

Leland Township Master Plan

Leelanau County, Michigan

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Leland Township

Master Plan Update

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Chapter 1:

Introduction

This Master Plan for Leland Township takes into account and expands upon the Comprehensive Development Plan of 1994 which it replaces. It is prepared according to the provisions of the Township Planning Act, Act 168 of 1959, as amended.

This plan describes in a comprehensive and careful manner, the current land use patterns of Leland Township, the changes that are taking place, and the means to manage these patterns of change so that the future of Leland Township reflects the desires and goals of the residents of the Township. The plan provides long range comprehensive guidelines for public and private decision making.

This plan provides the basis for the adoption of Zoning Ordinances to implement the plan and may also provide the basis for capital improvement expenditures and other governmental decisions as well as decisions by private citizens. Existing ordinances will be revised as required to reflect the guidelines of this plan.

Leland Township participated in the county-wide process to create and more recently update the *Leelanau General Plan*. This process is aimed at maximum public participation in developing growth management policy guidelines and to assist local governments in their planning efforts. Thus the information gathered and compiled for the county-wide process was considered and utilized as appropriate in the development of this Leland Township Master Plan.

1.1 Plan Development Process

The Leland Township Planning Commission prepared this Master Plan, with assistance from an ad hoc steering committee and a planning consultant. Public input was sought throughout the process, through a photo tour, citizen survey, a build-out study, steering committee meetings and a series of public information sessions. The public input efforts aided in establishing the land use goals and objectives of citizens and property owners in the Township. Additional public meetings were held to identify and review proposed land use policies promoted in this plan before the adoption process began.

Many of the data and technical concepts in this plan are derived from county and state sources. While care has been taken to honor Township prerogatives, the consideration of the county planning umbrella has the added advantage of linking all local governments in coordinated planning for the Leelanau Peninsula.

After describing the Township as it is today, the plan covers trends and citizen inputs providing the basis for revised development policies, new goals and objectives, and growth management techniques. This plan is intended to be a guide for years to come; however, it will be reviewed at least every five years and updated as necessary.

1.2 Regional Context

The Leelanau Peninsula is located in northwestern lower Michigan and is sometimes referred to as the "little finger" of the state. It is bordered on the north and west by Lake Michigan and on the east by Grand Traverse Bay.

Leelanau County is formed by the Leelanau Peninsula and is bordered on the south by Benzie County and Grand Traverse County. Leland Township is located in the west central area of the Leelanau Peninsula. Leland Township consists of the mainland area and North Manitou Island which is federally owned and part of the Sleeping Bear National Lakeshore. Due to the protected status of the North Manitou Island portion of the Township, this Master Plan primarily focuses on the Mainland portion of the Township. Leland village, located in Leland Township, is expected to continue serving as the county seat until early 2008 and is 235 miles from Detroit, 145 miles from Grand Rapids, 170 miles from Lansing, and 125 miles from Sault Ste. Marie. Traverse City, adjacent to the southeastern corner of Leelanau County, is the nearest urban area approximately 25 miles from the Township border. The county is about three-fourths open land or woodland with agricultural and low density rural residential areas. Over ten percent of the county is occupied by the Sleeping Bear Dune National Lakeshore. Figure 1-1 provides a location map of Leelanau County and Leland Township.

1.3 General Character

Leland Township surrounds north Lake Leelanau and borders the eastern shore of Lake Michigan, while many townships surround south Lake Leelanau. The topography consists of rolling hills, orchards, and woodlands with spectacular views of lakes and islands.

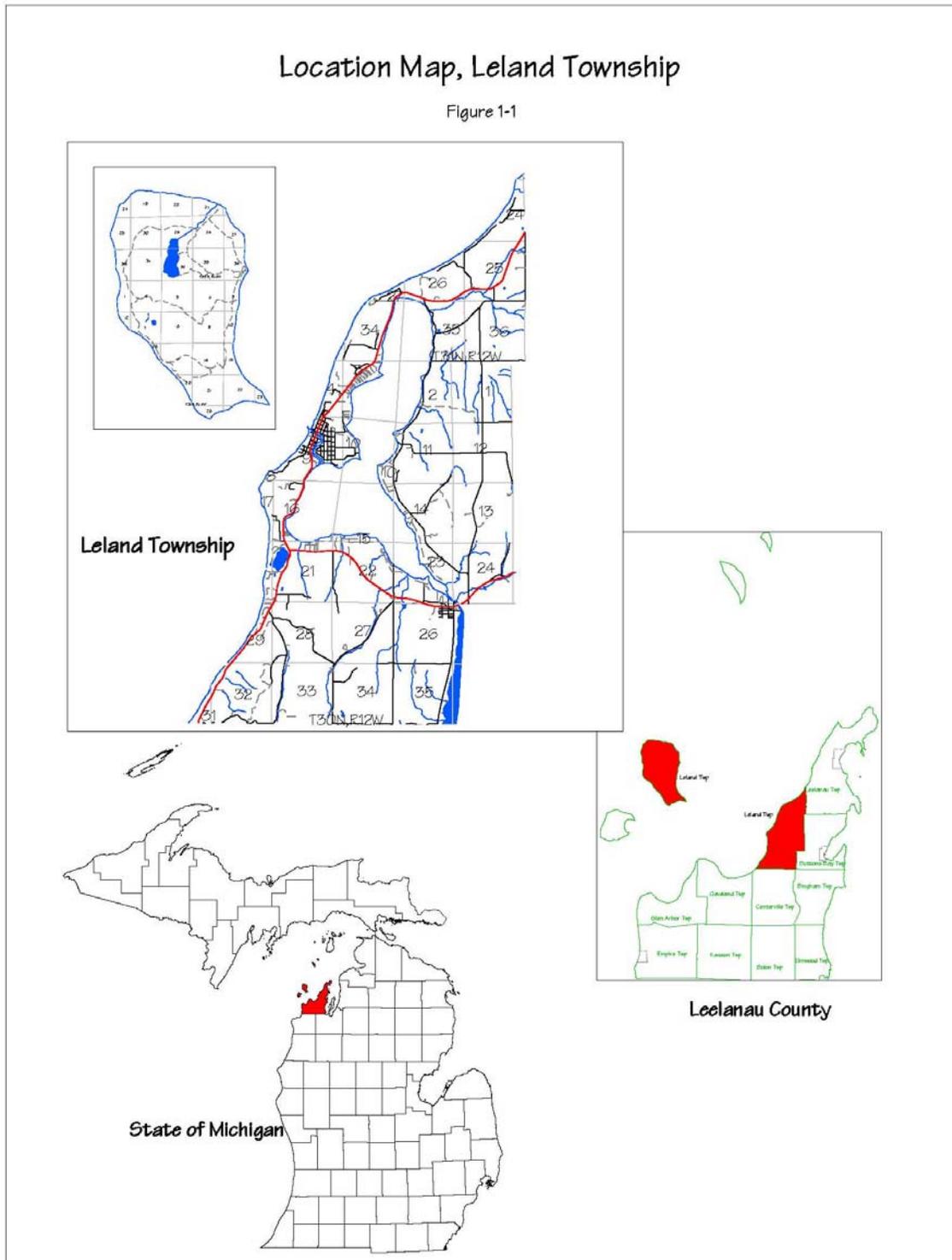
This is a rural Township where the majority of land consists of wooded or vacant fields. There are large acreages planted in fruit trees and other crops which provide a pastoral character to the Township and contribute significantly to the local economy. Working farms, with primarily cherry and apple orchards, but also strawberry and other row crops, cover major areas of the east and south. In recent years, vineyards have replaced some cherry orchards. Agricultural uses are dictated by generally poor soil types, but the unique geography of the region provides nationally noted "mini environments" which support fruit growing.

Development is largely residential, with a preponderance of single-family homes in the villages and on the shores of Lake Leelanau and Lake Michigan. Very little waterfront property remains undeveloped.

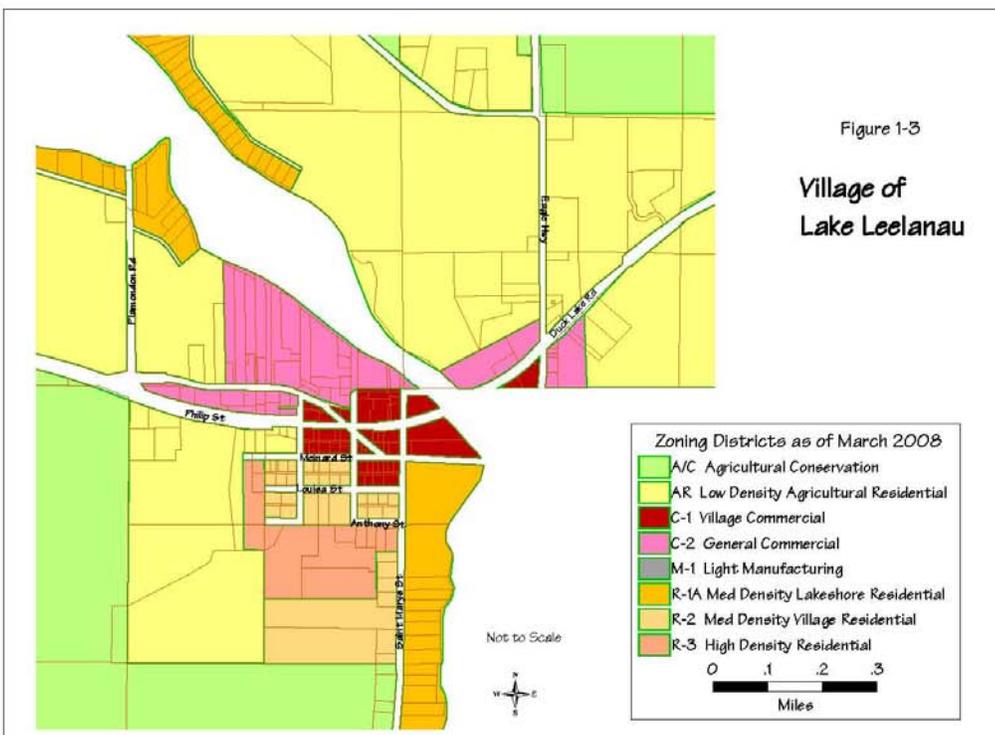
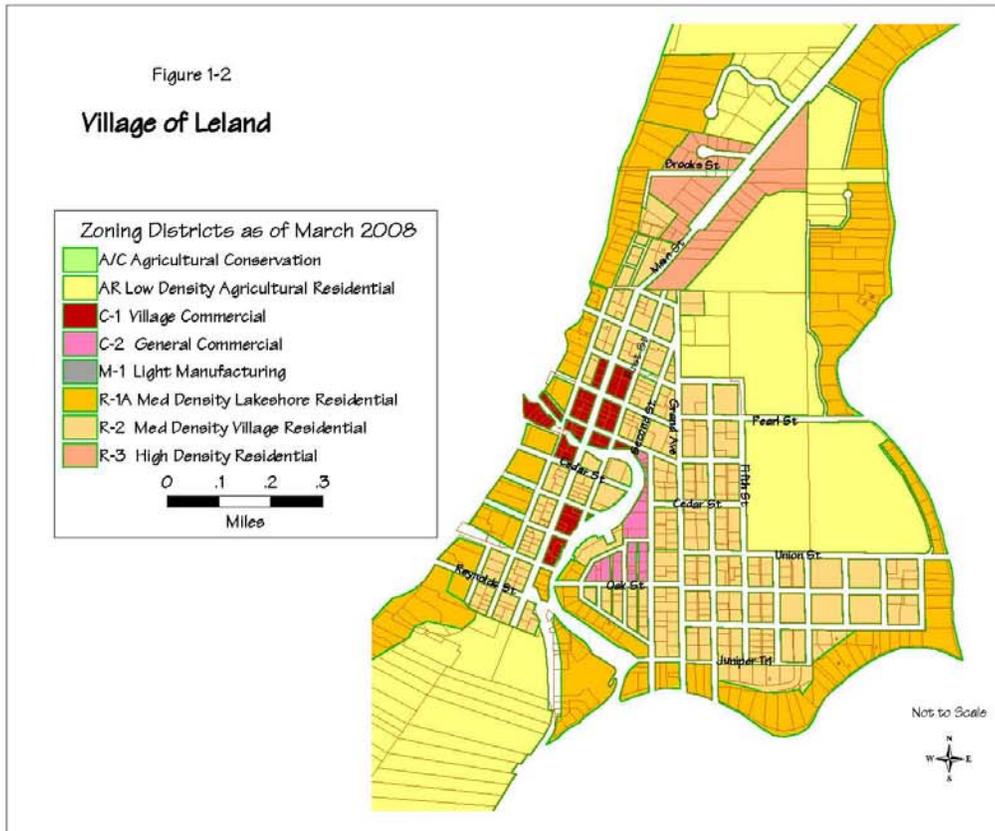
Many miles of shoreline along Lake Michigan and Lake Leelanau make Leland Township a very desirable place to live and a substantial number of people come to visit on a seasonal basis. Winter sports activities, hunting and fishing, fall colors, cherry blossoms, wine tasting and other attractions bring people to this Township the year around. Tourism is the Township's primary economic anchor.

The unincorporated villages of Leland and Lake Leelanau provide many attractions and small businesses that result in a large amount of tourist trade. (Note: These unincorporated villages are under the jurisdiction of Leland Township and this Master Plan. However, in order to easily distinguish between the Township, the village of Leland, the village of Lake Leelanau and Lake Leelanau- the body of water, this document refers to the unincorporated village of Leland as

Leland village, and the unincorporated village of Lake Leelanau as Lake Leelanau village.) Leland village has a harbor of refuge which is usually filled with watercraft during the summer months. Lake Leelanau village, located on the narrows between north and south Lake Leelanau, is the primary entrance to Leland Township from the east on highway M-204. Maps of the villages are provided in Figure 1-2 and Figure 1-3.



See Figures 1-2 and 1-3 for details of Leland and Lake Leelanau Villages



1.4 History of Leland Township

As the only Township in Leelanau County with two villages, its history can be found in these two waterfront communities. Leland village finds its origins in settlers who crossed from North Manitou Island during the early 1850's.

The settlers came to take advantage of water transport for use in the logging industry. A dam was built on the Leland River which raised the level of Lake Leelanau (north and south lakes). This in turn made the narrows navigable for future steamboat use.

Docks and sawmills were built in Leland village and by 1860 the population had grown to 200 people. Stores, hotels, and shops were added near the present location of the county buildings. In 1870 an iron furnace was built on the waterfront and used to refine ore from the upper peninsula.

Leland's substantial population growth and size enabled the village to become the county seat. By 1884 the Township population had grown to 839, with 370 persons living in Leland village. Almost a century later, the village's permanent population remains nearly the same. Many of the buildings in both Leland and Lake Leelanau villages were built before the turn of the century and remain as historical evidence of past endeavors.

Commercial fishing has been a Leland industry since 1880 and although diminished continues today, with sport fishing added along the way. Fishermen's demands for a better harbor resulted in improvements in 1937. In 1965 the State of Michigan designated the harbor a "Harbor of Refuge", and installed a breakwall and marina. An upgrade and expansion of the harbor is planned for 2008.

As the lumber industry ran its course and the iron business yielded to major cities, Leland Township was saved from financial failure by the blossoming tourist business. Travelers arrived by rail to Traverse City and again by rail to Fouch on the southeastern corner of south Lake Leelanau. Here travelers boarded lake steamers for transport to both Leland and Lake Leelanau villages.

Hotels were built at Fountain Point south of the narrows in 1890 and in Leland village in 1901 and 1909. Summer visitors also began to arrive in Leland village by steamer directly from Chicago. The Township has been a tourist destination ever since and tourism is its primary economic anchor.

The first store building was built in Lake Leelanau village in 1881 by Noel Couturier. At that time the village was called Provemont, where the Schaub brothers had farmed since mid-century. The narrows were first bridged in 1864, and again in 1895 and 1935. Lake Leelanau village provided wood for the steamers from a lumberyard erected in 1884. In 1903 the village became the terminus of a railroad from Traverse City which provided service until 1944. A Catholic missionary founded a church at Provemont that developed into today's church, and school. (Source: Edmund M. Littell, 100 Years in Leelanau, 1965.)

Chapter 2:

Township Social and Economic Characteristics

2.1 Population

Characteristics of the population of Leland Township, including size, age, and education, are described in the following paragraphs. In 1940 Leland Township was the largest population center in the Leelanau County with over 14 percent (1,212) of the people. By 2000 the population had grown to 2,033, representing 9.6 percent of the county. The Township population increased by 101 people between 2000 and 2006 based on the Census Bureau estimates, for an estimated total Township population of 2,134. However, due to the unreliability of population estimates the statistics from the 2000 Census data are used in this plan.

Although one of the smaller townships in land area, Leland Township ranks fifth in permanent population among Leelanau County's eleven townships and three villages, with 9.6% of the County's population. However, previous county estimates indicate that the seasonal and day visitor tourist population (June through August) is seven times larger than the permanent population. Therefore, since Leland Township is one of the most popular destinations, the total number of people in the Township could total as much as 12,000 persons on any summer day.

**Table 2-1
Population Change
Leland Township and Leelanau County**

	1970	Percent Change	1980	Percent Change	1990	Percent Change	2000
Leland Township	1,219	18.6	1,446	13.6	1,642	23.8	2,033
Leelanau County	10,872	28.8	14,007	18.0	16,527	27.8	21,119

Source: Northwest Michigan Council of Governments

2.1.1 The Villages

The Township contains two unincorporated villages that began as lumber, fishing, trading, and agricultural centers more than a century ago. Each village has developed its own special character, and the goals and objectives of each may be different.

2.1.2 Lake Leelanau Village

Lake Leelanau village has a permanent population of about 200, with room for expansion. Current business includes tourist shops, restaurants, and a grocery store. Government offices include the Township offices, Soil Conservation District Office, and Drain Commissioner office. The largest employer and center of village activity is the St. Mary's Catholic School.

The village provides two public access sites on the Lake Leelanau narrows for swimming and boating.

2.1.3 Leland Village

Leland village has a permanent population of about 350 with a market center to support winter residents. In 1988 a New England-style village green was established on the last open space in the village center. During the summer tourist season, over fifty businesses may function in the village. Leland Harbor is a prominent feature, attracting large numbers of tourists and fishing enthusiasts.

Leland village provides visitor access by boat to the Manitou Islands, ten miles offshore, now part of the Sleeping Bear Dunes National Lakeshore. Tourists arrive daily to board the ferry, while others arrive by boat to visit Leland. Leland Harbor provides a marina and access sites where fishing enthusiasts launch and recover boats. Other public access sites provide for swimming and boating on Lake Michigan and Lake Leelanau.

Fishtown, a historically-designated area in Leland Harbor, was a former fishing village converted to shops and restaurants during the 1960's. There are commercial and several charter fishing enterprises which operate out of Fishtown, which is the only full service marina operating on Lake Michigan in Leland Township.

Leland village also hosts most of the county government offices, which are in the process of being moved to Suttons Bay Township with a target date of spring 2008. The recently renovated K-12 Public School is also found in Leland Village. There is a light-industry sector in the center of the village.

2.2 Age Distribution and Racial Make-up

The median age of the Township's population is 44.9 years, up from 1990's nearly 40 years of age. The population is evenly distributed between the sexes with slightly more females than males. Of the total population, 21.9 percent are 65 years and older and 24.4 percent are 19 or younger. Registered voters as of May 2004 totaled 1,731. The age distribution of the Township is provided in Table 2-2.

Based on 2000 Census the racial composition of Leland Township is primarily white (91.3%), followed next by Hispanic or Latino (of any race) at 6.1%, then Black or African American at 0.7%, Native American at 0.6%, and Asian at 0.2%, with the remaining balance, a combination of other races.

**Table 2-2
Age Distribution
Leland Township, Leelanau County, State of Michigan – 1990 and 2000**

Age Group	Leland Township				Leelanau County		State	
	1990 Census		2000 Census		1990	2000	1990	2000
	Total	Percent	Total	Percent	Percent	Percent	Percent	Percent
0-4 years	116	7.1%	86	4.2%	7.5%	5.1%	7.6%	6.8%
5-17 years	282	17.2%	372	18.3%	19.6%	19.3%	26.5%	26.1%
18-24 years	114	6.9%	125	6.1%	5.7%	5.7%	3.2%	2.6%
25-44 years	440	26.8%	437	21.5%	31.5%	24.2%	32.1%	29.8%
45-64 years	372	22.7%	569	28.0%	20.7%	28.3%	18.7%	22.4%
65 + years	318	19.4%	444	21.9%	14.9%	17.4%	11.9%	12.3%
Total	1,642	100.1%	2,033	100%	99.9%	100%	100%	100%

Note: Due to rounding, percentages may not add to 100 percent.
Source: U.S. Bureau of the Census, Census 2000

2.3 Income and Employment

The beauty and bounty of the region's natural resources afford much of the economic opportunity within Leland Township. The characteristics of the local economy including occupations, income, and enterprise are described in the following paragraphs.

2.3.1 Occupations

There is a diversity in the occupations of the 880 employed Township residents. Tourism and the resource industries provide the basis for the majority of occupations. Table 2-3 depicts the Leland Township occupations as reported in the 2000 census.

Services such as repairs, sales, professional specialties, and administration employ the majority of the populace. When viewed by industry category, the education, health and social services is the largest group with 159 persons, followed by retail trade at 127 persons. Resource industries (e.g., agriculture and lumbering), construction, and education are other large employment groups.

Major employers in the Township include Leland Public Schools, St. Mary's School and a number of other businesses.

Not all of the 880 employed residents work within the Township. However a mean commute time of 20.5 minutes, suggests nearby employment.

**Table 2-3
Occupations
Leland Township and Leelanau County – 2000**

Occupation	Leland Township		Leelanau County	
	Number	Percent	Number	Percent
Management, professional, and related occupations	304	34.5	3,488	35.1
Service occupations	132	15.0	1,557	15.7
Sales and office occupations	253	28.8	2,449	24.6
Farming, fishing, and forestry occupations	9	1.0	144	1.4
Construction, extraction, and maintenance occupations	102	11.6	1,218	12.2
Unlisted	80	9.1	1,089	11.0
Total	880	100	9,945	100

Source: U.S. Bureau of the Census, Census 2000

2.3.2 Income and Poverty Levels

Income and poverty levels for Township residents are provided in Table 2-4 and Table 2-5. According to the 2000 Census, the median household income of \$46,629 is very close to the county average of \$47,062, while the State median household income was \$44,667 (all figures in 1999 dollars). In 1999 dollars, the adjusted median household income in 1989 was \$35,429.

The Township median age and income levels increased significantly between 1990 and 2000, while the number of people living in poverty in the Township has decreased. The decrease in poverty rates may be due to the increased cost of housing, and many of the lower income individuals and families being essentially priced out of Leland Township.

**Table 2-4
Income Level Distribution
Leland Township, Leelanau County, State of Michigan**

Income Level	Leland Township				Leelanau County		State of Michigan	
	1990 Census		2000 Census		2000 Census		2000 Census	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
less than \$10,000	86	13.4	29	3.5	397	4.7	313,905	8.3
\$10,000 to \$14,999	68	10.6	41	5.0	425	5.0	219,133	5.8
\$15,000 to \$24,999	139	21.6	75	9.2	957	11.3	469,100	12.4
\$25,000 to \$34,999	130	20.2	135	16.5	1,097	12.9	470,419	12.4
\$35,000 to \$49,999	88	13.7	157	19.2	1,671	19.8	624,326	16.5
\$50,000 to \$74,999	88	13.7	189	23.1	2,115	25.0	778,755	20.6
\$75,000 to \$99,999	24	3.7	76	9.3	798	9.4	432,681	11.4
\$100,000 to \$149,999	12	1.9	77	9.4	624	7.4	324,966	8.6
\$150,000 to \$199,999	NA	NA	14	1.7	161	1.9	79,291	2.1
\$200,000 or more	NA	NA	26	3.2	219	2.6	76,204	2.0
Total	643	98.8	819	100.1	8,458	100.0	3,788,780	100.1
Median household income (1999 dollars)	\$27,298 (\$35,429)		\$46,629		\$47,062		\$44,667	

Source: U.S. Bureau of the Census, Census 2000
Note: Due to rounding percentages may not sum to 100 percent.

**Table 2-5
Families and Individuals Living in Poverty
Leland Township, Leelanau County, State of Michigan**

Poverty Categories	Leland Township				Leelanau County	State of Michigan
	1990 Census		2000 Census		2000	2000
	Number	Percent	Number	Percent	Percent	Percent
Families living in poverty status	23	4.6	10	1.7	3.3	7.4
With related children under 18 years	14	7.0	6	2.9	5.9	11.3
With related children under 5 years	12	13.0	2	3.4	9.6	14.7
Families with female householder, no husband present	10	20.4	8	14.0	13.5	24.0
With related children under 18 years	10	26.3	6	21.4	18.5	31.5
With related children under 5 years	8	80.0	2	50.0	26.5	44.2
Individuals	124	7.6	61	3.2	5.4	10.5
18 years and older	100	8.0	48	3.2	5.0	9.3
65 years and over	42	13.1	10	2.4	4.5	8.2
Related children under 18 years	24	6.2	11	2.7	6.4	13.4
Related children 5 to 17 years	12	4.3	9	2.7	5.4	12.7
Unrelated individuals 15 years and over	60	30.3	35	12.7	14.9	21.8

Source: U.S. Bureau of the Census, Census 2000

2.3.3 Commercial and Industrial Enterprise

Leland Township accommodates a number of business establishments and various types of enterprise which contribute significantly to the tax base and local economy. These are described in the following paragraphs.

The steady growth in the number of building permits demonstrates that local construction is a significant economic factor. This construction growth indicates that real estate and the associated employment in financing, marketing, servicing, and construction rank with tourism as one of the fastest growing industries in the Township.

Agricultural enterprise consists mainly of family-operated, fruit-growing farms in east and south Leland Township producing sweet and tart cherries, apples, strawberries, and grapes for local and national markets. Good Harbor Vineyards on highway M-22, south of Leland village, is one of the increasing number of wine producers on the Leelanau Peninsula.

In Leland village, a large marina provides boat repair services. Located nearby is a metal shop. Carlson Fisheries, a retail and wholesale fishing business, is located at the Leland Harbor. A thriving sport fishing industry also operates in this harbor.

In Lake Leelanau village near the Fire Station, a construction business, and hardware store form a sector of light industry. Nearby, an excavating business contributes to the industrial surroundings.

In both villages there are restaurants, retail shops, cottage industries, and professional offices that provide goods and services. To accommodate tourists, there are a variety of overnight facilities within the Township including bed and breakfast establishments, lodges, rental homes, and cottages.

2.4 Education

Statistics show that 439 persons are enrolled in schools. Enrollment in Leland Public Schools has varied between 300 and 439 during the past 30 years. The Township has a relatively high level of educational attainment with 92.4 percent of adults 25 years and older graduated from high school compared to 84 percent in 1990, while over 68 percent have some college up to and including graduate level degrees. Educational statistics are provided in Table 2-6.

Table 2-6 Educational Achievement of Population 25 years and Older Leland Township, Leelanau County, State of Michigan						
Educational Attainment	Leland Township				Leelanau County	State of Michigan
	1990 Census		2000 Census		2000	2000
	Number	Percent	Number	Percent	Percent	Percent
Population 25 years and over	1,156	100.0	1,409	100.0	100.0	100.0
Less than 9th grade	82	7.1	19	1.3	2.7	4.7
9th to 12th grade, no diploma	103	8.9	88	6.2	6.5	11.9
High School graduate (includes equivalency)	357	30.9	337	23.9	26.5	31.3
Some college, no degree	212	18.3	304	21.6	23.9	23.3
Associate degree	99	8.6	113	8.0	9.0	7.0
Bachelor's degree	198	17.1	351	24.9	19.7	13.7
Graduate or professional degree	105	9.1	197	14.0	11.7	8.1
Percent high school graduate or higher		84.0		92.4	90.7	83.4
Percent bachelor's degree or higher		26.2		38.9	31.4	21.8

Source: U.S. Bureau of the Census, Census 2000

2.5 Housing Stock and Property Values

2.5.1 Housing

A large summer population with multi-generational standing has built summer homes in the Township during the past century. These summer homes are often expensive, creating a unique situation for the Township by impacting property values and the tax base. Over 46 percent of the housing units in the Township (676 out of 1,550) are seasonal.

The age of housing units is provided in Table 2-7 and indicates that 30.4 percent were built before 1939. Table 2-8 depicts the housing and occupancy information for households in Leland Township and Table 2-9 depicts the types of households.

Table 2-7 Age of Housing Units Leland Township, Leelanau County, State of Michigan				
Year Structure Built	Leland Township		Leelanau County	State of Michigan
	Number	Percent	Percent	Percent
1999 to March 2000	29	1.8	3.1	2.2
1995 to 1998	96	5.9	10.3	6.4
1990 to 1994	160	9.9	10.5	6.1
1980 to 1989	229	14.1	18.1	10.5
1970 to 1979	226	14.0	19.7	17.1
1960 to 1969	98	6.1	8.5	14.2
1940 to 1959	289	17.9	12.0	26.5
1939 or earlier	492	30.4	17.9	16.9

Source: U.S. Bureau of the Census, Census 2000

Table 2-8 Housing and Occupancy Information - 2000 Leland Township, Leelanau County, State of Michigan				
Housing/Occupancy	Leland Township		Leelanau County	State of Michigan
	Number	Percent	Percent	Percent
Total Housing Units	1,550	100.0	100.0	100.0
Occupied housing units	818	52.8	63.4	89.4
Vacant housing units	732	47.2	36.6	10.6
For seasonal, recreational, or occasional use	676	43.6	30.9	5.5
Homeowner vacancy rate	NA	0.9	1.1	1.6
Rental vacancy rate	NA	14.0	21.8	6.8
Occupied housing units	818	100.0	100.0	100.0
Owner-occupied housing units	695	85.0	84.6	73.8
Renter-occupied housing units	123	15.0	15.4	26.2

Source: U.S. Bureau of the Census, Census 2000

In order to understand the recent residential development in the Township, and get a more accurate number of housing units, recent land use permits for new homes were reviewed and are summarized below.

Dwelling Units in as of 2000 Census	1,550
New Homes Built during 2000	35
New Homes Built during 2001	29
New Homes Built during 2002	23
New Homes Built during 2003	25
New Homes Built during 2004	24
New Homes Built during 2005	28
New Homes Built during 2006	17
Multi Family Dwelling Units 2003	2
Multi Family Dwelling Units 2005	+ 1
Total Units as of 12/06	1,734

1,734 dwelling units multiplied year-round occupancy rate (52.8 percent) indicates an estimated 915 year-round homes as of December 31, 2006.

The estimated 915 year-round homes multiplied by 2.40 persons per household indicates an estimated population of 2,196 persons as of December 31, 2006.

As of May 2008, approximately 547 of the homes within Leland Township are located on Lake Leelanau and approximately 290 of the homes are located on Lake Michigan.

**Table 2-9
Types of Households
Leland Township, Leelanau County, State of Michigan**

Household Types	Leland Township				Leelanau County	State of Michigan
	1990 Census		2000 Census		2000	2000
	Number	Percent	Number	Percent	Percent	Percent
Total households	639	100.0	818	100.0	100.0	100.0
Family households	478	74.8	590	72.1	73.7	68.0
With own children under 18 years	202	31.6	199	24.3	29.9	32.7
Married-couple family	413	64.6	523	63.9	63.6	51.4
With own children under 18 years	155	24.3	160	19.6	23.5	23.1
Female householder, no husband present	47	7.4	52	6.4	7.1	12.5
With own children under 18 years	38	5.9	31	3.8	4.6	7.5
Nonfamily households	161	25.2	228	27.9	26.3	32.0
Householder living alone	145	22.7	197	24.1	22.3	26.2
Householder 65 years and over	64	10.0	93	11.4	8.8	9.4

Source: U.S. Bureau of the Census, Census 2000

2.6 Household Size

According to the 2000 Census data, the average household size in Leland Township is 2.40 persons, while the average family size is 2.81. These numbers are very similar to the average for Leelanau County (2.48 and 2.89), while somewhat lower than those for the State of Michigan, (2.56 and 3.10).

2.7 Ownership

In Leland Township, 85 percent of housing is owner-occupied, compared to 84.6 percent for Leelanau County and 73.8 percent for the state of Michigan. Renter-occupied housing accounts for 15 percent of all housing in Leland Township, with a median rent of \$535. Leelanau County's renter-occupied housing is 15.4 percent, with a median rent of \$565, while renter-occupied housing represents 26.2 percent of the entire State, with a median rent of \$546.

2.8 Property Values and Tax Base

The many, often expensive, summer homes in Leland Township result in a larger tax base than comparable townships. The 2007 state equalized value (SEV) of Leland Township real property totaled \$681,877,850 resulting in an estimated market value of \$1,363,755,700.

Residential property is by far the largest tax category within total real property, comprising nearly 90 percent of the SEV and 88 percent of total number of parcels. Table 2-10 provides the Leland Township SEV data from 1999 to 2007. Table 2-11 depicts the 2007 SEV data from both Leland Township and Leelanau County.

Leland Township's millage rate is one of the lowest in the county. The 2006 millage rate for Leland Township was 29.5570 which resulted in tax revenue totaling \$8,198,663. Most tax revenue is allocated to the public schools, (approximately 12.5513 mills). Approximately 5.73 mills are allocated to the county for services, 6 mills to state education, approximately 2.93 mills to the intermediate schools district, approximately 1.4 mills for fire and rescue and approximately 0.94 mills (\$298,060) allocated to the Township.

Table 2-10 State Equalized Value Leland Township									
Property Class	1999 SEV	Change	2001 SEV	Change	2003 SEV	Change	2005 SEV	Change	2007 SEV
Agriculture	13,649,200	27.1%	17,353,400	29.0%	22,393,300	22.4%	27,407,700	-8.9%	24,956,300
Commercial	12,553,140	6.4%	13,368,630	41.4%	18,908,800	27.3%	24,073,700	-18.7%	19,571,500
Industrial	188,300	15.4%	217,312	30.4%	283,412	6.8%	302,700	-2.5%	295,200
Residential	233,123,194	19.4%	278,450,420	55.2%	432,228,112	7.7%	465,554,000	36.8%	637,054,850
Total Real Property	259,513,834	19.2%	309,389,762	53.1%	473,813,624	9.2%	517,338,100	31.8%	681,877,850

Source: Leelanau County Equalization Department

Table 2-11 Distribution of the State Equalized Value Leland Township and Leelanau County - 2007				
Real Property:	Leland Township		Leelanau County	
	Amount	% of total	Amount	% of total
Agricultural	24,956,300	3.6%	181,822,212	4.8%
Commercial	19,571,500	2.9%	191,561,784	5.1%
Industrial	295,200	.04%	6,059,410	.2%
Residential	637,054,850	92.8%	3,364,114,688	88.9%
Total Real Property	681,877,850	99.3%	3,743,558,094	99%
Personal Property	4,491,214	0.7%	40,852,322	1.1%
Total SEV	686,369,064	100%	3,784,410,416	100.1%

Source: Leelanau County Equalization Department
Note: Due to rounding, percentages may not add to 100 percent

Chapter 3:

Natural Resources

3.1 Physical Description

The mainland portion of Leland Township is a triangular-shaped area about five miles across its base (east to west) and nine miles across its length (north to south). The Township contains 19,000 acres, of which about one fifth are water. There are approximately 17 miles of shoreline on Lake Leelanau and another 12 miles of shoreline on Lake Michigan, the western boundary of the Township.

