

Cleveland Township Master Plan

2002



Adopted May 1, 2002

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Special Thanks

Leelanau Historical Museum
Leelanau County Planning
Land Information Access Association
Michigan State Extension

Technical Assistance provided by



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A. Introduction

Planning Process

The Cleveland Township Planning Commission began its Master Planning process in February 2001. A Master Plan Steering Committee was formed that included several members of the Planning Commission, representation from the Township Board, and many community members at large representing the varied interests of Township residents.

A kick-off meeting was held on March 7, 2001. In attendance were approximately 40 Township residents and members of the Steering Committee. The meeting began with a background presentation; followed by identification of qualities that exemplify the Township and that should be considered when developing a vision statement; the group identified problems and opportunities in the Township (some of which became topics of Focus Group meetings); then the group broke into small working groups, each presenting to the full group their own idea of how the Township's future land use pattern should look.

Each of the four breakout group's future land use maps identified the National Lakeshore boundaries and segregated the uses in the large area previously planned for agricultural use and expanded the residential plan categories. Two of the groups included wetland or preservation plan areas, one identified a low income housing area, one a village center within the resort commercial area.

Township Vision Identified at Kick-Off

- Protect wetlands
- Preserve natural habitat
- Maintain National Lakeshore, clean water
- Reduce growth
- Protect agricultural land
- Protect scenic corridors
- Promote Sugar Loaf
- Maintain commercial forestry
- Ban jet skis/snowmobiles (noise)
- No keyholing
- In harmony with nature
- Protect pastoral beauty
- Low income housing opportunities and areas
- Avoid patchwork land use pattern
- Clean lakes and streams
- Fishing opportunities
- Less growth
- More National Lakeshore
- Active agricultural land protected from encroaching development
- No need for commercial growth
- Priority – Sugar Loaf
- Existing commercial serves area well
- Protect view/vista property
- No antennas/towers

Following the kick-off meeting, the Steering Committee set to work on the community opinion survey that was subsequently mailed to Township property owners in June. Responses from approximately 33% of Township property owners were received by the end of July, 2001. The results were tabulated. They were used throughout the

rest of the planning process to guide the identification of important issues. These responses were used to offer a perspective of a wider group of Township stakeholders when making decisions on policies and direction for the Master Plan.

The Steering Committee then formed two Focus Group subcommittees and held a total of three focus group meetings on special topics in June and August of 2001.

The first Focus Group meeting was held on the topic of the future of the Sugar Loaf resort and commercial recreation in the Township. After discussing the issues and hearing from a resort operator in the area, the subcommittee recommended a policy direction on the topic to the full Planning Commission.

The second and third Focus Group meetings were centered on the issue of the future of Agriculture in the Township. The group members were made up of varied interests including farmers, large landholders, and orchard and commercial forestry operators. This subcommittee also made a recommendation on the policy direction on the topic to the full Planning Commission.

The Steering Committee finalized its goals and objectives in November and the Planning Commission finalized the text and Future Land Use map in March of 2002.

The Planning Commission held a public hearing on the Master Plan on April 10, 2002 and adopted the plan on May 1, 2002. The Leelanau County Planning Commission took action on the plan at their May 28, 2002 meeting.

Township Background and History

Cleveland Township is located in the southwestern portion of Leelanau County, Michigan, and is comprised of approximately 20,864 acres of land. Sleeping Bear Dunes National Lakeshore makes up 39% or approximately 8,128 acres of Cleveland Township.

The northern boundary of Cleveland Township borders Good Harbor Bay and there are six (6) inland lakes within the Township – Bass Lake, Hidden Lake, Lime Lake, Little Traverse Lake, Narada Lake, School Lake, and Shell Lake. Near the Township's eastern boundary lies Sugar Loaf Mountain, which has one of the highest elevations within Leelanau County at approximately 1,105 feet.

Cleveland Township was first settled on November 1, 1855 by a group made up mostly of Bohemian immigrants. A bronze plaque on a boulder at the corner of M-22 and Bohemian Road (County Road 669) commemorates the first settlement known as North Unity.

The early pioneers built a schoolhouse, sawmill, and a store. A gristmill on Shalda Creek at the outlet of Little Traverse Lake was built around 1860. The Shalda house across from the Cleveland Township Hall also served as a grocery store. The first post office was established in 1859, and continued to operate until 1905.

Lumbering was North Unity's principal means of livelihood until fire completely destroyed the entire community in 1871. At this time the families moved inland from the water's edge and became more agriculturally oriented.

B. Opinion Survey Results and Analysis

Of the 972 surveys mailed out, 23 were returned for incorrect addresses and 322 were completed and returned for compilation. The return rate was approximately 33% of the total mailed.

58% of the respondents reported that they were Township residents, 50% were registered to vote in the Township and of those reporting to be a part-time or full-time resident, the average number of years living in the Township was 19.8 and 17.7 years, respectively. The large majority of respondents were 36 years old and over; a third were between 51-65 and 28% were over 65. Of those responding, their average household size in Cleveland Township was 2.5 people.

Over half of the respondents own property in either the Little Traverse Lake area or the Lime Lake area (26% and 28%) and 20% own property in the Sugar Loaf area. A total of 68% of the respondents own less than a 10-acre parcel; only 7% own more than 60 acres.

More than a third (37%) of those responding are retired, 23% are self-employed and 39% work for someone else. 6% of the respondents reported that they earn income from their Cleveland Township land through forestry or farming, 9% earn income from a resort cottage or rental in the Township, and the majority, 84%, do not earn income from their Cleveland Township property.

There were several questions that were worded slightly differently but indicated whether the respondent lives in the Township. It was clear that some respondents were part-time residents (not full-time or “homestead” residents), and therefore identified themselves as non-residents in Question #1, but answered some of the questions as residents (#3, #4, #6, and #9).

Secondly, where questions did not apply to non-resident property owners, the question was usually left blank by non-resident property owners and by some part-time residents. The full report of responses is expressed in percentage of those answering the individual question, not a percentage of the 322 returned surveys.

Because of these two factors, some of the responses appear incongruous or conflicting with responses to other questions. The purpose of the first 12 questions was to allow cross-tabulations of responses and to provide a general profile of the pool of respondents and their perceptions of themselves, therefore the Steering Committee felt that the responses are valid and meaningful despite the inconsistent interpretation of “resident” on the part of the respondents.

A full detail of the survey responses is found in the Appendix.

■ Township Description Today & the Future

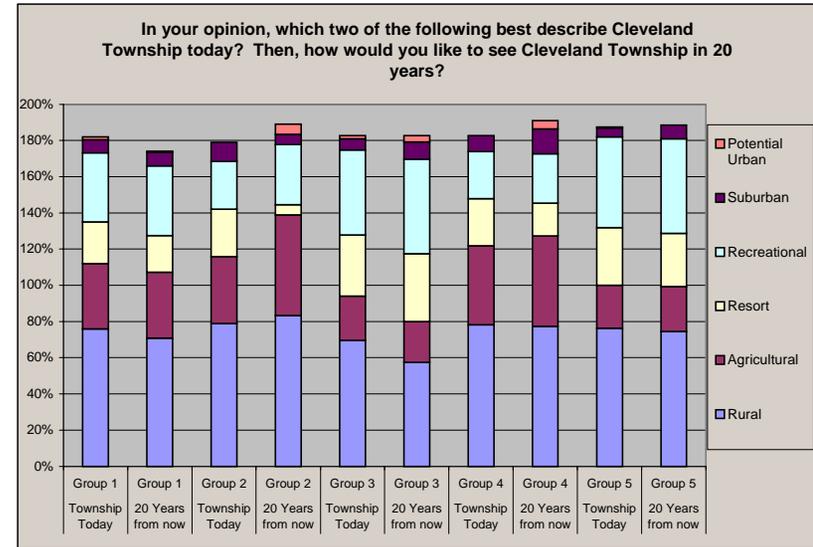
Question #13 asked “In your opinion, which two of the following best describe Cleveland Township today? Then, how would you like to see Cleveland Township in 20 years?”

The responses of all those answering is shown in the table below:

	TOWNSHIP TODAY	TOWNSHIP IN 20 YEARS
RURAL AREA	76%	71%
AGRICULTURAL AREA	36%	36%
RESORT AREA	23%	20%
RECREATIONAL AREA	38%	38%
SUBURBAN/RESIDENTIAL AREA	7%	8%
POTENTIAL URBAN AREA	2%	1%

Generally, it can be said the responses indicate that most of the respondents would like to see a continuation of today’s character of the Township. It should be noted that not all respondents answered twice for each “Township Today” and “Township in 20 years”.

All classes of respondents did not support the status quo, however. The following chart shows the responses of five different cross-tabulations of respondents. Group 1 is Township residents, Group 2 is made up of those earning income on Township land from farming or forestry, Group 3 is part-time residents, Group 4 is land owners with 60 or more acres in the Township, and Group 5 is made up of lakefront (or lake area) property owners.



