

THE LEELANAU GENERAL PLAN



Policy Guidelines for Managing Growth In Leelanau County

*Adopted 1995
With Amendments through 2019*

Planning/Community Development – County General Plan:

#020-01212020 Regular Session

MOTION BY WESSELL THAT THE BOARD OF COMMISSIONERS APPROVES THE COUNTY GENERAL PLAN AS SUBMITTED (Resolution #2020-001). SECONDED BY SOUTAS-LITTLE.

Discussion – none.

ROLL CALL: WESSELL – YES; ANSORGE – YES; BUNEK – NO; LAUTNER – NO; RENTENBACH – YES; RUSHTON – NO; SOUTAS-LITTLE – YES.

AYES – 4 NO - 3

MOTION CARRIED.

Resolution No. 2020-001

Leelanau County Board of Commissioners

Resolution to Adopt the General Plan Amendment for Leelanau County

WHEREAS, the Michigan Planning Enabling Act (Act), Public Act 33 of 2008, as amended, authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the County, and

WHEREAS, the Planning Commission prepared an amendment to the Leelanau County General Plan (General Plan) in accordance with the requirements of the Act; and,

WHEREAS, on August 20, 2019, the Leelanau County Board of Commissioners (County Board) received and reviewed the amended General Plan prepared by the Planning Commission and authorized the distribution of the Plan to the Notice Group entities identified in the Act; and

WHEREAS, the Planning Commission held a public hearing on October 29, 2019 after notice published in the Leelanau Enterprise on October 10, 2019, to consider public comment on the proposed amendment to the General Plan, and to further review and comment on the proposed amendment; and

WHEREAS, the Planning Commission approved the amendment to the Leelanau County General Plan on December 17, 2019 and made a recommendation of approval to the Board of Commissioners; and,

WHEREAS the Board of Commissioners finds that the amendment to the General Plan accurately reflects the goals and strategies for the use, preservation and development of lands in Leelanau County; and,

WHEREAS, the Board of Commissioners has asserted by resolution its right to approve or reject the amendment to the General Plan in accordance with the Act;

NOW THEREFORE BE IT RESOLVED THAT:

- 1) The Leelanau County Board of commissioners hereby approves and adopts the amendment to the Leelanau County General Plan for Leelanau County.
- 2) The Leelanau County Board of Commissioners approves the distribution of the Plan.

The amended General Plan shall be effective as of the date of adoption of this Resolution.

**LEELANAU COUNTY PLANNING COMMISSION
LEELANAU COUNTY, MICHIGAN
PC Resolution No. 2019-01**

PLANNING COMMISSION RESOLUTION TO AMEND THE GENERAL PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Leelanau County Planning Commission (Planning Commission) to prepare a Master Plan; and

WHEREAS, the Planning Commission prepared a proposed amendment to the General Plan; and

WHEREAS, on **August 20, 2019**, the Leelanau County Board of Commissioners (County Board) received and reviewed the amended Plan prepared by the Planning Commission and authorized the distribution of the Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice, dated **August 21, 2019**, was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on October 29, 2019, after notice published in the Leelanau Enterprise on October 10, 2019, to consider public comment on the proposed amendment to the Plan, and to further review and comment on the proposed amendment; and

WHEREAS, the Planning Commission finds that the proposed amendment to the Plan is desirable and proper and furthers the goals and strategies of the County;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of the 2019 Master Plan Update.** The Planning Commission hereby approves and adopts the amended 2019 General Plan, including all of the chapters, figures, maps and tables contained therein.
2. **Distribution to County Board and Notice Group.** Pursuant to MCL 125.3843 The County Board has asserted by resolution its right to approve or reject the proposed General Plan. The Plan will be submitted to the County Board and will be distributed after approval by the County Board.
3. **Findings of Fact.** The Planning Commission has made the foregoing determination based on a review of the existing Plan provisions and maps, input received from the public, the Notice Group, and the public hearing, and finds that the amended Plan accurately reflects the goals and strategies for the use, preservation, and development of lands in Leelanau County.
4. **Effective Date.** The General Plan shall be effective as of the date of adoption by the County Board.

The foregoing resolution was offered by Planning Commissioner McCulloch, seconded by Planning Commissioner Nixon, at a regular meeting held December 17, 2019.

Aye: McCulloch, Nixon, Noonan, Lukomski, Winkelman, Lautner, Yoder, Goldschmidt

Nay: None

Absent: Hubbell, Miller, (Walter resigned)

The Chair declared the resolution adopted.

LEELANAU GENERAL PLAN:

Policy Guidelines for Managing Growth in Leelanau County

Principal Goal

It is the principal goal of the **Leelanau General Plan** to establish a strategy for guiding growth that protects and, where possible, enhances the unique character of life in the county. To that end, the **General Plan** focuses on balancing environmental protection, **energy efficiency and renewable energy**, resource management, and economic development so as to provide a foundation for a suitable economy that permits long term prosperity for all present and future Leelanau County residents.

The balance so achieved should not sacrifice environmental quality when reasonable and prudent development alternatives exist. This plan recognizes that a healthy economy depends on a healthy environment. Achievement of this goal means protecting the integrity of the land base for use by present generations without unnecessarily compromising the options of future generations.