Lake Leelanau village is located at the narrows between north and south Lake Leelanau. Leland village is located where the Leland (Carp) River flows into Lake Michigan after a one mile run from Lake Leelanau. The river falls over a control dam just prior to forming the Leland Harbor.

The isthmus between Lake Michigan and Lake Leelanau is largely residential and wooded. Eastern Leland Township consists of fruit-growing farms and woodlands on well-drained, nearly level-to-very steep, loamy soils on moraines and till plains. South of highway M-204, woodlands and mixed farm use prevail on similar but sandier soils. There are about 2,000 acres of agricultural land in eastern Leland Township and another 2,000 in southern Leland Township. There are 2,400 acres classified as orchard; 2,200 acres classified as cropland; and 2,000 acres classified as open land.

Approximately 600 acres of wetlands (very poorly drained, nearly level, mucky soils) exist at the northeast corner of Lake Leelanau. Another 250 acres of wetlands exist north of the narrows. Approximately 89 acres of state-designated critical dune areas exist at the north end and the southwest corner of the Township.

Over one third of the Township (6,000 acres) is covered with forest land, primarily the northern hardwoods association (sugar maple, beech, basswood, white ash, black cherry, and hemlock) and white pine. Red oak, lowland hardwoods (birch and elm), and conifers are also present. Some aspen are present north of Lake Leelanau, as are swamp conifers (cedar, balsam fir, spruce, and tamarack) in the wetlands.

A summary of Leland Township land use/land cover including acreages and percentages is discussed in detail in Chapter 4 of this plan.

3.2 Climate

Leelanau Peninsula's climate is tempered by the surrounding waters of Lake Michigan so that recent temperature charts compare it to the climate of the mid-Atlantic region, especially along the lakeshores. Leland village may be ten degrees cooler in summer and warmer in winter than inland areas. These conditions create a micro climate favorable to fruit growing. Leelanau County ranks as one of the Michigan counties with the smallest amount of precipitation. Temperature and precipitation averages are provided in Table 3-1.

Table 3-1 Climate Data Leelanau County			
Month	Average Daily Maximum Degree (F)	Average Daily Minimum Degree (F)	Average Total Precip. Inches
January	30°	17°	1.9
February	30°	15°	1.3
March	38°	21°	1.6
April	52°	32°	2.0
May	65°	41°	3.0
June	76°	53°	2.6
July	82°	59°	2.6
August	79°	58°	2.6
September	71°	51°	3.7
October	59°	41°	2.9
November	44°	30°	3.0
December	33°	22°	1.7
Year	55°	37°	29.1
Source: Soil Survey of Leelanau County, Michigan.			

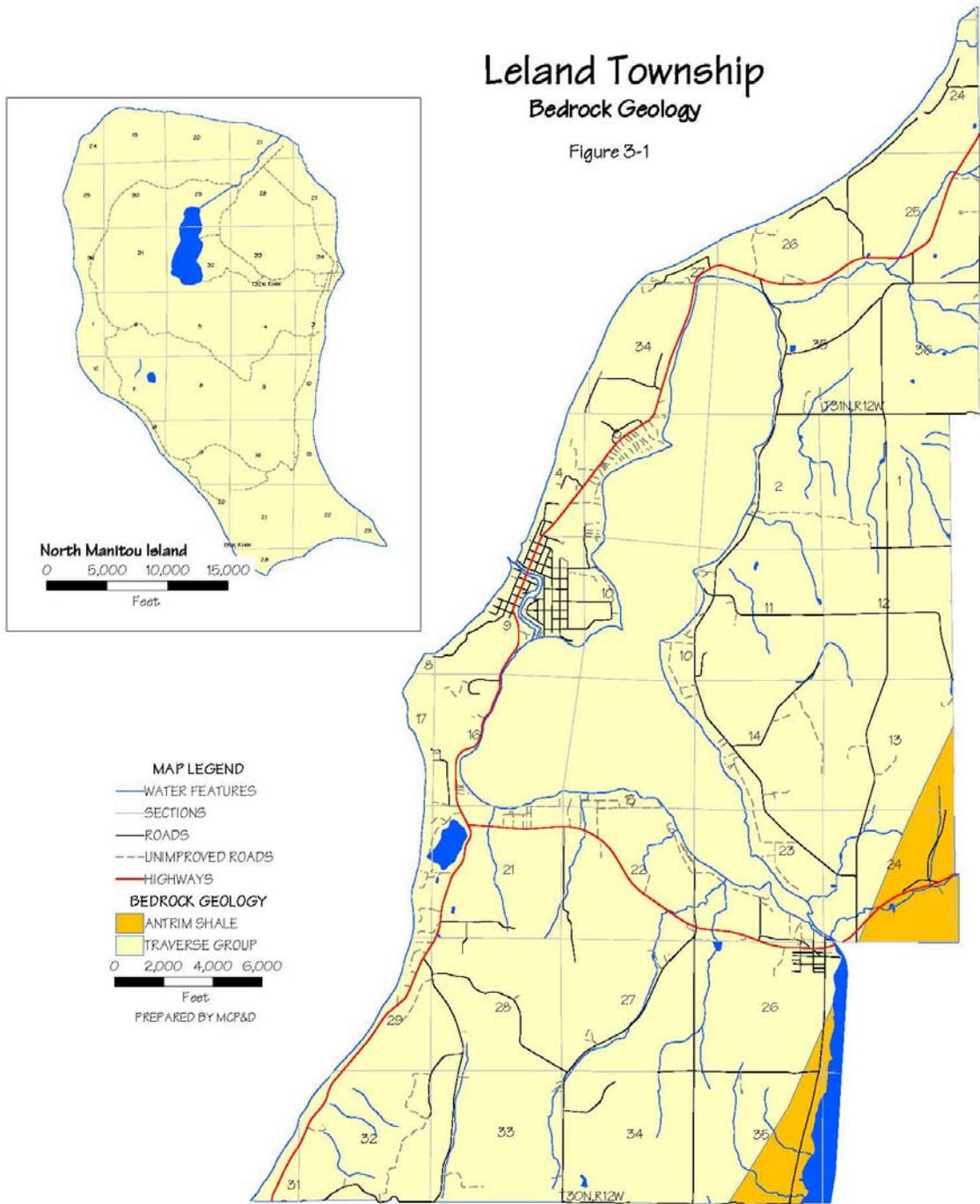
3.3 Geology

The bedrock underlying Leland Township was laid down during the Middle and Late Devonian ages of the Paleozoic Era. The bedrock under the Township consists of Traverse Group and Antrim Shale, see figure 3-1.

The surface geology of the Township developed 10,000 to 12,000 years ago through glacial activity. Numerous advances and retreats by the glaciers resulted in the locally complex pattern of erosion and deposition. Leland Township is dominated by coarse-textured glacial till. Till is composed of unsorted sands and gravels left by the glacier, see figure 3-2. Along much of Lake Michigan and Lake Leelanau the geological composition is primarily lacustrine (lake related) sand and gravel. In Leland Township, lacustrine sand and gravel occurs typically as former beach and near shore deposits of the glacial Great Lakes. The abandoned shorelines of glacial Lake Michigan are still visible in Leland Township as the terraces along the lake shore, see figure 3-2. Another visible indication of glacial history is the series of drumlins which extend southeast from the northwest portion of the Township. Drumlins are streamlined hills of glacial till shaped by the moving ice sheet, whose line of axis indicates the direction of local ice movement.

Leland Township Bedrock Geology

Figure 3-1

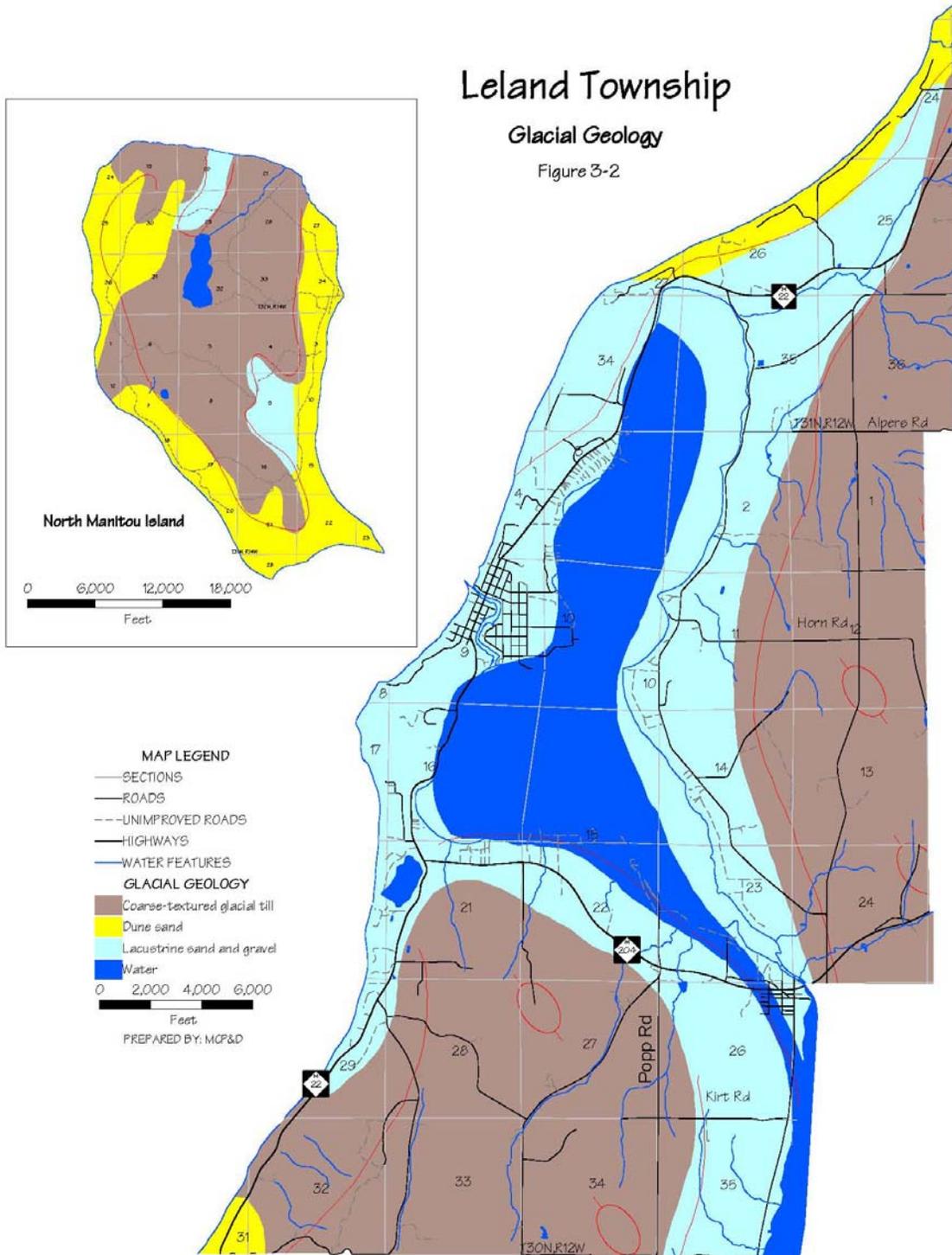


Source: Quaternary Geology of Southern Michigan, Department of Geologic Sciences, University of Michigan, 1982.

Leland Township

Glacial Geology

Figure 3-2



Source: Quaternary Geology of Southern Michigan, Department of Geologic Sciences, University of Michigan, 1982

3.4 Topography

Slope is an important development consideration associated with topographic features. Steep roadway grades, septic field failures, soil erosion, and excavation costs are some of the difficulties associated with severe grades. The topographic map, provided as figure 3-3, depicts the areas of steep slopes where the contour lines are close together and other areas of the township with more rolling topography. The areas of moderate and extreme slope may be a constraint for potential development.

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

A portion of the dune areas are state classified as Critical Sand Dune Areas, and as such any development in this area must be in compliance with the provisions of the state statute and receive state approval in addition to local land use and zoning approvals. Figure 3-4, shows the general areas of Critical Sand Dunes within the Township.

3.5 Soils

One important determinant of land use is the soil's suitability for development. Land uses must correspond to the capacity of the soils on which they occur, and soil suitability for each use should be determined before development occurs.

The soils found on the mainland portion of Leland Township are in one of the following four general soil associations. Those soil associations are:

Deer Park Dune land association: Well-drained, strongly sloping to very steep, sandy soils on dunes.

East Lake-Eastport-Lupton association: Well-drained and moderately well drained, nearly level to gently sloping, sandy soils and very poorly drained, nearly level mucky soils; on lake terraces and beach ridges.

Emmet-Omena association: Well-drained, nearly level to very steep, loamy soils on moraines.

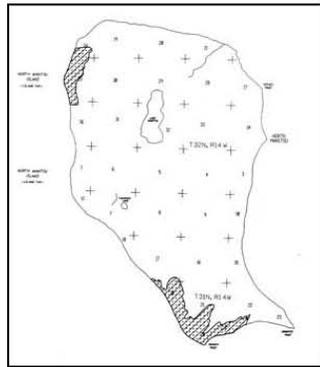
Emmet-Leelanau association: well-drained, nearly level to steep, loamy and sandy soils on moraines and till plains.

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

Soils and topography also determine which areas are classified as prime, unique and locally important farmland. The prime farmland classification indicates soils which are ideally suited for agricultural or timber production. Unique farmland is land other than prime that is used for the production of specific high value food and fiber crops. Locally important farmland includes soils which are nearly prime, but are located on slightly steeper grades. These soils can produce high

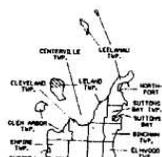
Leland Township Critical Dune Areas

Figure 3-4



LELAND TOWNSHIP CRITICAL DUNE AREAS

LEELANAU COUNTY



LEGEND

--- POLITICAL JURISDICTIONS
BOUNDARIES OF COUNTY, TOWNSHIP,
AND INCORPORATED CITIES AND
VILLAGES AS OF 1987.

Public Lands
STATE AND FEDERAL LANDS AND
MICHIGAN LOCAL PUBLIC UTILITIES
DUNE AREAS, PUBLIC LANDS AND
FOREST AS OF 1987.

PROPOSED CRITICAL DUNE AREAS

- BARRIER DUNES
AREAS THAT FORMATION DISCONTINUES
PARALLEL TO THE COAST
- AREAS NOT INCLUDED IN BARRIER DUNE
AREAS BECAUSE OF THE PRESENCE OF
UNDESIRABLE FEATURES OR OTHER
CHARACTERISTICS
- FUTURE DUNE AREAS TO BE
CONSIDERED CRITICAL DUNE AREAS
BASED ON THE RESULTS OF
FUTURE BARRIER DUNE AREA
STUDIES

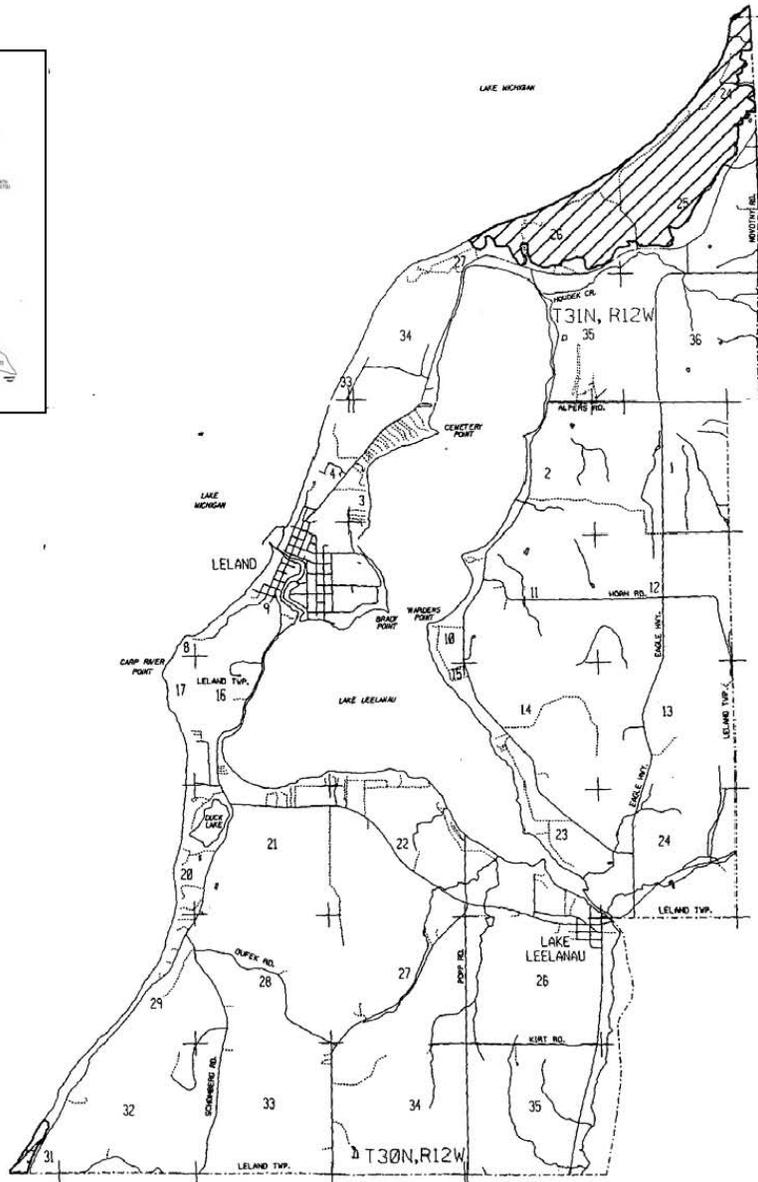
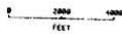
INFORMATION

NATIONAL DEPARTMENT OF NATURAL RESOURCES
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yields when treated and managed according to modern farming methods. With good management these soils may produce yields equal to that of prime soils. Hydric soils (wetland soils) are found primarily in the vicinity of Lake Leelanau. Figure 3-5 show the wetland areas according to the National Wetland Inventory. This wetland mapping is based on general information, and does not indicate whether the mapped areas qualify as regulated wetlands. The wetland definition used by the National Wetland Inventory is *“WETLANDS are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of the year.”*

3.6 Water Resources

One of the most valuable natural resources of Leland Township is water. The Township is located within two watersheds: the Lake Michigan watershed and the subwatershed of Lake Leelanau. The waters of both Lake Leelanau and Lake Michigan contribute to recreational activities such as fishing, boating and swimming.

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

3.6.1 Groundwater

Important factors in the evaluation of groundwater are the quantity and quality of the water. The geologic and hydrologic features of the Township provide residents with sufficient water quantities. Water availability will not likely be a factor in limiting growth. In Leland Township, water quality is more of a limiting factor than water supply. A concern is the potential contamination of wells by septic fields, for the areas not served by the sewer systems. Although the Health Department record has no documented occurrences of contamination to date, the possibility for such pollution exists.

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

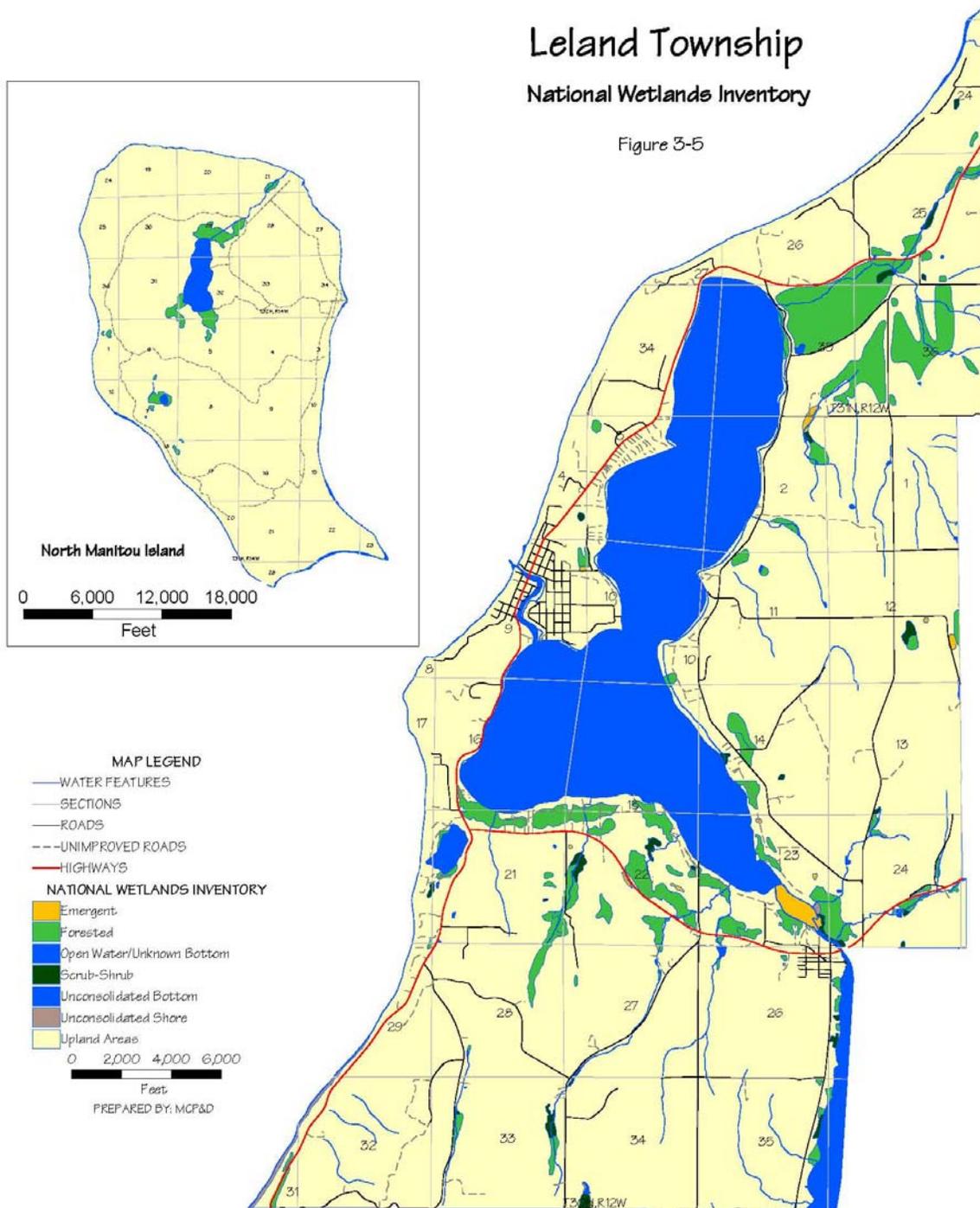
3.6.2 Surface Water

The two major surface water resources in Leland Township are Lake Michigan and Lake Leelanau. The Township's boundaries include 12 miles of Lake Michigan frontage and approximately 17 miles of Lake Leelanau frontage. These lakes and their associated tributary streams and creeks offer scenic and recreational amenities to Township residents and visitors. It is extremely important that the quality of these surface waters be protected from the negative impacts of overdevelopment, such as pollution and loss of scenic views to open water.

Leland Township

National Wetlands Inventory

Figure 3-5



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

While the current quality of surface waters in Leland Township is considered good to excellent, the threat of potential water pollution from point and non-point sources is a concern. Proper land use management can help control water quality conditions in Leland Township. Some methods to curb pollution include runoff control measures, septic field corrections, proper treatment of sanitary wastes, and fertilizer application restrictions.

3.7 Sites of Environmental Contamination

Part 201 of the Natural Resources and Environmental Protection Act (NREPA) 1994, PA451, as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Remediation and Redevelopment Divisions (RRD) of the Michigan Department of Environmental Quality (DEQ) is charged with administering this law. A site of environmental contamination, as defined by RRD, is "a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices." The agency provides an updated list (via the MDEQ website) of environmentally contaminated sites by county, showing the sites by name, Site Assessment Model score, pollutant(s), and site status. The Michigan Sites of Environmental Contamination identifies 36 sites within Leelanau County, five of which are in Leland Township.

Leaking Underground Storage Tanks (LUSTs). These are sites where underground tanks, often for storing gasoline or diesel fuel, are leaking and cleanup is required. In some cases this involves removing the tank, excavating the contaminated soil, and in some cases installing new tanks. Leelanau County has 36 closed LUSTs sites, where the work has been completed, five of which are in Leland Township. There are currently 25 open sites in Leelanau County, with three in Leland Township, where work is ongoing.

3.7.1 Surface Water Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the DEQ Water Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. There are nine point source permit holders in Leelanau County, with one in Leland Township for the sewer facility.

3.7.2 Air Quality

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

Air discharge permits are required for businesses unless otherwise exempted by law. There is currently one known renewable operating permit in Leelanau County (Maple City). There are none in Leland Township.

3.8 Summary

The review of the natural resources in Leland Township indicates the natural features and agricultural resources are relatively unimpaired at this time; however these resources are vulnerable. Residents highly value the natural resources and scenic features of the Township, as indicated in the community survey. The environmental features of the Township are an important asset to the community, and need continued protection.

Chapter 4:

Existing Land Use

4.1 Pattern of Land Divisions

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

The largest undivided parcels in Leland Township are typically agricultural and/or forested properties.

Other land divisions are occurring as larger parcels along the roads are split into smaller parcels. In terms of land division patterns, it is worth noting that some of the newer residential developments in Leland Township are often being created as site condominiums rather than traditional subdivisions.

A site condominium does not actually create lots by land division. Therefore, a site condominium project may continue to appear as a large, undivided tract when it has already been converted to relatively dense residential use.

4.2 Existing Land Use Statistics and Characteristics

According to the 1990 Census, Leland Township's land area is 45.6 square miles. The mainland area of Leland Township is bordered on the west and north by Lake Michigan and on the northeast by Leelanau Township. The Township is bordered on the southeast by Sutton Bay Township and Centerville Township on the south.

The land use mapping from the Leelanau County was utilized as a starting point for the Township mapping, and then updated using Michigan Department of Natural Resources 1998 aerial photographs, and supplemental field checking. The updated information was then computerized to produce the existing land use statistics. Table 4-1 presents the percentage of Leland Township currently in each land use category, from largest to smallest. Each of the land use categories is discussed in detail later in this chapter.

Table 4-1: 2004 Existing Land Use Leland Township - Mainland		
Land Use Category	Acreage	Percentage
Upland Forest	5,084.9	28.0%
Agricultural	3,647.6	20.1%
Water	3,107.9	17.1%
Residential	2,408.8	13.3%
Nonforest	2,220.0	12.2%
Lowland Forest	976.8	5.4%
Wetlands	289.1	1.6%
Beaches and Sand Dunes	144.2	0.8%
Recreation/Institutional	134.5	0.7%
Industrial/Extraction/Utilities	116.7	0.6%
Commercial	35.82	0.2%
Total	18,166.52	100.0%
Source: Michigan Resource Information System and MC P&D Field Verification and Map Updating.		

4.2.1 Forests and Wetlands

Forests, which include upland hardwoods and conifers, account for 28 percent of the Township land area. Heavily wooded areas are found throughout the Township, as can be seen in Figures 4-1. A decrease in forested land is directly attributable to development, primarily residential development.

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

Lowland Forests (forested wetlands) and wetland areas comprise seven percent of the Township. As illustrated in Figure 4-1, the main wetland area in the Township is along the northern portion of Lake Leelanau.

Leland Township

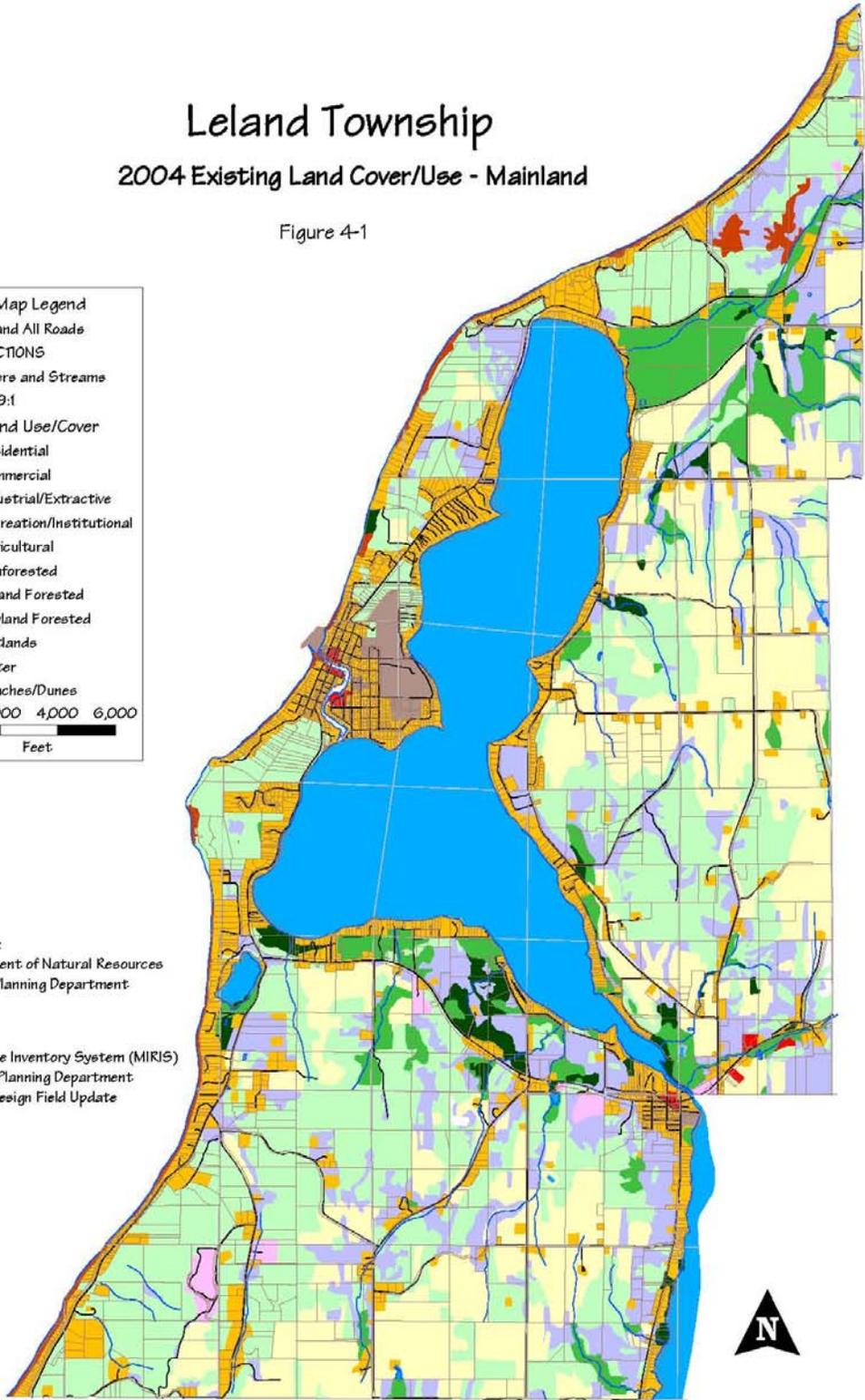
2004 Existing Land Cover/Use - Mainland

Figure 4-1



Base File Sources:
Michigan Department of Natural Resources
Leelanau County Planning Department

Land Use Data:
Michigan Resource Inventory System (MIRIS)
Leelanau County Planning Department
M.C. Planning & Design Field Update



4.2.2 Agricultural

Agricultural use is the second most prominent land use in Leland Township. As shown in Table 4-1, agricultural lands occupied approximately 20 percent of Township land area in 2004. As is illustrated in Figure 4-1, the agricultural lands are well dispersed across the Township.

The agricultural classification also includes agricultural lands that may be enrolled in the Conservation Reserve Program. This program pays farmers to remove certain erodible lands from agricultural production.

4.2.3 Water

Open water comprises over 17 percent of the Township area, due primarily to Lake Leelanau. Figure 4-1 illustrates the locations of the lakes and streams in the Township.

4.2.4 Residential

As can be seen from Table 4-1, the amount of land being used for residential purposes is approximately 13 percent of the Township.

The pattern of residential development within Leland Township is shown in Figure 4-1. Residential use has been primarily located along lakeshores and road frontage. Recent residential growth has primarily occurred in new subdivisions and site condominium developments.

4.2.5 Nonforested

The nonforested land category consists of herbaceous open and shrub land. As shown in Table 4-1, the percent of nonforested land in the Township is approximately 12 percent, and are scattered throughout the Township, as shown in Figure 4-1.

4.2.6 Beaches and Sand Dunes

The beaches and sand dune areas comprise nearly one percent of the Township and are shown in Figure 4-1. Additionally the State regulated Critical Dune Areas are shown in Figure 3-4 of the Natural Resources Chapter of this plan.

4.2.7 Recreation and Institutional

Recreation and institutional lands in the Township comprise less than one percent of the mainland portion of the Township, as shown in Table 4-1. Detailed information regarding the individual recreation sites is presented in the Leland Township Recreation Plan. Leland Township with frontage on both Lake Michigan and Lake Leelanau provides extensive water-related recreation opportunities. The largest recreation area is North Manitou Island which is part of Sleeping Bear National Lakeshore; the other mainland recreation lands mapped in Leland Township are the Leland Country Club golf course, the Leland Township Harbor and the public access sites on Lake Leelanau. Figure 4-1 illustrates the locations of recreation and open space lands in the Township.

4.2.8 Industrial/Extractive/Utilities

Based on the Michigan Resources Inventory System (MIRIS) mapping classification, industrial, extractive, transportation and utilities are grouped together. These properties are shown in Figure 4-1. Table 4-1 shows a combined percent for industrial, extractive, transportation and utility uses less than one percent.

4.2.9 Commercial

Table 4-1 shows a limited amount of land in commercial use in Leland Township; approximately 0.2 percent of the land in the Township is in commercial use. As apparent in Figure 4-1, the commercially used properties are primarily concentrated in the Villages of Leland and Lake Leelanau, as well as east of Lake Leelanau along M-204.

Chapter 5:

Community Services, Facilities, and Transportation

5.1 Utilities Service

Electric service is provided to the Township by Consumers Energy and Cherryland Electric.

Propane gas service is commonly used and is provided by several private businesses. There is natural gas service in the Villages of Lake Leelanau and Leland, also South of 204.

A T & T provides communications service to Leland village and Lake Leelanau village. Century Telephone provides communications service to east Leland. Cell phone service is provided in portions of the township.

Cable, broadband and DSL services are provided in portions of the Township by a variety of companies.