Part-time residents and lakefront owners see the Township more as a recreational area; those who are farming or involved in commercial forestry see the Township as more rural.

■ Public Services

Overall, the public services available in the Township rated well in the survey. Many services including fire, police, rescue, education and cable are services not used by approximately half of the respondents. The highest rated services included snow plowing, utilities, road maintenance and recreational facilities. Cable TV, Township government and Township planning and zoning received the lowest ratings.

■ Residential Growth and Housing Issues

Approximately half of the respondents feel that the Township is growing too quickly. However, only a small percentage (17%) of respondents felt that residential densities in the Township are too high.

The respondents did not express strong opinions regarding the adequacy of the housing available in the Township or whether additional housing should be encouraged. The exceptions were multiple family housing, 75% did not believe that more should be encouraged; 58% did not believe that more clustered housing should be encouraged; and only 12% believed that more of all types of housing should be encouraged.

There was no clear consensus on whether more senior or assisted housing should be provided in the Township. There was not a strong belief that more affordable housing is needed in the Township.

Generally, the respondents believed that the Township has adequate area zoned for residential growth (only 12% did not agree with this statement). There was a slight majority supporting additional growth to occur in the Sugar Loaf resort/recreational area and to a lesser extent in the southern part of the Township around Maple City Road (County Road 667). More than half did not believe that new residential development should be located along M-22, near

National Lakeshore borders, agricultural areas, or in forested areas. There was very little support for allowing new residential growth to occur “almost anywhere in the Township” (13%).

■ Commercial & Business Development

Few respondents felt that new commercial development should be encouraged (14%), even fewer supported additional manufacturing or light manufacturing (6% and 11%, respectively). 44% of the respondents did not agree that more convenience commercial services should be provided. However, there was marginal support (35%) for expansion of employment opportunities in the Township and 57% of the respondents agree that there should be expansion and support of the local economy.

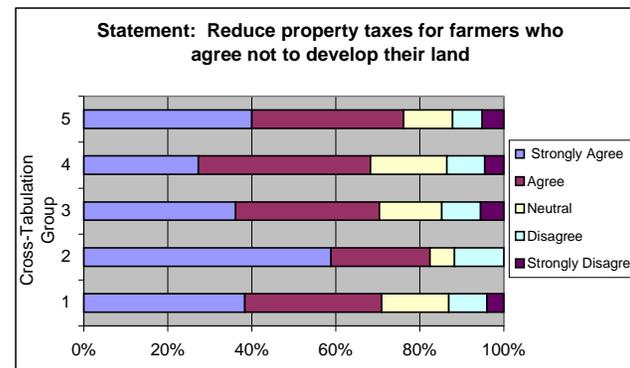
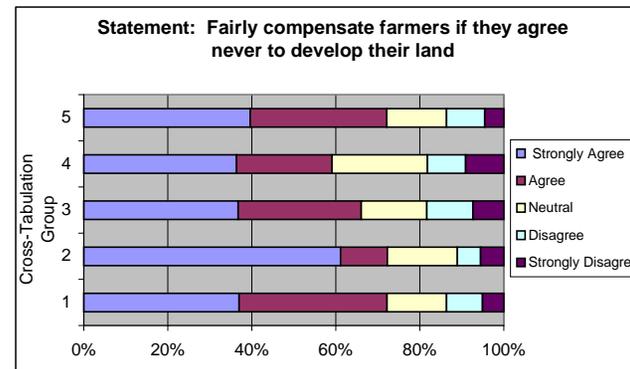
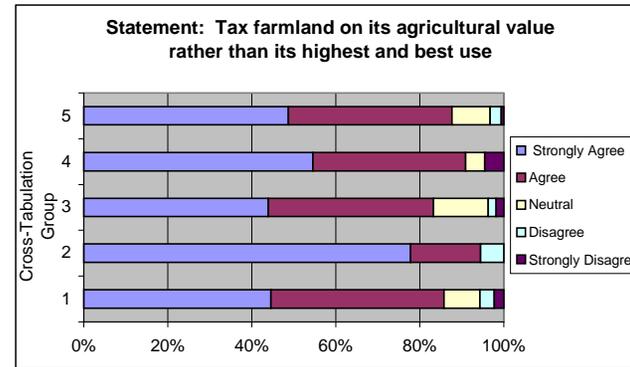
■ Agriculture and Forestry

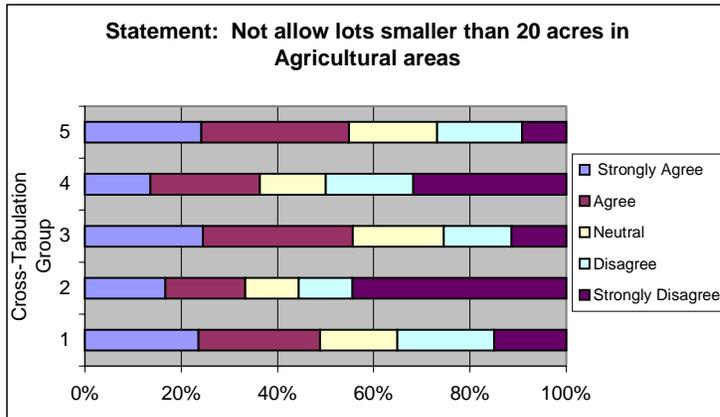
A majority, 65%, of the respondents believed that the Township is experiencing a loss of agricultural land and orchards. An even larger percentage of the respondents, 74%, believe that the Township should make efforts to preserve farmland and 79% believe that the Master Plan should be designed to maintain existing agricultural land uses.

As a means of preserving farmland, the most support was expressed for taxing farmland on its agricultural value rather than its highest and best use (84%); followed by reducing property tax for farmers who agree not to develop their land (74%); then by fairly

compensating farmers if they agree never to develop their land (71%); while only 52% of those responding believed that not allowing lots smaller than 20 acres in agricultural areas was an acceptable approach to farmland preservation. Respondents totaling 44% answered that they would pay higher taxes to fund a program to purchase important open spaces or development rights (36% would not support higher taxes). A majority (59%) disagreed that the land conservancies and the state should be primarily depended on for open space and farmland preservation and an even greater percentage of respondents (72%) disagreed that the market should dictate whether agricultural and open space areas should be developed.

As the following breakdown charts demonstrate, (*again, Group 1 is Township residents, Group 2 is made up of those earning income on Township land from farming or forestry, Group 3 is part-time residents, Group 4 is land owners with 60 or more acres in the Township, and Group 5 is made up of lakefront property owners*) the cross-tabulation group of those earning income from farming or forestry in the Township (Group #2) most strongly supported tax adjustments for agricultural parcels and offered the least support for limiting parcel sizes to no less than 20 acres in the agricultural area.





The part-time residents cross-tabulation group (Group #3) and the owners of parcels over 60 acres (Group #4) least supported tax adjustments for agricultural parcels and supported the limit of minimum lot size of 20 acres in the agricultural district the most of the five cross-tabulation groups.

■ Recreational Opportunities

The expansion of recreational land and opportunities did not appear to be a significant issue to those answering the survey. Only 34% of the respondents felt that recreation should be expanded in the Township. 40% of the respondents felt that more recreational facilities should be developed and 33% disagreed with this statement.

■ Scenic and Natural Resource Protection

Almost all respondents (96%) felt that the Master Plan should be designed to maintain scenic qualities. 87% believe the Master Plan should protect wetlands from development and 95% felt that natural resources should be protected through Master Plan policies. Slightly lower support (80%) was registered for protection of view areas and 85% support Township policies that would limit pollution.

■ Resort and Commercial Recreation

Support of the expansion of the commercial resort area of the Township, currently the Sugar Loaf ski hill and resort, and nearby golf courses, was mixed. 31% supported and 43% did not support expansion of residential land uses in the existing resort area. 41% supported and 38% did not support the expansion of recreational and commercial land uses in the existing resort area. A small percentage (17%) would support policies encouraging new commercial resort operations in the Township.

■ Traffic and Circulation

Only a small percentage of survey respondents felt that traffic volumes and congestion is a problem in the Township (11%). A slightly larger percentage (29%) agreed that some roads in the Township should be improved to accommodate more traffic.

Question #20 asked respondents to rate identified corridors for road maintenance and traffic circulation. Respondents marked as many factors as applied. M-22 was reported to experience excessive speeds and to a lesser extent excessive traffic. Both Maple City Road (County Road 667) and Bohemian Road (County Road 669) were identified as roadways in need of surface improvements.