**LEELANAU COUNTY
BOARD OF COMMISSIONERS**

*William Bunek, Chairman
Melinda Lautner, Vice-Chair
Anthony Ansorge
Patricia Soutas-Little
Carolyn Rentenbach
Deb Rushton
Ty Wessell*

**LEELANAU COUNTY
ADMINISTRATION**

Chet Janik
County Administrator

Laurel Evens
Executive Assistant

**LEELANAU COUNTY
PLANNING COMMISSION**

Victor Goldschmidt *Chairman*
Casey Noonan, *Vice-Chair*
Steve Yoder, *Chair Pro-Tem*
Dan Hubbell
Melinda Lautner
Jessica Lukomski

David McCulloch
Robert Miller
Tom Nixon
Eric Winkelman
Matt Walter

**LEELANAU COUNTY
PLANNING DEPARTMENT**

Trudy J. Galla
AICP Planning Director

Gail Myer
Senior Planner

Molly Steck
Secretary

Diane Kiessel
Housing Manager

THE LEELANAU GENERAL PLAN
Policy Guidelines for Managing Growth

Dedication

Background and Summary

Preface

Part One: County View

| | |
|--|-----|
| Chapter 1: Intergovernmental Cooperation and Regional Context | 1-1 |
| Chapter 2: Preservation of Character | 2-1 |
| Chapter 3: Working With Nature | 3-1 |
| Chapter 4: Balanced Growth | 4-1 |
| Chapter 5: Growth Guidelines and Decision Maps | 5-1 |

Part Two: Functional View

| | |
|---|------|
| Chapter 6: Natural Resources and the Environment | 6-1 |
| Chapter 7: Transportation | 7-1 |
| Chapter 8: Public Facilities and Physical Services | 8-1 |
| Chapter 9: Non-Municipal Public Services | 9-1 |
| Chapter 10: Economic Development | 10-1 |
| Chapter 11: Health and Human Services | 11-1 |
| Chapter 12: Land Use | 12-1 |

Part Three: Implementation

| | |
|---|------|
| Chapter 13: Local and County Land Use Issues | 13-1 |
| Chapter 14: Structure for Land Use Decision Making | 14-1 |
| Chapter 15: General Plan Implementation | 15-1 |

LIST OF FIGURES

LIST OF FIGURES

| | |
|--|------|
| Figure 1-1: Issues of Greater than Local Concern..... | 1-4 |
| Figure 2-1: Leelanau County Land Use/Land Cover..... | 2-1 |
| Figure 2-2: Population Trend..... | 2-10 |
| Figure 2-3: Protect Visual Character..... | 2-11 |
| Figure 3-1: Environmental Strategy..... | 3-6 |
| Figure 4-1: Balanced Growth Strategy..... | 4-5 |
| Figure 10-2: Percent Change in Housing Units..... | 10-6 |
| Figure 10-3: 2018 Total Millage for Homestead & Non-Homestead Properties | 10-7 |
| Figure 10-4: Residential SEV as Percentage of Total SEV from 1996,2011 & 2018..... | 10-7 |
| Figure 11-1: Leading Causes of Death | 11-3 |
| Figure 12-1: 1 Section, First Division into 10-Acre Parcels..... | 12-8 |
| Figure 12-2: 1 Section, Second Division, 4 Parcels from Each 10-Acre Parcel..... | 12-8 |

LIST OF CHARTS AND TABLES

| | |
|---|------|
| Chart 5-3b Policies Chart Sensitive Environments..... | 5-14 |
| Table 10-1: 2000—2010 Census..... | 10-2 |
| Table 10-2: Projected Population and Housing Units..... | 10-2 |
| Table 12-1: Population Per Square Mile..... | 12-2 |
| Table 12-2: Land Cover in Acres, 2000..... | 12-7 |
| Table 12-3: Agricultural Land in Acres, 2000..... | 12-7 |

LIST OF MAPS

| | |
|--|------|
| Map 2-1: Landforms and Open Space..... | 2-5 |
| Map 2-2: Landscape Districts..... | 2-6 |
| Map 3-1: Inland Lakes and Streams..... | 3-2 |
| Map 3-2: Wetlands..... | 3-3 |
| Map 5-1: Community Types..... | 5-3 |
| Map 5-2a: Future Land Use Map—Agricultural Land..... | 5-8 |
| Map 5-2b: Future Land Use Map—Natural Features..... | 5-9 |
| Map 5-2c: Future Land Use Map—Incorporated Villages & Areas of Residential Population... | 5-10 |
| Map 5-2d: Future Land Use Map—Natural Terrain..... | 5-11 |
| Map 5-3a: Policies Map—Community Types..... | 5-13 |
| Map 5-3c: Policies Map—Public/Quasi-Public & Institutional Facilities..... | 5-15 |
| Map 5-3d: Policies Map—Recreation Facilities..... | 5-16 |
| Map 5-4: Transportation Map..... | 5-18 |
| Map 6-1: Soil Permeability..... | 6-5 |
| Map 6-2: Prime Forestlands..... | 6-6 |
| Map 6-3: Steep Slopes..... | 6-7 |
| Map 6-4: Critical Dunes..... | 6-8 |
| Map 6-5: High Risk Erosion Areas..... | 6-10 |
| Map 6-6: Cropland Suitability..... | 6-11 |
| Map 6-7: Orchard Suitability..... | 6-13 |
| Map 7-1: Road Class..... | 7-4 |
| Map 8-1: County Facilities..... | 8-2 |
| Map 8-2: Public Water and Sewer Systems..... | 8-5 |
| Map 8-3: Municipal Facilities..... | 8-5 |
| Map 8-4: Fire/Emergency Service Areas..... | 8-6 |
| Map 8-5: Public Recreational Facilities..... | 8-6 |
| Map 9-1: Electric Service Areas..... | 9-3 |
| Map 9-2: Tower Sites..... | 9-3 |
| Map 10-1: Leelanau County Work Force Reporting Outside the County..... | 10-3 |
| Map 11-2: Percent of Population Age 65 and Over..... | 11-4 |
| Map 12-1: Land Cover, 2000..... | 12-5 |
| Map 12-2: Agricultural Lands..... | 12-6 |