protection of lands having special significance such as farmland, forest lands, lands having unique scenic views, recreational lands and environmentally sensitive lands can be accomplished via voluntary property owner actions such as restrictive covenants, the transfer or sale of development rights through the Transfer of Development Rights (TDR), the Purchase of Development Rights (PDR) by Torch Lake Township, Antrim County, the Grand Traverse Regional Land Conservancy and other similar organizations.

Agricultural lands can be retained by changes in State Tax Policy to provide for the taxation of land upon their current use as opposed to their development potential. Other methods of preserving farm land in farm usage is to encourage innovative means of adding value to agricultural products through the farm markets, on site processing of farm products, wineries and wine tasting rooms to provide for the sale of wine created from locally grown grapes and encouragement of farm markets within the Township.

Regulatory ordinances including zoning, private road, land division and public street access can be used as tools in assisting in the implementation of this plan. Regulations alone cannot guarantee implementation of this plan but they help by prohibiting development that is contrary to the recommendations contained within this plan. The development of regulatory ordinances must be preceded by thoughtful research and a public education process. This is necessary to ensure the residents of Torch Lake

Township understand and support the rationale and purpose of the regulations as well as the outcomes that could result with or without the regulations being put into place.

XI. Appendices

Appendix A.

Prime Forestlands Map

Appendix B.

Prime Farmlands Map

Appendix C.

Maximum Slope Map

Appendix D.

Topography Map

Appendix E.

Septic Limitations Map

Appendix F.

Hydric Soils Map

Appendix G.

Wetlands Map

Appendix H.

Sand Dune

Appendix I. 1

High Risk Erosion Map

Appendix I. 2

High Risk Erosion Map (continued)

Appendix J.

Zoning District Map (as of May 10, 2007)

Appendix K.1.

Future Land Use Map

Appendix K.2.a Property Tax Identification Numbers for Properties Zoned Commercial and Used for Commercial purposes located outside of the unincorporated villages of Eastport and Torch (as of May 10, 2007)

Listed below are the properties that are located outside of the unincorporated Villages of Eastport and Torch, are zoned Commercial in the Torch Lake Township Zoning Ordinance, and are being used for commercial purposes. The properties are identified by their tax identification numbers which have been derived from the Torch Lake Township 2006 Tax Roll.

05-14-313-004-00	Peterson Restaurant
05-14-325-002-00	East Bay Excavating
05-14-131-003-00	Pine Hill Nursery
05-14-202-011-10	Kings Farm Market (NW corner, US31/Creswell)
05-14-201-010-05	Firekeeper's Massage
05-14-325-021-25	Steve Moody Boat Storage
05-14-770-001-00	Airport Condominium Hangar Lot
05-14-770-002-00	Airport Condominium Hangar Lot
05-14-770-003-00	Airport Condominium Hangar Lot
05-14-770-004-00	Airport Condominium Hangar Lot
05-14-770-005-00	Airport Condominium Hangar Lot
05-14-770-006-00	Airport Condominium Hangar Lot
05-14-770-007-00	Airport Condominium Hangar Lot
05-14-770-008-00	Airport Condominium Hangar Lot
05-14-770-009-00	Airport Condominium Hangar Lot
05-14-770-010-00	Airport Condominium Hangar Lot
05-14-770-011-00	Airport Condominium Hangar Lot
05-14-770-012-00	Airport Condominium Hangar Lot
05-14-770-013-00	Airport Condominium Hangar Lot
05-14-770-014-00	Airport Condominium Hangar Lot
05-14-770-015-00	Airport Condominium Hangar Lot
05-14-XXX-XXX-XX	Airport Runways. The runways are a portion of this parcel and are further described as follows:

Appendix K.2.b. Property Tax Identification Numbers for Properties Zoned Commercial but not currently being used for Commercial purposes, located outside of the unincorporated villages of Eastport and Torch (as of May 10, 2007)

Listed below are the properties that are located outside of the unincorporated Villages of Eastport and Torch, are zoned Commercial in the Torch Lake Township Zoning Ordinance and are not being used for commercial purposes as of May 10, 2007. The properties are identified by their tax identification numbers which have been derived from the Torch Lake Township 2006 Tax Roll.

- | | |
|------------------|---|
| 05-14-313-004-10 | Lakefront lot behind Peterson Restaurant |
| 05-14-325-019-00 | Nichols Road commercial parcel. |
| 05-14-201-010-20 | Parcel on US31 adjacent to and north of 010-05 |
| 05-14-201-010-00 | Parcel on McLachlan Rd adjacent to and east of 010-20 and 010-05 above |
| | Portion of larger parcel: The commercially zoned portion is an approximate rectangle bounded on the west by US31, on the south by the north property line of 010-00 and 010-20, on the east by a N-S line that is a continuation of the east boundary of 010-00, and on the north by an E-W line parallel to and 375 feet north of the south property boundary. |
| 05-14-325-024-00 | Potrafke residence located to the south and the east of Torch Port Airport, on the west side of US-31 |
| 05-14-325-025-00 | Parcel adjacent to and on the north side of Potrafke residence (vacant parcel) |
| 05-14-325-021-10 | 35 ft. wide "sliver" of land, owned by same party as currently owns the Torch Port Airpark on south boundary of Steve Moody Boat Storage (05-14-325-021-25). |