LOCATION	EXCESSIVE TRAFFIC	EXCESSIVE SPEEDS	DANGEROUS/BLIND CURVES	ROAD SURFACE NEEDS IMPROVEMENT	NO SERIOUS PROBLEMS	SEASONAL PROBLEMS ONLY
M22	13%	27%	10%	7%	33%	26%
MAPLE CITY ROAD	5%	16%	10%	27%	36%	7%
BOHEMIAN ROAD	2%	7%	4%	13%	42%	8%

■ Zoning

Only 15% of the respondents felt that zoning is too restrictive in the Township. Question #19 asked if zoning standards required enhanced enforcement or regulation in several areas. No more than 20% of the respondents felt that the questioned topics required additional regulation or enforcement. 20% of the respondents felt that light pollution should be better regulated, 19% felt that communication/cellular towers should have enhanced regulation; and 16% felt that keyholing required additional regulation. It should be noted that those not answering a question were tabulated for this question. The other survey questions were tabulated as a percentage of those answering the question, not the percentage of all those who returned a survey. This question was tabulated differently because a more substantial portion of respondents did not answer all or parts of Question #19. Most notably, 33% did not answer the question regarding keyholing.

By this, it is apparent that the meaning of “keyholing” was unclear to many respondents. (“Keyholing” refers to the action of utilizing limited lake frontage to service non-lakefront properties, i.e., 50 feet of lakefront property is used to service five lots across the road from the lake).

C. Community Profile

Natural Features and the Environment

■ Topography

The Township's landscape is varied with relief of over 500 feet. There are two valley areas in the Township between ridges running north and south. They are found on both the east and west sides of the Township. There are lowlands surrounding the lake areas – including Little Traverse Lake, Lime Lake, School Lake and Shell Lake – and extending generally from Little Traverse Lake west to Lake Michigan.

The dramatic topography found here has resulted in the development of a ski hill and resort facilities, has made fruit growing possible, and has in part made Cleveland Township a desirable place for development of vacation homes. Housing development along the Township's ridgelines has been raised as a concern and is addressed in the goal section of this plan.

■ Wetlands

As might be expected, the Township's primary wetland areas are found in the lowlands surrounding the lakes. South of both Lime Lake and School Lake, large wetland areas extend along both

Maple City Road and Bohemian Road. Another significant wetland area is located in the northwestern portion of the Township within the National Lakeshore borders.

Because the areas around lakes are prime for residential development, these wetland areas are of concern. Protection of wetland areas rated particularly high on the community survey. In addition to depending on the Michigan Department of Environmental Quality's restrictions on development, the policies of this plan encourage protection of these areas.

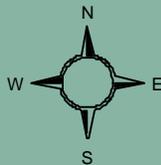
■ Prime Woodlands

Commercial forestry is an important component of Cleveland Township's agricultural and economic base. In addition, the extensive stands of hardwoods throughout the Township contribute to its natural beauty and appeal to visitors and residents. Northern hardwoods are especially predominate in western Cleveland Township and in the ridges of the sloped lands in the central part of the Township and throughout the National Lakeshore land.

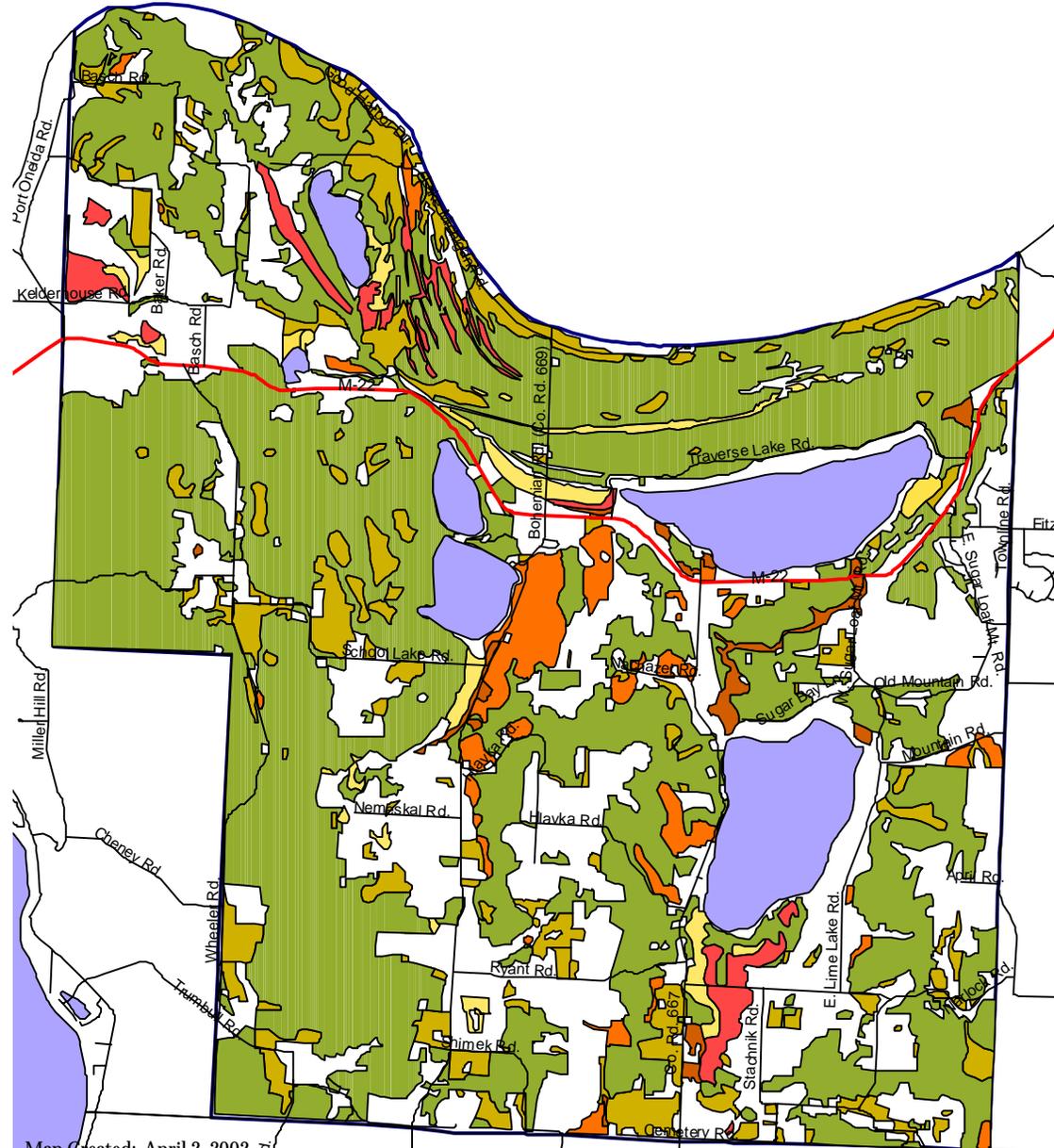
Lowland conifers are found south of Lime Lake. Pockets of pine are located throughout the Township.

Natural Features

- Aspen, Birch
- Lowland Conifer
- Lowland Hardwood
- Northern Hardwood
- Other Upland Conifer
- Pine
- Wooded Wetland



Master Plan Cleveland Township Leelanau County, Michigan



Map Created: April 2, 2002
Data Source: Leelanau County, Land Information Access Association (LIAA), Michigan Department of Natural Resources

■ Agricultural Land Use Cover

The following maps demonstrate the changes in the agricultural land use cover in Cleveland Township between 1978 and 2000. (This data is based on aerial photography interpretation from aerials flown in 1978 and 2000).

2000 Agricultural Land Use

	<u>Acres</u>	% of Agricultural <u>Land</u>	% of Township <u>Land</u>
Christmas Tree Plantation	75	5.0%	0.4%
Cropland	836	55.3%	4.7%
Orchards, Vineyards, etc.	398	26.4%	2.2%
Other Agriculture	11	0.7%	0.1%
Permanent Pasture	192	12.7%	1.1%
Total	1,511	100.0%	8.5%

1978 Agricultural Land Use

	<u>Acres</u>	% of Agricultural <u>Land</u>	% of Township <u>Land</u>
Cropland, Rotation & Permanent Pasture	2,403	41.0%	13.5%
Herbaceous Rangeland	1,780	30.4%	10.0%
Orchards, Vineyards, etc.	220	3.8%	1.2%
Other Agricultural Land	16	0.3%	0.1%
Permanent Pasture	72	1.2%	0.4%
Shrub Rangeland	1,372	23.4%	7.7%
Total	5,862	100.0%	32.9%

The largest loss of agricultural land is seen in the northwestern part of the Township that is now part of the National Lakeshore.

In 2000, the significant agricultural areas remaining in the Township were located in sections 28, 33 and 36. More than half of the existing agricultural land is cropland and about a quarter is in orchards or vineyards.

Approximately 16% of the land in the Township in 1978 was in some agricultural land use. By 2000, only 8.5% of the Township land was in agricultural use. Land committed to orchard or vineyards increased during this time from 1.2% of the land to 2.2%; this now represents a much larger percentage of all agricultural land in the Township. Permanent pastureland went from 1.1% of the land coverage to 0.4% in 2000.

It should be noted that some of the land use categories changed during this time frame. “Rangeland” composed almost half of the agricultural land in 1978 but there was no such category in 2000.