5.2 Sanitary Sewer System

A public sanitary sewer system serves both villages. The sanitary sewer system was developed to protect the water quality of both groundwater and surface water in the area. This system collects effluent from septic tanks and pumps the effluent to a central effluent treatment facility. This facility is located in a portion of the Provemont Pond Natural Area between the villages. Individual septic tanks are pumped and maintained by the sewer system. The sewer facilities for the two villages are depicted in Figure 5-1 and 5-2.

The Leland Township sewer system currently serves over 500 users and was designed to serve existing buildings in the sewer district with only limited extra capacity for vacant lots or increased uses. The Sewer Commission has determined that there will not be enough capacity to serve all of the vacant lots within the sewer district and that the sewer system will be approaching capacity within a few years. The Sewer Commission has explored the possibility of expansion at the treatment plant, and preliminary approval from the Michigan Department of Environmental Quality has been received to increase the capacity of the system.

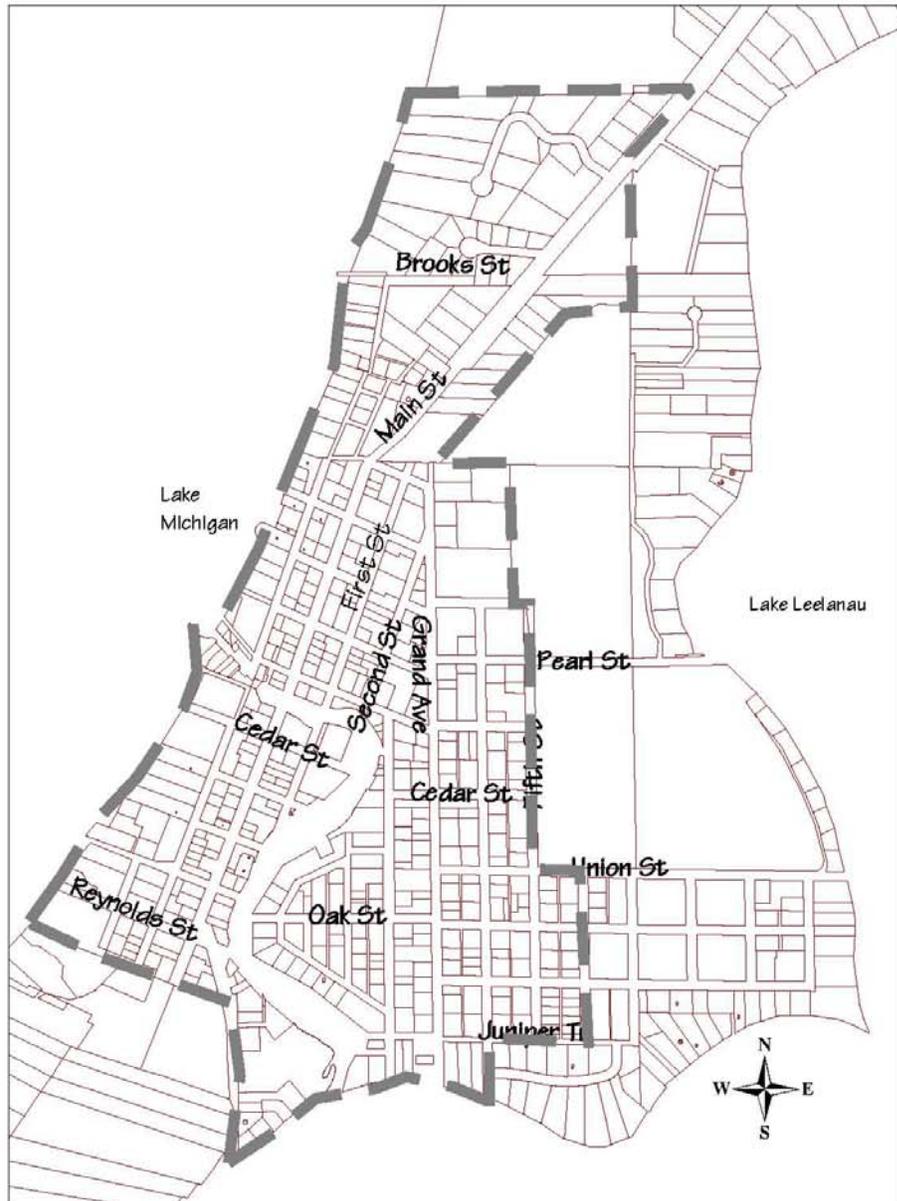
The sewer system was installed between 1991 and 1993 after years of planning and controversy. A major grant covering half the cost of the project was obtained from the Environmental Protection Agency to aid in financing this project. Bonds issued by the County Board of Public Works provided additional financing.

The Leland Township Board controls this system through the *Leland Township Sewer Use Ordinance* which established a Sewer District requiring mandatory use of public sewers. The Sewer Districts are shown in Figure 5-1 and Figure 5-2. Sewer district users pay operational and debt retirement fees in addition to installation fees. The Sewer Commission, appointed by the Township Board, serves in advisory capacity and makes recommendations to the Township Board.

Leland Township

Sewer District - Leland Village

Figure 5-1



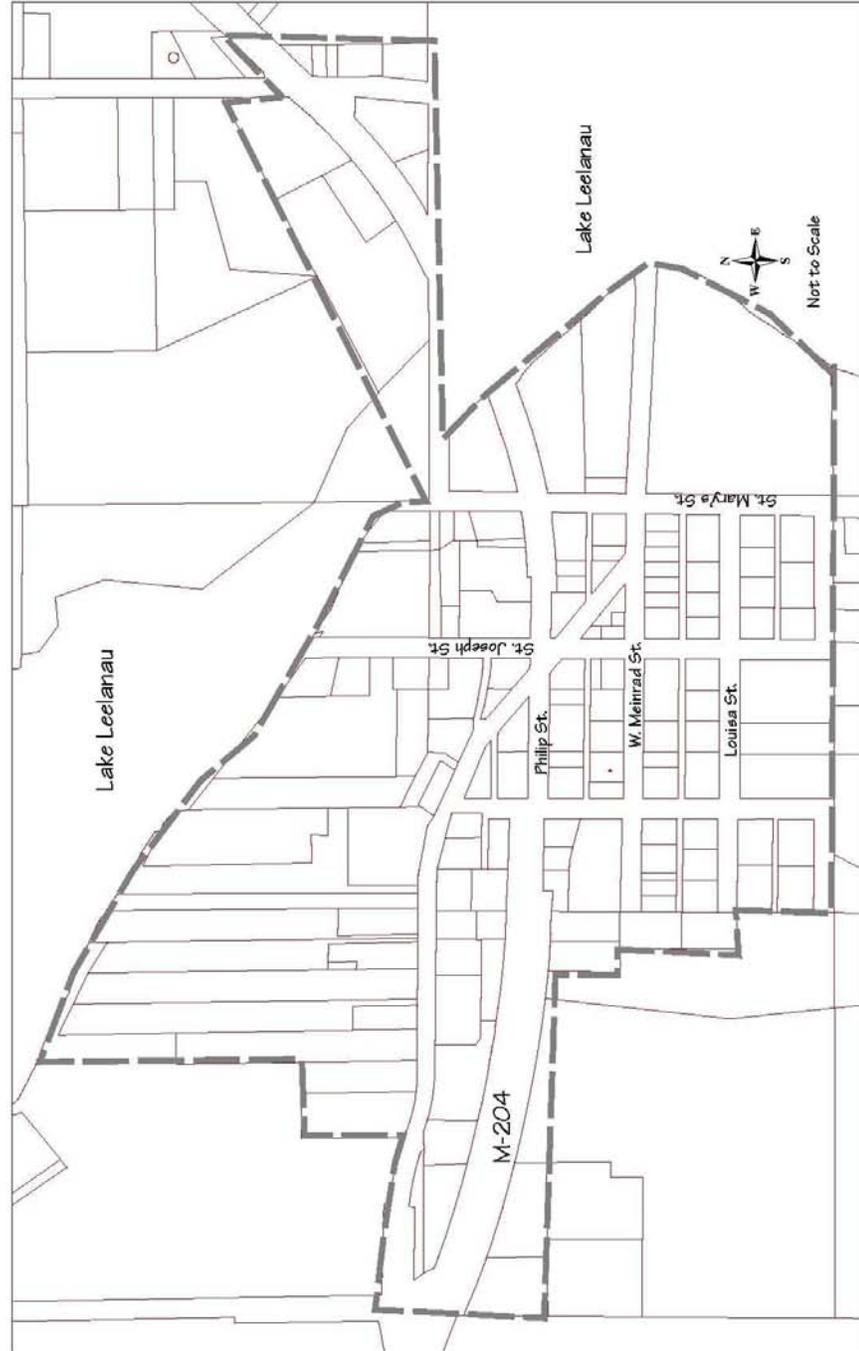
Map Date 11-7-07

Data Sources: Michigan Department of Natural Resources, Leelanau County Planning Department and Leland Township

Leland Township

Sewer District - Lake Leelanau Village

Figure 5-2

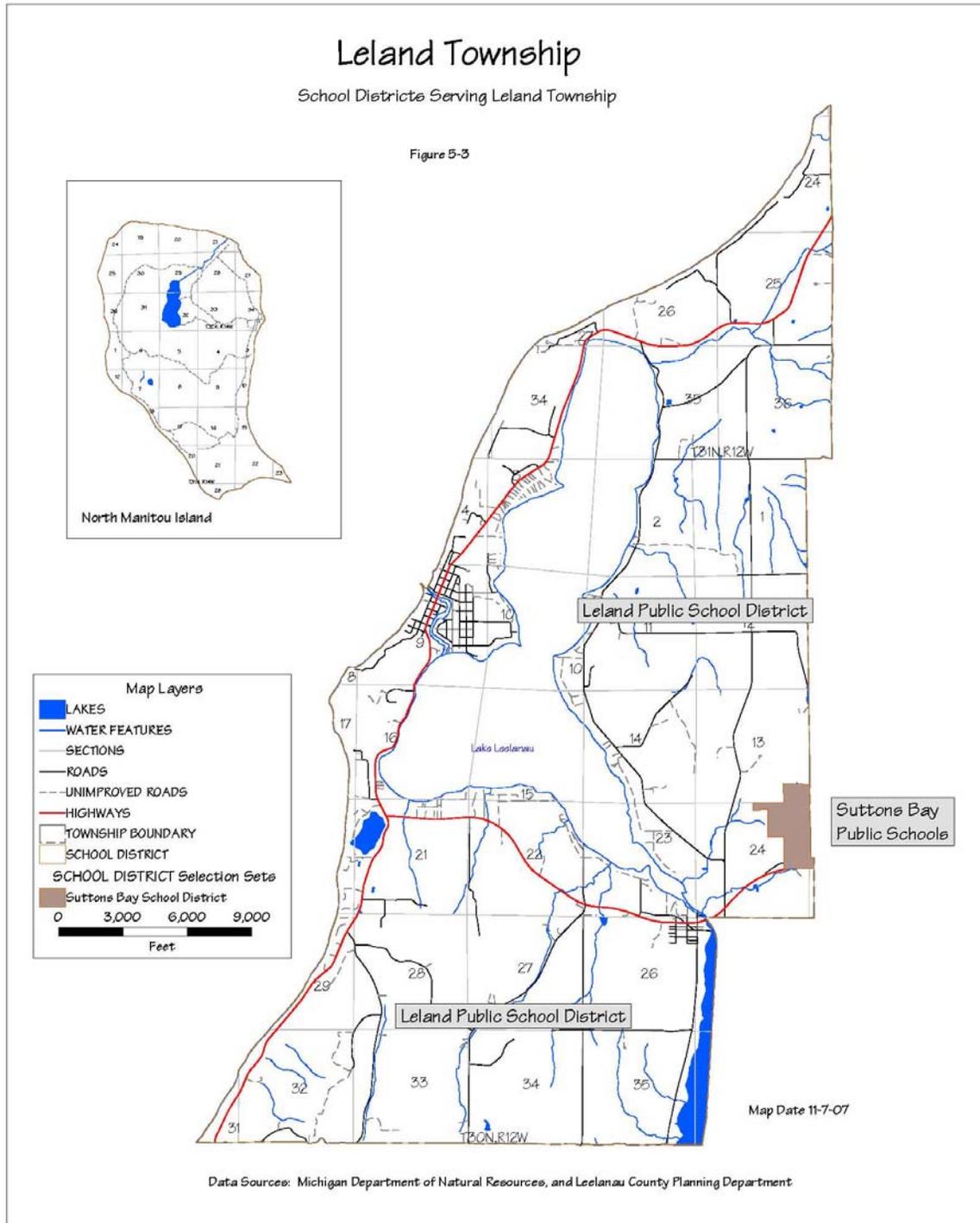


Map Date 11-7-07

Data Sources: Michigan Department of Natural Resources, Leelanau County Planning Department, and Leland Township

5.3 Township Schools

Leland Public Schools in Leland village provide education for grades K-12 with a 2005/2006 enrollment of about 397 students. The Leland Public School District includes portions of adjacent townships and a small portion of Leland Township is served by the Suttons Bay Public School District, see Figure 5-3. St. Mary's School (parochial) in Lake Leelanau village provides education for grades K-12 with a 2005/2006 enrollment of about 240 students.



5.4 Emergency Services

Fire, rescue, and ambulance services are provided by Leland Township Fire and Rescue from Leland village and Lake Leelanau village. The department currently has two full-time paid staff and as well as volunteer personnel under the supervision of the Fire and Rescue Board. These fire departments work closely together with two stations providing service. These volunteer services are augmented by the county 911 system. Mutual aid services agreements are in effect with all fire departments in the county. Advanced life support (ALS) services are provided by North Flight.

Police protection is provided by the Leelanau County Sheriff's Department which also provides inland lake patrols. During the summer months, one deputy is dedicated to the township on a part time basis. Michigan State Police also serve the area.

5.5 Health Services

Health services are provided by local private clinics and an urgent care clinic in Lake Leelanau village, along with health care providers in Suttons Bay and a regional hospital in Traverse City.

5.6 Other Services

Solid waste disposal service is provided by local contractors, currently Waste Management, Kalchick, Maple Disposal and American Waste provide residential service. A recycling drop off site is available for residents, behind the Township offices in Lake Leelanau. Television cable and internet service is provided by Charter Cable Systems of Michigan. PB Casting has an antenna located in the township which also provides high-speed internet service.

5.7 Leland Harbor

Leland Harbor accommodates approximately 70 small vessels (more if "rafting up" is done). This is a harbor of refuge, allowing for short stays, and is a busy destination. The harbor provides fuel and sewage services, while local retail stores and a private marina offer a nearby source of supplies for boaters. Services include a boat launch ramp, a picnic area and playground, toilet and shower facilities, and boat trailer parking.

A fleet of charter fishing boats and commercial fishing boats operate from the privately owned Fishtown complex on the Leland River adjacent to the harbor. The harbor also accommodates commercial excursion boats and the National Lakeshore ferry concession to the Manitou Islands.

Maintenance of the channel entrance for the Leland Harbor is the responsibility of the U.S. Army Corps of Engineers. The daily operation of the Harbor is supervised by the Harbor Commission of Leland Township. The Harbor Commission is appointed by the Township Board. An upgrade and expansion has been planned for 2008.

5.8 Library

The Leland Township Library was founded and funded through the private initiative of Township residents. Land for the library was donated to the Township by Wilber C. Munnecke in 1974. Once established, the library received support for part of its operations from Leland Township

through a millage (currently levied at 0.3 mills). The Library Board is appointed by the Township Board. The Library Board expanded the building in 1992, financing it with private funds.

The library contains 40,000 volumes. It also has a large collection of videos and compact discs. Digital and interlibrary services are also available and are well utilized by Township residents and registered patrons from surrounding jurisdictions.

5.9 Museum and Public Meeting Room

The Leelanau Historical Society operates a museum adjacent to the Leland Township Library which serves the entire county. The Munnecke Room, serves as a publicly available meeting room which separates the library from the museum and is frequently used for Township meetings. The museum board operates independently of the Township.

5.10 Transportation Network

Leland Township is served by the Bay Area Transit Authority which provides daily bus service to Traverse City and throughout the county. However, the primary means of transportation is the automobile. A map depicting the roads within Leland Township is provided in Figure 5-4. The existing road network is described in the following paragraphs.

5.11 State Roads

State highway M-22 (a designated scenic route) encircles the Leelanau Peninsula commencing north from Traverse City to Northport and continuing southwest, passes through Leland village near the west shore of Leelanau Peninsula. Highway M-22 includes ten miles from north to south within Leland Township. The portion of M-22 that runs through Leland Township is part of the M-22 Scenic Heritage Route.

Two miles south of Leland village, highway M-22 intersects with highway M-204. Highway M-204 progresses east for four miles to Lake Leelanau village and continues four miles east to Suttons Bay.

5.12 County Roads

Twelve miles of primary county roads include route 645 and route 643 leading south from highway M-204, and route 641 which connects the narrows with highway M-22 along the east side of Lake Leelanau. Eagle Highway connects the Leelanau Narrows with highway M-22 north through the farmlands of east Leland Township. Twenty-two miles of secondary roads are also maintained by the county.

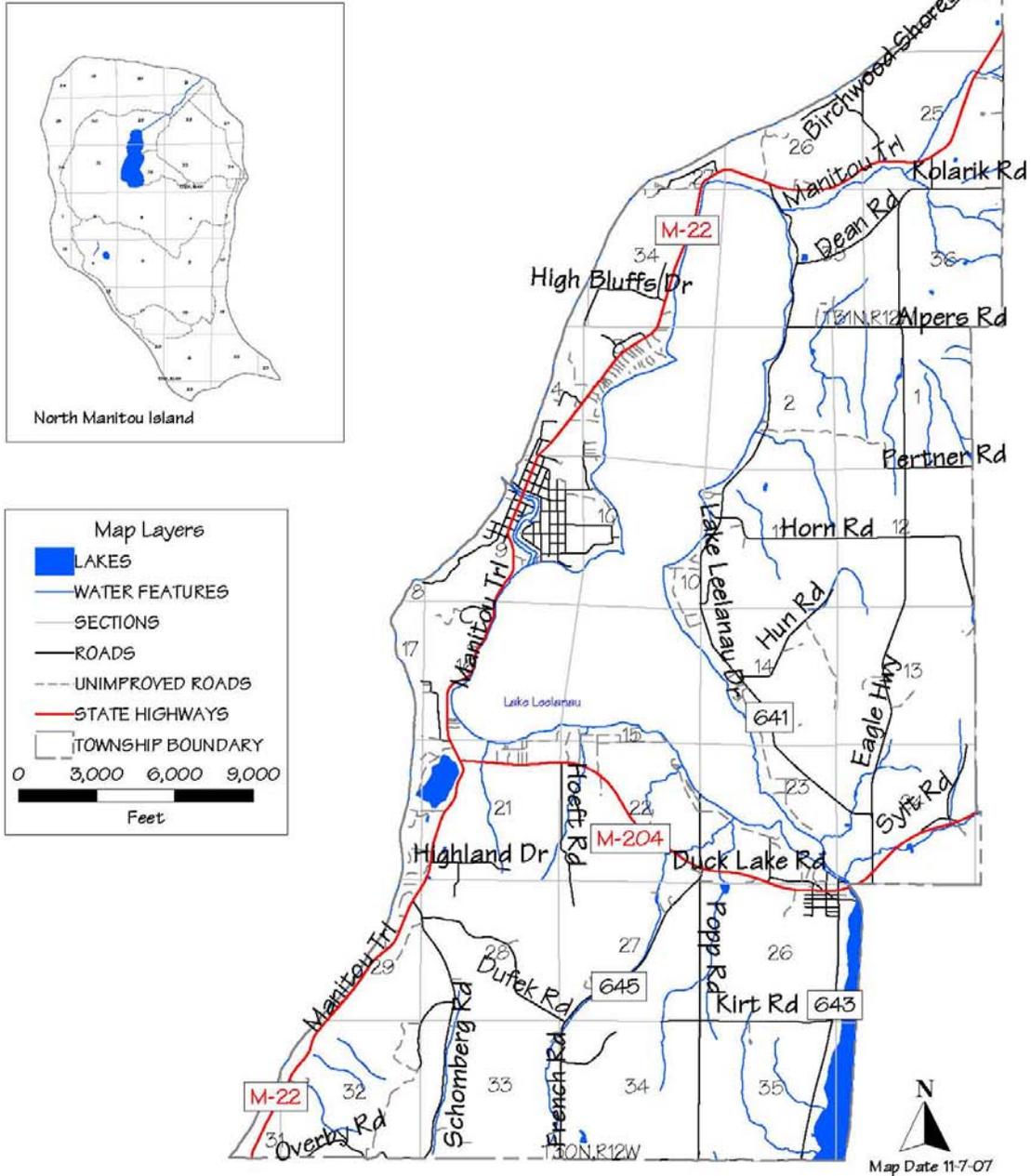
5.13 Other Transportation Routes

Paved shoulders for non-motorized (bicycle) are located along M-204 from Lake Leelanau to Duck Lake Corner, M-22 from Duck Lake Corner to Northport and along Lake Leelanau Drive from M-204 to Bingham Rd. Sidewalk use for pedestrians is provided in the villages.

Leland Township

Road Network

Figure 5-4



Data Sources: Michigan Department of Natural Resources, and Leelanau County Planning Department

Chapter 6:

Significant Land Use Issues

This chapter presents and discusses significant land use issues identified by the Leland Township Planning Commission and township residents. The issues include some specific facilities and land uses as well as some general development issues.

6.1 County Facilities in Leland

In the fall of 2004, the Leelanau County residents voted to relocate the county facilities. As of spring 2008, the Leelanau County courthouse and county offices have been relocated outside of Leland Township, and the property will be sold for private development.

Based upon the comments received from residents at a public forum, the general consensus of those present, was the area should be redeveloped as low density residential, primarily single family houses, with the possibility of park land/open space along the river.

6.2 Fishtown

Fishtown is the area of Leland located on the water, at the marina, with small shops. This area has historic significance from the days when the economy of the area was heavily dependent on the fishing industry. In early 2007, a portion of the Fishtown area was purchased by the Fishtown Preservation Society, a non-profit organization formed to promote and preserve the historical and fishing heritage of Fishtown. The present uses in the Fishtown area are not accommodated with the standards of the current zoning ordinance.

One option that is being considered is to provide a zoning district or overlay district to allow for the continuation of the current uses, that are well accepted and desired by the residents (per 2005 survey findings) and visitors. Fishtown is a significant landmark and serves as a major tourist attraction for visitors coming to the Leland area.

6.3 Septic and Sewer Issues

Portions of Leland Township are served by a public sanitary sewer system. The areas served are primarily limited to parts of the two unincorporated villages, as depicted in Figure 8-1 Future Land Use Map. Issues were raised by survey respondents and the master plan steering committee regarding the expansion of the system to serve other portions of the Township, especially around Lake Leelanau in order to help protect water quality. At present, the Sewer Commission is pursuing the additional drain fields to increase the processing capacity in order to meet the anticipated demands of the existing districts. The Planning Commission and the Sewer Commission have begun a dialog to look at the issue of future growth and the impacts of sewer availability. At present, the primary areas of focus for providing sewer are the two villages, which is consistent with where the Township wishes to focus growth.

6.4 Views and Ridgeline Development

Views to and from the hills and water are an important component of the character of Leland Township (as re-iterated by survey respondents in January 2005, see Appendix A). The Township recognizes the importance of views to many residents and visitors as well as concerns regarding the rights of the property owners. The Township is exploring ways to provide for development options in the Zoning Ordinance to encourage the location of buildings off the ridgeline so that development occurs in a manner with less visual impact, such as by preserving existing vegetation to provide filtered views to and from the development site, and/or to require additional landscape screening.

6.5 Keyhole Development

Keyhole or funnel development is the practice of providing shared lake access to lakefront and/or non-lakefront property owners through a commonly owned parcel of waterfront property. Leland Township with its extensive water frontage is faced with the decision on how this type of use should be managed in the future. Some of the issues associated with keyhole development pertain to the “use ratio”, ie how many property owners can use a parcel that meets the minimum district area and frontage requirements; how many docks are allowed; amount of parking; and buffering/screening requirements along adjacent parcels. In many instances a keyhole development site has a boat launch or dock which increases the traffic on the lake, this increase in boat traffic can negatively impact the water quality (due to spillage from boats, the mooring of boats and the loss of natural vegetation) and wildlife due to increased human activity.

As described in this Master Plan, water quality is important to Leland Township in terms of economics, tourism, natural environment and quality of life. Keyhole development can also impact existing neighboring single-family homes due to excessive noise and traffic. Therefore the regulation of keyhole development is necessary to ensure such development occurs only in a manner compatible with the surrounding area.

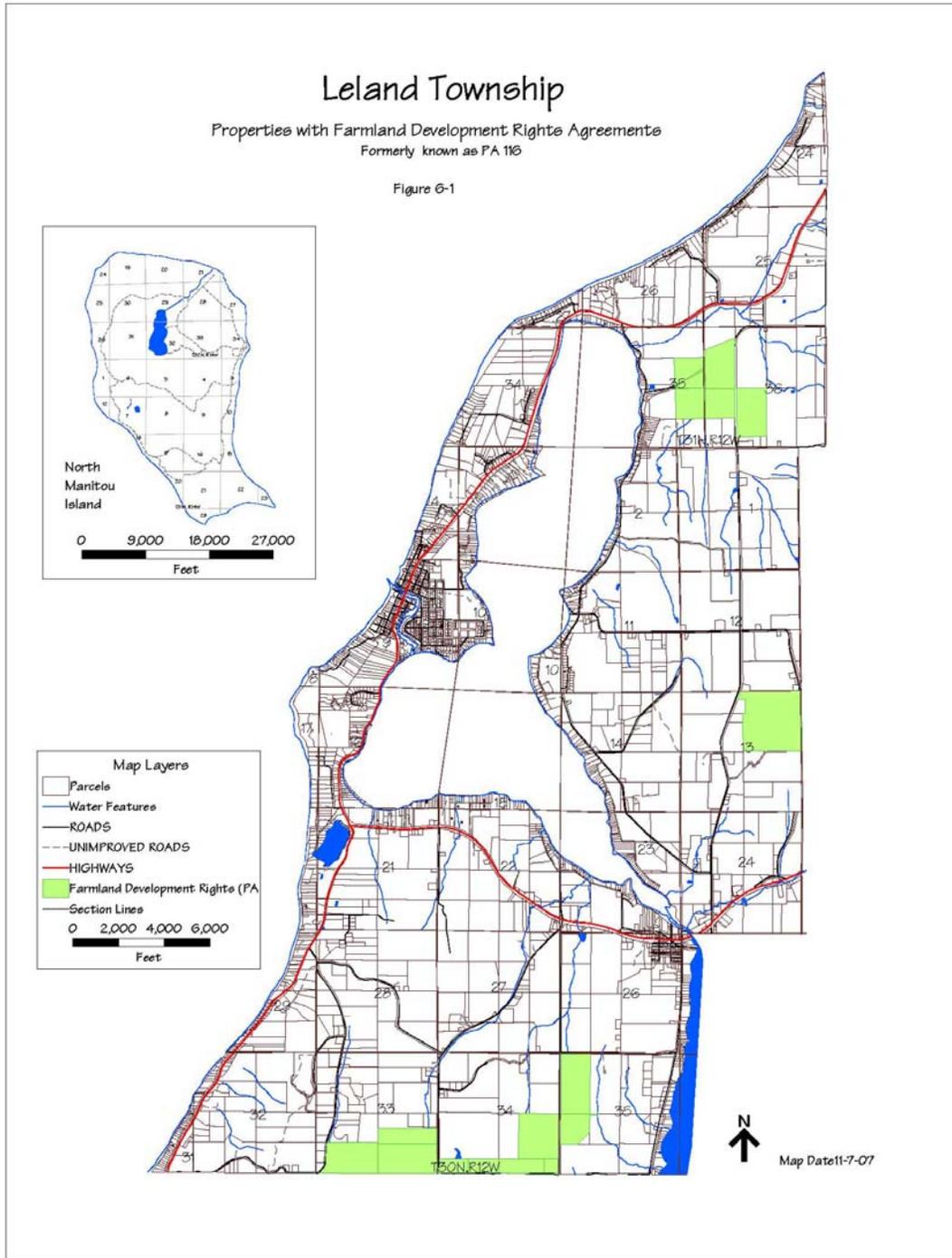
6.6 Farmland and Open Space Preservation

Agriculture and agriculture-related businesses are a critical part of the Township’s economy, rural heritage and, therefore, should be supported through zoning that fosters a healthy economic environment for farmers.

Farmland and Open Space Preservation are very important to the property owners of Leland Township as evidenced by the finding from a Citizen Survey conducted in January 2005, see Appendix A. Over 82 percent of the responding property owners indicated that they either agree or strongly agree that *“Leland Township should work to preserve open space”*. Approximately 75 percent of the respondents indicated they agree or strongly agree that it is *“Important to manage the conversion of farmland to residential or other developed uses”*.

Leland Township is very interested in making all options available for the preservation of farmland and open space, such as the Purchase of Development Rights (PDR) program. The Township also clearly recognizes any farmer’s participation in a PDR or any other preservation type of program will be completely voluntary.

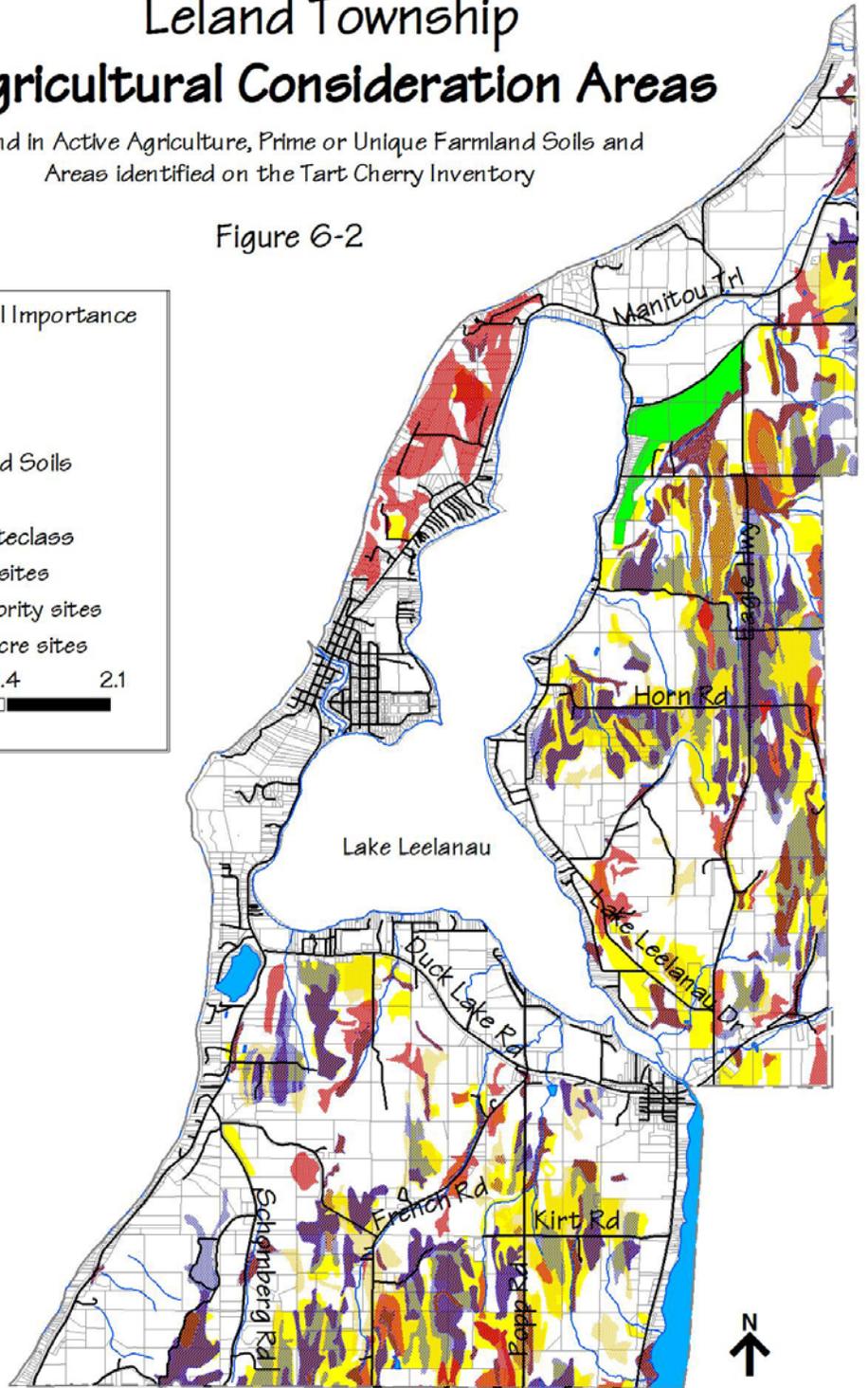
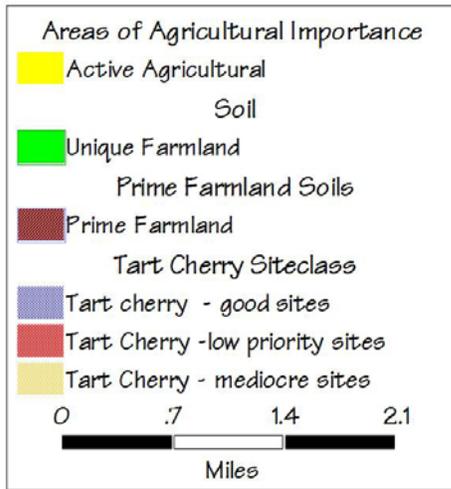
The lands which are actively being farmed are shown on the Existing Land Use/Cover map, Figure 4-1 in Chapter 4 of this Master Plan. Of the existing active farmland a limited amount of land (less than 1200 acres) is enrolled in the Farmland and Open Space Preservation program, also known as PA 116, (see Figure 6-1). The combination of land on the Tart Cherry Inventory, areas with Prime and Unique farmland soils, active agricultural lands and areas designated for development are factors Leland Township considered in the designation of areas intended for preservation consideration, (see Figure 6-2).



Leland Township Agricultural Consideration Areas

Land in Active Agriculture, Prime or Unique Farmland Soils and
Areas identified on the Tart Cherry Inventory

Figure 6-2



Chapter 7:

Community Goals and Objectives

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

7.1 Physical Opportunities and Constraints

As discussed in Chapter 3, Natural Resources, land in Leland Township is not uniformly suitable for development. The physical characteristics of Leland Township, including steep slopes, high risk erosion areas, critical dune areas, shoreline areas, wetlands, as well as active farmland, and open space are many of the features that contribute to the unique character of Leland Township and need to be considered as land use regulations are reviewed or revised to provide for development options.

7.2 Community Survey Results

A Township citizen survey was conducted in 2005. A summary of the 2005 survey results are presented below. The survey and findings are provided in Appendix A.

Leland Township mailed out 1,470 survey questionnaires to Township property owners. A total of 614 surveys were completed and returned, for a return rate of 41.8 percent. This is considered an excellent response rate for mailed surveys.

Response Demographics: Forty-eight percent of the survey respondents are year-round Leland Township residents. The majority of the respondents, 54.9% indicated they have lived in the Township for more than 20 years.

