

General Plan Committee
of the
Leelanau County Planning Commission
Tuesday, November 19, 2019, 4:00 p.m.
DRAFT AGENDA

Call to Order

Consideration of Agenda

Public Comment

Staff Comment

Consideration of Minutes: Feb 5 and Feb 26, 2019 [pgs 2-11](#)

New Business

1. Review/Discuss updates and changes proposed to the General Plan, following the public comment period and public hearing [pgs 12-20](#)
2. Recommendations to full Planning Commission

Public Comments

Member Comments

Adjourn

Leelanau County Government Center 8527 E. Government Center Dr.
Suttons Bay MI 49682

A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, FEBRUARY 5, 2019, AT 4:30 P.M. AT THE LEELANAU COUNTY GOVERNMENT CENTER.

CALL TO ORDER

Meeting was called to order at 4:30 pm by David McCulloch.

Members Present: D. McCulloch, V. Goldschmidt, S. Yoder

Staff Present: T. Galla, G. Myer

Public Comment: none

New Business

Review/Discuss updates and changes to Chapters 4, 7 and 9 of the General Plan.

Galla told members she sent Chapter 7 to the road commission and is waiting for their input. If they do not respond it will go out for public review and they will still be able to comment on it.

Chapter 4-

Goldschmidt suggested the following, first sentence, change “is” to “are” encouraged, top of second column and under Balanced Growth Ethic, too wordy, needs to be reconfigured. Also, he doesn’t like the word boxes.

McCulloch likes the word boxes. Yoder agrees, he feels they give the key point of the paragraph.

McCulloch mentioned “protecting the goose that lays the golden egg”, this should be done throughout the county. Goldschmidt feels it needs to be specific, farmland needs to be protected.

Discussion regarding Christmas Cove Beach ensued.

Goldschmidt stated, page 4-2, right side, 7th line down, last word, sustainability, he doesn’t like that word. He wants us to be better than sustainable, don’t even need the sentence. McCulloch agreed, doesn’t hurt anything to take it out.

Goldschmidt doesn’t like “renewable resource lands”, just say farmland and farms and McCulloch agreed.

Goldschmidt talked about property by the Woolsey Airport being developed. McCulloch stated, young people like to be by the action, there is nothing happening in Northport at the airport.

McCulloch brought up the affordable housing issue and asked, how does that get resolved? Galla said, it doesn’t get resolved, it’s part of the plan. Communities put it in their plan, and then it was left alone while they dealt with other issues.

Goldschmidt stated, new public facilities? What kind? Be more specific. Galla said this is done according to their local CIP. It was agreed to drop “to guide future growth” in that sentence.

Goldschmidt doesn’t understand the second bullet? Galla explained, a public service boundary and said this is meant to guide higher density in those areas.

Next to last bullet on page 4-4, Goldschmidt would like to remove “protect sustainable” and change wording to

read: "to enhance", members agreed.

Goldschmidt asked to remove the word "large" from the last bullet point on page 4-5, including in the last sentence.

Galla asked members if they agreed with Cepela's comments, members agreed to the changes.

Chapter 7

Better Bata data is needed. McCulloch mentioned curb cuts, and wondered if it was addressed.

Galla said maps will be updated after data is received from the road commission.

Goldschmidt felt it was extremely wordy again. Page 7-2, left column, sort of criticizes the highway department. Also, stating more accidents with more congestion, we need to be careful with statistics.

McCulloch pointed out a map not labeled, driveways? Who counted? Galla said it was the number of accidents, the information came from the Sheriff's Office. Goldschmidt said it was a very confusing map, all agreed. Galla will figure a new way to show that information.

Chapter 9

McCulloch asked about making the squares on the tower map bigger. Galla thought she might make them full page which would be easier to read.

Goldschmidt said on page 9-1, electric service, should include the one in Northport.

Goldschmidt asked if WIFI was included. Also, when the providers are listed, they will always be out of date.

Tender Care name has changed.

Members agree to remove the reference to the closing of the hospital in Northport.

Yoder asked if they wanted to address the redevelopment of the former Leelanau Memorial Hospital. McCulloch questioned including it.