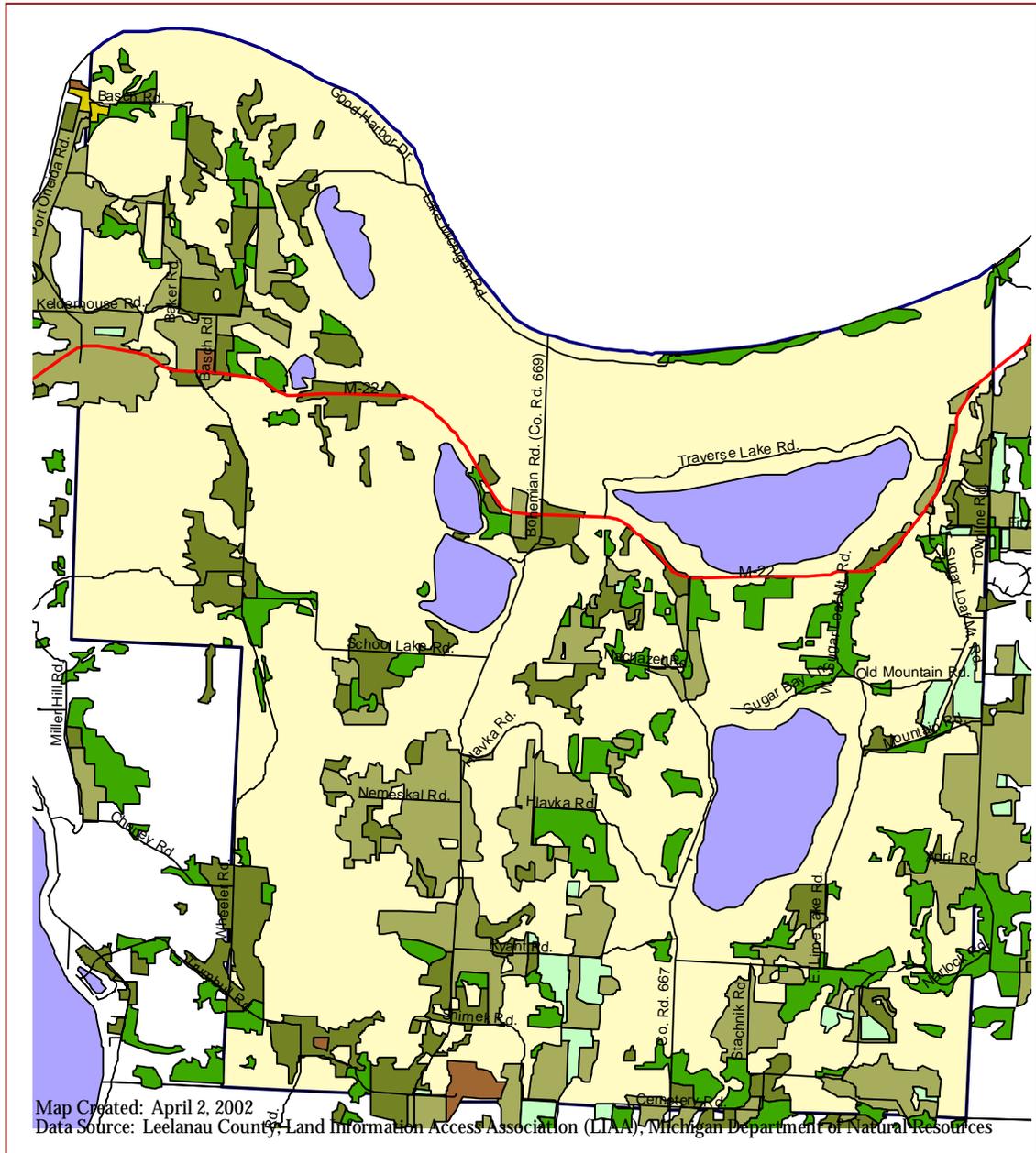
The Land Information Access Association reported that between 1990 and 2000, 937 acres committed to Agricultural land use in the County was converted to an urban land use, another 10,815 acres was converted to non-forested open land and 808 acres converted to forested open land.

Agricultural Land Use Coverage Map (1978 with 2000 overlay)

- Christmas Tree Plantation (2000 only)
- Cropland
- Orchards, Vineyards, etc
- Other Agriculture
- Permanent Pasture
- Shrub Rangeland (1978 only)
- Herbaceous Rangeland (1978 only)



Master Plan Cleveland Township Leelanau County, Michigan



■ Prime Farmland

Prime farmland soils are identified on the accompanying map. The 1973 soil survey for Leelanau County is used as a base. The following soils were identified in the 1984 Cleveland Township Master Plan as prime farmland and are used in this map:

- | | |
|------------------------------|------------------------------|
| ■ Alcona, 2-6% slope | ■ Hettinger, drained |
| ■ Alcona-Richter, 2-6% slope | ■ Munuscong, drained |
| ■ Bach Loam, 0-2% slope | ■ Nester, 0-6% slope |
| ■ Emmet, 0-6% slope | ■ Richter, 0-6% slope |
| ■ Emmet-Leelanau, 0-6% slope | ■ Richter-Alcona, 0-6% slope |
| ■ Emmet-Omena, 0-6% slope | |

■ Soils

The Kalkaska-Rubicon-Duel soil association found in the western parts of the Township is a moderately deep to very deep soil association, excessively drained in sandy glacial deposits on outwash plains. Most of these soils are typically in forest. Some are in pasture, cropland or tree plantations. Those areas that are farmed are primarily in small grains, hay, and potatoes.

The Eastport-East Lake-Deer Park soil association is found along the Lake Michigan shoreline extending south to the valley areas around the Township's lakes. This association is typified by very deep,

excessively drained soils in beach ridges, lake basins, and stabilized dunes. Most of this soil association is forested with red oak, aspen, red maple, black cherry, paper birch, northern white cedar, balsam fir, American beech, red pine, and white pine. These soils are also often in recreation use and when cultivated, is in hay, oats, and potatoes.

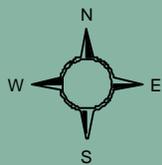
The Emmet-Montcalm-Kalkaska soil association is found in the central sloped area of the Township and in the commercial resort area in the northeastern portion of the Township. These soils are coarse-loamy or sandy soil, ranging from well drained to moderately well drained soils on moraines, drumlins and outwash plains. Where the land is less sloping, this soil association is often cropped with corn, hay, oats, and wheat. These soils are also favorable for apple and cherry orchards. Steeper areas are in permanent pasture or forest.

The Blue Lake-Leelanau-Montcalm association is found in the southern part of the Township. It consists of very deep, well-drained soils formed in deep sandy glacial drift deposits on ground and end moraines and outwash plains. When in productive use, it is cropped to oats, rye, hay, potatoes, and sweet corn. A large amount is in permanent pasture, is idle, or in forest. The native vegetation is sugar maple, American beech, yellow birch, quaking aspen, eastern white pine, eastern hemlock, northern red oak, and red pine.