The vast majority of the survey respondents (72.1%) indicated preference for "planned and limited growth". Regarding services, over 87% of the respondents consider the road maintenance to be adequate and over 65% consider the park facilities to adequate. The survey respondents were divided regarding the need for an expanded sewer district (41.2% in support, 32.1 % neutral, and 26.7% disagree). Additionally, the respondents were divided on the issue regarding how to finance a sewer expansion, if pursued.

The survey respondents answered some open-ended questions and identified likes, dislikes and concerns. Respondents generally agree the township should work to preserve undeveloped shoreline, slow the conversion of farmland to residential or other developed uses and limit ridgeline development.

When asked which best describes open space, the following terms were selected in order of importance, (1) scenic view, (2) Forest, (3) Pastures/Meadows, (4) Farmland, (5) Wetland, (6) Parks/Sports fields. One of the main areas of concern identified in the survey was the protection of open space to prevent overdevelopment.

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

7.3 Land Use Goals and Objectives

The 2005 survey discussed above identified some general concerns of the Township residents. A steering committee comprised of Township residents was appointed to work with the planning consultant and assist the Planning Commission in the preparation of the Township land use goals and participate in the application of these goals in the preparation of the Future Land Use plan included in this Township Master Plan. These identified issues are expressed here as general land use goals, objectives and action steps. More specific goals and objectives follow and are grouped by topic.

7.3.1 Land Use Goal

Retain the Township's rural and scenic character, by preserving farmlands, forestland, open space and through encouraging growth/development in and around the villages of Leland and Lake Leelanau.

Objectives and Action Steps

- A. Encourage retention of farmland, forestland and open space through coordinated land use plans and related regulations.
- B. Promote the health, safety and welfare of Township residents by coordinating the uses of land with the provision of efficient public services.
- C. Facilitate communication with adjacent Townships.
- D. Control density and location of new development, to discourage sprawl, by encouraging protection of open space and scenic views in the Township, including but not limited to the use of appropriate conservation easements, conservation development techniques, cluster development, purchase or transfer of development rights and special use permit zoning ordinance provisions.
- E. Provide multiple options for land development, while allowing continued agricultural use, protection of significant natural features and important views.
- F. Provide options that encourage new construction to be sited below the ridgeline and encourage the preservation of existing wooded areas or planting of trees to provide filtered views.
- G. Explore and pursue methods to preserve the rural character of road corridors, scenic heritage routes, and scenic vistas within view of these corridors.
- H. Work with the Heritage Route Committee to enhance the corridors through Leland Township.
- I. Identify and promote the preservation and enhancement of significant historic, archaeological, and scenic features.
- J. Continue to pursue junk or blight elimination regulations.
- K. Reduce light and noise pollution through ordinances.
- L. Provide sign regulations to protect the Township's rural character and scenic beauty.
- M. Identify active agricultural areas for pursuit for Purchase Development Rights (PDR) program.
- N. Update zoning ordinance to encourage development consistent with the relevant guidelines of the New Designs for Growth Guidebook, potentially through the form based zoning.

7.3.2 Agricultural Support Goal

Encourage opportunity for innovative programs to support continued agricultural activities.

Objectives and Action Steps

- A. Recognize that the presence of agricultural lands adds to the scenic and rural character of the Township, as well as its economic health.
- B. Allow for the pursuit of economically feasible options for continued agricultural use of active farmland, such as value-added agriculture, local agri-tourism, and agricultural support services.
- C. Allow for and encourage farmland protection, such as through the transfer of development rights, purchase or lease of development rights, conservation easements and the clustering of non-farm development.
- D. Encourage establishment of public and private local facilities through which local resource-based products can be sold.

7.3.3 Natural Resource Goal

Utilize guidelines that encourage the protection and preservation of water quality and environmentally sensitive areas.

Objectives and Action Steps

- A. Identify and protect sensitive environmental areas to be preserved such as critical sand dunes areas, high risk erosion acres, woodlands, wetlands, steep slopes, and other environmentally sensitive areas; and identify land that may not be suitable for development because of natural limitations for the erection of structures or septic systems (such as hydric soils, flood plains, steep slopes, or areas at high risk of shoreline erosion).
- B. Encourage the acquisition of sensitive environmental areas by public agencies or non-profit organizations for the purpose of permanent preservation.
- C. Establish regulations for land development in sensitive environments, which permit development in a manner which balances natural resource protection and the use of the property. Require new developments to mitigate negative impacts on the natural environment where appropriate.
- D. Encourage the continuation, coordination and areas of cooperation with watershed management programs for Leland Township and adjacent areas.
- E. Encourage Leland Township sewer system upgrades, and explore system expansions. Promote alternative systems and septic system inspections to protect water quality of lakes. Coordinate future sewer planning with the Sewer Commission, Planning Commission and the Land Use Plan.
- F. Explore and pursue the possible establishment of a Lake Leelanau sewer district jointly with other jurisdictions, to protect the water quality of the lake.
- G. Protect water quality through waterfront usage and development standards in the zoning ordinance.
- H. Preserve the natural vegetation of shoreline areas and encourage planting of native trees and shrubs through greenbelt regulations.
- I. Identify and protect the Lake Leelanau Narrows as a sensitive environment.
- J. Work cooperatively with the Sleeping Bear Dunes National Lakeshore for the protection of North Manitou Island and continued designation and management as a "Wilderness" area.

7.3.4 Residential Goal

Provide for a broad range of housing opportunities, which respond to the varying economic, family, and lifestyle needs of area residents and tourists.

Objective and Action Steps

- A. Discourage development in areas identified on the Agricultural Considerations Areas map (Figure 6-2) and direct higher density residential development to be located in and around the villages, through zoning regulations and incentives.
- B. Provide a range of development options in the zoning regulations, such as Conservation Design Subdivisions and Planned Unit Developments, to encourage a mix of housing types in a single development.
- C. Develop residential development options, to allow for clustering of new development within land parcels so as to encourage preservation of open space.
- D. Protect the residential neighborhoods from intrusion of incompatible uses.
- E. Due to aging population in Leland Township, provide zoning options to meet the needs of senior citizens, such as a senior citizen center, group facilities and accessory dwellings.
- F. Explore the possibility of an expedited zoning review process for Affordable Housing projects.
- G. Encourage exploration of affordable housing options.

7.3.5 Economic Goals

Strengthen the local economy through the development and retention of enterprises, which provide employment opportunities.

Preserve Leland Township as a tourist-friendly community.

Objectives and Action Steps

- A. Work cooperatively with local economic development groups to retain and attract business.
- B. Allow for a diversity of commercial and light industrial development, with year-around employment opportunities, including non-tourism based ventures.
- C. Direct intensive commercial development to the villages and encourage mixed-use land use patterns and character.
- D. Review both positive and negative impacts of the local tourism industry and work to resolve any identified issues, such as traffic, parking and the need for restroom facilities.
- E. Work with the Heritage Route Committee to enhance the corridors through Leland Township.
- F. Establish zoning provisions to allow for knowledge-based businesses in close proximity to the Villages where support services are more available.
- G. Revise the zoning to provide opportunities for the continuation of the current land uses and activities in Fishtown.

7.3.6 Infrastructure & Public Service Goal

Plan Township facilities and services consistent with the community needs.

Objectives and Action Steps

- A. Encourage the pursuit of a Capital Improvements Planning process, (CIP) to aid implementation of this Master Plan.
- B. Compare and coordinate proposed plans for the expansion and improvement of public services and facilities with county and adjacent township plans.
- C. Promote safe pedestrian and bicycle travel by developing and designating non-motorized pathways and routes.
- D. Encourage pedestrian oriented design and amenities in Villages, including review of service drives, curb cuts, and crosswalk location; additional sidewalks; public restroom facilities, way-finding signs, and site furniture such as benches and trash receptacles.
- E. Maintain zoning regulations to ensure adequate equipment access by emergency services (police, fire and EMS).
- F. Continue to support countywide recycling and solid waste management programs, and encourage commercial recycling.
- G. Explore the possibilities for coordinated planning, establishment and development of a multi-jurisdictional sewer district surrounding Lake Leelanau, (the lake, not just the Village).

7.3.7 Recreational Goal

Provide and maintain recreational lands and facilities for residents and visitors.

Objectives and Action Steps

- A. Support the development of community recreation and sports facilities for all age groups.
- B. Maintain, improve or expand Township parks to accommodate growing residential and tourist use.
- C. Continue to maintain public lake access and boat launch facilities.
- D. Promote the development or designation of non-motorized pathways and bike routes, to connect villages and recreational areas in the Township.
- E. Encourage designation/development of trails to direct snowmobile traffic off county road right-of-ways.
- F. Maintain an up-to-date Michigan DNR approvable Community Recreation Plan to specify current needs and be eligible for grant funding for recreation projects.

7.3.8 Community Institutions (Public facilities, churches)

Maintain vital community centers by supporting the needs of existing and new community institutions in the Villages.

Objectives and Action Steps

- A. Encourage shared parking for facilities that are primarily used during “off peak” business hours.

Chapter 8:

Future Land Use Recommendations

At present, Leland Township is primarily a rural residential, agricultural, and tourist based community. Lakeshore living is available along the shores of Lake Leelanau and Lake Michigan. While active agricultural uses have declined from historic levels, the many active farms that remain are highly valued by the local residents, according to the 2005 Leland Township Survey.

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

- Conservation and Park Land
- Farm-Forest
- Rural Residential
- General Residential
- Waterfront Residential
- Leland Village Mixed Use
- Lake Leelanau Village Mixed Use
- Manufacturing/Light Industry

Conservation and Park Land

The Conservation and Park Land category includes North Manitou Island, existing park land on the mainland, as well as land owned and protected by a land conservancy as preserves open to the public. Other lands are protected under conservation easements with a land conservancy, however such lands are not open to the public and thus not shown on the Future Land Use Map, Figure 8-1, or included in this Future Land Use category. The lands included in the Conservation and Park Land category are not subject to intense development pressures due to existing public or quasi-public ownership or easement status. Consequently only environmental preservation and low intensity recreation related development activities are anticipated on these properties. It is intended that these lands be designated for continued conservation and recreational uses. The distribution of the Conservation and Park Land designated land throughout the Township is shown on the Future Land Use Map, Figure 8-1.

The entire area of North Manitou Island is part of Sleeping Bear Dunes National Lakeshore. North Manitou Island is almost entirely managed as “Wilderness”, based on the 1981 recommendation, with only a small area surrounding the historic village/ranger station being managed to preserve the historical structures and resources. Based on current Federal legislation, areas of Sleeping Bear Dunes National Lakeshore proposed in the 1981 “Wilderness Recommendation” must be managed to maintain existing wilderness character “until Congress determines otherwise.” Due to this law all lands included in the 1981 recommendation (including North Manitou Island), have been and will continue to be managed

as wilderness unless or until, Congress acts upon a recommendation. (Source: Sleeping Bear Dunes National Lakeshore Draft General Management Plan, Wilderness Study and Environmental Impact Statement – April 2008). See Appendix B for excerpts pertaining to use and management of Wilderness areas.

Uses proposed in the Conservation and Park Land area include public and private forestry, wildlife habitat, recreation, and similar open space uses. The Township encourages the establishment of conservation, park land and open space, including the preservation of wetlands and riverine habitats for scenic, recreation and wildlife protection such as the Lake Leelanau Narrows, as well as the preservation of prime, unique and valuable farmland. The tools to accomplish this include donations, acquisition, and cooperative efforts with other units of government and land owners, conservation easements and zoning ordinance provisions that support the use of conservation easements and sound conservation developments. Because parcel sizes vary significantly from small road end lake access sites to large forested tracts of land, no minimum parcel size is recommended.

Farm-Forest

The Farm-Forest category includes those lands within the Township where agricultural and/or forested land uses are encouraged to continue on a long term basis and are afforded opportunities and protections to do so. Agricultural lands included in the Farm-Forest area embody one or more characteristics which strongly support long term economically viable agricultural operations including comparatively large parcel sizes, limited encroachment by conflicting land uses, good agricultural soils and/or topographic conditions, and enrollment in the Farmland and Open Space Protection Program (part 361 of PA 451 of 1994, formerly known as PA 116). Based on the survey responses (2005), the Township residents encourage preservation methods that maintain farmlands, farming, open space, natural resources and rural character of the Township. Some of the methods include innovative zoning provisions that allow for the preservation or conservation of essential natural resources, farmland or open space. Other methods to help protect and preserve agricultural land while protecting a landowner's economic investment include the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), clustering requirements for non-agricultural uses and tax breaks or incentives for continuing agricultural use. While agriculture is the primary intended use for this area, it is further recognized that the encroachment of conflicting land uses must be limited in order to protect the existing agricultural uses and the rural character of the Township. It is also the intent of the Farm-Forest area to protect the quantity and quality of the special natural resources included within this area, such as wetlands, farmlands and woodlands.

In order to promote the preservation of the important local agricultural land, the areas identified and discussed in Chapter 6, and mapped in Figure 6-2 have been overlaid on the Farm-Forest future land use category and is presented in the Agricultural Preservation Priority Areas map, Figure 8-2. The priority agricultural preservation areas that are mapped as Farm-Forest on the Future Land Use map, Figure 8-1, are also included in one or more of the following categories: 1) active agricultural area; 2) areas with prime or unique farmland soils, and/or 3) areas which are included in the Tart Cherry Inventory.

Due to the typically larger parcel sizes in this area and the lower density of existing development in the Farm-Forest designated areas, these potentially would be suitable for extractive operations provided such an operation meet the standards set forth in the zoning ordinance for such uses in order to protect the health, safety and welfare of the Township as a

whole, and would create “No Very Serious Consequences”, as judicially formulated by the Michigan Supreme Court in 1982 *Silva* decision, (*Silva v. Ada Township*, 416 Mich. 153, 330 N.W.2d 663 (1982), as may be amended or revised by the Michigan Supreme Court.)

Rural Residential

The Rural Residential area is intended to accommodate a mixture of primarily agricultural and residential land uses. The Rural Residential area is intended to serve both as a means of accommodating future residential development within a low density open space setting and buffering more intensive agricultural operations from higher density residential growth areas. The Rural Residential area is intended to accommodate low density residential development with a strong emphasis upon protecting the area’s natural resources, sensitive environmental features, rural character, and open spaces, while also encouraging the continuation of viable farming operations. Recommended development densities should generally not exceed approximately one dwelling unit per 1 to 5 acres. Lower densities may be appropriate where special environmental conditions are present. The higher density range, approaching one dwelling unit per 1 acre, should be available only where the development project employs aggressive measures to protect the natural resources and rural character of the Township and the safety of the township’s thoroughfares, including the use of interior roads, the clustering of lots upon a parcel while designating the balance of the original parcel as permanent open space (such as through conservation design), and the effective screening of new dwellings from the county road network.

General Residential

The General Residential area is intended to accommodate primarily single family residential growth and development at a slightly greater density than provided for in the Rural Residential area, but not at densities as high as the Township’s Village areas.

The General Residential category includes much of the existing residential development and provides opportunities for additional similar development as well as residential development along some peripheral regions of the Township’s lakeshores which have historically been magnets for residential development; these resources are fragile and vitally important to the economic and environmental well being of the Township. Development within these areas should be permitted only where the future quality and character of the surrounding waters and shoreline can be maintained. Development within the General Residential area should be discouraged where natural features present significant environmental constraints including shore erosion, degradation of wetland area, inadequate soils to accommodate septic systems, and other environmental constraints. Since public sewers are only available in a portion of the Township, and no central water system is available, the minimum lot and density standards must reflect the constraints presented by the lack of such services.

Waterfront Residential

To preserve the scenic beauty and environmental integrity of areas adjacent to Lake Leelanau and Lake Michigan, a “Waterfront Residential” designation is recommended. With such a specialized designation it will be possible to develop residential standards specific to the unique environment found in waterfront areas, such as greenbelt provisions. The Waterfront Residential designation is utilized along Lake Leelanau and Lake Michigan in areas of existing lakefront residential development. Development regulations within the waterfront residential area should be designed to address Township residents’ concerns regarding congestion of the

local roads, as well as concerns regarding water quality and shoreline protection, including but not limited to, wetlands and Critical Dune Areas.

Leland Village Mixed-Use

The Leland Village Mixed-Use category is intended to accommodate a mixture of residential and commercial land uses in the similar manner it has accommodated such uses to this point in time. It is the intent of this plan that Leland Village maintain its compact developed pattern and “*small village*” character and that all future development or redevelopment be of such character and design to continue the Village’s existing identity and current character. Specific recommendations regarding future land use in the Village of Leland include:

- A. Land devoted to commercial use should generally not be expanded within the Village beyond its current limits. Retail orientated establishments should be primarily limited to the rectangular area formed by Lake Street, William Street, First Street, and the Leland River, and extending along both sides of the river to include Fishtown area to the west and along the north side of the river to Chandler Street to the east, with the provision for transitional uses beyond the core. This Plan encourages the continuance of the commercial land uses located south of Leland River on the east side of M-22 between Pine and Thompson Streets but strongly discourages the expansion of commercial uses into other areas south of the Leland River.
- B. While Fishtown is within the commercial area discussed above, the Fishtown area is unique in character and design, and thus merits some special considerations. In the 2005 survey findings, the residents of Leland Township indicated a strong desire to see Fishtown continue “as is”. Since the present zoning ordinance does not adequately provide for Fishtown, this plan recommends the area be addressed with the development of an overlay district or separate zoning district to specifically accommodate the unique situation of the Fishtown, and allow for the continuation of this area which is a vital part of the unique charm of Leland.
- C. Uses which are not as retail orientated as the balance of the Village’s Core business district, or which do not benefit as greatly from being located within a central retail or business area or in close proximity to high levels of pedestrian and/or vehicular traffic, should continue to be located in that area of the Village defined by the Leland River, Oak Street, and Chandler St.
- D. The balance of the Leland Village area should be used primarily for accommodating existing and future single residential development. Development densities should be similar to development densities currently existing in the Village and measures should be taken to minimize the negative impacts of new developments and redevelopment projects upon surrounding properties. Developments of particularly high density, such as multiple family developments, should be limited to locations outside of the central village area where the village character is not as dominant, and where ease of access to M-22 is available.
- E. The redevelopment of the County courthouse and associated county-owned properties in Leland could have a significant impact on the character of Leland. Due to the location of these properties and the County’s plans to vacate them, a community input session was conducted. At this community meeting the future uses of the properties were discussed revealing significant support for this area being re-developed as residential.

The desire expressed was that such development be primarily single family residential at a density and scale consistent with the existing lot sizes and the surrounding neighborhood. The concept of a park along the river was also well received. As of summer 2007, the property has been optioned, and the relocation of county offices is expected to be complete by spring 2008. While final development plans have not yet been submitted, the prospective owners have expressed interest in developing the property consistent with community's desire for residential uses of a scale desired by the community.

- F. The updating of the zoning provisions to encourage design that is consistent with the relevant guidelines in the New Designs for Growth Guidebook and the implementation of a zoning ordinance that incorporates form-based zoning principles, especially in the two village mixed use areas.

Lake Leelanau Village Mixed-Use

The Lake Leelanau Village Mixed-Use category is intended to accommodate a mixture of residential and nonresidential land uses within a village setting. In light of the geographic limitations associated with Leland Village, Lake Leelanau village is intended to play a particularly important role in accommodating urban oriented growth in the Township in the future including commercial and light industrial development. It is the intent of this plan that Lake Leelanau Village maintain its compact developed pattern and “*small village*” character and that all future development and redevelopment be of such character and design to further continue the Village’s existing identity and current character. Where residential development may be proposed in close proximity to commercial land uses, proper site planning and buffering measures should be taken to minimize potential negative impacts and facilitate a successful integration of differing land uses. Specific recommendations regarding future land use in Lake Leelanau village include:

- A. Land devoted to commercial retail use should be encouraged within the area generally located between Gertrude Street and the Lake Leelanau Narrows, extending south to Meinrad Street, and Louise Street east of St. Joseph’s Street, and north to Old M-204 across to Williams Street.
- B. Uses which are not as retail or service in nature as the balance of the village’s core business district is intended to be, or which do not particularly benefit from being situated within the primary village business district, should be encouraged along M-204 outside of the village’s central retail area, including west of Gertrude Street and east of Lake Leelanau Narrows. However, in order to more effectively protect the village’s existing character, new commercial uses are encouraged to locate within the existing commercial district. Land to the north of Old M-204 across to William Street could also address non-retail oriented commercial expansion, although this area could equally accommodate additional residential development.
- C. The balance of Lake Leelanau village should be used primarily for accommodating existing and future mix of residential development. Development densities should be generally similar to development densities currently existing in the village and measures should be taken to minimize the negative impacts of new developments and redevelopment projects upon surrounding stable neighborhoods. Uses of higher density, such as multiple family developments, should be located where access to M-204 is convenient and the increased density will not conflict with the essential character

of the village and existing residential neighborhoods. Such areas include the areas immediately south and west of Anthony Street and/or north of Old M-204 across to William Street. Where residential development may be proposed in close proximity to commercial land uses, proper site planning and buffering measures should be taken to minimize potential negative impacts and facilitate a successful integration of differing land uses.

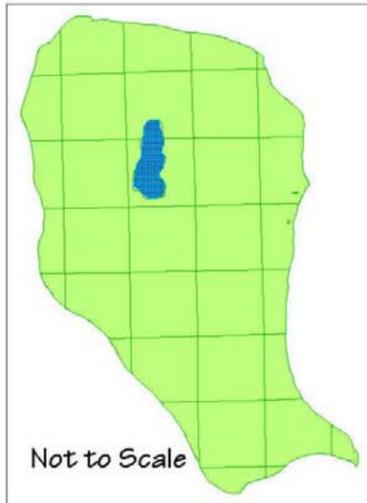
- D. The updating of the zoning provisions encourage design that is consistent with the relevant guidelines in the New Designs for Growth Guidebook and the implementation of a zoning ordinance that incorporates some form-based zoning principles, especially in the two village mixed use areas.

Manufacturing/Light Industry

Consistent with the Township's desire to provide for a diversity of commercial and light industrial businesses, an area is designated for manufacturing/light industrial. The designated location is on Schomberg Road in the southwest portion of the Township. The area is served by a class A road which can readily accommodate the truck traffic, but is removed from the "downtown" area of either of the Villages. Currently there is some existing industrial land use in this designated area, see Figure 8-1, Future Land Use Map.

Leland Township Future Land Use Map

Figure 8-1



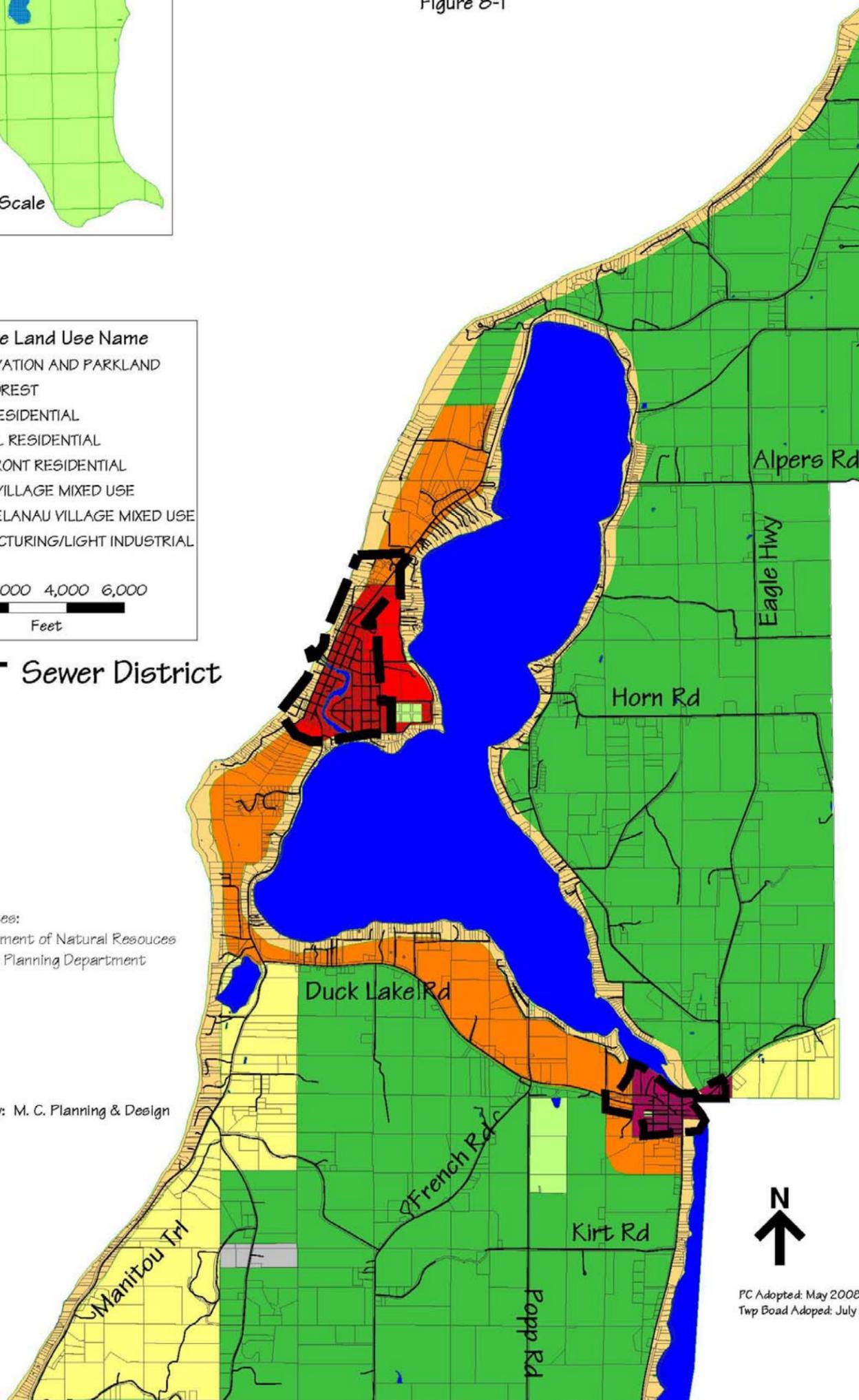
Future Land Use Name	
■	CONSERVATION AND PARKLAND
■	FARM-FOREST
■	RURAL RESIDENTIAL
■	GENERAL RESIDENTIAL
■	WATERFRONT RESIDENTIAL
■	LELAND VILLAGE MIXED USE
■	LAKE LEELANAU VILLAGE MIXED USE
■	MANUFACTURING/LIGHT INDUSTRIAL
■	WATER

0 2,000 4,000 6,000
Feet

----- Sewer District

Base Map Sources:
Michigan Department of Natural Resources
Leelanau County Planning Department

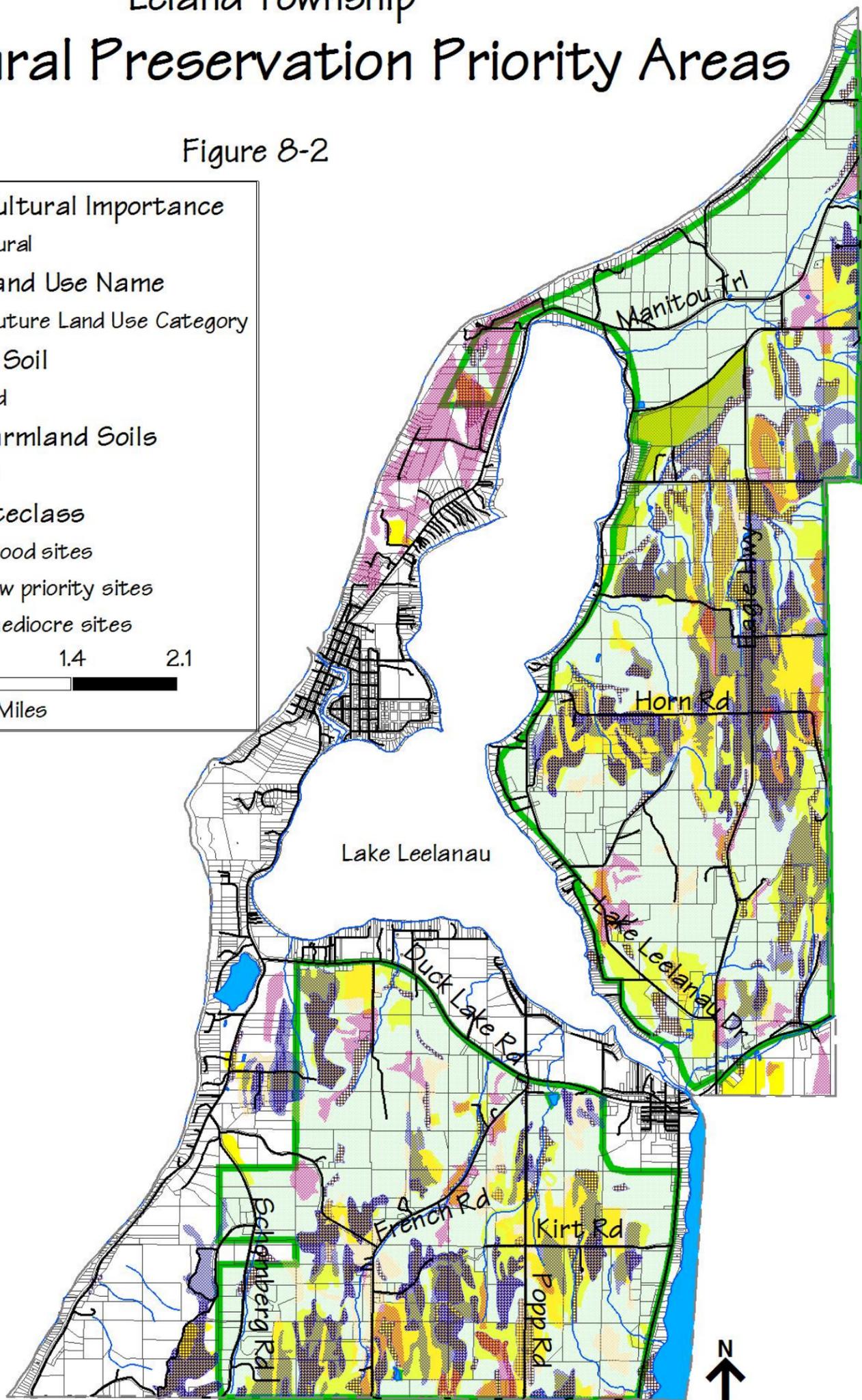
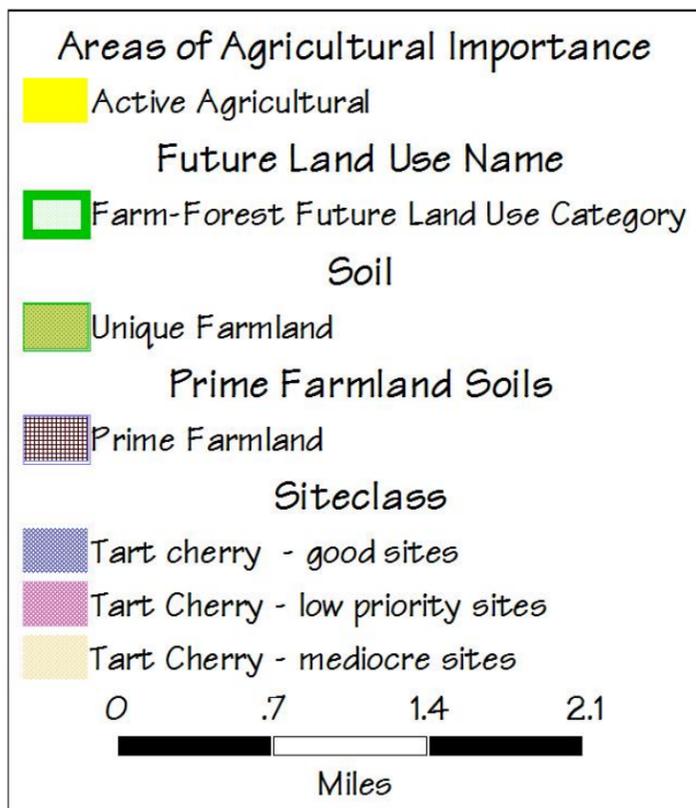
Map Prepared by: M. C. Planning & Design



PC Adopted: May 2008
Twp Board Adopted: July 2008

Leland Township Agricultural Preservation Priority Areas

Figure 8-2



Chapter 9:

Implementation Strategies and Plan Adoption

Draft Plan Circulated for Comments

The draft Leland Township Master Plan was transmitted to the Township Board for review and comment in May 2006. The Township Board approved the draft plan for distribution on June 12, 2006. Following the Board's approval for distribution the proposed plan was distributed to the adjacent Townships (Leelanau, Suttons Bay, Bingham and Centerville) on March 21, 2007 as well as to the Leelanau County Planning Commissions on March 26, 2007 for review and comment.

No comments were received from the adjacent townships. The comments received from the Leelanau Planning Commission and staff are included at the end of this chapter.

Public Hearing

A public hearing on the proposed Master Plan, for Leland Township as required by the Township Planning Act, Act 168 of 1959 as amended, was held on June 5, 2007. The Act requires that two notices of public hearing be given, the first to be published 20-30 days prior to the public hearing, and the second to be published not more than eight days prior to the public hearing. Notice of the public hearing was published in the Leelanau Enterprise on May 10, 2007 and May 31, 2007. A copy of the public hearing notice is reproduced at the end of this chapter. During the review period, the draft plan was available for review on the Township's website, at the Leland Township Library, or by contacting the Leland Township Clerk.

The purpose of the public hearing was to present the proposed Master Plan to accept comments from the public. In addition to the Planning Commission members, Township Board Members, and 17 Township residents and/or business owners of the township attended the public hearing.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission and steering committee workshop meetings, and public input sessions. During the hearing, maps of existing land use, color coded resource, and proposed future land use recommendations were presented. The public hearing minutes are included at the end of this chapter.

Plan Adoption

At Planning Commission meetings on July 5 and August 1, 2007, following the June 5, 2007 public hearing, the Planning Commission discussed the comments received. The Planning Commission made minor plan modifications in response to the comments received and held an additional public hearing on February 20, 2008 on the revised plan. Additional comments were considered at subsequent meetings and minor revisions made. At the Planning Commission meeting on May 27, 2008 and took action to formally adopt the Leland Township Master Plan, including all the associated maps.

Per the Township Planning Act (PA 168 of 1959, as amended), on June 9, 2008, the Township Board asserted the right to approve or reject the plan. The Township Board formally adopted the plan on July 14, 2008.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board, as well as to the adjacent Townships and the County Planning Commission. Copies of these transmittal letters appear at the end of this chapter.

Plan Implementation

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

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

Zoning

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate the use of land by creating land use zones and applying development standards in various zoning districts. Leland Township is covered by the Leland Township Zoning Ordinance regulating land use activities. The first Zoning Ordinance was adopted in 1980. The current ordinance was last amended in 2004. The Zoning Ordinance should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use as presented in this Master Plan. Leland Township intends to update the Zoning Ordinance consistent with the Township's vision for the future and promote the "village mixed use" areas, and provide development options to better meet the goals of this plan.