Goldschmidt suggested changing the title "gas service" to "natural gas service" or include propane.

Yoder questioned whether MichCon or Detroit Edison provided gas, paragraph is confusing.

Goldschmidt felt they should acknowledge that townships are developing superb first responders, who have direct access to Munson, this looks like there is no hospital around here.

Members agreed, need to reformat: vision, goals, objectives and action statements.

Meeting adjourned at 5:33 p.m.

Comments Submitted by Fred Cepela 2/5/19

Chapter 4

Excellent chapter.

Regarding the questionnaire results in the first column of page 4-2, I suggest combining the strongly agree and agree responses. So the statement would read, "According to the 2018 Leelanau County Questionnaire (2018 Questionnaire), 84% of responders felt that housing for young families and first time buyers was too expensive, while 68% felt more senior/assisted housing was needed in the county." The current statement uses the strongly agree response in one case and the agree response in the other case, which is misleading.

In the second column of page 4-2, I suggest rounding to the nearest whole number, so the figure regarding working farms would be 50% rather than 49%. Or you could say, "...89% of responders felt working farms and open fields were important or very important..." That is, adding the "important" responses may make a more powerful statement.

Chapter 7

Again, could consider including responders who said bike and walking paths were "important" as well as "very important" to make a stronger statement. This total would be 88%.

The map at the top of page 7-3 doesn't have a title and is very out of date.

Map 7-4 is out of date.

On page 7-5, I feel the figures given for questionnaire results on road maintenance are misleading because one is for strongly agree and the other is for simply disagree. I suggest either comparing strongly agree with strongly disagree or combining strongly agree and agree, then comparing that to the combination of strongly disagree and disagree.

On page 7-8, I suggest eliminating the Action statement at the bottom of the first column. That idea is inconsistent with other principles of the Plan to minimize sprawl.

Also on page 7-8, the Action at the bottom of the second column doesn't seem to fit with the Objective above it.

Suffice it to say, I encourage the group to carefully review all these goal/objectives/actions to ensure they are not obsolete and more importantly to ensure the objectives fit the goals and the actions fit the objectives. I think there are many case in which they do not.

Final thought: It seems like most of the Objectives/Actions under "Goal: Protect scenic quality of roads." have to do with reducing traffic counts. Maybe that should be it's own Goal or that wording should be added to the existing Goal.

Comments Submitted by Eric Winkelman 1/25/19

Chapter 4 :

From Page 1 “ CONTEXT FOR BALANCED GROWTH

Limited opportunities for industrial development will continue and will be concentrated in agricultural and high technology enterprises. [add] “ and tourist related enterprises and residency .”

Cut one of the following sentences we don't need to repeat it ! “ There is no real question as to whether there will be new growth in the County, it is simply a matter of where, when, how much, and what type.”

I do question using anything related to the 2018 survey for it may not be truly reflective due to very possible sampling discrepancies, and thus may not be truly reflective of the County's inhabitants.

Public service boundaries. New public services should be provided on a planned basis within [Add: **“ or as close as possible to”**] boundaries of village and rural services districts. These districts need to be designed to economically and efficiently meet the needs of land uses within them. Simultaneously, high intensity development should not be permitted outside established public service boundaries.

Protect agricultural operations. [Agricultural operations [Add: **“ including forests”**] need to be protected by local zoning measures that classify them as the principal and preferred use of prime orchard or other agricultural soils. Incompatible uses of adjacent land will be discouraged. Other local ordinances and programs should also be coordinated to protect sustainable agricultural operations.

Address equity concerns of large land-owners. The value of prime agricultural, woodland, and gravel lands for residential development often exceeds that of the resource value of these lands. Local and State programs should be encouraged which permit large land-owners to capture the development value without having to fragment or convert land for development purposes.[add: **One strategy to help accomplish this would be encouraging the use of conservation easements.**]

Chapter 7

Page 1 : Why the picture of a trail with no one on it. It's more related to tourism and recreational use rather than the broader vehicle transportation considerations.

Page 2: Any Assertions about safety and road hazards should have been already checked out with the road commission and the Sheriff's department. If not, both “agencies,” need to review it for accuracy.