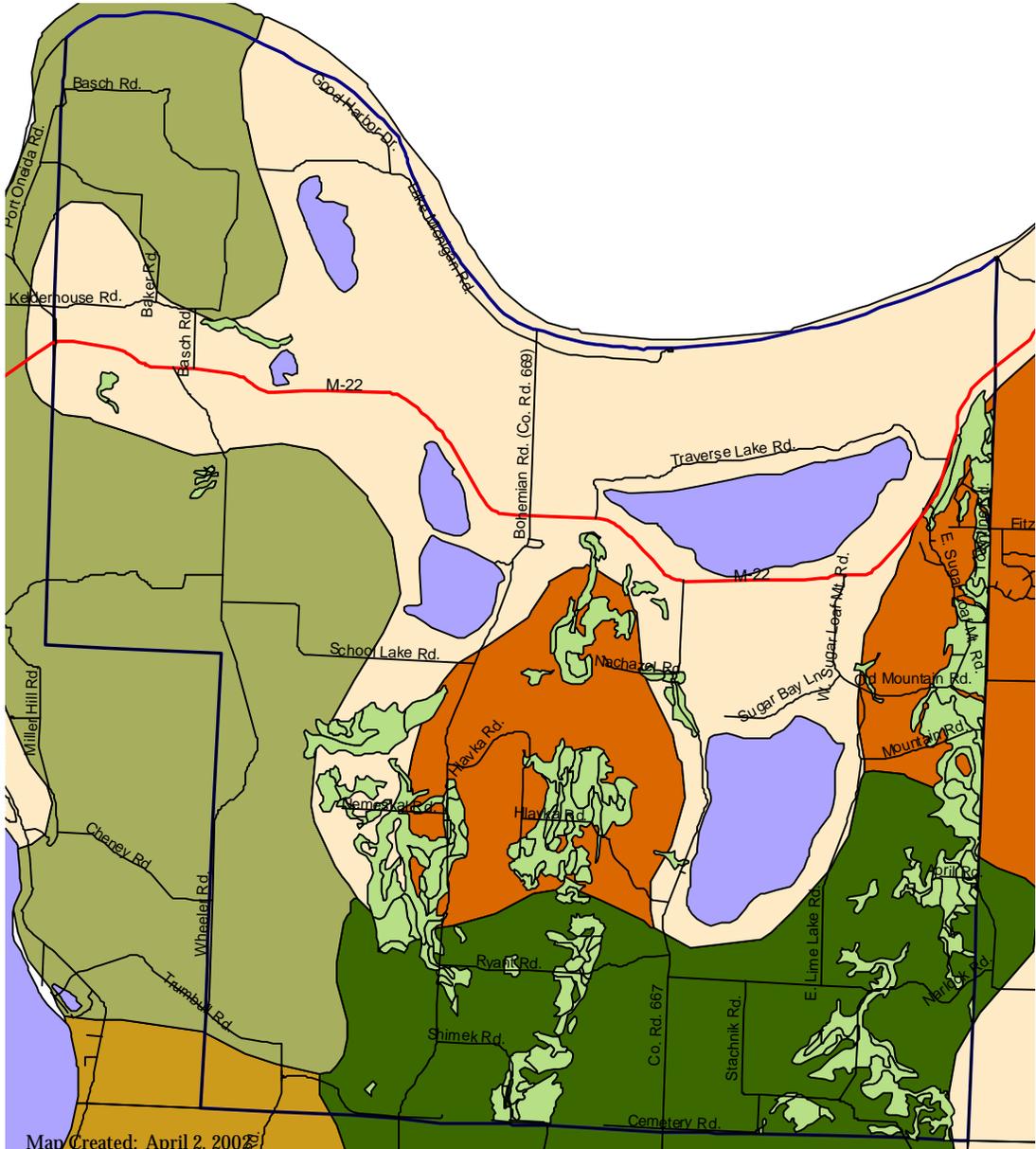
Soils

- Prime Agricultural Soils

- General Soil Associations**
- Eastport-East Lake-Deer Park
- Emmet-Montcalm-Kalkaska
- Kalkaska-Leelanau-Emmet
- Kalkaska-Rubicon-Duel
- Blue Lake-Leelanau-Montcalm



Master Plan Cleveland Township Leelanau County, Michigan



Map Created: April 2, 2002
 Data Source: Leelanau County, Land Information Access Association (LIAA), Michigan Department of Natural Resources

The State of Michigan maintains an inventory by County of all State and Federal endangered, threatened, and special concern species and natural communities. The endangered species in Leelanau County include the piping plover, prairie warbler, peregrine falcon, bald eagle, and the Michigan monkey flower.

Michigan County Element Lists - March 2001

Michigan Natural Features Inventory

State Status: E = endangered, T = threatened, SC = special concern. **Federal Status:** LE = listed endangered, LT = listed threatened, LELT = partly listed endangered and partly listed threatened, PDL = proposed delist, E(S/A) = endangered based on similarities/appearance, PS = partial status (federally listed in only part of its range), C = species being considered for federal status.

Leelanau County

Scientific Name	Common Name	Type	Status	Status
Abandoned shoreline	Geographical feature	Geologic Feature		
Acris crepitans blanchardi	Blanchard's cricket frog			
Amphibian	SC			
Adlumia fungosa	Climbing fumitory	Vascular Plant	SC	
Asplenium rhizophyllum	Walking fern	Vascular Plant	T	
Asplenium trichomanes-ramosum	Green spleenwort	Vascular Plant	T	
Berula erecta	Cut-leaved water-parsnip	Vascular Plant	T	
Bog	Community			
Boreal forest	Community			
Botrychium campestre	Prairie moonwort, dunewort	Vascular Plant	T	
Bromus pumpellianus	Pumpelly's brome grass	Vascular Plant	T	
Calypso bulbosa	Calypso or fairy-slipper	Vascular Plant	T	
Carex concinna	Beauty sedge	Vascular Plant	SC	
Carex platyphylla	Broad-leaved sedge	Vascular Plant	T	
Champion tree	Mountain paper birch (betula cordifolia)			
Other Element				
Champion tree	Sugar maple (acer saccharum)	Other Element		
Champion tree	White cedar (thuja occidentalis)	Other Element		
Champion tree	Slippery elm (ulmus rubra)	Other Element		
Charadrius melodus	Piping plover	Bird (LE,LT)	E	
Cirsium pitcheri	Pitcher's thistle	Vascular Plant	LT T	
Cypripedium arietinum	Ram's head lady's-slipper	Vascular Plant	SC	
Dendroica discolor	Prairie warbler	Bird	E	
Drumlin	Geographical feature	Geologic Feature		
Eolian features (generic)	Geologic Feature			
Falco peregrinus	Peregrine falcon	Bird	E	
Gavia immer	Common loon	Bird	T	
Great lakes barrens	Barrens, upper midwest type	Community		
Haliaeetus leucocephalus	Bald eagle	Bird (PS:LT,PDL)	T	
Ice block valley	Geographical feature	Geologic Feature		
Interdunal wetland	Alkaline shoredunes pond/marsh, great	Community		
Kettle	Geographical feature	Geologic Feature		
Landscape complex	Community			
Linum sulcatum	Furrowed flax	Vascular Plant	SC	
Mass wasting	Geographical feature	Geologic Feature		
Mesic northern forest	Community			
Microtus pinetorum	Woodland vole	Mammal	SC	
Mimulus glabratus var michiganensis	Michigan monkey-flower	Vascular Plant	LE E	
Moraine	Geographical feature	Geologic Feature		
Northern swamp	Flatwoods, upper midwest type	Community		
Notropis anogenus	Pugnose shiner	Fish	SC	
Open dunes	Beach/shoredunes, great lakes type	Community		
Orobanche fasciculata	Fascicled broom-rape	Vascular Plant	T	
Panax quinquefolius	Ginseng	Vascular Plant	T	
Perched dunes	Geographical feature	Geologic Feature		
Poor conifer swamp	Community			
Pterospora andromedea	Pine-drops	Vascular Plant	T	
Stagnicola contracta	Deepwater pondsnail	Invertebrate	T	
Tanacetum huronense	Lake huron tansy	Vascular Plant	T	
Terrapene carolina carolina	Eastern box turtle	Reptile	SC	
Trimerotropis huroniana	Lake huron locust	Invertebrate	T	
Triphora trianthophora	Three-birds orchid	Vascular Plant	T	
Wooded dune and swale complex	Community			

■ Contamination Sites

There are 29 contamination sites in Leelanau County listed with the Michigan Department of Environmental Quality. No known contamination sites exist in Cleveland Township except for at the Sugar Loaf resort where contaminants including Perchloroethene, "PCE" (Perchloroethylene, Tetrachloroethylene) "Lead", "BTEX, (Benzene, Toluene, Ethylbenzene, and Xylenes) PNA (Polynuclear Aromatic Hydrocarbons) were found. The only other nearby

contamination site is a salt storage location of the Leelanau County Road Commission on Maple City Road.

There were also 6 leaking underground storage tanks at the Sugarloaf Resort, all of which have been removed from the ground at this writing. All other sites with Cedar or Maple City addresses potentially located within Cleveland Township boundaries have been removed from the ground at this writing.

Land Use Profile

■ Active Land Uses

The following maps demonstrate the areas that were in an active land use both in 2000 and in 1978. “Active” land use refers to such uses as residential, commercial, industrial, extractive and recreational. The 2000 data was derived from the Land Information Access Association’s aerial photography interpretation.

The primary residential areas in 1978 were found surrounding Lime Lake and Little Traverse Lake and to a lesser extent along the Lake Michigan shoreline, Maple City Road north of Maple City and scattered along Bohemian Road and in the Sugar Loaf mountain area. In 2000, additional residential growth was seen along School Lake

Road and Hlavka Road, Trumbull Road, Sullivan Road and generally in the Sugar Loaf resort area – including some multiple-family housing.

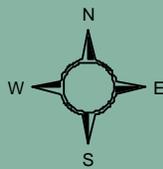
Other land uses are very limited in the Township. These uses include a small commercial area along M-22 near Little Traverse Lake and the Sugar Loaf resort facilities appearing only on the 2000 land use map. A warehousing site north of Maple City is identified as a commercial use on the 1978 map and as an industrial use on the 2000 map. An airport in the Sugar Loaf Mountain area is shown on both maps.

The total acreage in active land uses in 2000 was approximately 800 or approximately 4.5% of the Township’s 17,825 acres, exclusive of inland lakes.