Grants and Capital Improvement Plan

The Master Plan and Recreation Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital

Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan. Comments received from Leelanau County Planning Commission.

MASTER PLAN REVIEW
PC12-07.09: Leland Township
Master Plan

Reviewing Entity: Leelanau County Planning Commission
 Date of Review: May 22, 2007

SECTION 1: GENERAL INFORMATION	
<i>Date Request Received:</i>	March 30, 2007
<i>Last Day of Review Period:</i>	June 1, 2007
<i>Requested Action:</i>	Review and comment on the proposed Leland Township Master Plan.
<i>Applicant:</i>	Mr. Stephen Clem, Chairman Leland Township Planning Commission 1800 N. Eagle Hwy. Lake Leelanau, MI 49653

SECTION 2: TOWNSHIP PLANNING COMMISSION ACTION
The Leland Township Board of Trustees approved distribution of the proposed Leland Township Master Plan on June 12, 2006. The Township Planning Commission will act on the proposed Plan after receiving comments from the County and adjacent municipalities. A public hearing is scheduled for June 5, 2007.

SECTION 3: BASIS FOR PLAN REVIEW
See Appendix A for enabling legislation (excerpt of Township Planning Act, Act 168 of 1959, as amended).

SECTION 4: HISTORY
The Leland Township Comprehensive Development Plan was adopted in 1994. The proposed Leland Township Master Plan would replace the 1994 Comprehensive Development Plan.

SECTION 5: ANALYSIS			
<i>The Principal Goal of the Leelanau General Plan is to establish a strategy for meaningful growth that protects, and where possible, enhances the unique character and quality of life on the peninsula by focusing on the balance of environmental protection, resource management and economic development so as to provide a foundation for a sustainable economy that permits long term prosperity for all present and future Leelanau County residents. The proposed Master Plan has been reviewed for consistency with these policies.</i>			
Policy Guidelines of the Leelanau General Plan	Yes	No	NA
A. Intergovernmental and Regional Context			
<i>A partnership founded on mutual respect and mutual support in achievement of the common goals of the General Plan should guide the development and implementation of new relationships between the County and local units of government in the County and between the County and adjoining counties in the region.</i>			

1. Does the proposed plan strive for greater cooperation between neighboring units of government?	X		
B. Preservation of Peninsula Character <i>The interdependence of the natural and people-made features on the peninsula that make up its rural character, with the activities that comprise its economic base require that future land use change on the peninsula not undermine and where possible enhance the character of the area around it, and in so doing contribute to the unique rural character of the area around it, and to protection of the unique rural character of the entire Leelanau Peninsula.</i>			
1. Does the proposed plan include strategies for the preservation of rural and small-town character?		See staff comments	
C. Working with Nature <i>Extensive and diverse sensitive natural features found throughout the peninsula provide the foundation for the present and future quality of life on the peninsula and should be protected where pristine, restored where damaged and have access and use managed for long term sustainability everywhere else.</i>			
1. Does the proposed plan include strategies for environmental protection, restoration, and management?	X		
D. Managed Growth <i>Local land use or comprehensive plans and local development regulations should be updated and thereafter maintained to include goals, objectives, policies and strategies for managed future growth consistent with the Leelanau General Plan. Local plans should include more specific land use and density proposals at the parcel specific level. Local regulations should focus on design and other issues of local significance. Public facilities should all be constructed according to local capital improvement programs that are coordinated at all governmental levels on the Peninsula.</i>			
1. Does the proposed plan include parcel-specific future land use recommendations (map)?	X		
2. Does the proposed plan include design guidelines?		See staff comments	

SECTION 6. STAFF COMMENTS

This request is for comments from the County Planning Commission on the proposed Leland Township Master Plan. The proposed Plan was prepared by the Leland Township Planning Commission, with assistance from the Leland Township Master Plan Steering Committee, a group comprised of Township residents. M.C. Planning and Design provided technical assistance in the project.

Leland Township has been working on the Plan since 2005. The Township conducted extensive research, for both public opinion and factual information, in the preparation of the Plan. Throughout the process, the Township sought public input in establishing goals and objectives, through a public survey, formation of the steering committee, public information sessions, and a “photo tour.” The Township obtained additional information and background by updating land use data and conducting a buildout study. Public input and a solid information base are both crucial in developing a relevant plan, and the Township has

taken significant steps to reflect existing conditions and the concerns of Township residents. Staff would like to compliment the Township on their plan update.

Leland Township has met all statutory requirements in the creation of the Plan. Staff has some comments on the text, as follows.

Chapter 6, Significant Land Use Issues

This chapter identifies the major areas of concern as identified by the Planning Commission and Township residents. Staff feels that some of these issues need some additional explanation or background in order to serve as a foundation for the goals and objectives in the following chapter. For instance, Section 6.3, Septic and Sewer Issues, states “Issues continue to come up regarding the expansion of the system to serve other portions of the Township, especially around Lake Leelanau in order to help protect water quality.” What specific issues have come up that would warrant the expansion of the sewer? Are septic systems failing around Lake Leelanau, has development in the area intensified, has water quality deteriorated, etc. If at some point the Township does pursue expansion of the sewer, it would be helpful to have documentation, in an adopted Plan, of the need for such a project. Section 6.6, Keyhole Development, identifies issues with keyholing pertaining to parcel size, number of docks, etc., but doesn’t mention why the use is regulated to begin with – in order to protect water quality and property values, prevent nuisance conditions, etc. Economic issues are not identified in this chapter, although zoning recommendations are made in Chapter 7 that pertain to economic issues.

Staff feels it would be beneficial to the Township to include language in the Plan documenting the need for its recommendations – especially if the Township’s zoning is ever called into question. Because PA 110 of 2006, the Michigan Zoning Enabling Act (see Appendix B), strengthens the relationship between plans and zoning ordinances, it becomes especially important to document needs and explain the rationale behind the zoning recommendations made by the Plan.

Chapter 7, Community Goals and Objectives

Pages 7-3 through 7-9 identify land use goals, followed by objectives and action steps specific to each land use goal. Most objectives and action steps are clear and fairly specific; but some left questions as to the responsible agency or implementation strategy. Staff had questions on the following objectives/action steps:

Page 7-5: “Identify and protect sensitive environmental areas to be preserved such as critical sand dunes areas, woodlands, wetlands, and other environmentally sensitive areas; and identify land that may not be suitable for development because of natural limitations for the erection of structures or septic systems (such as hydric soils, flood plains, steep slopes, or areas at high risk of shoreline erosion).” It would be helpful to include definitions or additional information – possibly in other chapters – relating to the types of land that should be preserved. For instance, should only woodlands over certain acreages, or only specific types of woodlands be preserved? What other environmentally sensitive lands should be identified?

Page 7-5: “Encourage the acquisition of sensitive environmental areas by public agencies or non-profit organizations for the purposes of permanent preservation.” How will the Township encourage these agencies in acquiring these areas? Will they provide financial support or other services?

Page 7-6: “Provide zoning options to meet the needs of senior citizens.” Other objectives/action steps identify specific zoning techniques to be addressed or adopted. What zoning options would meet this objective, and what needs would be addressed? Staff would suggest identifying, at least in general terms,

what zoning options would be provided – i.e., regulations permitting group homes or senior citizen centers, accessory dwellings, etc.

Page 7-6: “Encourage exploration of affordable housing options.” What agency would be responsible for exploring these options, and how would the Township encourage it?

Page 7-7: “Establish a zoning district for knowledge-based businesses in close proximity to the Villages.” Knowledge-based businesses, and the need for zoning encouraging this type of business, are not addressed elsewhere in the plan. If the Township is considering a new zoning district to accommodate this use, the need should be defined in the Plan in order to justify its creation. Perhaps some explanatory text regarding the seasonal nature of the Township’s employment issues could be added to Chapter 6, Significant Land Use Issues. Language detailing these issues would serve as a foundation for other economic goals identified on page 7-7, as well.

Page 7-7: “Provide opportunities for the continuation of the current land uses and activities in Fishtown.” In other sections, the Plan makes reference to the possible use of overlay zoning or a separate zoning district to address issues with Fishtown. For clarity, staff suggests including language to that effect in this sentence as well.

Page 7-8: “Continue to support countywide recycling and solid waste management programs, and encourage commercial recycling.” How would the Township encourage commercial recycling?

One other issue staff would like to comment on is that of design guidelines. Pages 8-3 and 8-4 of Chapter 8, Future Land Use Recommendations, indicate that “it is the intent of the Plan” for these villages to maintain their “small village” character, and that future development should be designed to maintain the identity and current character. It may be helpful to reference design guidelines that would further this intent – particularly if the Township intends to adopt zoning at some point that would address design issues. The 2006 New Designs for Growth Guidebook consists of design guidelines created with the intent of maintaining small-town and rural character in the region. These guidelines, if put into practice by the Township and/or developers, would be consistent with, and would advance the goals of, the proposed plan. Staff suggests including language in Chapter 7 that would reference the Guidebook. Language could read, for example, “Update zoning language to encourage development that is consistent with the relevant guidelines included in the New Designs for Growth Guidebook.” As pointed out above, the Zoning Enabling Act strengthens the ties between zoning ordinances and plans; if the Township ever adopts more detailed zoning regulations addressing design and character issues, it will be helpful to have specific language referencing guidelines related to these issues.

Some minor comments on the text:

It may be beneficial to provide more detail on the steering committee that helped prepare the Plan; i.e., how many members, when it was formed, what concerns they represented, etc.

Page 2-1, third paragraph: “...the county estimates that the seasonal and day visitor tourist population (June through August) is seven times larger than the permanent population...” This information was included in the original Leelanau General Plan (1995). However, in a subsequent update, staff was unable to substantiate the source or accuracy of this estimate, and the estimate was deleted from the General Plan. The Township might want to remove this information, since it can’t be confirmed.

Page 2-11, fourth paragraph: “Table 2-10 provides the Leland Township by SEV data from 1999 to 2003.” Is there a word that should be inserted after “Township” in this sentence?

Page 3-10, last paragraph: "...operating permit in Leelanau County (Maple City). None in Leland Township." The sentence should read, "There are none in..." in order to maintain consistent use of language.

Page 5-2: Section 5.6, Other Services, identifies a number of companies providing solid waste disposal service in the Township. United Waste Systems does not operate in the Township at this time, and Cedar Disposal no longer exists as such; these companies should be removed from the list. American Waste, which is not identified in this section, may provide service to the Township.

Page 5-2: Section 5.7, Leland Harbor indicates that the harbor is "the busiest of its kind." In what geographical area is it the "busiest?" In the county, state, nation, etc.

Page 6-2: Section 6.6, Farmland and Open Space Preservation, references the "county level" Purchase of Development Rights (PDR) program, and indicates that the Future Land Use map "provides an overlay of the areas to be eligible for preservation, based on township criteria." The County's PDR ordinance was rescinded by action of the County Board in November 2006. The overlay referencing the PDR-eligible areas is not included in the draft master plan, but would have been necessary if the Township were able to participate in a PDR program. Language referencing the County-PDR program should be deleted or revised to reflect any other approach the Township may take to address farmland and open space preservation issues.

Leland Township Notice of Public Hearing

Leland Township Notice to the Public

Leland Township
Master Plan Public Hearing – 7 pm.
June 5, 2007
Munnecke Room, Leland Township
Library
203 E. Cedar Street
Leland, Michigan

The Leland Township Planning Commission will hold a Public Hearing on the Master Plan at 7:00 p.m. Tuesday, June 5, 2007, at the Munnecke Room, Leland Township Library. All interested parties are invited to attend the hearing and comment on the Plan.

Copies of the Plan are available for review at the Township office or online at <http://www.leelanaucounty.com/government126261.asp>. Written comments may be submitted in advance to the Leland Township Planning Commission, P.O. Box 1112, Leland, MI 49654; emailed to lelandtownship@chartermi.net, faxed to (231) 256-2465 or delivered to the Township offices at 112 W. Philip St., Lake Leelanau, during business hours, or may be submitted at the Public Hearing. For additional information contact the Township office (231) 256.7546, ext. 201 10+31

**LELAND TOWNSHIP PLANNING COMMISSION
MASTER PLAN PUBLIC HEARING
Tuesday, June 5, 2007—7 p.m.
Leland Township Library Munnecke Room
203 E. Cedar, St., Leland, MI
MINUTES**

PRESENT: Planning Commissioners Steve Clem (chair), Keith Ashley, Gary Bardenhagen, Kimberly Brant, Jane Keen, Richard Plamondon; Attorney Mardi Black; Planner Mary Campbell, Zoning Administrator Tim Cypher

ABSENT: Skip Telgard

GUESTS: 17

CALL TO ORDER: Mr. Clem called the meeting to order at 7:05 p.m.

INTRODUCTION: Mr. Clem noted that the draft Master Plan had been on the Leland Township Web site since early March, and that comments had been received by email, letter and word of mouth. Some comments were tied to discussions of the Bay Hill and Provemont Village developments.

After this public hearing, the Planning Commission will review the Master Plan in detail and incorporate public input as appropriate, he said.

The Master Plan is the Planning Commission's only product that is not approved by the township or other authorities, he said. The Master Plan is the foundation for the new Zoning Ordinance, which the Planning Commission will take on in the near future, he added.

PUBLIC COMMENT

Tom Evans (Leland) referred to page 8-3 (Leland Village Mixed-Use), noting that commercial use splits one block in the rectangle formed by Lake, William and First streets and the river. He asked whether the Planning Commission plans to retain the all-residential part of that block, or whether the three residential properties would become commercial. He noted that the draft indicates that additional commercial property would be discouraged on the south side of the river but takes no stand on the stretch of Lake Street in question.

Gil Bogley (Lake Leelanau), representing the Lake Leelanau Lake Association, distributed a letter (on file in the Leland Township Office). He said waters and shorelines rank at the top of the township's important resources and are at the heart of the area's economy, recreation and property values. He suggested looking at the Benzie County

Master Plan as a model for Chapter 8 to add emphasis to the importance of the waterfront residential district.

Jeff Green (Lake Leelanau) submitted a statement (on file in the Leland Township Office). In Chapter 8 after Item C, he suggested adding an overlay district or a separate zoning district for the Lake Leelanau Narrows. He said the language would mirror the section that addresses Leland and Fishtown.

Terry Stanton (Leland) said North Lake Leelanau and South Lake Leelanau are two different lakes with entirely different characteristics from a fishing perspective. He said the Narrows must remain navigable, especially with the inevitable increase in boat traffic.

Kathy Turner (Lake Leelanau) spoke as a Leland Township citizen and as a Leelanau County Planning Commission member. She noted that a key comment from the county Planning Commission's review was that the plan should include more detail on the rationale for its recommendations. Also, the plan should be more specific about providing zoning options to meet the needs of older citizens.

Ann Bogley (Lake Leelanau) submitted a statement (on file in the Leland Township Office). She said defending the new Zoning Ordinance will rely heavily on the substance of the Master Plan. For example, details of the expansion of the township sewer system should be included in the plan. She added the current plan has some good language that should be retained; for example, no sewer-induced growth. She said the sewer system should not drive development. She also recommended including appropriate parts of a handbook titled *Designs for Growth*.

Hugh Farber said he had emailed his comments (on file in the Leland Township Office).

Susann Lederle (Leland) complimented the commission and staff on its work.

Mr. Clem expressed concern that the Master Plan doesn't address implementation costs or other negative effects. He added that the plan may not establish enough of a clear roadmap for the township. Also, he wondered about ramifications for the township because there may not be enough sewer capacity to support the Master Plan. He asked whether the sewer system should limit growth. He added that requiring everyone in the sewer district to hook up effectively limits what happens in the district and represents government preempting development.

Ann Bogley said the basic concept of the Master Plan is reasonable growth, which means the township would not build sewer capacity for every developer who wants to make a profit.

Mr. Clem said a key goal of the Master Plan is to prevent sprawl, which means growth logically would be focused near the towns, where the sewer district is located. As a result, he felt growth in Leland and Lake Leelanau will be limited by the sewer system.

Hugh Farber said expansion of the sewer is another option; if people want it, they will pay for it.

Ann Bogley said it's important for the Planning Commission and the Sewer Commission to talk about these issues.

Susann Lederle said Bay Hill has its own sewer district, which adds no burden to the public.

Ms. Keen said citizens would have to petition for an expansion.

Mr. Bardenhagen said the sewer issue needs attention, but as part of a capital improvement plan and not necessarily within the scope of the Master Plan.

Kathy Turner said the Planning Commission and Sewer Commission should meet to create a future sewer district based on where the township wants growth to occur.

Mr. Clem said he felt only one side of the issue was represented at this meeting. He asked what a Narrows overlay would look like and expressed concern that a zoning overlay would go down parcel lines and perhaps even slice properties.

Mr. Ashley said much residential property has been changed to commercial in the Narrows area, yet he wasn't sure anyone had invested anything in those properties since the change.

Jeff Green said the rationale for a Narrows overlay could be derived from discussions on Provemont Village, which cited the beauty of the area, its importance to navigation between the lakes, and its complex and sensitive environment.

Gil Bogley said the Narrows also has potential for mixed-use development.

Mr. Clem said he is concerned that more people and more points of view weren't represented at this public hearing.

Gil Bogley said he thought viewpoints were balanced between property rights and environmental concerns.

Mr. Ashley asked why the proportion of C-1 and C-2 property in Leland is about 20 percent, versus more than 60 percent in Lake Leelanau.

Mr. Plamondon said that at earlier forums, Lake Leelanau people overwhelmingly wanted more commercially zoned property, while Leland residents didn't. That's likely different now, he added.

Susann Lederle said the fear of overdevelopment must be balanced with the issue of livelihood. She added that it's important to explain the term "limit growth," because it could create a perception that property rights are being violated.

Kathy Turner said it's critical to educate the public and build consensus for the Master Plan.

Susann Lederle brought up the fact that Leland Township is losing One Up Web; discussion ensued among commission and audience members.

ADJOURNMENT: The public hearing was adjourned at 8:15 p.m.

Respectfully Submitted,
Susan M. Buxton
Recording Secretary

Public Hearing minutes from February 20, 2008

**LELAND TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND MEETING
Wednesday, February 20, 2008
Leland Township Library Munnecke Room
203 E. Cedar St., Leland, Michigan**

MINUTES (as amended March 19, 2008)

PRESENT: Planning Commissioners Keith Ashley (chairperson), Gary Bardenhagen, Vince Fleck, Jane Keen, Skip Telgard; Planner Mary Campbell, Zoning Administrator Tim Cypher; Attorney Mardi Black

ABSENT: Planning Commissioner Kim Brant

GUESTS: 7

CALL TO ORDER: Mr. Ashley called the meeting to order at 7:05 p.m.

PUBLIC HEARING: DRAFT LELAND TOWNSHIP MASTER PLAN

Opening Comments: Mr. Ashley said work on the Master Plan had been under way for well over one year. In an effort to reflect the wishes of Leland Township constituents, a citizen survey was mailed to some 1,400 township households. More than 40 percent of the questionnaires were returned, and the responses were used to guide the Planning Commission and staff in shaping the Master Plan.

Master Plan Public Comment

Kathy Turner (Lake Leelanau) referred to comments she had emailed on behalf of East Leland Property Owners Association (ELPOA) members, along with comments from township residents Gil and Anne Bogley [comments available for review in the Leland Township Office]. Following is a summary of suggestions and responses (if provided):

- **Indicate farms that have conservation easements on map on page 6-3:** Ms. Campbell and Ms. Black will research with the Leelanau Conservancy.
- **Establish mandatory septic tank inspection ordinance to protect water quality (Chapter 7):** Ms. Keen said the township doesn't have resources to enforce such an ordinance. Mr. Ashley said the Master Plan should reflect only what the township can accomplish.
- **Cite approximate Hispanic population (page 2-2):** Ms. Campbell said Hispanic population would total more than 1 percent if all countries of origin were combined; Mr. Bardenhagen said Leland School may be able to provide data.
- **Comment on the significance of income levels (page 2-4):** Ms. Campbell said some Census statistics address this topic.
- **Include 2007 tax data (page 2-11):** Ms. Campbell said the data will be added.
- **Indicate that ALS services are provided by North Flight (page 5-5):** Ms. Campbell will update.
- **Update reference to county facilities in Leland (page 6-1):** To be discussed.
- **Objectives/Actions (Chapter 7): Map and inventory sensitive environments; specify that native trees and shrubs be planted; add action step aimed at**

Leland Township Planning Commission
Master Plan Public Hearing and Meeting
February 20, 2008

1

protecting the Lake Leelanau Narrows; add action step to encourage alternative energy sources; limit public and private forestry. Deferred until later in the meeting.

Steve Mikowski (Lake Leelanau) said Antrim County has a Plan of Guiding Principles that merits a look. He will submit Master Plan suggestions to the Planning Commission.

Terry Stanton (Lake Leelanau) said the Narrows is an area of concern to him. He said north and south Lake Leelanau are not a chain of lakes, but two distinct bodies of water. As a result, boaters and fishers want to traverse both lakes, creating the potential for heavy boat traffic through the Narrows as development continues.

Jeanne Merica (Lake Leelanau) said she thinks the onus is on boaters to take boating safety classes.

PUBLIC HEARING ADJOURNMENT: Mr. Ashley adjourned the public hearing at 7:40 p.m. and opened the regular meeting.

APPROVAL OF MINUTES

- **December 5, 2007, meeting:** Ms. Keen moved to approve the minutes as presented; supported by Mr. Telgard. Motion carried.
- **January 16, 2008, work session:** Mr. Fleck moved to approve the minutes as presented; supported by Ms. Keen. Motion carried.

REPORTS

- **Township Board Rep:** Ms. Keen said the board is working on the 2008-2009 township budget. Also, the Leland Township Annual Meeting is scheduled for Saturday, March 15, at the Old Art Building in Leland. Coffee will be served starting at 9 a.m., and the meeting will begin at 10 a.m.
- **ZBA Rep:** Mr. Fleck reported that no appeals are before the ZBA.

ELECTION OF OFFICERS

- **Chairperson:** Mr. Bardenhagen nominated Mr. Ashley; supported by Ms. Keen. Motion carried.
- **Vice-Chairperson:** Ms. Keen nominated Mr. Telgard; supported by Mr. Fleck. Motion carried.
- **Secretary:** Mr. Telgard nominated Mr. Bardenhagen; supported by Mr. Fleck. Motion carried.

MEETING SCHEDULE FOR FY 2008-2009: The regular meeting schedule will be the third Wednesday of each month, beginning with Wednesday, March 19. In general, meetings will be held in the Leland Township Office and begin at 7 p.m.

LELAND RIVERTOWN PROJECT INITIAL ESCROW (addition to agenda): Ms. Campbell and Ms. Black noted that the applicant should understand that the initial escrow is to cover the township's ~~administrative costs to complete the application~~ *professional fees for initial review to determine whether the application is complete (amended 3/19/2008)*. Once the

Leland Township Planning Commission
Master Plan Public Hearing and Meeting
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application is deemed complete, the Planning Commission would establish another amount to cover ongoing expenses associated with the application. Per the Zoning Ordinance, an escrow account must be replenished when its balance is depleted to 10 percent of the total. Ms. Keen asked that escrow funds be clarified with the township treasurer when funds are received.

Action: Mr. Bardenhagen moved to require an initial escrow deposit of \$3,500; supported by Mr. Telgard. Motion carried.

MASTER PLAN DISCUSSION

Ms. Black said most of her input relate to updates. Concerning comments from the Leelanau County Planning Commission, she recommended indicating that the Planning Commission has discussed and agreed on key points. She also suggested noting any deed restrictions on property controlled by the Fishtown Preservation Society because deed restrictions govern what can and cannot be done with property. In Chapter 7, she recommended numbering the action steps for ease of reference.

Mr. Ashley led a discussion of documented comments, summarized as follows.

Gil/Anne Bogley:

Section 2.1 (*separate numbers of seasonal residents and day/transient tourists*): Ms. Campbell said the previous plan included some reference to these statistics, but that she could not find a source for the data. **Consensus:** No change.

Section 2.1.2 (*indicate what government offices will remain in Lake Leelanau*).

Consensus: Delete Natural Resource Conservation Service and BATA references.

Section 2.1.3 (*indicate number of "permanent" summer homes*). **Consensus:** No way to determine; no change.

Section 2.3.1 (*add number who commute to Traverse City for work*). **Consensus:** No way to determine; no change.

Section 2.3.2 (*note that marina sells and repairs boats and sells gas*). **Consensus:** No change, except to renumber sections to eliminate duplication of 2.3.2.

Section 2.6 (*distinguish between "household size" and "average family size"*). Ms. Campbell will incorporate Census definitions.

Section 3.6.2 (*substitute "mandatory" for "extremely important" in last sentence*). **Consensus:** No change.

Section 5.2 (*add "current sewer system is not large enough to meet even near-term growth projections"*). **Consensus:** Add: "The sewer system is nearing capacity, and expansion plans for the treatment facility are being explored." In addition, Mr. Cypher suggested noting that REU stands for residential equivalent unit.

Section 6-6 (rewrite to reflect overwhelming citizen support for preserving farmland).
Consensus: Comment must have related to an older version; no change.

Page 6-3 (update map to include new farms under conservation easements).
Consensus: No change. Also, Ms. Keen noted that PA 116 was cut off on the map legend on page 6-3; Ms. Campbell will correct.

Chapter 7:

- **Add mandatory septic tank ordinance.** **Consensus:** No change.
- **Define “special environments.”** **Consensus:** Change to “sensitive environments.”
- **Beef up “Community Institutions” section.** **Consensus:** No change.

Chapter 8.2: Explain “extractive uses.” **Consensus:** Topic addressed at a previous meeting; no change.

Agriculture Preserve Map: Use contrasting colors for farmland vs. good tart cherry sites. **Consensus:** Will be distinguishable in final plan.

Kathy Turner for ELPOA:

Page 1-3

- **Verify statement that vineyards have replaced some cherry orchards in recent years.** **Consensus:** Statement accurate; no change.
- **Add wine-tasting as a tourist attraction.** **Consensus:** Will add.

Page 1-4: Add key. **Consensus:** Will add legend.

Page 2-2: Add proportion of Hispanic residents. Ms. Campbell will research.

Page 2-3: Update sentence concerning major employers. **Consensus:** Will change to: “Major employers in the township include St. Mary School, Leland Public School and numerous other businesses.”

Page 2-4: Add reasons for increase in higher incomes/decrease in lower incomes. Ms. Campbell will research and refine.

Page 2-11: Update property values and tax base with tax increases from 2006 election. Ms. Campbell will incorporate data provided by Leland Township.

Page 3-10, Section 3.6.2, Paragraph 3, Line 5: Change “applications” to “application.”
Consensus: Will make change.

Page 4-4, Section 4.2.7:

- **Paragraph 1, Line 4: Change “tremendous” to “extensive.”** **Consensus:** Will change.
- **Paragraph 1, Line 7: Change “site” to “sites.”** **Consensus:** Will make change.

Page 5-5, Paragraph 1, Line 5: Change to read, "Mutual aid agreements are in effect with all fire departments in the county. Advanced life services are provided by North Flight." Consensus: Will make change.

Page 6-1

- **Paragraph 1, Line 2: Update status of county facilities in Leland. Consensus:** Text will be changed to indicate that the county courthouse and offices in Leland *have been relocated outside of Leland Township*. Also, the passage will note that the property will be sold for private development.
- **Paragraph 2, Line 3:**
--Delete "with the possibility of park land along the river." Consensus: Change to "with the possibility of park land/open space along the river."
- **--Add description of plans/mention Cedar St. closing. Consensus:** No change; Cedar St. will close only on condition of Varley-Kelly project.

Chapter 7: Label information boxes "Objective" and lists "Action Steps." Consensus: No change.

Page 7-4, Action Step 2, Line 2: Change "value-add" to "value-added." Consensus: Will make change.

Page 7-5:

- **Action Step 1: Include inventory and map of sensitive areas. Consensus:** No change, except to substitute "sensitive" for "special."
- **Action Step 8: Specify planting native trees and shrubs. Consensus:** Will change to read, "encourage planting of native trees and shrubs."
- **Suggested New Action Step (9): "Protect and preserve the Lake Leelanau Narrows by zoning regulations such as a 40-foot setback, only one dock per 100 feet of shoreline, and prohibiting removal of any shoreline vegetation. Consensus:** Add Action Step 9, to read, "Identify and protect the Lake Leelanau Narrows as a sensitive environment"; reserve any specifics for Zoning Ordinance.

Page 7-6: Change Action Step 1 to read, "Discourage development in areas identified on the Agricultural Consideration map (p. 6-4), and direct higher density. . . . Consensus: Will make change.

Page 7-7:

- **Add "Provide access to the latest technology." Consensus:** No change.
- **Add Action Step 8, "Encourage alternative energy sources." Consensus:** No change.

Page 7-8: Add Action Step 8, "Consider consolidation and/or relocation of fire and rescue services." Consensus: No change.

Page 8-1:

- **Under Conservation and Parkland heading, change sentence 1, paragraph 1, to read, "The Conservation and Parkland category includes existing parkland, as**

well as land owned and protected by a land conservancy as preserves, open to the public. (Added 3/19/08)

- **Add park land on Future Land Use Map. Consensus:** Will designate existing parks. Also, will change "parkland" to "park land" throughout document.
- **Delete Add "limited" from to paragraph 2, sentence 1, to read, ". . . public and private forestry."** (Amended 3/19/08) **Consensus:** Will delete "limited" and not add "limited," but will change phrase to "public and private forest management."

Page 8-2, Paragraph 2, Line 5: Add Change "are also included." (Amended 3/19/08) OK as is; change optional.

Page 8-3, Paragraph 2, Line 1: Change to "includes much of the existing residential development adjacent to waterfront properties." Consensus: Will simply delete the word "lakeshore."

Page 8-4, Paragraph E, last sentence: Amend to "consistent with community's desire for residential uses of a scale" desired by the community. Consensus: Will make change; also will delete "current owners."

Page 8-5

- **Paragraph 1: Add before final sentence: "integration of differing land uses." However, due to the commercial zoning of the Lake Leelanau Narrows west and north of the narrows bridge, this extremely sensitive and scenic area could be protected by an overlay district with regulations such as a 40-foot setback, prohibitions against removing any shoreline vegetation, and allowing only one dock per 100 feet of shoreline."** Consensus: No change.
- **Paragraph C, Line 8: Correct typo.** Consensus: Will make change.
- **Paragraph D, Line 1: Correct typo.** Consensus: Will make change.

PUBLIC COMMENT: None.

ZONING ADMINISTRATOR COMMENT: Mr. Cypher asked Ms. Campbell to follow up on a discussion in December concerning the Future Land Use Map with respect to dual zoning on M22 south of Duck Lake Corner and creating the potential of future splits.

NEXT MEETING: Wednesday, March 19, at 7 p.m., Leland Township Office.

ADJOURNMENT: Mr. Fleck moved to adjourn the meeting; supported by Mr. Bardenhagen. The meeting was adjourned at 10:20 p.m.

Respectfully Submitted,

Susan M. Buxton
Recording Secretary

Leland Township Planning Commission
Master Plan Public Hearing and Meeting
February 20, 2008

6

LELAND TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, May 27, 2008
Leland Township Office
112 W. Philip St., Lake Leelanau, Michigan

MINUTES (as amended 6/4/08)

PRESENT: Planning Commissioners Keith Ashley, Gary Bardenhagen, Kim Brant, Vince Fleck, Jane Keen, Skip Telgard; Planner Mary Campbell; Zoning Administrator Tim Cypher

GUESTS: 3

CALL TO ORDER: Mr. Ashley called the meeting to order at 7 p.m.

APPROVAL OF AGENDA: Approved as presented.

APPROVAL OF MINUTES—April 2, 2008: Approved as presented.

PUBLIC COMMENT: None.

TOWNSHIP BOARD REP REPORT: None.

ZBA REP REPORT: None.

MASTER PLAN

Mr. Ashley asked about including the number of houses on the two lakes; Ms. Campbell is researching and will provide data. *She reviewed the Sleeping Bear National Lakeshore Draft General Management plan as related to North Manitou Island and provided excerpts from the Sleeping Bear plan. She also is looking at references to North Manitou based on excerpts from the Sleeping Bear National Lakeshore Draft General Management Plan.* She suggested including excerpts from the Sleeping Bear plan as Appendix B to the Master Plan. *Additional minor changes regarding references to North Manitou Island were proposed in the natural resource objectives and action steps portion of Chapter 7 (Community Goals and Objectives), and in the Conservation and Park Land text of Chapter 8 (Future Land Use Recommendations).*

Mr. Ashley asked whether it would be beneficial for Leland Township to establish zoning for North Manitou in case the U.S. government sold property to developers. Ms. Campbell concurred and suggested a separate zoning district.

With respect to the number of houses in Leland Township on Lake Michigan and Lake Leelanau, Mr. Cypher will check with the township assessor.

Action: Mr. Fleck moved to accept a resolution (see attachment) to adopt the Leland Township Master Plan; supported by Mr. Telgard. Roll-call vote: Ms. Keen—yes; Ms. Brant—yes; Mr. Fleck—yes; Mr. Telgard—yes; Mr. Bardenhagen—yes; Mr. Ashley—yes. Resolution adopted, 6-0.

Lake Leelanau resident Steve Mikowski asked whether the plan had gone to the Leland Township Board; Mr. Ashley confirmed. Mr. Mikowski noted this meeting's agenda did not specify the master plan would be approved.

BAY HILL

Mr. Cypher said Bay Hill owner McKeough Land Company is requesting the return of its \$50,000 performance guarantee. Based on his review of the final conditions and inspection of the required improvements, he is satisfied that the developer is in compliance with the conditions. Mr. Cypher recommended that the Planning Commission approve the return of the performance guarantee and ask the Leland Township Board to take final action. Discussion included the fact that a \$133,000 performance bond would remain in place to cover the Bay Hill sewer treatment plant. McKeough representative Kim Bunbury said the system has been installed and tested; as soon as a homeowner hooks up, McKeough will start operating the system. Mr. Cypher said the landscape requirement will be checked with the land use permit for each unit.

Action: Ms. Keen moved to recommend returning the \$50,000 performance guarantee to McKeough; supported by Mr. Bardenhagen. Motion carried. Mr. Cypher noted that the board would consider the matter at its June 9 meeting.

BYLAWS

Mr. Ashley said he is attending a May 28 MSU Extension Service meeting that will cover planning commission bylaws changes driven by the Michigan Planning Act, which takes effect in September. As a result, this item was tabled.

ZONING ORDINANCE

Ms. Campbell distributed a draft of Agriculture/Conservation District general development standards with three options (~~county~~ *country* properties, family properties, conservation design). The models provide for a limited number of new building sites fronting on roads.

Mr. Ashley asked whether a property owner could choose one option and later switch to another; Ms. Campbell said that would be possible. Mr. Bardenhagen asked how the draft jibes with the Land Division Act; Ms. Campbell said she believes it's slightly more restrictive, but no more restrictive than now. Mr. Cypher asked whether it's legal to mandate a conservation easement; Ms. Campbell said she believes so, but she will verify with attorney Mardi Black.