Page 7-2 :

“ The resultant overall level of service along road-ways has declined over the years as the County has experienced growth and development.” This statement needs to be confirmed with the county road commission. Why? there may be a question of its accuracy.

Maps pages 7-3, 7-4 are out of date by almost 20 years, and therefore need to be updated via consultation with County Road Commission.

Page 7-5

“ Programs to be established could include comprehensive County-wide bicycle systems and improved pedestrian systems in villages and other small settlements.” Note: Some programs have already been established and implemented, such as the SBHT, and other road and pathway improvements in the villages and townships, but need to be reviewed and it necessary further expanded.

Page 7-6”

Area Transit Authority (BATA). BATA's current ser-vices and operations should be reviewed and evaluated to identify priority service areas and needs, the extent to which service needs are being met, and opportunities for improved and expanded service areas and daily schedules.

The future operations of BATA and other potential transit systems should consider linkages between neighborhoods providing affordable housing opportunities and centers providing employment to neighborhood residents.

In connection with the agove 2 staements, for example: BATA needs to expand their services [at least from May 1st -November 15th] to Leland

Page 7-7

The Current:

Action statement, objective, and Vision should all be condensed into one statement that is brief and to the point.

E.g., IT could be condensed as follows:

Short and Long term road maintenance, improvement, and possible expansion county road needs, via both planning and execution., should be an ongoing activity for the County Road Commission in order to meet Leelanau county's current and future transportation needs.

Note: For the other chapter 10 Action Statements. Objectives and Visions, they too should be consolidated in a similar manner; as per the above. Perhaps for the entire General plan ??

Comments Submitted from Victor Goldschmidt 2/5/19

>My ending thought: we need a pair of scissors. In addition: format consistent between chapters; ultimately fewer goals/objectives/action statements; only exciting objectives with initiatives that are energizing and driving us forward.

These two chapters, as they are, do not make the grade. Did they come from our County's citizens? I do not think so.

By the way, farming lands and farming transport should not be of any less importance than the natural environment and recreational "transport".

>In this case: "Brief is Best" (I just made that one up) and "KISS" should be enforced (Keep it Simple Sweetheart)

A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, FEBRUARY 26, 2019, AT 4:30 P.M. AT THE LEELANAU COUNTY GOVERNMENT CENTER.

CALL TO ORDER

Meeting was called to order at 4:30 pm by David McCulloch.

Members Present: D. McCulloch, V. Goldschmidt, D. Hubbell

Staff Present: T. Galla, G. Myer

Public Comment: none

New Business

Review/Discuss updates and changes to Chapters 1, 5 and 11 of the General Plan.

Winkelman stated, that if the General Plan is more than a land use plan, shouldn't we combine all of the areas that refer to land and land use into one part. Galla said she is hesitant to change the General Plan too much since this is just an amendment.

Discussion ensued regarding how the General Plan is accessed.

(D. Hubbell present)

Chapter 11

McCulloch commented on bringing dentists and Primary Care Physicians to the area. McCulloch said it's difficult because they can make more money elsewhere. Discussion turned to the number of doctors and pharmacies in the county. The decision was made to include "pharmacies" in the section.

Discussion continued on the lack of medical facilities in the county.

Hubbell said he thought "ways to attract" the lacking facilities in the county should be included in the General Plan, possibly by touting the small town charm.

Cepela's comment to add, "and will accept Medicaid" to the first objective on page 11-13 was discussed and members didn't feel it should be added.

Chapter 5

Winkelman stated the chapter seemed long and the maps were outdated.

Discussion ensued over whether or not to remove any reference to the "working papers". Members agreed to remove all references.

Winkelman said he wondered what type of verification or progress is checked to see if any of the objectives have been met. Hubbell said both the objective and action statements are so generic that he doesn't know how a benchmark could be set to mark achievement.

Winkelman stated that the General Plan should include what department or agency will be implementing each action, goal and objective.

Galla said she questioned if this way of reviewing the chapters was productive enough. She suggested putting together a draft of the complete General Plan for them to review.

McCulloch said he would like to see one draft of the complete plan brought to the committee instead of a few chapters at a time.