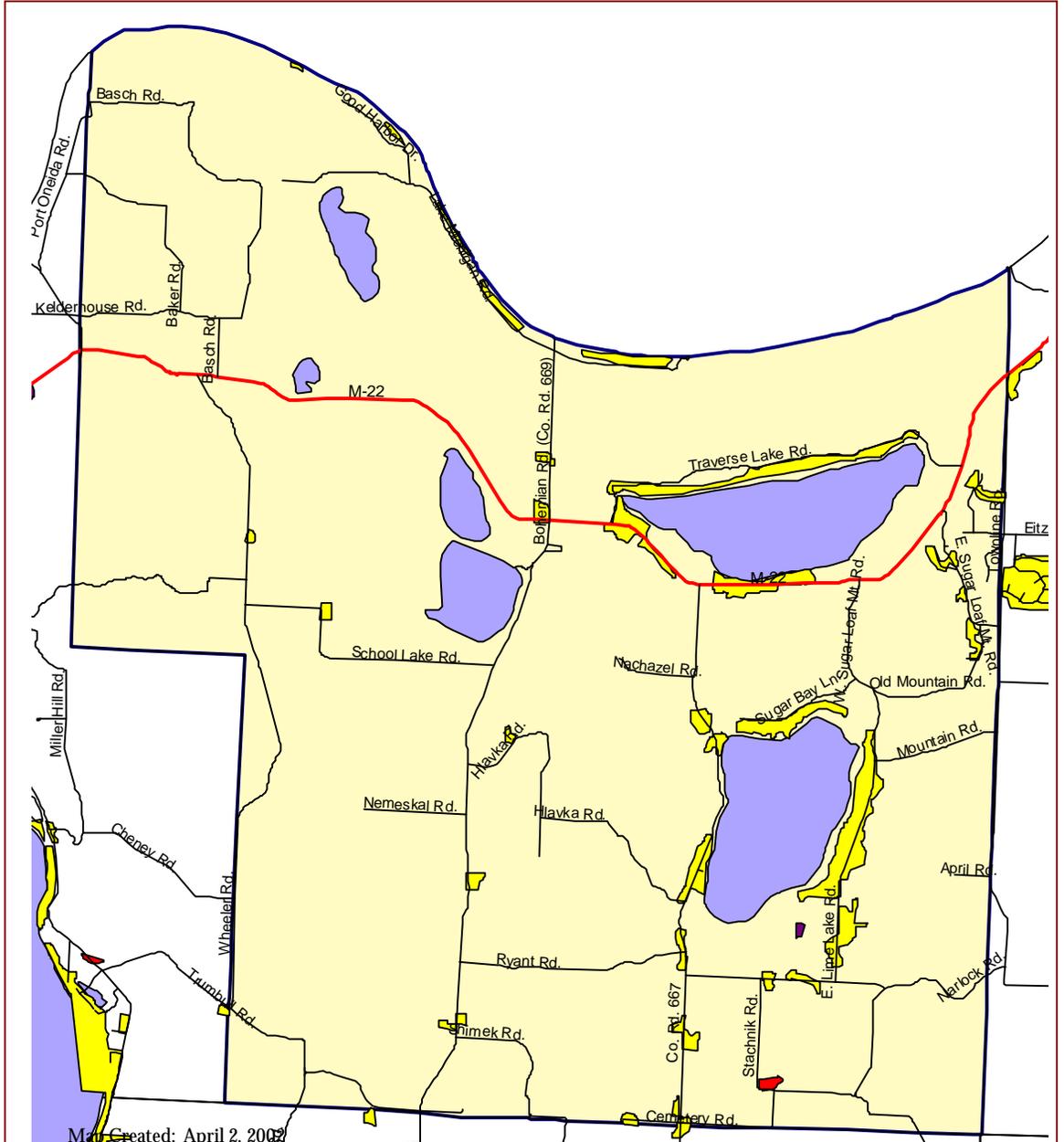
Active Land Uses

1978 Land Uses

- Commercial, Services, Institutional
- Extractive
- Industrial
- Residential
- Transportation, Communication, and Utilities



Master Plan
Cleveland Township
Leelanau County, Michigan



Map Created: April 2, 2008
Data Source: Leelanau County, Land Information Access Association (LIAA), Michigan Department of Natural Resources

Public Services

■ Utilities & Emergency Services

Cleveland Township is served by MichCon for natural gas and by Consumers Energy for electric services. Charter Cable holds a franchise agreement with the Township for cable television service. Cedar Disposal offers trash pick-up within the Township. Those wishing to recycle newspaper, glass, aluminum, cardboard and plastic can drop off materials at several locations within the County, the location that is most convenient to Township residents is at the Cedar boat launch north of Cedar. Recycling services are provided by a licensed waste management company through a Countywide contract. There is no public water or sewer disposal within the Township.

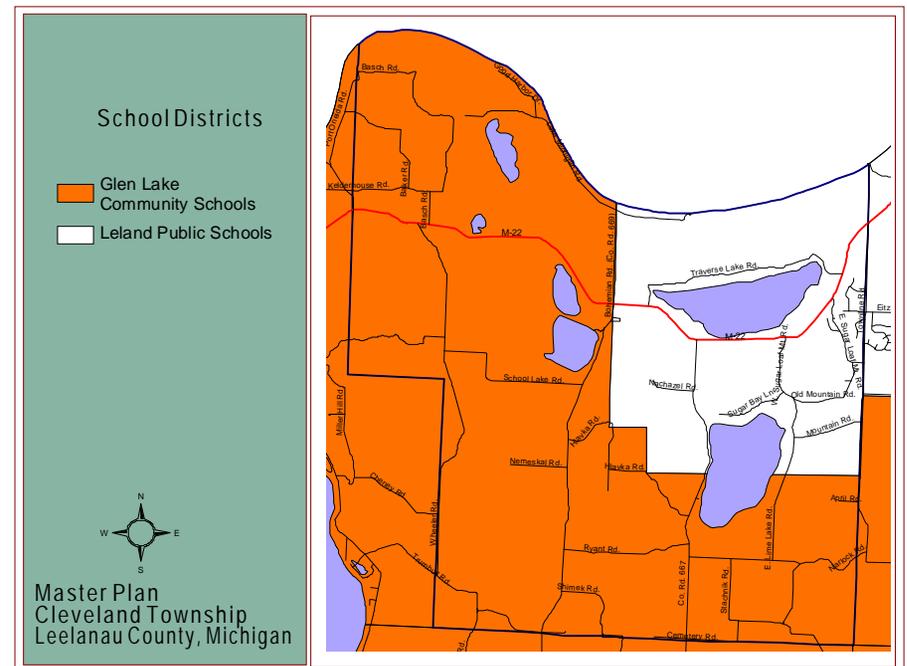
Police service is provided by the Leelanau County Sheriff's Department. The Solon-Centerville fire department provides standby fire and rescue service to the Township. Through a contract with the fire department, the Township pays a flat yearly rate for standby service and an hourly rate for any fire or rescue runs.

■ Education

Cleveland Township falls into two different school districts within the Traverse Bay Area Intermediate School District.

The area around Little Traverse Lake and Lime Lake is part of the Leland Public Schools District and the remainder of the Township is within the Glen Lake Community Schools District.

In the 2000-'01 school year, the Glen Lake Community School District had 950 (fall enrollment) and 931 (spring enrollment) students enrolled and the Leland Public Schools District had 442 (fall enrollment) and 409 (winter enrollment). Both districts received approximately \$6,000 annually per student as state Foundation allowance.



Standardized Michigan testing (MEAP) scores are summarized for these districts in the table below.

Subject and Grade	M E A P S c o r i n g					
	Glen Lake Community School District			Leland Public Schools District		
	'96-'97	'97-'98	'98-'99	'96-'97	'97-'98	'98-'99
	Percent Satisfactory					
Math 4 th	80%	94%	82%	85%	79%	94%
Math 7 th	49%	81%	82%	82%	77%	85%
Read 4 th	66%	74%	74%	74%	55%	77%
Read 7 th	42%	73%	54%	73%	50%	77%
	Percent Proficient					
Science 5 th	83%	83%	76%	80%	87%	53%
Science 8 th	19%	24%	32%	31%	46%	30%
Writing 5 th	100%	94%	94%	92%	93%	84%
Writing 8 th	66%	69%	65%	100%	81%	96%
	Percent Meeting/Exceeding MI Standards					
Math 11 th	n/c	68%	n/a	n/c	83%	n/a
Read 11 th	n/c	71%	n/a	n/c	83%	n/a
Science 11 th	n/c	68%	n/a	n/c	78%	n/a
Writing 11 th	n/c	46%	n/a	n/c	91%	n/a

n/c = Scores not comparable to post 1997-98 scoring

■ Transportation

The Township has approximately 5 miles of State roadway (M-22), the remainder of the Township contains County roads and some private roads. M-22 was designated as a State Heritage Route in Spring 2001.

Although some improvements are proposed for M-22 in the State's five-year road and bridge program (such as resurface from Novotny Road north to Northport and bridge reconstruction over the Crystal River north east of Glen Arbor), Cleveland Township's section of M-22 is not included.

The Bay Area Transportation Authority (BATA) services the Cleveland Township area with bus service. Although there are no fixed routes in Leelanau County, bus service is available on demand with a maximum of a two-hour wait. Bus service includes a nominal fee for patrons.

At this time, the Leelanau County Road Commission has a significant road improvement project programmed for the near future. In 2003, improvements will be made on Maple City Road between Maple City and M-22. In addition, in 2002, sections of Hlavka Road will be improved. The Township opinion survey revealed that there are some perceived problems on county roads, including road surfacing on Maple City Road and to a lesser extent, on Bohemian Road.