Mr. Fleck noted that at the Grand Vision exercise, every group almost without exception wanted to see density concentrated in the villages and farmland preserved and open spaces maintained. Ms. Campbell said this draft aims to balance focused development and preservation of open space.

Ms. Campbell asked commissioners to read the draft side by side with Article 10 of the current ordinance and note what works and what doesn't, in their view. She noted that the draft references buildable acreage (excluding bluffs, wetlands, etc.), and that the commission needs to decide what is acceptable in terms of "buildable."

Ms. Keen asked the reason for not building on steep slopes; Ms. Campbell said erosion is part of the issue. Ms. Keen said the Planning Commission could require that building on steep slopes is done safely. Ms. Campbell agreed, saying some ordinances specify extra steps for such situations. Other issues to consider are views and looks, she said, adding that whatever is decided should suit Leland Township.

Mr. Cypher said it's important that definitions meet the intent of the ordinance.

Mr. Bardenhagen asked what proportion of property in Leland Township has varying degrees of slope; Ms. Campbell will check. Mr. Cypher noted that along the lakeshore in the critical dune area, the state allows up to 33 percent slope. To build on land with greater than a 25 percent grade requires sealed plans by an engineer or architect. Ms. Campbell said she recommends a second seal after completion to assure that the structure was built to specifications.

Ms. Campbell suggested that commissioners review survey findings for the Master Plan as they study the draft. Mr. Ashley agreed and asked everyone to list the pros and cons, as well as possible rules. Ms. Campbell asked that subject areas include ridgelines, slopes, wetlands, forest areas, agricultural land and road frontage.

This discussion will continue at the next Planning Commission meeting, Wednesday, June 4 (7 p.m. at the Leland Township Office). Messrs. Fleck and Cypher indicated they will be absent.

Mr. Ashley said Kasson Township has a current issue with its rule prohibiting excavation for gravel mining within the 500-foot setback for a park, which in this case is Sleeping Bear National Lakeshore. This illustrates the need for a definition of "park" in the Leland Township ordinance.

Mr. Cypher said a representative from Cherry Capital Communications likely will make a proposal to the commission this summer concerning installing repeaters on wireless towers for wifi service, creating a commercial use. Mr. Ashley said Suttons Bay School will have a tower in its parking lot and asked whether that could happen at the Leland School. Mr. Cypher responded that this is not a use by right and referred to sections 16.30 and 18.20 of the Leland Township ordinance. He added that private wind generators also are becoming prevalent.

OTHER BUSINESS: None.

ZONING ADMINISTRATOR'S REPORT: The complete report is on file in the Leland Township Office. Mr. Cypher noted that two variance requests will come before the ZBA on June 18. Two Planning Commission applications are still pending: Rivertown Leland and the Binsfield Center, which has a deed restriction issue.

PLANNING COMMISSION COMMENT: None.

PUBLIC COMMENT

Wayne Tyge (Lake Leelanau) said the commission needs to consider the impact of infrastructure construction in its discussion of agriculture zoning. This includes roads, electrical and phone service.

Mr. Mikowski questioned the validity of the citizens' survey and read from a sustainable development article.

ADJOURNMENT: Mr. Fleck moved to adjourn the meeting; supported by Mr. Bardenhagen. The meeting was adjourned at 9:05 p.m.

NEXT MEETING: Wednesday, June 4, 7 p.m., Leland Township Office.

Respectfully Submitted,

Susan M. Buxton
Recording Secretary

**Leland Township Planning Commission
Resolution No. 2008-01
Adoption of Leland Township Master Plan**

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

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

WHEREAS, the Leland Township Planning Commission has noticed and conducted a public hearing in accordance with the requirements of the Township Planning Act (Public Act 168 of 1959, as amended), said hearings were held on June 5, 2007 and February 20, 2008, following distribution of the draft plan to the planning commissions of the adjacent townships March 21, 2007 and Leelanau County Planning Commission on March 26, 2007.

NOW, THEREFORE, BE IT RESOLVED, that the Leland Township Planning Commission hereby adopts the Leland Township Master Plan.

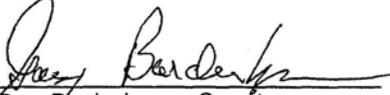
YEAS: Jane Keen, Kim Brant, Vince Fleck, Skip Telgard, Gary Bardenhagen, Keith Ashley.

NAYS: None.

ABSENT: None.

RESOLUTION DECLARED ADOPTED.

I certify that the foregoing resolution was adopted by the Leland Township Planning Commission at its meeting on May 27, 2008.



Gary Bardenhagen, Secretary
Leland Township Planning Commission



Date

**RESOLUTION
Right to Approve or Reject the Leland Township Master Plan**

At a regular meeting of the Township Board of Leland Township, Leelanau County, Michigan, held at the Leland Township Library Munnecke Room on the 9th day of June 2008, at 7:30 p.m.

Present: Harry Larkin, Jane Keen, Mike Kirt and Steve Plamondon
Absent: Nick Lederle

The following resolution was offered by Harry Larkin and supported by Steve Plamondon.

WHEREAS, the Leland Township Planning Commission adopted the Leland Township Master Plan at its meeting on May 27, 2008, following properly noticed public hearings in accordance with the Township Planning Act (Public Act 168 of 1959, as amended), and following distribution of the draft plan to planning commissions of the adjacent townships and to the Leelanau County Planning Commission; and

WHEREAS, the Township Planning Act (PA 168 of 1959, as amended) provides for the Township Board to assert its right to approve or reject the plan;

NOW, THEREFORE, BE IT RESOLVED, that the Leland Township Board hereby asserts its right to approve or reject the Leland Township Master Plan.

ADOPTED by roll-call vote as follows:

AYES: Harry Larkin, Jane Keen, Mike Kirt, Steve Plamondon.

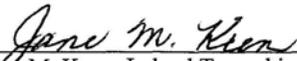
NAYS: None.

ABSENT: Nick Lederle.

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) SS
COUNTY OF LEELANAU)

I, Jane M. Keen, Clerk of Leland Township, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Leland Township Board at a meeting held on the 9th day of June 2008, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 167, Public Acts of Michigan 1976, as amended.



Jane M. Keen, Leland Township Clerk

R-08-06

RESOLUTION
Leland Township Master Plan Approval

At a regular meeting of the Township Board of Leland Township, Leelanau County, Michigan, held at the Leland Township Library Munnecke Room on the 14th day of July 2008, at 7:30 p.m.

Present: Supervisor Harry Larkin, Clerk Jane Keen, Treasurer Mike Kirt, Trustees Nick Lederle and Steve Plamondon.

Absent: None.

The following resolution was offered by Steve Plamondon and supported by Nick Lederle.

WHEREAS, the Leland Township Planning Commission adopted the Leland Township Master Plan at its meeting on May 27, 2008, following properly noticed public hearings in accordance with the Township Planning Act (Public Act 168 of 1959, as amended), and following distribution of the draft plan to planning commissions of the adjacent townships and to the Leelanau County Planning Commission; and

WHEREAS, the Leland Township Board on June 9, 2008, asserted its right to approve or reject the plan in accordance with Township Planning Act (PA 168 of 1959, as amended);

NOW, THEREFORE, BE IT RESOLVED, that the Leland Township Board hereby approves the Leland Township Master Plan.

ADOPTED by roll-call vote as follows:

AYES: Larkin, Lederle, Plamondon, Kirt, Keen

NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) SS
COUNTY OF LEELANAU)

I, Jane M. Keen, Clerk of Leland Township, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Leland Township Board at a meeting held on the 14th day of July 2008, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 167, Public Acts of Michigan 1976, as amended.


Jane M. Keen, Leland Township Clerk

Copy of transmittal of adopted plan to adjacent Townships and Counties

M. C. Planning & Design

Community Planning Site Planning Landscape Architecture

Letter of Transmittal

If transmitted items are not as noted, notify writer immediately.

To: Adjacent Townships and Counties

Date: September 2, 2008

Transmitted By: Regular Mail Overnight Delivery

Attn: Clerks and Planning Commission Chairs

Hand Delivered

Picked Up By:

RE: Leland Township Master Plan - Adopted

Other.

We are transmitting 1 copy(s) of the following:

<input type="checkbox"/> Certification for Payment No.	<input type="checkbox"/> Discs	<input type="checkbox"/> Prints	<input type="checkbox"/> Specs.
<input type="checkbox"/> Change Order No.	<input type="checkbox"/> Drawings	<input type="checkbox"/> Product Literature	<input type="checkbox"/> Tracings
<input type="checkbox"/> Construction Change Req. No.	<input type="checkbox"/> Field Measure Plans	<input type="checkbox"/> Samples	<input type="checkbox"/> Work Orders No.
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Plans	<input type="checkbox"/> Shop Drawings	_____

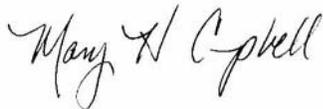
Other: Adopted Master Plan for Leland Township

For your: Action As Requested Information Review/Comment Use
 Approval Distribution Records /Files Signature

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

Thank you for your attention to this matter.

Job No. LEL



By: Mary H. Campbell, ASLA, AICP

cc: Susan Buxton, Recording Secretary
Jane Keen, Leland Township Clerk

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

Appendix A

Citizen Survey Findings

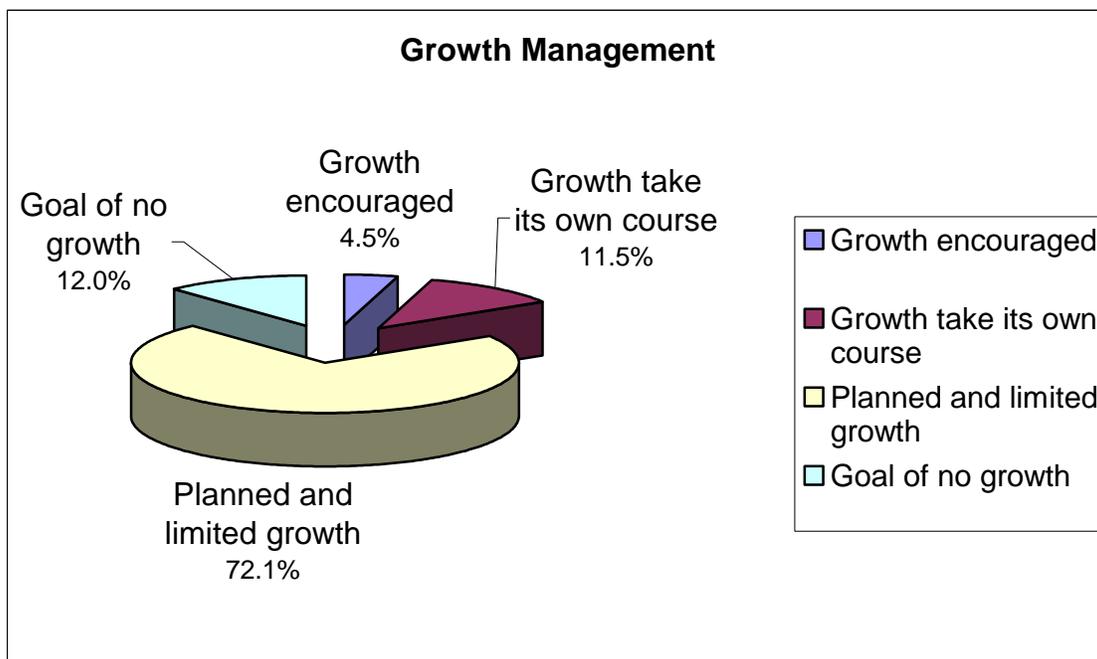
Leland Township

Citizen Survey Findings

The Leland Township Planning Committee, in association with M.C. Planning & Design, conducted a citizen survey during January 2005. The survey was conducted as part of the Township-wide master planning process. The survey was mailed to 1470 households or property owner households. A total of 614 surveys were completed and returned, for a return rate of 41.8% percent. This is considered to be a very good response rate for a mail survey.

The summary of the findings is presented on the following pages. A number of demographic questions were asked. Approximately 73% of the respondents have resided in Leland Township for more than ten years. Slightly over half (52.1%) of respondents indicated they are registered to vote in Leland Township.

A. Growth Management



- **72.1%** of all Township Survey respondents **would prefer planned and limited growth in this area.**
- **11.5%** respondents **would prefer to let growth take its own course in this area.**
- **12%** respondents **would prefer a goal of no growth.**

B. Housing

Survey Question/ Statement	Strongly Agree & Agree		Disagree & Strongly Disagree		Neutral Uncertain	
	#	%	#	%	#	%
The mix of housing in the Township meets the diverse needs of the residents. (N=586)	227	38.7	196	33.4	163	27.8
Adequate affordable housing is available in Leland Township. (N=584)	132	22.7	304	52.1	148	24.1
Accessory apartments should be allowed wherever residences are allowed (N=566)	126	22.3	328	58.0	112	19.8
Survey Question/ Statement	Support/Somewhat Support		Do Not Support		Not Sure	
In rural (non-waterfront) areas of the Township do you support clustering of several homes close together on smaller lots, in order to protect the majority of the site as open space? (N=589)	387	65.7	160	27.1	42	7.1
In rural (non-waterfront) areas of Leland Township, do you support clustered housing, even if the general public has no access to the development's Open Space (N=585)	295	50.4	235	40.2	55	9.4

N=number of respondents answering the individual question, with percentages based on number of respondents for the specific question. Note percentages greater than 50% are bolded for ease of interpretation.

- There was not a consensus among the respondents regarding the adequacy of the existing housing mix in Leland Township.

C. Land Use and the Environment

Leland Township should work to preserve....

(Strongly Agree and Agree responses combined)

Open Space	82.3%
➤ Township should buy land for Open Space	56.5%
➤ Township should buy only if available for public use	54.0%
Open, Undeveloped Shorelines	79.7%
Important to slow conversion of farmland to residential or other developed uses	75.9%
Ridgeline development should be limited	72.3%

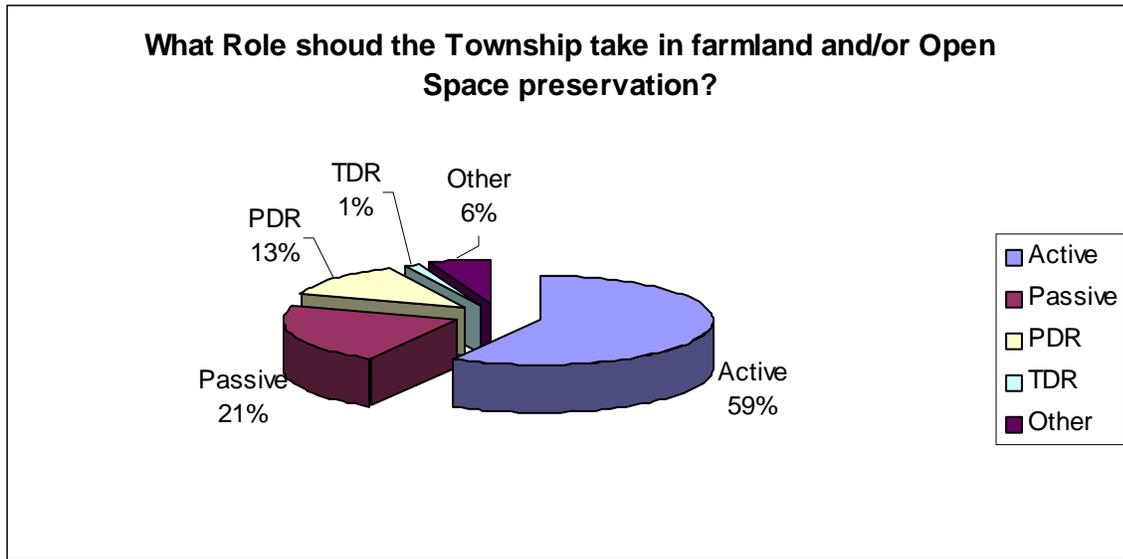
- **45% Disagree or Strongly Disagree** with supporting the purchase of land if it is not available for public use.

- **54.9%** of respondents are willing to contribute financially to purchase land.

Which best describes what Open Space means to the respondents (ranked 1-6)

- 1st Scenic Views
- 2nd Forests
- 3rd Pastures/Meadows
- 4th Farmland
- 5th Wetlands
- 6th Parks, Sports Fields

Note: With this ranking, several respondents felt that all of the choices were equal in what they considered open space, so marked all responses as their first choice, or ranked several responses equally.



Note: 561 valid responses received for this question.

D. Economy

Where do you work...

Retired	39.5%
Outside Northern Michigan	25.0%
Leland Township	15.6%
Northern Michigan	15.6%
Not Working	4.1%

- Out of the 404 respondents that answered this question, 76.7% believed there **are NOT adequate full-time employment opportunities** in the area.
- Also, approximately **65.3%** of respondents for this question indicated there **are adequate part-time employment opportunities** in this area.

Is the **current mix of business adequate** in:

- Leland – Yes (63.9%)
- Lake Leelanau – Yes (59.1%)

E. Services

Are these services adequate....

(Strongly Agree and Agree responses combined, where level of agreement greater than 50%)

Road Maintenance	87.8%
Park Facilities	65.7%

Services that did not receive greater than 50% level of combined agreement are detailed below.

- **68.6%** of all respondents would **not** like road improvements accelerated at their expense.
- **45.1%** of respondents indicated sidewalk maintenance is adequate and another **37.3%** responded neutral/uncertain.
- **41.2%** of respondents indicated the sewer district should be expanded to include the area surrounding N. Lake Leelanau, however 32.1% responded neutral/uncertain and 26.7 percent disagreed.
 - **59.7%** of the responding N. Lake Leelanau property owners would NOT support a special assessment for such a sewer expansion, 40.3% indicated support for such a special assessment.
- **49.7%** survey respondents were neutral/uncertain regarding the Cemetery facilities, 36.6% agree the cemetery facilities are adequate and 13.7% disagree with the adequacy of the cemetery facilities.

F. Community Image

How do you feel about these policies or statements....

(Strongly Agree and Agree responses combined)

Limit tall and/or massive buildings	88.4%
Preservation of scenic rural roads	87.5%
Preservation of historic buildings	79.6%
Architectural controls for new development	69.6%
Stricter sign regulations	65.6%
Lighting standards to protect the "night sky"	63.5%
Utility lines should be buried in "downtown"	59.9%
Allow Wind Turbine Generators (WTG)	55.9%

Statements or policies that did not receive greater than 50% level of agreement are detailed below.

- Need for additional parking downtown is closely split with **39.6%** agreeing, **36.4%** of respondents disagreeing and **19.9%** neutral/uncertain.
- Need for standardized hours for downtown businesses, was generally not favored as indicated by **45%** of all respondents disagreeing, **28.7%** neutral/uncertain **and 24.5%** agreeing.
- Cellular towers should be encouraged in the Township, a split response with **33.6%** agreeing and **28.9%** of residents disagreeing and **21.2%** neutral/uncertain.
- Need for noise regulations were agreed with by **39.8%**, while **32.5%** were neutral or uncertain, with the balance of respondents agreeing.

- Need for additional sidewalks was generally not favored, based on the following responses for:
 - Leland – **43.6%** disagree, **33.6%** neutral and **22.7%** agree.
 - Lake Leelanau – **39.3%** neutral/uncertain, **35.4%** disagree and **25.2%** agree.

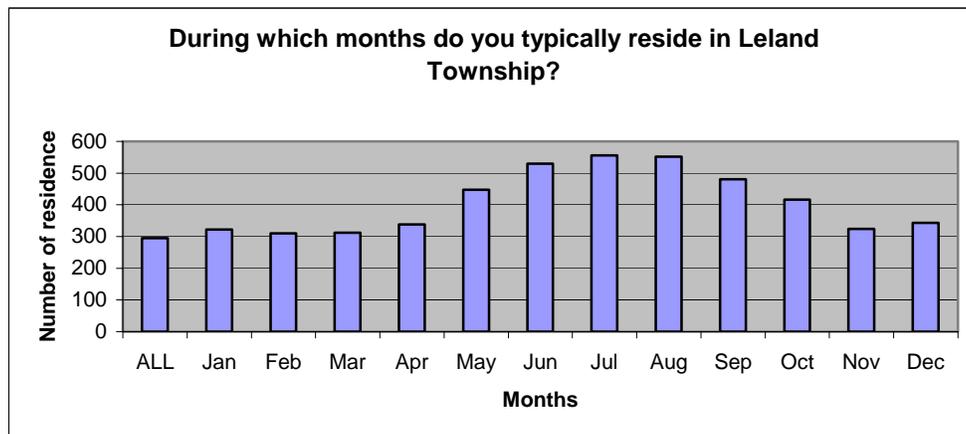
G. Demographics

How long have you lived here and/or owned property here?

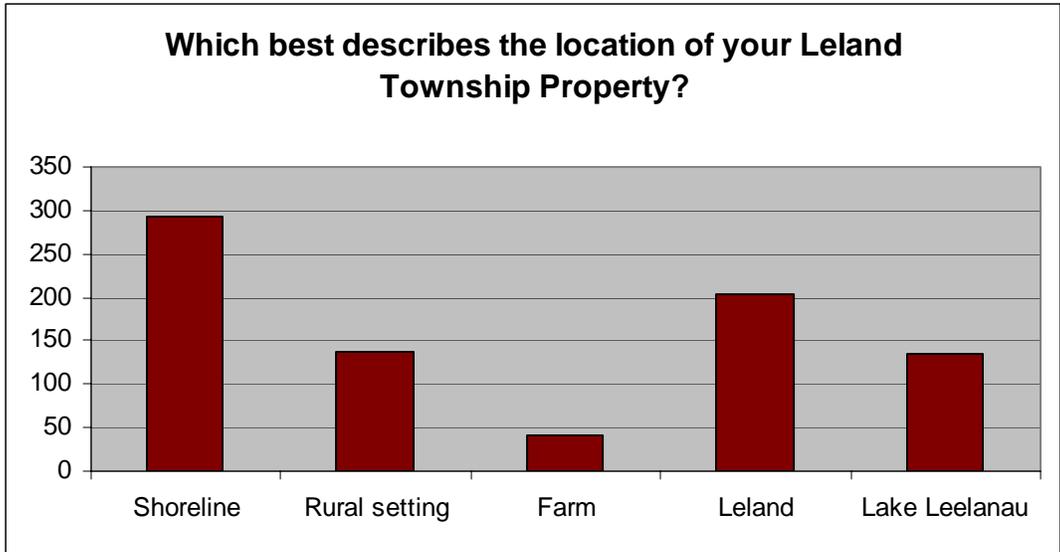
Length of Time	Lived in Leland Township	Owned Property in Leland Township
Do not live/own property here	5.7%	0.2%
0-4 years	7.9%	9.3%
5-10 years	12.9%	19.3%
11-20 years	18.5%	24.2%
21-30 years	12.6%	14.5%
Longer than 30 years	42.3%	32.5%

Note: Due to rounding, percentages may not sum to exactly 100%.

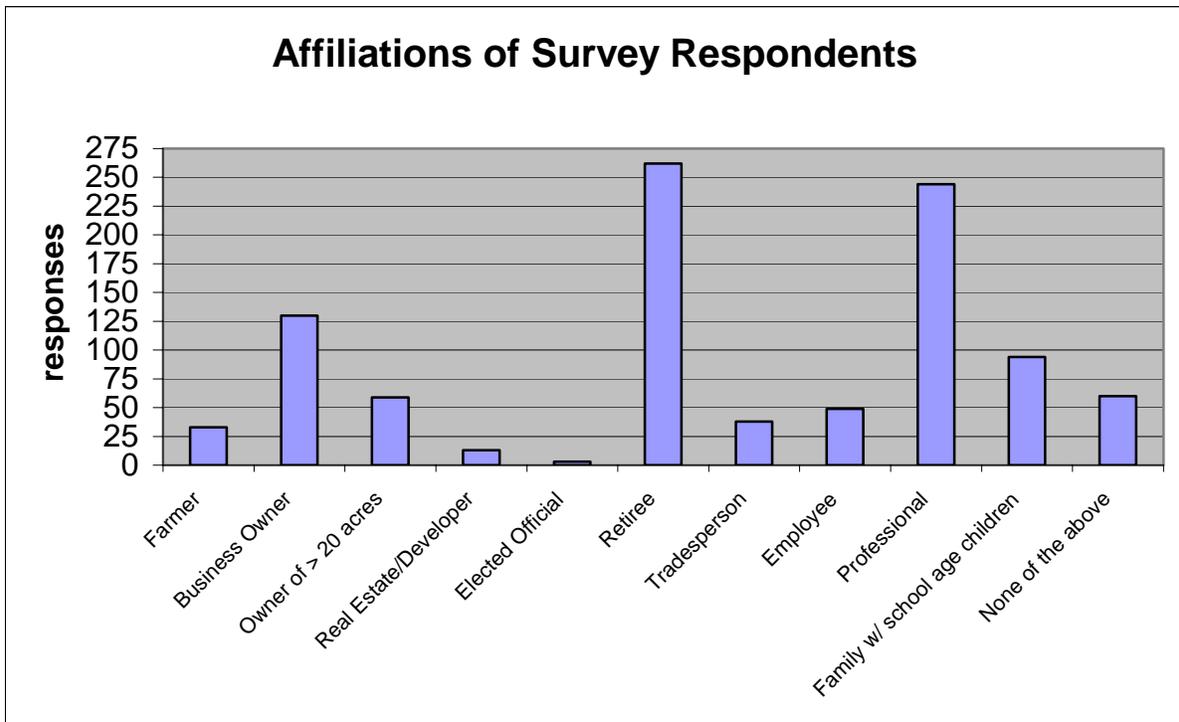
- **48%** of the survey respondents are **year-round residents** of Leland Township.
- **50.2%** of the survey respondents are registered voters.



Rentals -11.9% of the survey respondents rent or lease their Leland Township home to others. Nearly half of the rentals being by the week or day. As is typical in northern Michigan, the majority of the rentals occur June through September.



Note: Property location question requested respondents to indicate all that apply, so the sum of the categories exceeds the total number of respondents.



Note: Affiliation question requested respondents to indicate all that apply, so the sum of the categories exceeds the total number of respondents.

The high percentage of retiree respondents is to be expected in a township with a median age, which is over 9 years higher than the statewide average.

Preservation (open space, farmland, community "as is") comments (34)

Encourage open space preservation and clustered home with limited density (within reason)
I feel that this survey is primarily directed towards Farmland Preservation and I don't want to be taxed for this concept. Farmland Preservation should be funded by private money. Our taxes are high enough for the required services.
I am a downstate part-time resident hoping to retire and spend 6 months a year living there. We love the character of the area and that any development is done in a way that doesn't change the beauty and charm of Leland or surrounding area. The only thing I would like to see is a Health club nearby as I enjoy a work out regularly.
Stay out of land preservation!!! There are probably more NON-VOTING property owners in Leland Township than property owning voters. Stay out of the Property Tax Issues for land Preservation.
Thank you for asking - and may you all continue to love "Leland" & do for it the very best!! This area is so PRECIOUS and UNIQUE in its beauty and needs to be treated with the utmost in planning and care. This is WHY people come here. We are obligated to preserve this beauty to ensure prosperity for our children. Leland has been very good to us & we should return the blessings.
Regarding your sections A<B<C<& D, I believe a mix of mostly rural and farmland with some regions of single family homes clustered around smartly done commercial projects are the right approach. I do not believe that farmland should be subsidized by taxpayers but rather made profitable and desirable by local commerce. I think a tourism-based economy is a nice compliment to the agricultural, construction and TC commuter population. The largest problem I see is that the tourism is only 3 months. If commercial projects, which would develop a more seasonal tourism, were allowed, the economy would be more solid.
I strongly believe in having B & B type lodging and small and unique restaurants as opposed to hotels and chain restaurants. This maintains the character and quality.
The question of preservation of land, from my understanding, is a prime objective of the conservancy. It would seem that township activities and direction should be co-coordinated closely with their efforts. Duplication of effort by the township could be counter-productive and more costly to the taxpayers of the twp. The tremendous charm that Leland & the township represents to owners, visitors, it all must be maintained. We have one of the world's most beautiful natural assets. All care should be made to preserve & maintain this gift!!
I contribute to Leelanau Conservancy and suggest strong cooperation between the conservancy and your commission in protecting the treasure we have. I am sure they need your help in preserving the gem that is Leelanau Township. Tall buildings, office, factories, parking lots, real estate developments will ruin it for everyone. If that is what some desire, I would suggest Traverse City - a very nice city - or downstate. PLEASE WORK TO PRESERVE THIS AREA.
I hope Leland will preserve its "small town" character and not allow massive condo developments as is happening in Suttons Bay.
The best thing about Leland is that it is the one thing in life that doesn't change. It is pure predictable and peaceful. That must be maintained. It's the last unspoiled part of the country. Preservation of that should be paramount.
Leelanau County is a treasure that needs to be preserved at whatever cost! Growth is inevitable but it can and should be controlled and limited so that many future generations can enjoy the natural beauty and remoteness of "The County"!
We respect the needs of local full time residents but feel development should be geared to protect the natural beauty and natural resources of the area, principally tourism. We support the purchase of pen area to reserve this. Leelanau is a magical place and we would like this natural beauty managed while meeting the needs of the local residents.
Our visitors are impressed with the simplicity and integrity of Leland as well as the surrounding area. We have been coming to Leelanau County for 42 years and fell in love with the beauty of the area. After retirement, we bought a place in Leland. We hope it stays as is for a long, long time.
My family has owned property in Leland for over 100 years. I am over 70 and have spent time there my entire life, as have my children and grandchildren. I want the area to continue to be maintained as the most beautiful natural area it has always been.
I would like to see the township officer incentives to land owners for participating in positive programs like farm land preservation (purchase or lease) Open space preservation, incorporation of affordable housing in building projects, etc.

Preservation (open space, farmland, community "as is") comments (34)

I have loved Leland for 60 years.... my mother rented the "orange crate" cottage at entrance to Indian Woods in the 1940's My whole family LOVES Leland. As for me, I'd like it to **Stay Casual** and not particularly over-developed. But I realize there is a summer time over-crowding and a scarcity of employment for many in winter. But we all ADAPT... and I think many are living here year around as I might do in future.... but no promises.

I do NOT wish to see Leland over-regulated like some big city.

We own property and enjoy the area as it is (and have been for many years). Too much growth and (obvious) development will diminish our desire to be land/homeowners in the area.

I realize that a goal of no growth is unrealistic. But in my heart of hearts, that's what I want.

Third generation summer people. I think we should keep the county the way it is. We'd like to see slow, thoughtful growth, which preserves the character of the region.

The attractive nature and true value of Leelanau is its historic rejection of "Pell Mell" development and the conservation of its scenic beauty, which is currently threatened and continues to be with greater frequency. The conservancy can't buy everything - the township HAS to strictly limit and enforce ANY development that threatens the unique quality of L.T.

Plan - Do not buckle under to the developers, and lose the incredible beauty and character of the county

We purchased our land because of the natural beauty. Please don't become Bay Harbor, Petoskey or Harbor Springs. The peninsula is all we have left. It is the Jewel of Michigan!!

Preservation of historic buildings, not the courthouse!!

Leland and the surrounding area is so beautiful, lets try and keep it that way.

We love the Leland lifestyle.... refinements should be just that and improvements subtle. We would hate to see the area become too busy and too "fancy" We love the simple charm of the area and hope that it stays that way....

I would like to see TIMBERING limited to encourage mature tree growth. Indians are a wonderful resource in the area - much to offer in terms of environmental preservation, etc. The cooperation of Tribal & County Law Enforcement is awesome. More reciprocating needs to be developed. Why were schools not addressed? Place utility lines buried in downtown only if old trees are NOT disrupted.

Do you support the conservancy? We are currently members of the conservancy and support projects that are important to us. Do you work with them? To preserve farmland would be willing to contribute on a pledge basis? Does this take over what the conservancy is doing? The economy portion needs to be researched in order to give an intelligent answer. Community image, what kind of architectural controls?

I support an effort to preserve the existing nature and character of Leelanau County. I would like to see the villages support residential expansion - vs. being an obstacle to new development. This could slow down site development on rural land. Before I support any active government involvement in land purchase for "preservation" specific regions, zones, areas or corridors should be clearly identified and prioritize. The RANDOM acquisition of property is worthless!

Encourage/assist in preservation by not penalizing or give tax break to those who do preserve. But, you can't use tax

dollars to acquire land. Purchase development rights, not at taxpayer's expense, let conservancy do it.

We love the charm and "artiness" of the area, roadside stands and the general pace of life here. Let's not turn it into "downtown urban sprawl!" Keep as much gorgeous open space as possible!!! Thanks for your efforts!!!!

Leland and Lake Leelanau are both historic in nature and should be protected from the profiteers who could care less about our precious peninsula. Suttons Bay is a perfect example of how not to protect our village assets especially our people. We don't have to let our villages be overrun by the developers!!!!

Leland Township cannot possibly satisfy the wants/needs of all its residents. Maintaining the township's character should be the primary focus. The sprawl (downstate/out state) that compels people to seek refuge "Up North" is now as close as Traverse. Without controls, time is running out for the "Lelands" of the North. The Leelanau Conservancy is leading the area in a wise direction, I support them cheerfully.

Development comments (33)

Limited Growth (17)

Stronger efforts need to be made to stop developers destroying out township; they have raped Whaleback & Hoeft Rds. What will you like the "Bunburys" from let happen next before you pass legislation to stop their type of development from happening? You need to look at the KEEWANAU COUNTY efforts to save their area from becoming the next suburb of Detroit!

Thank you very much for the opportunity to complete this survey. I appreciate the fore-sight and organization it likely has taken the board to compile questions and so on for opinions. It feels extremely important to my family and I that development and growth be closely and wisely monitored. We believe that many vistas both inland and on the water have been compromised by homes built on the tops of hills. In many cases in our country - homes are no longer permitted to be built on hilltops. Consider please following suit. In addition, the large marina "project" which was thankfully halted should be outlawed in our waterways. I could not imagine how a development or business like that would have contributed AT ALL to our existing community. It would not offer affordable housing or jobs to year-round resident. When asked about all of the new development, I ask myself how would it benefit the community as a whole? The community here and the township board and elected officials have the privilege, voice and power to move into the future with a progressive AND positive vision. There are many ways to grow and it does not have to be equivalent to being bigger or having more.

Leland Township needs to protect its beautiful shorelines and ridgelines by regulating where and how development can occur.

You can't stop development - encourage good-high quality homes, zone for small lots; don't cut up the landscape with 5 to 10 acre parcels.

Since growth is inevitable, planning is vital. And planning regulations should have teeth in them & no loop holes

With architectural restrictions, you can "mask" cell towers as fir trees. Limited, planned growth in Leland Township is critical for continued success of this area.

Growth is inevitable in Leland Township. Managing that growth is essential if we are to preserve our natural resources and our rural characters.

This is a beautiful area. We moved here from IL/Bahamas in 1992 because of the rural area and wonderful people. Growth will ALWAYS happen, it is necessary for a decent local economy. However, to allow excessive development will destroy the reason most of us love Leelanau county.