Winkelman stated, they will have a very similar General Plan to what we have now since they are only amending it.

Galla said the chapters can be scaled back more and some of the action statements could be combined. Also, the goals could be shown as bullet points.

Discussion ensued on Chapter 5 maps.

Winkelman said if they are giving strategies and techniques for the general populous to stay in agriculture they may want to include conservation easement.

Galla said she would send Chapter 11 back to Cepela and ask him for additional comments and suggestions.

McCulloch stated that it would be great to include a food map. Galla said they are too detailed to include.

Meeting adjourned at 5:30 p.m.

Comments submitted by Fred Cepela General Plan 2-26-2019

Chapter 1

The top of column two, page 1-2, doesn't mention the most recent update (2010?).

Near top of column two, page 1-4, is "approval/disapproval" proper wording? I thought we just advise.

Chapter 5

Map 5-1/Map 5-3a (map 5-3a is essentially the same so why have map 5-1?) Perhaps revisit the noteworthy "Settlements" in the county. I also don't know if the westernmost of the two "Strip Commercial" symbols should be there.

The CONCURRENCY section refers to Figure 5-2, but it doesn't seem to exist.

End of page 5-4 says an urban service district should be established in SE Elmwood Township. Has that been done yet?

The first sentence of LINKED OPEN SPACE SYSTEM (page 5-5) says "existing existing".

The Sensitive Environments section (page 5-7) has an accompanying chart, but the text refers to a map that is missing.

The last sentence on page 5-7 is cut off. The last clause should be removed and replaced with, "and recreational trails." The Heritage Trail should be added to Map 5-4.

The text regarding Map 5-4 doesn't match the map itself. Map shows state and county roads. Text indicates functional classification will be shown on map.

All the maps should be updated to show county road 641 extended south of 614.

Chart 5-3b, the last sentence in the Critical Habitat paragraph refers to something that doesn't exist so should be removed.

Chapter 11

Update as many stats, e.g. unemployment, as possible in the ISSUES section. Some that can't be updated may be too obsolete to keep.

What is the source for the number of literally homeless people on page 11-4? Perhaps explain difference between literally homeless and student homeless. What is FAP?

Any stats on vaping that could be added to the 2nd column of page 11-4?

Map 11-1 is missing.

Number 3 on page 11-7 repeats a lot of info already stated earlier in the chapter. Number 4 not only repeats info from earlier in the chapter, but info is repeated within number 4.

Stats on Domestic Violence should be updated if possible.

Second column of page 11-8, "Privatization of series" should be "Privatization of services".

Page 11-9, the first Objective, "series" should be "services".

The second Goal, "To provide reasonable match between public resources, services and needs provided by agencies", is poorly worded ("needs provided by agencies" makes no sense.) And it, as well as its accompanying Objective, are redundant with the previous Goal/Objective. Remove the second Goal/Objective but assign the accompanying Action statements to the first Goal/Objective.

Page numbers are being cut off after page 11-9.

Objective at bottom of first column on page 11-11, second "no" should be "to".

The second Objective under the Goal "Support domestic violence and substance abuse prevention", seems to really be an Action that fits nicely under the first Objective. The Actions following the second Objective fit nicely under the first Objective. Suggest changing the second Objective to an Action.

Action statement in first column of page 11-13, "...increase the number of primary care and dental providers in the region that will serve Leelanau County residents...", suggest changing to "...increase the number of primary care and dental providers in the region that will serve Leelanau County residents **and will accept Medicaid...**"

Comments submitted by Eric Winkelman –General Plan Chapters

CHAPTER 5:

All of the Maps and Charts may need to be updated. Many are dated 2012 at least 8 and now approaching nine years of age.

The wording if this chapter should be condensed down to being more of a summary.

CHAPTER 11: Should parenting and other social issues be part of the General Plan or should non-land use issues and

development connected with same be part of something, else that the county oversees ?

Or is it the intent of the General Plan in addition to being guiding leader of land use, development , also be a complete

operational plan for the county? If not then a possible idea is that is for this revised document be possibly be called:

“ The Land Use Guidance Plan for Leelanau County,” thus narrowing its focus. If this idea is incompatible with how things

are currently functioning operationally, then keep things the same. I think perhaps that Chet Janik could be consulted

regarding this point ?