The County Road Commission encourages input from the Township and has a policy of funding 50% of any requested road improvement projects.

Population & Housing

■ Age Profile

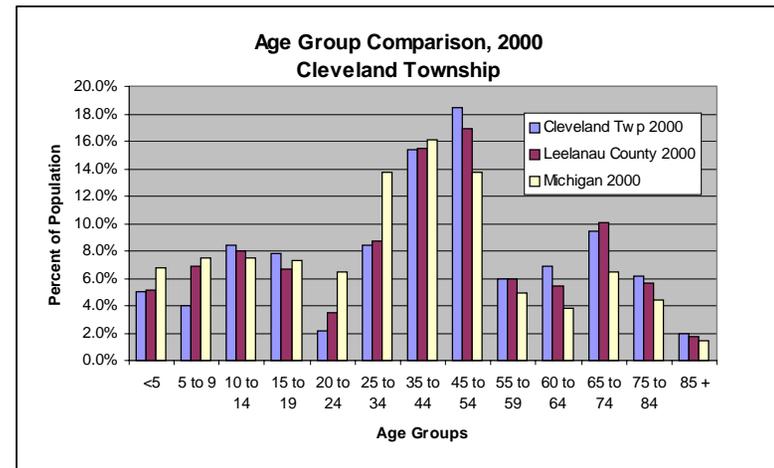
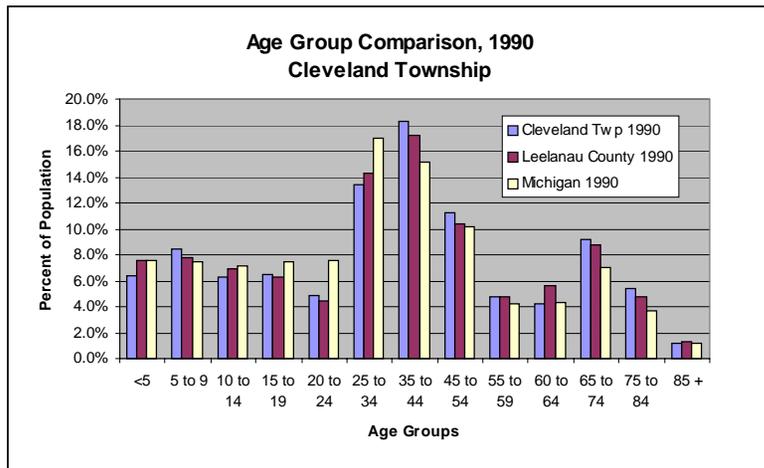
In 2000, Cleveland Township had 1,040 permanent residents according to the U.S. Census. This was a 32% increase from 1990, when the Census reported 783 people in the Township.

The most striking quality of Cleveland Township's population is its age composition. Cleveland's population (with a median age of 44.3) is generally older than the County (42.6) and the State (35.5). In 2000, the Township had a higher percentage of its population in each of the six age groups over 45 than did the state, and (except for the 65 to 74 age group) more than the County as well.

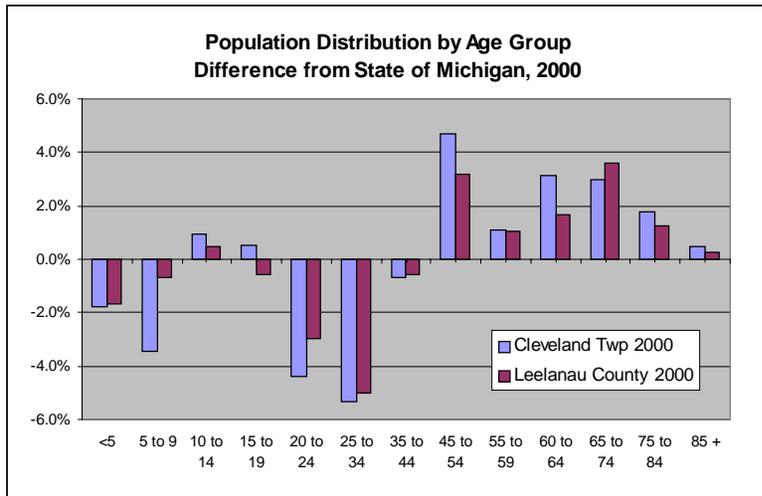
Interestingly, the Township also had a higher percentage of its population in some of the younger age categories (10 to 14 and 15 to 19) than did either the County or the State in 2000. Two age categories, 20 to 24 and 25 to 34, represent a much smaller percentage of the population in Cleveland Township than in the State overall.

In the Township and the County, the largest age group switched from the 35 to 44 year old bracket to the 45 to 54 year old age group between 1990 and 2000. In the State, the largest age group switched from 25 to 34 year olds to 35 to 44 year olds during this time period. This is one demonstration of the general aging of the population.

The two charts below compare the distribution of the population among age groups for the Township, the County and the State for both 1990 and 2000.

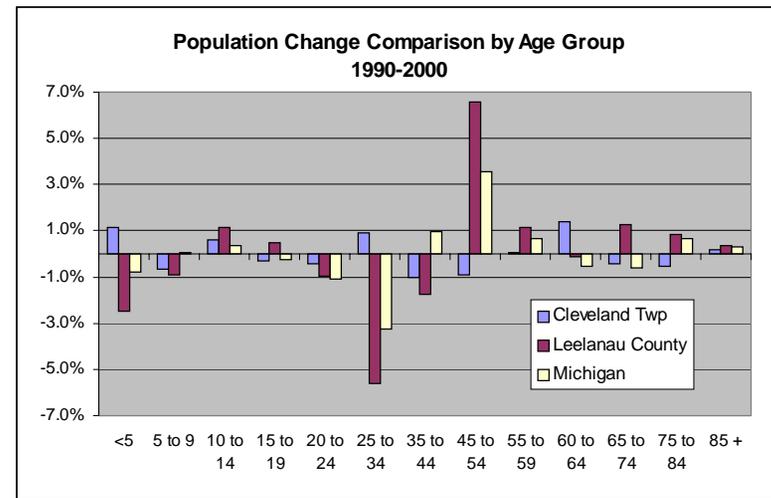


Another expression of the difference in age composition between the Township and the County and the State is shown in the chart below. In this chart, the smaller the columns, the closer to the State's population distribution. The big differences are seen in the 20 to 24, 25 to 34, and 45 to 54 year old age groups.



Not only are the age distribution differences notable, but the direction of change between 1990 and 2000 by age group. For instance, the 25 to 34 year old age group is proportionally smaller in the Township than in the County or the State, but this group actually expanded in the Township between 1990 and 2000 and greatly decreased in the County and the State during this time period.

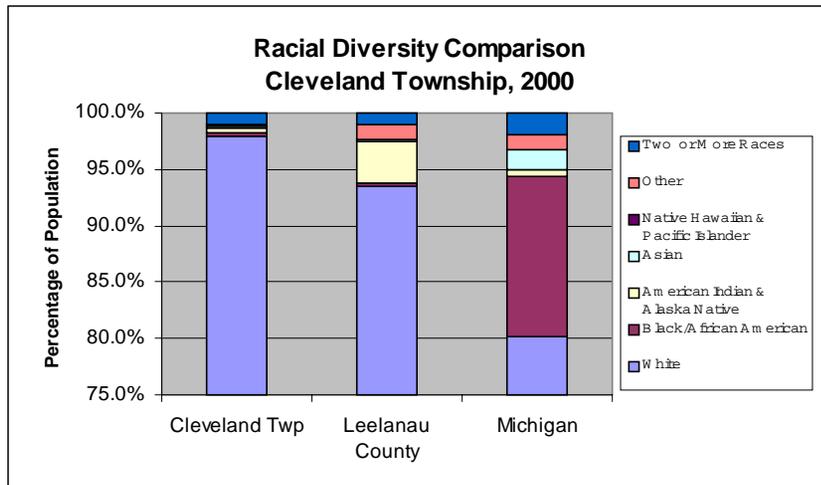
In the following table, the Township's population change moved in a different direction than either the County or State for almost every age group.



Generally, it can be said that statewide demographic trends and to an extent even countywide trends cannot be extended to Cleveland Township. The area's reputation as a retirement destination appears to be supported by the community's age profile, however, the Township also has a substantial base of families with older children at home.

■ Racial Profile

Cleveland Township was more racially homogeneous in 2000 than either the State or Leelanau County. In the chart below, we see that approximately 20% of the State's population was other than "white" in



2000, while the County was about 7% non-white and the Township was about 2% non-white. The County has a high percentage of American Indian or Alaskan Native (3.7%) when compared to the State overall (0.6%) and the Township (0.5%). The State's black population represents 14.2% of the population compared to 0.2% in both Cleveland Township and Leelanau County.