I am against "over" regulation by the government, ANY government! I believe in striving for quality development in and around the villages - while allowing pockets of ww-income development for ww-income families as a means of supporting business growth!

Would like more vineyards and bike paths developed. Definitely favor slow controlled growth, preservation of open land. Some limits on hilltop properties and certain hills and ridges not to be developed.

We as a township should a) stop sprawl by purchasing development rights, purchasing land outright, encouraging new building IN Leland by allowing the old 50 ft lots to be built upon, simply NOT ALLOWING density like the subdivisions just east of Duck Lake Corner (yes, we'll have to pay a team of lawyers no doubt, but the alternative is destruction of this place), etc. b) spruce up our parks, beaches, all of our public places. We need a millage to do so. Perhaps Leland Harbor could be completely redone, purchasing Lake St. to remove the parking problems there. What a view! More Cars!!! There are lots more, but that will do for the moment :)

I am a firm believer in clustered high-density projects that will address our future population growth. My feelings on higher density, is to increase the total number of dwellings per acre. But pushing this park idea defeats real density.

I feel it is critical NOW to have a township plan for growth, development - a flexible well thought out plan - to protect what we all know and love about our spot in this world. Leland Township.

I oppose big developments/subdivisions. Residential areas should be near towns. Best definition for "open space" is area free of roads and houses, preferably in "natural" state. Land no longer farmed, should be restored. We have too many "open fields" Change in taxation for farmland? Leelanau County is a unique agricultural area for many crops. Once farmland is gone, it may never be farmed again.

Development comments (33)

Farmland should be taxed and assessed as farmland - even if transferred to new farmer. Willing to support tax incentives to keep land in farming, or at least no penalize farmers with high taxes "highest - best - use" Lake Leelanau could benefit from zoning. Marina in town not appropriate. Additional cell towers allowed in township, ABSOLUTELY NOT, WTC allowed YES!!! Strongly support development of new housing within existing villages (especially Lake Leelanau) as opposed to subdivisions in existing farmland. Empire (neighbor) project is a good model. "Walk able" communities are IDEAL Decision to allow county courthouse on farmland - away from a village center was a poor decision. Ed McMahon's writings are an excellent resource for planning.

I understand the concern over haphazard development. This can be avoided w/common sense growth management that is not too restrictive. Buying farms will not be a long term solution, unless the peninsula is to become one huge government controlled "park". Sensible economic development is the only way to attract people, increase property tax base, therefore keeping property taxes affordable for ALL residents.

10-acre minimum should be placed on rural land. Allow 1/4-acre lots near villages.

No Growth (10)

Stop allowing people to build whatever they please, wherever they want, however they want. Set new limits, its getting disgusting and disgraceful...Who is in charge of this? Crying out loud.... do we want to look the same as Grand Rapids? Stop these rich fools from building HUGE homes in Leland City limits.... send them to Suttons Bay!!

Standardized business hours, how are you going to get a breakfast place and a grocery store to wait until 10:00 am to open? I'd like to see that. I feel Leland Township is being destroyed. One eye sore is the house being built across from Riverside. It's a beautiful home, but its monstrosity has ruined the little dead end road of old, old cottages. If Fish town becomes condos, Leland will die. Guaranteed. There are more and more developers moving up here destroying properties to fill their wallets, than they go on to the next town. I am not against growth; let's just not let it go too far.

We/I think this questionnaire is such a good idea. Wish the county commissioners would also pay attention! If Leland Township and/or Leelanau county keeps the current growth of subdivisions/developments, the very reason that people are attracted to the area - the scenic views, farmland, open vistas - will be lost. We will become just a suburb of Traverse City requiring bigger, better roads, etc, etc.

I would like to see a goal of no growth in the area, but I'll have to settle for less. This is a good idea. Boil it down, and do it again and again and who knows, it might even make a difference.

We need to be aware of the clustered creep that's going on all around this once beautiful township with lack of architectural control and regulations. The road signage is beyond a joke!!! (both road commission and other signage). Leland use to be a gorgeous Christmas Village - our Christmas decorations are nothing more than tired cut x-mas trees lying along side buildings. Light the curb trees again!!

Ok here we go: Clustering people here <-- saves --> open space here. Higher density on MUCH smaller parcels. We need to get 3-4 houses, on appropriately zoned areas. PER ACRE. This would mean the new master plan would have to greatly expand a "cluster/high density zoning" Back off on the "mandated open space" within a development. Put houses there. Look back to the layout of small city's Your new vision is going to price out everyone except the wealthy. You are the local township - not the property police...because the population of the US is going to double in a short period of time. Logically plan for that. Not by using more and more regulations as a tool to limit density and keep you rural.

Developers have ruined South Florida. They are only in it for profit. Don't be fooled by their projections and promises. I can see they are swarming - don't give in. You can't bring back what is destroyed by unscrupulous profiteers.

Development comments (33)

Growth management is impossible. NO PUDS!!! In the land use and environment section, why exclude waterfront?? Clustered housing "not in my side yard" Ridgeline development should be limited, hide the houses. Open space preservation, the township is part of the problem. Example Acme, Elmwood, etc. To preserve farmland, In our dreams - these involve BIG BUCKS. Farmlands, need to following zoning. Road Commission, stop-cutting shoulders. Why are additional sidewalks needed in just Leland and Lake Leelanau? Additional parking downtown, what downtown??? All of them need creative planning and implementation. Standardized hours of operation. WTG allowed, NOT IN MY AREA. All the townships should deal with the County Road Commission. This survey reflects MY VALUES

If subdivisions are continued to be permitted: the name of the subdivision should correspond in SOME WAY to the area - anything else further cheapens the landscape. To call a sub "Monterey Hills" is ludicrous! Monterey is in Calif! "Emerald Hills" by GT Mall is neither green nor hilly. "Bahia Vista"...oh come on. Are they marketing to the migrants? I doubt it. Rules should include an absolutely onerous trust fund be set up for the perpetual maintenance of the "sign" so that they won't put one up! Generations of humans found their way home without some McDonald's sign out front of their neighborhood. Towns like Senora, AZ are able to control & regulate the way they grow & look - why do our officials continue to hide behind positions that they cannot? Finally - what good is all this Master Plan Stuff if it is ignored like it was for the jail????

I, certainly hope that Leland Township doesn't put in 1000's of condos, as has Door County, WI. Are family farms having as much trouble there as here???

Encourage Growth (6)

Growth of moderate priced homes & business - friendly environment is absolutely essential to future viability of the area: Plans must allow for this by recognizing the economics of land use & business development. For example, higher density development in and near villages, with sewer provided, could encourage moderate priced housing supply. Tax abatement for new businesses, or expansion of business, designated commercial and industrial areas for growth.

Allow development that will not change the overall look and feel of the township. Take care of what we have. Protect property values. Give the residents a return for their taxed paid in good quality service.

Growth is good for our community and economy. We need to encourage prosperity but with guidelines on how we would like it to develop. It is important to remember the people who work in our seasonal business need affordable housing in the town where they work. Keeping the beauty and charm of our county is important, but we need to be able to live here as well.

Stop trying to restrict growth. Don't listen to these people whom have their 100' on the lake and want to tell everybody else how to live. If they can build on a 100' ft wide lot then everyone should be able to build on a 100' wide lot whether its on the lake or in the middle of a farmers field.

Would prefer planned appropriate growth. Would be willing to give financially depending on who would manage it.

I am totally in favor of planned growth that ties in with the area. View subdivisions on top of hill does not do this!! Most of lake landowners will fight this forever more.

Township Government and Zoning Comments (25)

Township Government (12)

<p>Current township board (Jane Keen excepted) really is short sided. Larkin's agenda is his own - not Leelanau's or Leland's. One of these days, maybe we'll get a board that understands we are all on the same side.</p>
<p>For a long range vision the township should look at ways to acquire the property on Lake Street bordering the harbor, for long range planning for future expansion of the Harbor.</p>
<p>Township is putting fingers in too many pies. Keep it simple. Just give good services that we have. No one wants a lot of government rules and regulations that cost a lot of money. The more government the more money wasted on studies and more studies and then the commissioners just do what they want anyway. It's a waste!</p>
<p>Many of these questions about land use need to be qualified. Where should zoning apply and where and how should public ownership exist? What private public avenues should be promoted? What similar activities for ideal land use have been instituted and were successful? This is not the best-prepared survey I have seen.</p>
<p>(1) Steve Clem should be "demoted" to BOARD ONLY (2) new chair should be a stronger leader and not violate the open meetings act. (3) Dick Lederle is TRIVIAL. A "different" twp board member should replace Lederle. (4) The township board \$ over budget situation is due to items 1,2,3 above. Larkin needs to act now in time for the new look @ P&Z</p>
<p>On the Master Plan: Our current Master Plan was drafted after much public input and hard work by the drafting committee. I remember people talking about light pollution (then a new concept) at those meetings. Residents had a clear idea of what sorts of evils they wanted to avoid as the township grew.</p>
<p>Years later I found myself in front of the Township Board asking why this same Master Plan and the zoning laws that it generated were being ignored by the board when it approved new street lighting for Lake Leelanau. The prevailing attitude seemed to be that the Master Plan was just a document for the shelf, not something to be studied or heeded. At one point I heard the comment "Well, we can't tell people what they can do with their property!" and I wondered what the point of having zoning or a Master Plan is, if we are too gutless to enforce any of it.</p>
<p>So here we go again. Is this another waste of taxpayer time and money? Are we going to demand of our elected officials and ourselves the discipline that it will take to preserve even a little of what made Leland Township attractive in the first place? Are we going to look beyond the buzzwords and our preconceptions to find solutions that fit our township and our lives?</p>
<p>The key to improving the general economic environment in the township in my view, is to encourage non-seasonal economic growth - to the extent this is possible, and then augment this with more affordable, non-seasonal, family housing to give year round families affordable housing opportunities, to go along with jobs. I also think efforts to bring/increase non-summer visitors would help as well to spread out and increase tourism spending in other seasons (besides the 10 obvious weeks in summer). Lastly, zoning changes that subsequently permit large ridgeline developments, such as the one that will soon be build between Leland and Lake Leelanau SHOULD NOT be allowed.</p>
<p>Rules related to building do not seem to be applied universally. It is apparent based on new and existing structure remodels.</p>
<p>Quit expanding government and those costs associated without taxpayer approval. Fix what's broken before creating new.</p>
<p>I hope these comments help to provide some perspective.</p>

Township Government and Zoning Comments (25)

Zoning Issues (13)

Let zoning of 80's do its job - don't change any zoning but let existing zoning unfold and go with it. Need to get more business of 3rd or 4th generation county residents into government who are more conservative & have Leland Township's future at heart.
Zoning Administrator has too much "power" i.e.: there is nobody of government checking his decisions/opinions. Several sites seem non-conforming. ZBA should render more opinions In several cases too much of the lot is occupied by the building.
The Leland Township zoning board has not enforced its own zoning laws in the years past. Many of these questions about township ownership (of land etc.) imply a completely new role for the township.
On zoning, the 17' height restricting on unattached buildings makes almost impossible to build a building with a 10' ceiling and have a pitch that will support the snow loads in the winter. I have heard that there is an ordinance that requires trailers and motor homes and some types of equipment be stored inside. With this 17' limitation, it's impossible to build a building that will accept these items. This also encourages the low shed looks of out buildings that architecturally are not attractive.
Strict zoning needs to be created and enforced.
Zoning needs to be consistent. Enforced so that we don't see multiple family housing and/or zero lot line development along the shoreline or vistas of North Lake Leelanau. The town of Lake Leelanau is depressing and needs to get a plan or go away.
Ridgeline protection (There are successful ordinances on this)
Stick to your guns, one house on 10 acres, or 8 clustered houses on 80 acres, NOT 50 houses clustered on 80 acres, would go a long way to keeping Leland Townships quality environment.
When all these people started moving here 60 - 70 years ago, they were welcomed with open arms. To try to stop people moving here and building homes is not realistic. So, those folks who now have moved here should not stop others from finding homes here. Cut out the restrictions and the jobs will come with the people.
Regulation of business (other than through normal zoning ordinances) is NONE of the township's business!!! "Supply & Demand" will provide what is needed.
WATCH OUT!!! If you control the area TOO much, you will drive away business and then Leland will be a ghost town. This survey scares me with the abundant use of the word "regulation". Let the market and the people decide about the regulations. On elected councils who regulate, create hostility and are bad for the community. Be sure to look at the economic implications of EVERYTHING you do - especially the "environmental"
The character of Leland Township is already established as upscale residential surrounded largely by fruit farms. This is so because of the attractive Lake Michigan shoreline, largely build able, and N. Lake Leelanau surrounded by homes. As for the farms, the weather is conducive to fruit trees and grape vines. The township location well up in the finder isolates it from most commercial development not directly related to its residents and visitors. All planning should take these basic facts into account.
If we are receiving enough tax revenue to properly support our school and maintain our roads & streets, we should do all we can to limit new building. I would contribute \$\$ financially only if it were levied (and give these funds to Leelanau Conservancy!!!) on all Leland Township residents by millage APPROVED, by majority vote.

Sewer Comments (18)

The sewer around lake should be mandatory - one of the county's top priorities

A sewer system is necessary in Lake Leelanau and along the 204 corridor. The Leelanau county Health Dept has been made too restrictive as far as septic allowances, as authorized by the commissioners.

Leland Twp sewer system should be metered on usage.

Build REAL gravity flow sewers - no short term Leland type foolishness Protect the lake, start testing septic systems now! In my neighborhood we have fully 1/3 of the residents using defective-polluting septics, everybody knows but don't want to spend the money.

Unfortunately, the "sewer district" has no sewer, only a holding tank. It needs a proper system and one with the ability to expand as needed. It's a knotty problem given local land use, suitable location & distances involved.

The sewer district should be expanded to include the area surrounding N Lake Leelanau, this should have already been done the 1st time. I live on the narrows and am on the sewer system, and like it

We need to ensure Lake Leelanau does not become POLLUTED! The biggest issue for us is to have all homes connected to a sewage treatment facility - not holding tanks or septic fields. This is critical & must be dealt with!

A sewer system is desperately needed around Lake Leelanau. Current septics are polluting the lake and new construction septic options are too limited. Start now to keep the lake clean.

The sewer question needs a modifier: A properly planned and run sewer is desired, not similar to the current Leland project.

My husband and I own 2 homes in Leland Township. Our cottage on Lake Leelanau, 1 mile south of St. Mary's Church, NEEDS to be on the Leland Township sewer system. The septic tank needs replacing. Our options are limited. Please consider those of us IN LELAND TOWNSHIP NOT IN A TOWN - BUT CLOSE IN. So much attention is given to Leland

Sewer system is a joke since the biggest polluters along the lakes aren't even hooked up to it.

Need a different type of sewer system.

We agree with the sewer expansion, but would like a cost analysis first.

We live on South Lake Shore Drive and would love to have sewage lines. Our septic system is old - we have tried to replace but with new standards and amount of water that runs through our property in the spring it is impossible without having a huge mound built.

On the sewer: Although I strongly support protecting water quality I cannot favor expanding a sewer system that does not work correctly. I live near the last pumping station on Popp Road. My neighbors and I are still subjected to noxious odors from the pumping station on a daily basis. I understand that numerous attempts have been made to fix this problem, yet the smell remains. I suspect that any attempt to add on to this system would rile everyone who lives in the vicinity of a pumping station.

Sewer district, you may need to protect the lake, but the existing treatment system has been again, a disaster.

Sewer district N. Lake Leelanau property owners should pay "We the townies have already paid our share now its their turn"

Sewage issues are important to us. We would love to see public sewage installed around the lake (Leelanau)

Water – Marina Comments (15)

Eliminate jet-skis from N. Lake Leelanau - pollution and noise!

Respect public rights of way ie: Horn Rd. boat launch which is currently in an encroachment situation due to new owner closing gate for turn-around purposes.

Protect narrows from keyhole development and dredging!

The large marina "project" which was thankfully halted, should be outlawed in our waterways.

As mentioned: Key holing is getting worse every year. Soon there will be no more room for boats on the lake. stations, boats, equipment along M-22 south of Leland (Fuggie Beach) is an eyesore and creates a dangerous situation with parked cars, children, dogs. It appears to us that many of these people are "DAY TRIPPERS" coming from surrounding areas and illegally mooring their boats there. Can't something be done? Illegal overnight mooring is also happening at Township road ends. Drunks coming up and down the river is getting worse especially late evening, early morning hours - they are coming from Leland, Blue Bird Bar, etc. More enforcement? Why was the merc allowed to destroy the scenic view of the river and dam just so they could make money off slips? People can't even turn their boat around now. Everyone should pay for the new dam - everyone uses the water. State should pay seeing they allow public to use water through public access. They should take a survey - more of the public (renters, day trippers, campers, tourist) use water behind the dam then property owners. Make the State Pay Thank you

I would like to see the boats to the islands moved south of Glen Arbor - where it belongs! Near the old coast guard station, and lighthouse.

Since Leland has a marina, more parking for cars with trailers should be provided closer to the marina. If the business district of Leland is to grow, private homes in that district need to relocate.

Set fees, establish permits for non-riparian docks, moorings, shore stations, etc. Particularly on keyhole basis.

There should be more public docking or boats in the river, not just high priced docks at Blue Bird and the Merc.

The DNR boat ramp on the Carp River (back of the Blue Bird) should be relocated because of traffic congestion it causes, and the problem with non-boaters parking in parking spots for cars with trailers and not enough parking places for peak times. Also, the river current presents some problems for launching and retrieving of boats. Two possible places the launch site could be moved to 1) relocated to the river at the county property on Chandler St. Expand the parking across Chandler St. on property currently owned by the county. 2) Township land on Terrace Court, North of Bartholomew Park. This would allow for launching of sail boats and power boats. And parking could be expanded.

I am deeply concerned about the public accesses in Leland to the lakes. Lakeshore park property was sold south of Leland years ago, foolishly we thought. We can not get it back! The public access to Lake Michigan in the middle of town, directly to the (L) of the Leland MOUND is being obscured - the owner of the adjacent property has paved part as their driveway & the township has NOT maintained the pathway. Once these accesses to the lake areas are gone, they are gone. We need to be thinking of our children's children. It is unconscionable that the township is allowing people to create the impression that public accesses are private property.

Don't enlarge Leland Harbor!!

More control over Lake/Waterfront rentals limiting number of people to 1 family or to a monthly rental. Right now you have up to 18 to 20 people per house for a week and then repeat the following week.

Marina in town not appropriate.

Water quality is also VERY important to riparian on Lake Leelanau and others too. Surrounding farms are essential to maintain the beauty of the area. I'd even support a tax millage for this purpose ie: purchase of development rights

Housing Comments (15)

Affordable housing (2)

New housing within Leland is out of control - 60' lots should not accommodate 4,000 sq ft. houses

We need more affordable housing for young families or our schools will suffer falling enrollments. We also need to encourage CLEAN business developments to keep young people in the county. Thank you for taking on this difficult and important task.

I do not want to see growth in Lake Leelanau other than new housing for residential purposes! Or housing for senior citizens. Thank you for asking our opinion!!

Real estate agents, who often have insider information, should stop buying all of the affordable housing and then renting it.

Young couples who grew up in this township and who have jobs can not afford to buy a house here.

Conversion to affordable housing or parks is a good use of converted farmland.

On housing: Please don't confuse "affordable housing" with "low income housing." Affordable housing means places that a family making \$40,000 per year can live in. This might mean a new teacher whose spouse works part time. This could mean a husband who works at Van's while the wife works at the Children's Center. It could be the guy who is going to fix your plumbing and the woman who will provide visiting nursing services while you recover from surgery. It is the people who stay here all winter and make sure that your roof is shoveled and that your pipes don't freeze.

The current exodus out of Northport is a warning about maintaining a diverse population in our villages. As the proportion of full time residents, working residents and families decreases the village businesses become less profitable and are endangered. Affordable housing integrated into a village insures a base for village businesses and upholds everyone's property values.

Provide single residence home lot there. You might consider state housing bond financing for providing mortgages to township residents.

The key to improving the general economic environment in the township in my view, is to encourage non-seasonal economic growth - to the extent this is possible, and then augment this with more affordable, non-seasonal, family housing to give year round families affordable housing opportunities, to go along with jobs.

Real Estate Agents are making it tough on landowners. Jacking the price of property skyward. Only the wealthy can buy. It needs to level off. Young Couples can't afford only rich retirees.

Multi-family needed in Leland County & Township building need to stay in Leland!

We would like to see the town of Lake Leelanau upgraded to be more like Suttons Bay & Leland. The sub-standard housing and less than attractive businesses make it a town that lacks charm and it not attracting investment. It is a shame to see such an ideal location not live up to its potential.

Tax related comments (11)

Farmland Preservation should be funded by private money. Our taxes are high enough for the required services.

Stay out of the Property Tax Issues for land preservation

Taxes are already too high, so I am not in favor of spending tax \$ on "protection" of rural character. Upgrade fire dept, so that we can improve our "Class 8" protection code, that will save \$ on homeowners insurance. Be mindful that tourism is what pays the bills for local businesses. Don't tax the golden goose to death, please.

If we pay taxes, we would like to vote.

Would like same tax rate as full time residents, or lower because we don't use schools and fewer other services

I think that the real estate taxes placed on non-residents are just TOTALLY UNFAIR. We cannot vote on important issues!!! Some important meetings are held when non-residents are not there to express themselves on certain issues. There should be more public docking for boats in the river, not just high priced docks at Blue Bird and the Merc.

Higher tax rates for non-residents MAY be constitutional, but generate increasing animosity between the residents and non-residents. Consumers Power doesn't understand the meaning of "private property" or "scenic or rural character" or.... their latitude to keep power lines clear needs to be better defined/negotiated/enforces. They have trespassed with permanent damage in numerous areas. Their role (and that of other utilities - telephone, cable) needs to be delineated much more clearly in Master Plan. Control of funding for Leland dam needs to be CLEARLY defined.

First of all, I am grateful for the opportunity you have given me to have some input as a property owner in Leland Township. It is a rare opportunity indeed, as I am a lake front property owner, who pays property taxes assessed at a much higher rate than those who do not own property on the lake and soon I will be required to pay an additional assessment as a lake front property owner for the repair to the Leland Dam. Oh - I forgot to mention that this is all true for someone who is not a year-round resident of Leland Township, or a year-round resident of the state of Michigan. In essence, I get to do all of this, without the benefit of being able to vote for - or against - those representatives at the various levels of government who make the decisions - planning, taxing, assessing, etc. I might take this opportunity to assert that the "summer residents" of Leland Township, and most specifically, the lake front property owners who spend their summers in the area, are certainly to be commended for all that they contribute to the economy of the area - with taxes, with revenue, and adding to the economy during the summer months that make it possible for survival in the long, cold winter, etc. Now we are to be one again- given special treatment in regard to the repair of the dam. Does not everyone in the area benefit from Lake Leelanau? Why is it that the lake front property owners again will bare the burden of a significant portion of the dam repair? Why is it that there is no "planning" in regard to the maintenance of the dam and there appears to be no equitable "planning" in regard to paying for such "extras" except to hit the lake front property owners over and over again as if they are some kind of unending source of revenue. Could it be that a majority of them are not registered voters and can literally have no say in choosing those who make the decisions? Certainly it is not a case of "taxation without representation" for as we all know - that is tyranny! Bottom line is this - whatever the development plan finally discerns to be the future of Leland Township, plan to allow for everyone to share in the cost- equitably. We all love the area. We all do our best to keep the area pristine and as natural as possible. It is a necessity to make improvements to allow for changes in many aspects that are often beyond our control. Don't send the whole tab to the lake front property owners - share the wealth! It is enjoyed by many; don't make the few pay the bill as all have a share and concern for the future of Leland Township.

Due to the tax structure in Michigan, the summer residents do not need more taxes put on them - we pay more than our share and do not get the services.

Change in taxation for farmland

Farmland should be taxed and assessed as farmland - even if transferred to a new farmer. Willing to support tax incentives to keep land in farming, or at least do not penalize farmers with high taxes "highest - best- use". We pay huge property taxes now.

Noise (10)

Leaf blowers should be banned. Motorized motor scooters BANNED, and cigarette boats banned in Lake Leelanau. Sound emissions standards adopted on jet skis.

Noise regulations: snowmobiles, jet skis, heavy machinery/construction time restrictions in residential areas.

Noise ordinance: No fireworks after 10:30/11:00 p.m. coming from lakeside summer homes or elsewhere. The tendency is for the summer people to forget about the rest of us, who have to get up in the morning.

Eliminate jet-skis from N. Lake Leelanau - pollution and noise!

Noise regulations are needed, especially for summer cottage renters

Noise regulations - to regulate jet skis and PWC

Noise regulations: especially for motorcycles

WTC should not be allowed, create noise, ugly in scenic nature

Some noise regulations are needed, especially wedding bands (outdoors) and wine festival music. Thank you for doing this survey and hopefully curtailing development like Old Orchard!!!

Good Luck, Noise regulations in the township

Property Rights Comments (9)

Give farmers rights to take small plots (100 x 200, example) of acres for family, and lower taxes on remainder of farm and let farmers manage their own property.

Let farmers control their farms - give farmers rights to pull small plots off. None crop acres for family or retirement. Leaving rest of farm to create food. Farmers acres should be taxed very low so farmers can make a living.

To me, many of the questions posed in this survey paint a frightening picture of the potential for expanded control of land use. Get out of the way and let growth and development happen or risk being another Leelanau Township. PLEASE NO MORE restrictive government policies or regulations in an attempt to pacify the vocal minority of anti-everything activists that attend your meetings. Show some respect for our constitutionally guaranteed private property rights.

I have mixed feelings about the township dictating how property owners can use/do with their property but on the other hand, some regulations have to be enforced to ensure a pleasing environment in which to live.

Need to work on reducing government and the associated costs for the residents. Taxes are too height and reductions need to be passes. We do not need an expansion of the role of local government into areas of arguing and developing/preserving property.

Property rights are important and should not be over-regulated by government

I think this survey is quite slanted to infringing on property owner's rights....I also think the services provided ie, electric, sewers, sidewalks, police, fire should be first rate. After that the town/townships can decide what they can AFFORD for future planning. The lake "itch" would be a good place to start, lake patrol maintained, ie: drinking and driving boats within the buoy lines. Your ECONOMY depends on stuff like this.

This survey's wording & questioning is misleading with one clear goal; of supporting the "Master Plan". I received this survey in the mail just 2 days before it was to be returned. Do you really want to hear others input? The vest way to protect the Leland/Leelanau county is to keep the government's control limited and let the property owners be able to control their own land. I hope you will really listen to this input. Thank you.

Public access to Lake Michigan and Lake Leelanau should be made clear. Plus property owners on each side should not be allowed to park or block the access. Zoning is pathetic - houses being crammed into tiny lots. One on top of the other.

County Facilities comments (7)

I STRONGLY feel that the County Commissioners should establish a committee of Leland Township groups/members to be charged with coming up with a plan for the vacated "court house campus" within a stated period. Groups to be included should already be established ie: merchants Assoc, Civic club, Churches, Improvement Assoc. Etc. (I count 16 such established groups) This would include Twp, Harbor, Rd Commission as well, I feel that a "see it to offset expenses" attitude will do nothing but foster rumors of crass development land grabbing, speculators, etc. Leland has lost the Courthouse rightly or wrongly. Leland and Leland Township should fight for the right to say what the future should hold. Make a plan with as much input as possible through already established groups. Otherwise, public hearings will diminish in "public" attendance to a few "sore heads"!!!

Let dialogue begin between County, Township and local Leland parties as to ideas/concepts for use of vacated County facilities.

As the county moves the jail and the courthouse out of Leland, I feel the township and county should develop this property into a park and parking area. From a study made in the 1970's for reasons to expand the Leland harbor it was noted there was a parking problem in Leland and that parking areas should be added. However, none was ever developed. And if the county and township allow the jail and courthouse property to be sold for private use, it will eliminate the last area large enough to have a park and more parking in Leland.

The county-owned property in Leland, following relocation of county facilities, should NOT be used for multi-unit housing like apartments or condos or townhouses.

Decision to allow county courthouse on farmland - away from a village center was a poor decision. Ed McMahon's writings are an excellent resource for planning

What a circus and disaster the issue of county owned property has been.

I moved to Leland for two reasons - it is what I call a "4 corners town" and I have family that has lived in the county, year-round, for 100 years. With moving the county seat to Lake Leelanau, I want a "4 corners" feel there also. Sidewalks from the new buildings in Lake Leelanau, so I can walk - not fight cars for space.

Road Comments (5)

Better street crossing markings at River & Main during the summer season. Possibly a flashing amber light.
Large slow signs entering the village

We need a new road! It's too narrow and round! We need Louis St. repaired soon! 2 cars can hardly pass. We were promised a new road when the sewer was put in. We are still waiting!! Right now when the snow plow comes through stone is thrown all over the lawn. We have a mess to clean up every spring. I am not blaming the Road Commission. They do a great job. We want to fix our driveway -waiting to have the road fixed.

Allow for additional places at County location for parking. Redirect flow of traffic at county location. Create one way streets to loop area. Streets are very narrow. Two way and parking is dangerous. River St. and Pearl Street should be 1 way along with Chandler and Grand.

Summertime traffic, both foot and auto, is terrible and needs to be organized. Crosswalks and one way streets would help. 15 minute parking at Bank & post office enforced (30 minute all the way to the bridge on Main st.) Longer term parking on River and Chandler and Pearl, with new one way streets and improvement or roads to allow parking (curbs, markings & landscaping) and clear signs directing.

Reference to Item E services No. 8 I would like the East-West section of N. Lake St. resurfaced with a permanent surface. It is presently a dead end gravel road. There are a lot of summer visitors using the road causing a lot of dust in the summer. In the winter, the county snowplows scrape or dig up a lot of road surface and spread it over the black top portion of the road and the adjacent properties. Just this year, there was a forty foot long furrow of gravel about 1 foot high and 2 ft wide left by the long plow.

Recreation Comments (4)

Hancock park's parking lot is awful - dangerous layout & full of potholes. The skateboard ramps are a lawsuit waiting to happen & should be removed immediately. They are in poor repair with jagged metal and wood edges. There is no railing on taller ramp & it is used more as a slide by very little children waiting for siblings at soccer practice, than by actual skateboarders. The way up for these little kids is a round-runged (dangerous!) ladder that can tip over at any time. If they fall off the top of the ramp, they land on CONCRETE! How do you even maintain an insurance policy with that thing on twp property? Then there's the whole issue of an actual skateboard - related injury like the kid in Glen Lake. Pull it out ASAP, or redo it so its safer, like the one at the Traverse City Civic Center. Redesign parking lot & put in an ice rink and warming hut.

Bike trails would also be good - again, so I do not have to worry about being hit by a car. The county forces us to depend on cars - even when traveling only 2 miles, as there is no safe way to walk or ride a bicycle.

Provemont Pond: This "park" is a disgrace. It doesn't even have a sign anymore. It is increasingly used for dirt bikes, paintball wars, trash dumping, etc. It should be properly identified as a park or nature preserve or whatever it is and then the rules need to be posted and enforced. It could be a really nice place for mushrooming, hiking, cross country skiing, etc.

more parks

Miscellaneous Comments

Fish town (2)

I think Leland Township has done a great job in developments & limiting large developments Please NO site condos! KEEP FISH TOWN AS IT IS!!! Keep Leland Beach open!
Love the area!!

Preservation of historic buildings - ALL OF FISH TOWN!!

Utilities, Restrooms, Signs (17)

Require roofs on rural lights, Night Sky Protection, Lake Leelanau street lights are outrageous

Work on burying all utility lines in county - better visual atmosphere and would reduce power outages

Lake Leelanau lighting is night pollution

No billboards

No flood lights at jail site - Yikes!

Want the recycling center in Lake Leelanau moved out of the village! No other village has it

Public restroom facilities are needed. In summer, the area in harbor parking lot is overused.

Bury utility lines yes, if not at taxpayers expense.

Standardized hours in downtown - leave it to businesses

If you want to attract persons in the computer/internet related industries to Leland covering the town with WI/FI or high speed cable access would materially increase desirability of location. Other businesses would follow and possibly old county buildings would find commercial use. There would be a positive impact on the school as well as library & museum.

We need a public restroom at the DNR boat ramp on River St, in Leland.

Follow street and lighting ordinances

Signage is out of control! Road signs are beyond what's necessary. Get rid of adopt highway signs - signs are a bigger eyesore than blight. Eliminate signs for commercial businesses, supported by county and state.

Leland Township is like a beautiful person that is getting tattooed "with signage" into an unsightly community.

The need for public restrooms in Leland should be a high priority. Three possible sites are 1) on the edge of the Carp River, tucked down in on the bank on the east side of Main St. (Old Art Building side) by the bridge. 2) Back of the Blue Bird at the DNR boat launch site, if the boat launch area is moved as I will suggest later in my comments. 3) Village Green Area, its nice to have the green area, but more people would enjoy it, if the restrooms were located there.

Utility lines buried in downtown, would be nice.

Downtown parking is seasonal only, utility lines buried should be in conjunction of maintenance and development.. Limited in the township, architecture should compliment the landscape.

Utility lines: New utility lines should be buried everywhere, not just in the "downtown" areas. Any additional lines should be placed on the current right-of ways instead of placing parallel lines on both the new and old corridors as is now proposed by Consumers Energy for M-204.

Tall Buildings/Towers/WTG (15)

Tall and massive buildings, agree but not over 6 stories

Cellular towers, agree to whatever is necessary for proper communications

Additional cell towers and WTG - only with care study of need and protection of view sheds, consolidate wireless infrastructure. Require sharing of towers, etc.

Tall and massive buildings, most should be allowed to fit lot size & buffering

WTC should not be allowed, create noise, ugly in scenic nature

WTG should be allowed for public not for private profit. This is a good move

Miscellaneous Comments

Tall and massive buildings, limit in township, better yet, do away with them (if there is any). Speed limit signs should be adopted on Main St. in Lake Leelanau. There are a few children on this street also. It's dangerous. There used to be a sign by where the white oil tanks use to be, but I think someone knocked it over or down. This is one issue that was not in your survey.

Need regulations on how cell towers look, there are ways to disguise them. No growth would be nice but is not realistic

Any additional cell towers should be tasteful

Consider putting cell phone tower on Manitou Shoals light (crib)

Additional cell towers are not necessary use the existing ones. WTG and tall and massive buildings are obnoxious looking.

Additional cell towers allowed if you don't impede scenic vistas. Force more capacity onto existing towers. Lean on tower operators. You need more capacity, not necessarily more towers.

WTG's are ugly, but ecological. As a long time summer resident I do everything within my power to support local businesses and trades people.

Tall and/or massive buildings: not allowed at all

For safety only, I agree that additional cell towers are needed

Business (Lack of opportunities or possibilities) (11)

We plan to retire and live full time in Leland with in the next 5 years. What happens to Sugar Loaf is great concern. We hope the quality is upscale and pleasing to the eye with concern for the beauty and natural environment. Skiing needs to be further developed - this helps winter employment.