So you may be wondering what the motivations for some of the above remarks? It is to make the plan ore concise, precise, and internet usage friendly.

Comments on Chapter 4 previously discussed

Winkelman Comments

CHAPTER 4: Begin with the list of definitions, with definitions as brief as possible.

Make this list much more compact:

- Lack of internal consistency of local plans.
- Inadequate (and liability prone) administration of local zoning.
- Lack of interjurisdictional coordination.
- Lack of a "big picture" view.
- Lack of maintenance of the master plan and regulations after adoption (although this has improved significantly since 1994).
- Disproportionate influence of often illusory promises of new jobs and tax base on future land use decisions.
- Lack of widespread support for a common vision required for implementation.

Condense this part to minimize the verbiage

ISSUES OF

GREATER THAN LOCAL CONCERN

- air quality protection.
- watershed management for water quality protection.
- groundwater and well-head protection.
- habitat preservation for sustainable fish and wildlife populations.
- protection of unique and endangered species.
- protection of sensitive environments (wetlands,

dunes, floodplains, high risk erosion areas, etc.), especially the large contiguous ecosystems like the Solon Swamp, the Crystal River, Sleeping Bear Dunes.

- resource protection necessary to sustain resource-based industries such as agriculture and forestry.

This above is a partial list. All of it needs to be reviewed and consolidated and then revised. Currently, it seems way too long.

The following paragraph needs to have a greater placement of significance

Future local comprehensive plans in villages and townships in the county will relate to the **General Plan**, but will be more specific with regard to land use. They will also be tied to implementation via local zoning and subdivision regulations and focused on protection of local quality of life. Local plan relationship with the **General Plan** will be the focus of the County Planning Commission's review and approval/disapproval, as required by Section 8 of the Township Planning Act (Act 168, P.A. 1959

[Is this portion of the planning act still operational or has it been revised ?]

The following statement I believe sums up a lot of this chapter and could be used as a substitute for a lot of its verbiage:

Strong intergovernmental cooperation founded on mutual respect and mutual support in achievement of the common goals of this **General Plan** is fundamental to a better future for **Leelanau county**.

Last page Figure 1-1 is a must keeper !

Lois' notes on General Plan amendments, 9/9/19

1-2 What does "infrastructure extended further than necessary" mean?

1-3 Land uses that meet a regional need...add community solar and wind generation

2-4 bullet points seem to repeat on 2-7

3-1 include mention of high water impact on shoreline septic systems particularly on Lake Michigan in Suttons Bay

4-2 Jobs in Leelanau County. Add service jobs for our aging population. Median age is headed to 60 years.

5-5 Would a DDA/TIF fit below Capital Improvement Programs? This could be a tool for improving/providing funds for services in Incorp Villages.

6-2 Under Air Quality. Electric generation burning coal and natural gas is adding CO₂ to the atmosphere at a rate that cannot be absorbed by natural processes. The current trend line of increasing atmospheric CO₂ is causing air temperatures to rise, disrupting normal weather patterns and threatening local agriculture.

6-2 Under Water Quality. Due to high water levels in Lake Michigan, leaching septic systems may become a threat to shoreline water quality. Monitoring is needed.

6-10 with high lake levels- erosion area should include SB to Omena and SB to Stoney Point.

6-16 Action Item. On Site Sewage. Add, monitor Shoreline of Lake Michigan for septic contamination.

Chapter 7 How about mapping EV charge points (I can help with this). Perhaps a plan to add more at specific locations.

Chapter 8 Again mention use of DDA/TIF co operation of taxing agency to fund sewer/water improvements and extension.

Chapter 9 Electric Services: Current 2.128 KW generation provided by solar in Leelanau County. This increases every month as more installations are completed but this is the best NE has.

9-1 map include substation. Utilities will tell you that they can't provide this due to homeland security issues. But, we do map cell towers! This info is useful in locating future community solar sites. Action Item . Local government should encourage clean renewable energy installation.

Table 10 - 1 Why the big population growth in Centerville?

10-9 Action Item ...historic preservation... Work with the Leelanau Historical Society. I believe there is a guide to historic sites already - add to this work.

Action Item. Develop a funding source for maintenance of the trail system, an important economic driver for the County. How about a small tax that provides for maintenance for all recreational facilities?

Chapter 12 1st para, typo on line 6 ... "are is" ?

Functional View: I have always wondered what the total cost of government is per capita in each Township (Board, Planning Commission, Zoning Admin, Planner)? It seems sensible to join, co operate between townships to reduce the cost of all our small townships.

12-18 Model ordinance language for solar and wind - I have been working on this.

Chapter 13 Implementation - problem where local government does not have resources, advice or legal - there is a need to merge or work together.

Trudy Galla

From: Robert Foulkes <rwotf@icloud.com>
Sent: Tuesday, November 5, 2019 7:27 AM
To: Trudy Galla
Subject: Re: General Plan - Lake Front Protection

Hello Trudy -

Here is the example I feel can be used to write new portions of the County Master Plan regarding Lake Front Protection. Obviously the 14 points will be rewritten for Leelanau but the need to have such an ordinance is clear.

If Mr. Goldschmidt would like me to write the Leelanau version I would be happy to be hired to do that.

yours -

Robert Foulkes

THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE

Excerpted from the Chicago Municipal Code/16-4 and other sources

The ordinance addresses the environmental, recreational, cultural, historical, aesthetic interests and community values related to the shoreline, which is part of a designated Lakefront Protection District.

The district, designated in 1973, is divided into three zones:• The off-shore zone - surface, subsurface and air rights extending to east to the state line• The public use zone - public open space and public ways adjacent to the shoreline.• The private use zone -all zoning lots contained within the private use zone.

POLICIES AND PURPOSESThe district is intended to guide 14 basic policies:

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.

2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lake shore parks.
3. Continue to improve the water quality and ecological balance of Lake Michigan.
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks.
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.
7. Protect and develop natural lakeshore park and water areas for wildlife habitation.
8. Increase personal safety.
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.
10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted East of Lake Shore Drive.
11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.
12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit roadway of expressway standards.
13. Ensure that all port, water supply, and public facilities are designed to enhance lakefront character.
14. Coordinate public and private development within the water, park, and community zones.

Kalkaska County Zoning Ordinance

Adopted October 2001

ARTICLE NINE

FOREST-RECREATIONAL (F-R) DISTRICT

The following shall apply to all Forest-Recreational (F-R) Districts:

SECTION 9.01 - PURPOSE

- A. Forest-Recreational (F-R) Districts are intended to promote the use, enjoyment and conservation of the forest, water, topographic, geologic, historic, and other resources of the County peculiarly adapted to forestry, forest industries, and woodland based outdoor recreational uses in general. New parcels may be established for single family residential purposes on not less than one (1) acre, except in an approved planned unit development pursuant to Article 24.
- B. Various uses are provided for by Special Use Permit where consistent with the standards of this Ordinance and in keeping with the rural character of the area. It is not intended that any land would be rezoned out of Forest-Recreational (F-R) to a commercial or industrial district classification except where consistent with the County Master Plan.



Northport Energy

www.NorthportEnergy.org

PROPOSAL FOR THE LEELANAU COUNTY PLANNING COMMISSION

Leelanau General Plan (current) and Proposed Amendment

The **Leelanau General Plan** is intended to serve as the foundation for planning on the Peninsula. Developed with support and guidance from many citizens and all local governments in the County, the **Plan** sets forth a vision of balanced growth to protect and enhance the County's high quality of life. To attain that vision, the **Plan** provides a policy framework that is founded on coordination between the County's governments and citizens.