Currently in search of business to purchase in West Michigan or Northern Michigan

New business and/or residential growth development is not needed in Leland Township. Look at Traverse City, Petoskey, and Harbor Springs. They have lost their charm due to development.

I operate my business (sales and consulting) out of my home office

As a 30 year old born and raised in Leland, the biggest challenge we face here are cost of living is much higher than wages we could possibly make in Leelanau County. Employers in the area do not offer a livable wage and benefits. In order to use my Masters Degree, I have to work in TC and still take a major pay loss when compared to what I was making down state. This county is getting older with no new young families moving in.

WATCH OUT!!! If you control the area TOO much, you will drive away business and then Leland will be a ghost town. This survey scares me with the abundant use of the word "regulation". Let the market and the people decide about the regulations. On elected councils who regulate, create hostility and are bad for the community. Be sure to look at the economic implications of EVERYTHING you do - especially the "environmental"

Need to promote the principles of sustainable tourism. Village building plans (new constructions and additions or rebuilds) need careful review to ensure the project is compatible with existing buildings in terms of massing, scale, and size and the like. Lots in the village that have been divided into smaller pieces should not be used as building sites.

On the economy: We can expect to see more internet-based businesses and more people who are employed elsewhere but are able to work from home with the help of fast internet service. Our zoning laws should encourage these home-based businesses and we should look at establishing industrial "incubator" space to keep these businesses in the township as they grow. Talk to Bob Pisor: is it inevitable that when a township business is successful (as Stone House Bread is) it has to relocate to Traverse City to find room to expand?

Access to high speed internet is a limiting factor for new business, or even for people trying to start a new business. On line computers at the Leland Library are in high demand; look at opening a similar service (publicly or privately run) in Lake Leelanau.

Standardized hours for businesses only if you expand - not limit those who are entrepreneurial.

Standardized hours in downtown - only if voluntary

Miscellaneous Comments

Traffic, Speed Limits, Parking (5)

The speed limit on M-22 between M-204 and town is too high, over 50 mph. I ride my bike and cars come around the corner too fast. The bar crowd leaves the Blue Bird and races down M-22 at 2:00 am, over 50 mph.

Raised in Illinois and vacationed in Wisconsin 20-30 years ago, I hope Leland Township doesn't follow the decline of "Door County Wisconsin" with its traffic congestion, fast food franchises and infrastructure overload. I will do all I can to keep Leland Township a "unique" and very "special" place! Door County Wisconsin is located just 60 miles straight West of Leland, across Big Blue. It was once just like Leland but they let Big Business ruin it.

If Leland parking "somehow" gets better, where would it be? The quality of the village is its size and its limited parking.

We need a stop/blinking light @ Main and River (especially during summer busy season)

Consider 4-way stop sign at main intersection in town

General Comments, don't really fit other categories (15)

No more ugly storage buildings in Lake Leelanau

Clean up Bruce Price's messy lot (and others) - This is the approach to town!

I think the village should hold a leaf collection program in the fall and spring.

We plan to retire to our house in Lake Leelanau within 2 years.

I feel that the questions in D. Economy are not pertinent.

This is a guilty PITIFUL process: you should know what your responsibility is. If you don't or are unwilling to do it, then move over and allow someone more capable to serve the community. Our environment is at severe risk, and you are charged with protecting and preserving it. Get to work!!

I already give money to conservation groups.

I live in the Traverse City area, but own property in Leland Township.

Live and let LIVE

Restrict rental homes in town and on lake, they can be disruptive to year round residents.

Go Blue

The township should have bought Sand Cut property. Buy conservation easements.

Question F-12: Concerns of limiting necessary farming operations.

I think it is wrong for those moving into the area, to so quickly ban together to eliminate or restrict others to do the same. It is selfish.

STOP!! SPENDING MONEY!! If the township has so much money that we can buy expensive property, why not create an endowment fund when the principle is never touched and the interest earned can then be used for projects that would otherwise need special assessments (such as the Leland Dam). This would save the hard working - over burdened tax payer money in the long run.

Miscellaneous Comments

Letters, covering many issues (4)

The purpose of a community survey should be: To gather information on ways to go into the future with a positive approach rather than fear & proscription. Leland Township must do that by protecting & defending property rights so that inhabitants can use their property with a minimum of simple rights limiting plans & regulations. A statement to that effect should be included in the preamble of any plan & zoning ordinance. If not, "our" -planning and zoning will continue to be known for what it's been for 30 years - a few, a groups of self-appointed & anointed elites with mandates from state & federal government to control the rest of us - a local kakistocracy and kleptocracy - under color of law. Our community is burdened with much apathy & cynicism and distrust of town (board) officials and its appointed boards (planning commission) due to the 1991 sewer fiasco & the 1996 complex, and intrusive zoning ordinance and the Board's "verbal" denial of a properly petitioned referendum to allow the people to approve/disprove it. People know they can't make a difference here. A **community exists** if its needs are met. Ours appears not to be met - because a self-anointed or misguided influential group controls our community for their own selfish purposes to the detriment of long time inhabitants. It appears they'll insure we'll get a 200+ page complicated and restriction oriented plan & a more inhabitant intrusive, rights confiscating, complicated 200+-page ordinance. The present twp (touted to be a modern rural?) ordinance (July 1996) 96-1 has been characterized by: A 150 pages of difficult to understand verbiage' B. More than 50 amendments; C. Heavy handed **administration** due to personal preferences & vendettas of mostly one person on the Planning Commission & Zoning Board of Appeals (*religiously* supported & unquestioned by apparently intellectually lazy/neglectful/acquiescing Twp Boards for years, and now continued by 4 to 5 board members). (**One Twp Board member DOES understand**). The punitive process, loaded with prejudice and personal subjective interpretations, is well known by most inhabitants. Particularly, for many deemed not favorites of certain twp officials: If threats & coercion don't work, **Deny, Delay, Deceive, And Destroy**. Those asking questions or disagree are prosecuted - forced to waste their limited resources. This present so-called planning/zoning process done mostly by out-of-town (they don't live here!) high-paid "experts" is destined to cost us more than \$150,000! Apparently most township officials distrust most inhabitants --they deem them stupid and **unable** to know what is best for themselves and unable to prepare a plan and ordinance according to their needs!

Some other survey questions: Do you agree that the present plan/zoning ordinance has been properly interpreted and administered? List three strengths and weaknesses of the past in these areas. Do you agree that the township has properly used and managed the 100 acre Provement Pont Nature Area (PPNA) since 25 acres had been stolen from people for a sewage treatment plant & drain field (1991) and a 100 year lease for 2 acres for school bus parking area (Spec. Use Permit -- 1998)? (Nature Area sign taken down a year ago.) How should the PPNA be developed for use by inhabitants and visitors? List 3 opportunities. Do you agree that the township should promote & approve 10+ more acres of the PPNA to expand the defectively designed out-of-capacity sewer now constructed there designed to begin polluting the area in about 5 years?

The above is designed to stimulate thinking - to ask questions by employing a simple, honest, non-political strategic long range planning process with many "what if", situation analysis, and questions. Absent a public gathering/meeting attended by 100's of twp inhabitants with "what ifing", we will hardly touch the edges of true planning. State mandated/enabled planning uses dozens of seemingly meaningless, wordy & known beforehand to be unattainable/unachievable "goals". Almost always the specificity of necessary "strategies" (there should be a very few), determined by our community's evaluation of "strengths & weaknesses", and establishing "objectives" with "action plans" and "action steps". Serious areas of concern must be identified...what can be demonstrated as really necessary to do...how do we get there.... how much will it cost...can the cost be justified/afforded--if it's truly necessary (not nice to have) and before any approval: Who does What, When and Where and even at times How. Then, public officials can be held responsible & accountable to make them truthful, and trusted by the People. And, officials can proudly say they're honoring our country's founders by providing the People the limited government our founders gave us.

Miscellaneous Comments

Letter submitted: Dear friends and neighbors, Many of us have recently been asked to fill out a questionnaire that would help Leelanau County government officials plan for our future. This is long overdue. We need zoning and we need to enforce it. In the last 50 years I have seen the following species almost vanish from sight: the piping plover, arbutus, whippoorwills, sweet fern, red trilliums. Our hills and beaches are littered with the ugly McMansions of the *nouveau riche*, houses build to lot lines, like very fat men in suits six sizes too small, that block the view for everyone else. Gross. Haven't these people heard that you can never be too rich or too thin? If the point is to make an ostentatious display of wealth why not build an art center or contribute to the education of the young? Show some class. Short of that, what about a super tax on super houses? That way we won't look like Afghanistan in another 50 years with a peninsula that has lots of uneducated people and no trees. The whole thing reminds me of the story I heard a few years ago about the Russian soldier who came into Poland in the second world war, commandeered a castle and then proceeded to hack a hole in the floor for the fire (they didn't understand chimneys) and use the priceless antiques and invaluable art work for kindling. They were peasants, they didn't know from artwork and chimneys. Are we going to do that here? This county is our castle. Sweet air and sweet fern are worth all the three car garages in Christendom.

Our priceless antiques and invaluable artwork are the birds and flowers, the beauty of an unobstructed view and a clean beach where everyone, rich and poor alike, can walk. We need -- at the deepest physical, psychological and spiritual levels in our beings-- to have this nurturing, unpaved over, not overbuild, not uglified earth in all its mystery, complexity and sheer loveliness all around us. As much of it as we can get. Our home, if we are smart, will be this shared natural beauty. We will never be able to replace what nature herself has given us and we need to protect it and share it. Housing -- *modest* housing--should be clustered around villages and the rest should be left for everyone to enjoy.

Positive and Negative comments (35 combined)

Positive comments (30)

Thank you for asking our opinions
Thank you very much for the opportunity to complete this survey. I appreciate the foresight and organization it likely has taken the board to compile questions and so on for opinions.
Good survey!
Thank you for asking
Keep up the good work
Good luck!!
Thank you asking, hope this helps
This survey is very professional and the time and effort devoted to it by the committee is greatly appreciated!! Thank you!!
Thanks for this opportunity. As non-voting members of the community, we seldom are heard.
Glad to see concerns for the future of the community
Thank you for asking - and may you all continue to love "Leland" & do for it the very best!! This area is so PRECIOUS and UNIQUE in its beauty and needs to be treated with the utmost in planning and care. This is WHY people come here. We are obligated to preserve this beauty to ensure prosperity for our children. Leland has been very good to us & we should return the blessings.
You are doing a good job. Please continue, the community deserves it. (It doesn't have to be a city). You don't have to keep up with the Jones's, be yourself. That's what people NEED and like to see. It's style is being increasingly lost in this country.
Good Luck!!! But in all fairness - Thank you for asking ALL of us instead of listening to the loud FEW.
Thank you for offering this survey!
Thank you for asking our opinion!!
Good survey, I hope it is used!!
This is an important survey. Please publish the results.
We/I think this questionnaire is such a good idea. Wish the county commissioners would also pay attention! If Leland Township and/or Leelanau county keeps the current growth of subdivisions/developments, the very reason that people are attracted to the area - the scenic views, farmland, open vistas - will be lost. We will become just a suburb of Traverse City requiring bigger, better roads, etc, etc.
Mr. Clem and Planning Commission thank you for asking for input from the public through this survey comments. I have filled out the survey and have added comments that I feel should be considered in future planning. The need for public restrooms in Leland should be a high priority. Three possible sites are 1) on the edge of the Carp River, tucked down in on the bank on the east side of Main St. (Old Art Building side) by the bridge. 2) Back of the Blue Bird at the DNR boat launch site, if the boat launch area is moved as I will suggest later in my comments. 3) Village Green Area, It's nice to have the green area, but more people would enjoy it, if the restrooms were located there.
Good that you are doing this. Some one needs to be a strong leader for progressive growth in the township, and county. Northport and its near demise should be a strong warning. The County crown seems essentially worthless. Hopefully, you can be a strong leader and catalyst for change.
This survey is a great idea
Thank you for doing this survey. It can't be east to compile so much information, because many go unanswered or answered uncertain. Must make it difficult but I, as a citizen appreciate being asked!. Thanks! Good luck
Thanks for asking, and good luck!!

Positive and Negative comments (35 combined)

I have vacationed in Leland and Glen Arbor for the last 30 years. I own a small lot in Leland and will probably never be able to afford to build. I truly appreciate the area and thank you for all you do to keep Leland beautiful and a wonderful area to unwind & relax. Keep up the good work.

I commend you on presenting a well-thought out survey.

First of all, I am grateful for the opportunity you have given me to have some input as a property owner in Leland Township. It is a rare opportunity indeed, as I am a lake front property owner, who pays taxes assessed at a much higher rate than those who do not own property on the lake and soon I will be required to pay an additional assessment as a lake front property owner for the repair to the Leland Dam.

We will be retiring to Lake Leelanau in two years, and hope to be politically active in our community. We do understand that many of these concerns you're addressing come with a price tag. Many questions answered were "gut reactions" and not based on any research, just personal experience. Thank you for allowing us to share these "personal opinions" Good Luck

This is go great - I hope the info is useful & look forward to learning about the results, as well as participating in policy & decision making

Thank you for this opportunity. Some of the questions/answers (the answers offered) appear biased.

I have vacationed in Leland and Glen Arbor for the last 30 years. I own a small lot in Leland and will probably never be able to afford to build. I truly appreciate the area and thank you for all you do to keep Leland beautiful and a wonderful area to unwind & relax. Keep up the good work.

Negative Comments (5)

"Fire" Mary Campbell and "hire" Olsen/Bizdok & fire Marty Black

not enough space given for "write-in" answers and opinions.

No front page was returned with page 3

Some questions were difficult to answer - not given the correct choices

This form was received 21 Jan 05. (post mark - San Antonio Texas)

Leland Township Property Owner Survey

January 2005

A. Growth Management

1. The issue of controlling growth and development can be controversial. Please check the statement that most closely matches your views about growth:
- I would like to see growth encouraged.
 - I would prefer to let growth take its own course in this area.
 - I would prefer planned and limited growth in this area.
 - I would like to see a goal of no growth in this area.

B. Housing

Please respond to the following statements:

- | | | | | | |
|---|----------------|-------|-----------------------|----------|-------------------|
| 1. The mix of housing in the Township meets the diverse needs of residents. | Strongly Agree | Agree | Neutral/
Uncertain | Disagree | Strongly Disagree |
| 2. Adequate affordable housing is available in Leland Township. | Strongly Agree | Agree | Neutral/
Uncertain | Disagree | Strongly Disagree |
| 3. Accessory apartments should be allowed wherever residences are allowed. | Strongly Agree | Agree | Neutral/
Uncertain | Disagree | Strongly Disagree |
| 4. Other Housing related concerns the Township Should consider? _____ | | | | | |

C. Land Use and the Environment

Please respond to the following questions and statements:

- | | | | | | |
|--|--------------------------------|---------------------|--------------------------------|----------|-------------------|
| 1. In rural (non-waterfront) areas of Leland Township, do you support the clustering of several homes close together on smaller lots, in order to protect the majority of site as open space? | Support | Support
Somewhat | Do Not
Support | Not Sure | |
| 2. In rural (non-waterfront) areas of Leland Township, do you support clustered housing, even if the general public had no access to the development's open space? | Support | Support
Somewhat | Do Not
Support | Not Sure | |
| 3. The Township should work to preserve open, undeveloped shoreline. | Strongly Agree | Agree | Neutral/
Uncertain | Disagree | Strongly Disagree |
| 4. Ridgeline development in the Township should be limited. | Strongly Agree | Agree | Neutral/
Uncertain | Disagree | Strongly Disagree |
| 5. Which of the following best describes what "Open Space" means to you? (Rank in order 1-6, with 1 being BEST)
___ Forests ___ Wetlands ___ Scenic Views ___ Parks, sports fields ___ Pastures/meadow ___ Farmland | | | | | |
| 6. What role should the Township take in farmland and/or Open Space preservation? | Active | Passive | Purchase of Development Rights | | |
| | Transfer of Development Rights | | Other: _____ | | |
| 7. Leland Township should preserve Open Spaces. | Strongly Agree | Agree | Neutral/
Uncertain | Disagree | Strongly Disagree |
| 8. Leland Township should buy undeveloped land to protect as Open Space | Strongly Agree | Agree | Neutral/
Uncertain | Disagree | Strongly Disagree |
| a. Only if available for public use | Strongly Agree | Agree | Neutral/
Uncertain | Disagree | Strongly Disagree |
| b. Even if not available for public use | Strongly Agree | Agree | Neutral/
Uncertain | Disagree | Strongly Disagree |
| c. Are there specific priority properties? | _____ | | | | |
| 9. To preserve or acquire land for Open Spaces, would you be willing or able to contribute financially? | Yes | | | No | |
| 10. It is important to do something now to slow the conversion of Leland Township farmland to residential or other developed uses. | Strongly Agree | Agree | Neutral/
Uncertain | Disagree | Strongly Disagree |
| 11. Which are the two most important reasons to preserve farmland in Leland Township? (Select 2) | | | | | |
| a. To preserve the scenic beauty and rural character of the Township | | | | | |
| b. To make it easier to transfer farms to family members or other farmers | | | | | |
| c. To preserve family farms and the township's farm economy | | | | | |

- d. To maintain the ability to grow food in the future
- e. To protect the natural environment and wildlife habitat
- f. Other: _____
- g. Having a farmland preservation program is not important

12. To preserve farmland, would you be willing or able to contribute financially? Yes No

D. Economy

- 1. Employment opportunities in Leland Township are too dependent on seasonal/tourism business. Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 2. Is the current mix and quantity of business in Leland adequate? Yes No
- 3. If not, what types of businesses are needed in Leland? _____
- 4. Is the current mix and quantity of business in Lake Leelanau adequate? Yes No
- 5. If not, what types of businesses are needed in Lake Leelanau? _____
- 6. How much new business would you like to see in Leland Township and where? _____
- 7. Are there adequate employment opportunities in the area for Leland Township residents? Full Time No Part Time Yes No
- 8. Do you work in:
Leland Township Northern Michigan Outside Northern Michigan Retired Not Working
- 9. What would you like to see happen with the County-owned property in Leland, after the county facilities are relocated?

E. Services

Please respond to the following statements:

- 1. Road maintenance provided by the County Road Commission is adequate. Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 2. The road maintenance/improvements schedule should be accelerated at additional taxpayers' expense. Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 3. What specific road(s) would you want improved? _____
- 4. The sewer district should be expanded to include the area surrounding N. Lake Leelanau? Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 5. If you are a **N. Lake Leelanau property owner**, would you support a special assessment for this purpose? Yes No NA
- 6. Park facilities in Leland Township are adequate. Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 7. Cemetery facilities in the Township are adequate. Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 8. Please identify any other services you would like improved or expanded. _____

F. Community Image

In order to address the many concerns discussed in this survey, local public officials may need to develop new policies.

Please indicate how you feel about the following policies or statements:

- 1. Architectural controls for new development Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 2. Stricter sign regulation Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 3. Preservation of scenic rural roads Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 4. Preservation of historic buildings Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 5. Additional sidewalks are needed in Leland Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 6. Additional sidewalks are needed in Lake Leelanau Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- 7. Sidewalk maintenance in the Township is adequate Strongly Agree Agree Neutral/Uncertain Disagree Strongly Disagree
- If not, what is needed and where? _____

8.	Additional “downtown” parking is needed If so, how should this be addressed?	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree
9.	Utility lines should be buried in “downtown”	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree
10.	Lighting standards are needed to protect the night sky	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree
11.	Standardized hours of operation should be adopted by “downtown” businesses	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree
12.	Noise regulations are needed in the Township?	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree
13.	Additional cellular towers should be allowed in the Township	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree
14.	Wind Turbine Generators (WTG) should be allowed in the Township	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree
15.	Tall and/or massive buildings should be limited in the Township	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree

G. Demographics

1.	How long have you lived in Leland Township, either part-time or full time? (Please circle one.)	N/A	0-4 years	5-10 years	11-20 years	21-30 years	Longer than 30 years									
2.	During which months do you typically reside in Leland Township? (Please circle all that apply.)	All	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
3.	How long have you owned property in Leland Township? (Please circle one.)	Don't own	0-4 years	5-10 years	11-20 years	21-30 years	Longer than 30 years									
4.	Are you a registered voter in Leland Township?	Yes						No								
5.	Do you lease/rent a Leland Township home to others? If so, what is a typical rental period?	Do not lease/rent			Weekly or by the day			Monthly			Annually					
6.	If you rent your Leland Township house, which months is it typically rented?	All	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
7.	Indicate which best describes where your Leland Township property is located? (Please circle all that apply.)	Shoreline			Rural Setting			Farm			Leland			Lake Leelanau		
8.	Please indicate which of the following best describes your affiliations (Circle all that apply.)	Farmer				Business Owner				Owner of over 20 acres						
		Real Estate/Developer				Elected Official				Retiree						
		Tradesperson/laborer				Employee				Professional						
		Family w/school age children				None of the Above										

Additional Comments:

The back of this survey has the proper pre-printed return address. Please tape closed, add postage (37 cents), and return by **January 25th** to ensure your responses are included in the final tabulation.

Thank you for your participation in this important Township project.

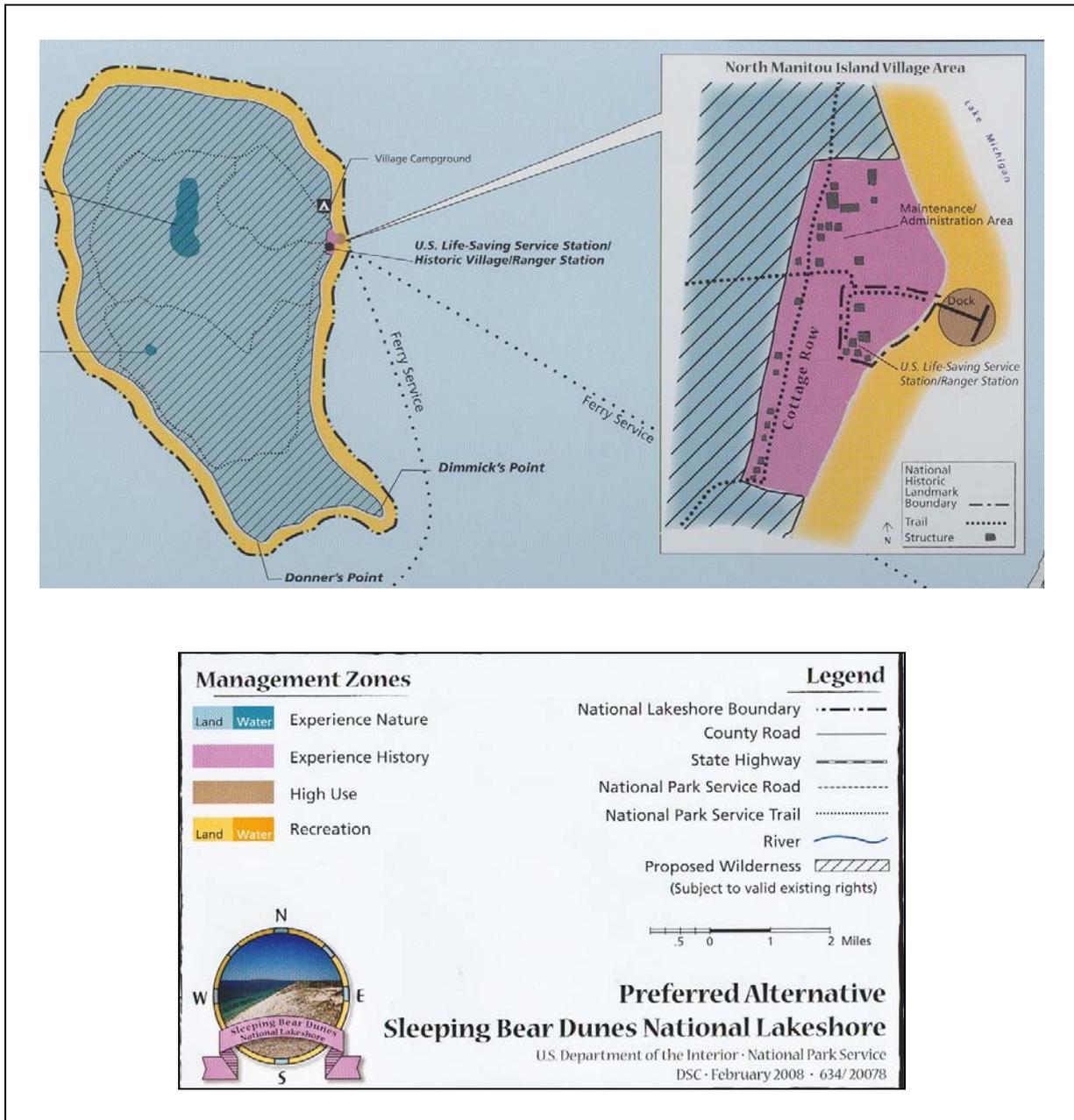
Appendix B

Excerpts from:

**Sleeping Bear Dunes National Lakeshore
DRAFT GENERAL MANAGEMENT PLAN,
Wilderness Study and Environmental Impact Statement,
April 2008.**

Excerpts from:
Sleeping Bear Dunes National Lakeshore Draft General Management Plan, Wilderness Study and Environmental Impact Statement, April 2008.

The above referenced Draft General Management Plan, presents management options for the Sleeping Bear Dunes National Lakeshore, however all the options are the same regarding the management proposed for North Manitou Island. Below is an excerpt from the Preferred Alternative, as presented in the Draft General Management Plan, as related to North Manitou Island, and the uses and management allowed in “Wilderness” areas.



MANAGEMENT ZONES

Management zones prescribe how different areas of the National Lakeshore would be managed. Each management zone specifies complementary natural resource conditions, cultural resource conditions, opportunities for visitor experiences, and appropriate facilities, and combines these into a possible management strategy that could be applied to locations within the National Lakeshore. As such, management zones give an indication of the management priorities for various areas. Four management zones have been developed for the National Lakeshore — the high use zone, the experience history zone, the recreation zone, and the experience nature zone. The action alternatives presented later in this chapter each propose a different configuration of the management zones within the National Lakeshore based on the

concept for each alternative. In every management zone, the Lakeshore intends to preserve and protect natural and cultural resources to the greatest extent possible given available funds. An overview of the management zones is provided on the following page, with more detail in table 1 that follows. The table describes the conditions, opportunities, and services that would apply to each management zone. The management zones are listed in order from most intensive management (high use zone) to least intensive management (experience nature zone).

The cultural resource treatments mentioned in the management zones table (table 1) are defined as follows:

- **Preservation** is the act or process of applying the measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses on ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.
- **Rehabilitation** is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.
- **Restoration** is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstructing missing features from the restoration period.

Management Zones

High Use Zone

This management zone provides for visitor orientation, education, and other structured activities (such as ranger-led tours). High numbers of visitors enjoy and learn about the National Lakeshore. This zone also supports the Lakeshore's main administrative and operational facilities. Wilderness does not occur in this zone.



Experience History Zone

This management zone is managed primarily to preserve historic structures and landscapes. Moderate to high numbers of visitors enjoy and learn about significant historic activities, buildings, and landscapes. Wilderness does not occur in this zone.



Recreation Zone

This management zone provides a wide range of recreational opportunities for moderate numbers of visitors. The active Lake Michigan beach area is within this zone, as is the 0.25 mile of Lake Michigan waters within the National Lakeshore boundary. Wilderness does not occur in this zone.



Experience Nature Zone

This is the wildest, most natural management zone. Low numbers of visitors enjoy primitive recreation on foot or in nonmotorized watercraft. Wilderness may or may not occur in this zone.



Uses and Management in Wilderness

A variety of recreational uses, management actions, and certain facilities are permitted in wilderness areas under the Wilderness Act of 1964 and NPS policies. Among the uses, management actions, and facilities *permitted* in wilderness are the following:

- ⇒ nonmotorized recreational uses (e.g., hiking, picnicking, camping, canoeing)
- ⇒ hunting and fishing
- ⇒ guided interpretive walks and onsite presentations
- ⇒ use of wheelchairs, service animals, and reasonable accommodations for the disabled (e.g., barrier-free trails, accessible campsites)
- ⇒ trails, campsites, toilets, and signs necessary for visitor safety or to protect wilderness resources
- ⇒ emergency actions and equipment necessary to ensure life safety
- ⇒ fire management activities (including fire suppression)
- ⇒ preservation of historic properties eligible for the National Register of Historic Places
- ⇒ uses and facilities for landowners with valid property rights in a wilderness area
- ⇒ scientific activities, research, and monitoring
- ⇒ natural resource management actions such as restoration of extirpated species, controlling invasive exotic species, endangered species management, and protection of air and water quality
- ⇒ certain administrative facilities if necessary to carry out wilderness management objectives (e.g., storage or support structures, ranger station)
- ⇒ Native American religious activities and other actions recognized under treaty-reserved rights

The Wilderness Act also specifically *prohibits* certain uses and developments. Under section 4(d) of the act, the following uses are not permitted in a wilderness:

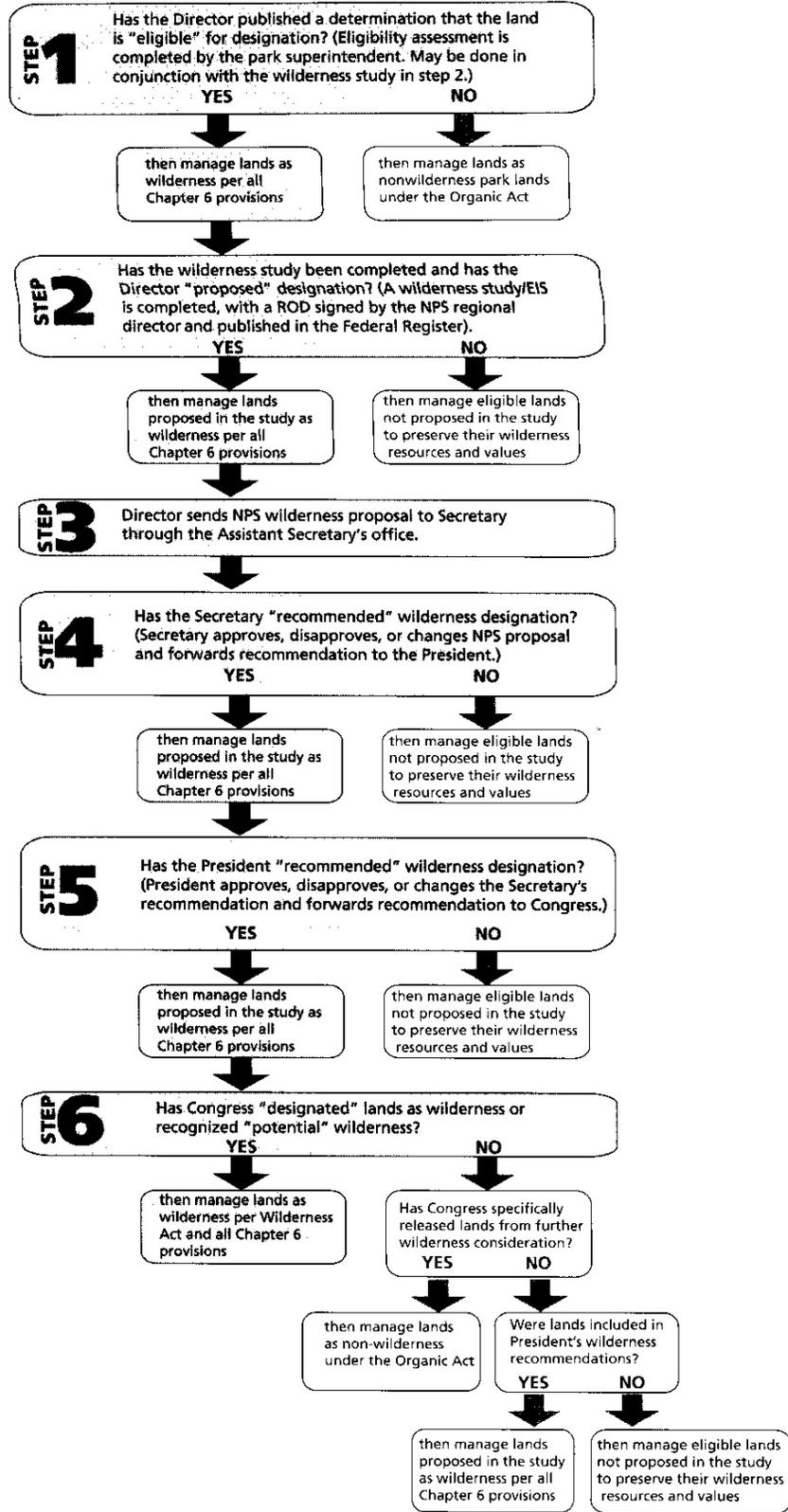
- ⇒ permanent improvements or human habitation
- ⇒ structures (historic structures are excluded)
- ⇒ permanent and temporary roads
- ⇒ use of motor vehicles and motorized equipment (except for emergency purposes)
- ⇒ landing of aircraft (except for emergency purposes)
- ⇒ other forms of mechanical transport (e.g., bicycles)
- ⇒ commercial enterprises (except for those that are necessary for realizing the recreational or other wilderness purposes of the area, such as guiding and outfitting)

With the exception of permanent roads, the act does recognize that the above uses *may be permitted* if necessary to meet the minimum requirements for the administration of the area as wilderness or for emergency purposes.

In addition to the above prohibitions, NPS policies also *prohibit* some developments such as the following:

- ⇒ new utility lines
- ⇒ permanent equipment caches
- ⇒ site markings or improvements for nonemergency aircraft use
- ⇒ borrow pits (except for small quantity use of borrow material for trails)
- ⇒ new shelters for public use
- ⇒ picnic tables

WILDERNESS REVIEW AND MANAGEMENT PROCESS



Appendix C

**Leland Township Master Plan
Steering Committee Members**

Leland Township Master Plan Steering Committee

An ad-hoc committee was established by the Leland Township Planning Commission during the master planning process in order to solicit additional input from a diverse cross-section of the Township residents and business owners. The following is a list of people who were invited and/or participated in one or more of the steering committee meetings. The input from the steering committee was incorporated into the draft plan that the Planning Commission reviewed, revised and took to public hearing.

David & Jane Albert
David & Jean Alpers
James Bardenhagen
Vinson Bidlingmeyer
Robert & Sally Biggs
Gilbert & Anne Bogley
Caroline Brady
Kim Brant
Keith & Joanne Burnham
Bobbie Collins
David Couturier
Ron & Kathy Dawkins
Tom Evans
Judy Frederick
Jeff & Susan Green
Gene Hadjisky
Bob Hagstrom
Logan Hardie
David Hunter
Bob Jetton
Jim Kobberstab
Leonard & Doris Korson
Nick & Susanne Lederlee
Charles McCarthy
Bob Mello
Stephen Mikowski
Ann Nichols
Susan Och
Frederick & Grace Petroskey
Bruce Price
Bruce & Deborah Simpson
John Suelzer
Beth Sutton
Joanne Thomas
Robert & Kathy Turner
Wayne Tyge
Barb Vilter
Wayne Wunderlich