The **Leelanau General Plan** is a complex document. A great deal of background information, policy guidelines, and recommendations are provided to assist citizens and governments in research and decision making. However, the basic premise of the **Plan** is captured in the principal goal:

It is the principal goal of the Leelanau General Plan to establish a strategy for guiding growth that protects and, where possible, enhances the unique character of life on the peninsula. To that end, the General Plan focuses on balancing environmental protection, **energy efficiency and renewable energy**, resource management, and economic development so as to provide a foundation for a suitable economy that permits long term prosperity for all present and future Leelanau County residents. The balance so achieved should not sacrifice environmental quality when reasonable and prudent development alternatives exist. This plan recognizes that a healthy economy depends on a healthy environment. Achievement of this goal means protecting the integrity of the land base for use by present generations without unnecessarily compromising the options of future generations.

CHAPTER 6 NATURAL RESOURCES AND THE ENVIRONMENT

page 6-2

Few locations within the state of Michigan, or the United States as a whole, are so rich in the quality and variety of natural resources as Leelanau County. These resources include abundant high quality water resources, unique and sensitive environments, world class dunes, extensive wetlands, rolling hillsides, woodlands, special flora and fauna, and more.

The natural resources of the County are vitally important in providing a strong and healthy environment. The quantity and quality of natural resources throughout the County are the fundamental reasons for living in the County. Also, they are critically important to the economy as its tourist industry thrives upon the County's natural landscape.

Future growth and development will place increasing pressures upon the quantity, integrity and solitude of the County's natural resources. If the current resources are to be protected for future generations, and yet still be "utilized" for economic benefit, purposeful actions must be taken to assure a healthy balance between growth, development, and the County's natural environment. The Leelanau General Plan recognizes that a healthy sustainable economy depends upon a healthy environment. The plan further recognizes that maintaining environmental quality and improving the local economy need not be conflicting objectives, and are in fact, mutually reinforcing.

ISSUES

The principal issues related to natural resources and the environment include:

- ***energy efficiency and renewable energy***
- air quality
- water quality
- groundwater quality
- woodland and hillside development
- protection of sensitive natural features
- farmland protection
- wildlife protection

Energy Efficiency and Renewable Energy

At a "dead end" of the local electrical grid, Leelanau County currently depends on energy that in most cases is created and moved from significant distances. As the county grows, our energy requirements will inevitably grow as well. To the degree that we can use and source

our energy wisely, we will reap both economic and environmental benefits.

By definition, Energy efficiency is the goal of using less energy to perform the same tasks – that is, eliminating energy waste. Through the promotion of energy efficiency we enjoy a variety of benefits that include lowering costs on a household and community level, reducing demand for energy imports and reducing greenhouse gas emissions.

Renewable Energy, often referred to as clean energy, comes from natural sources that are constantly replenished such as Wind and Solar power. As efficiencies increase and costs decrease, renewable sources for energy have become increasingly attractive alternatives to fuels that are both polluting and limited.

CHAPTER 9
NON-MUNICIPAL PUBLIC SERVICES
page 9-1

INTRODUCTION

County and local governments do not provide all of the important public services in the County. Residents and visitors also rely on natural gas, telephone, cable and satellite, internet, electric, and medical services provided by private sector businesses. The availability of these services impacts the quality of life in the County. The availability of utilities can greatly affect economic development potentials, communications, and available day to day conveniences. Availability of medical services can have a profound impact upon quality of life conditions.

Because of the importance of these non-municipal services, the continuation and expansion of them must be incorporated into the planning process for the County. These services operate hand-in-hand with many municipally provided services and with other services provided by the private sector.

ISSUES

Electric Service

Currently, electrical service is provided to the entire County through Cherryland Rural Electric Cooperative and Consumers Energy. See Map 9-1. Wolverine Power Supply provides electricity to numerous substations in the County. Cherryland Electric Cooperative distributes this electricity throughout Leelanau County. Consumers Energy is also responsible for transmitting electricity to numerous substations located in the County. There is one Wind Energy Conversion System (WECS) in Elmwood Township which is operated by Heritage Sustainable Energy and provides electricity to a few hundred homes.

More recently, alternative sources for electricity, such as wind and solar, have become economically competitive when compared with traditional fossil-fuel based sources and are being included in future energy planning by homeowners as well as Wolverine Power, Cherryland Electric Cooperative and Consumers Energy.

We encourage each municipality to identify and prioritize opportunities for electric sources that are more economical for their citizens and communities, protect our environment, and provide greater energy security.