■ Household Composition

The table below details the 2000 household profiles for Cleveland Township, Leelanau County and the State. Of the 436 full time households in the Township, 72% were families (families being two or more related people), but only 27% of all households were families with children under 18 (compared to

30% for the County and 33% for the State). In close keeping with the County and the State, 10% of the non-family households were householders 65 and over. The average household size and family size were smaller than the County or the State. 68% of the owner-occupied and 76% of the renter-occupied had 1 or 2 people in the household in Cleveland Township.

Cleveland Township could be characterized as having a high concentration of households led by older couples without children at home.

Household Profile, 2000

	Cleveland Twp		Leelanau County		Michigan	
	Number	% of all hh's	Number	% of all hh's	Number	% of all hh's
Households	436		8,436		3,785,661	
Family households	312	72%	6,216	74%	2,575,699	68%
w/children under 18	117	27%	2,526	30%	1,236,713	33%
Nonfamily households	124	28%	2,220	26%	1,209,962	32%
Householder living alone	105	24%	1,882	22%	993,607	26%
Householder 65 and over	44	10%	744	9%	355,141	9%
Average household size	2.39		2.48		2.56	
Average family size	2.82		2.89		3.1	

■ **Housing Units**

Of the 778 housing units in the Township in 2000, 44% were vacant. Most of these were seasonal or occasional use homes or rental units. The amount of occupied housing units, 56%, was much lower than the State’s level of 89% of units that were occupied.

The Township’s vacancy rate for owner-occupied housing units was only 1.5% in 2000 while the renter-occupied vacancy rate was 61%. The statewide vacancy rate for rentals was only 6.8%. Of the Township’s 385 owner-occupied (non-vacant) units, the average household size was 2.44 people – slightly less than the County (2.47) and less than the State (2.67). Of the 51 renter-occupied units, an average household size of 2.00 people was reported compared to 2.51 in Leelanau County and 2.24 in the State. Of the 436 households, 39% had at least one person 60 years of age or older compared to 29% in the State overall.

Housing Units, 2000

	<u>Cleveland Township</u>		<u>Leelanau County</u>		<u>Michigan</u>	
	Total	% of Total	Total	% of Total	Total	% of Total
Total housing units	778	100%	13,297	100%	4,234,279	100%
Occupied units	436	56%	8,436	63%	3,785,661	89%
Vacant housing units	342	44%	4,861	37%	448,618	11%
Seasonal/recreational/occasional use	241	31%	4,111	31%	233,922	6%
Occupied housing units	436	56%	8,436	63%	3,785,661	89%
Owner-occupied housing units	385	49%	7,138	54%	2,793,124	66%
Renter occupied housing units	51	7%	1,298	10%	992,537	23%

Housing Data, 2000

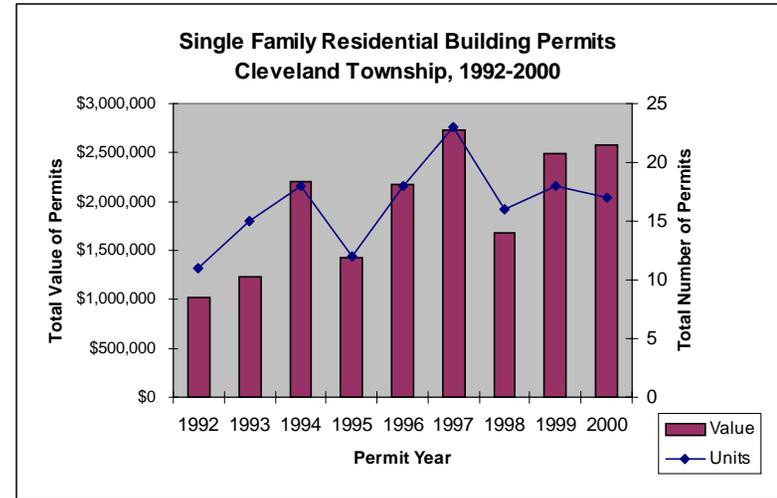
	<u>Cleveland Township</u>	<u>Leelanau County</u>	<u>Michigan</u>
Homeowner vacancy rate	1.5	1.1	1.6
Rental vacancy rate	61.1	21.8	6.8
Average household size Owner-occupied unit	2.44	2.47	2.67
Average household size Renter-occupied unit	2.00	2.51	2.24

The Township has a unique character of a high percentage of seasonally vacant residences, vacation residences, and small household sizes as compared to the State overall, and even to a lesser extent, all of Leelanau County.

In 1990, the median value of owner-occupied housing units in the Township was \$68,400. Approximately half of all housing units were more than 30 years old and half were newer than 30 years as reported in the 1990 Census.

Year Housing Units Built, 1990
Cleveland Township

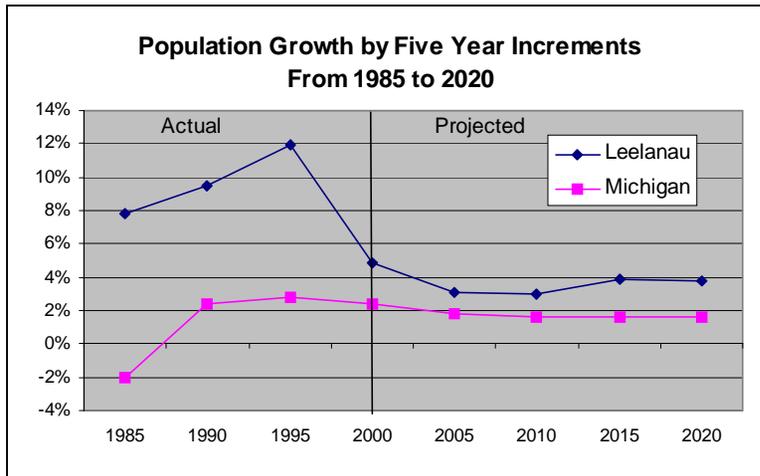
	<u>Total</u>	<u>% of Total</u>
1989 to March 1990	41	7%
1985 to 1988	61	10%
1980 to 1984	58	9%
1970 to 1979	145	23%
1960 to 1969	99	16%
1950 to 1959	40	6%
1940 to 1949	38	6%
1939 or earlier	137	22%



Statistics from the Leelanau County Building Department reveal that 137 building permits for new single-family homes were issued between 1992 and 2000 in Cleveland Township. The annual average value of the new construction was \$151,600 by 2000 (this value does not include the land value).

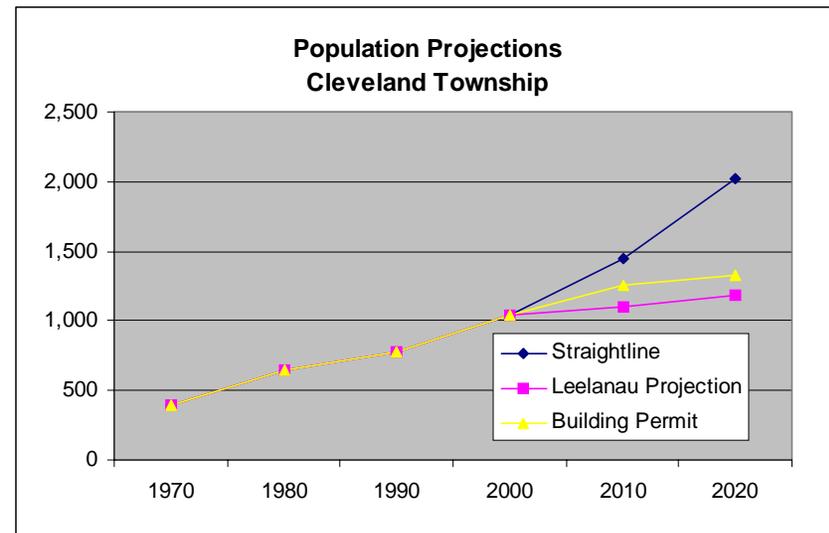
■ Population Projections

The State of Michigan projects that by the year 2020, Leelanau County will have grown to 22,200 people. This represents a growth rate of 3-5% each five years. Michigan's population is expected to grow at a smaller rate of 2-3% each five years during this period.



The chart to the right details population projections for the Township based on three different projection methods. Extending the projected growth rate for Leelanau County to Cleveland Township, the Township could expect 1,190 people by 2020. If Cleveland Township continued to grow at its average rate of growth between 1970 and 2000, then 2,024 people could be expected by 2020.

The third projection is based on recent building permit activity. Between 1992 and 2000, the Township experienced an average of 16 new residential units per year. In 2000, the average number of people per household in the Township was 2.39, and on average, 56% of the housing units were occupied. Applying these ratios resulted in a projection of 1,324 by 2020.



Economic Profile

■ Labor Market & Employment

The total labor force residing in Leelanau County in 1997 was 11,075. Of the workers 16 and over in the County in 1990, 50.2% worked outside of the County. This indicates that Leelanau County was predominantly a bedroom community in 1990 with limited employment opportunities for its residents.

Major Employers in Leelanau County

<u>Firm</u>	<u>Location</u>	<u>Emp's</u>	<u>Products</u>
SYB Inc.	Cedar	350	Hotels and motels
Grand Traverse Band	Suttons Bay	250	Legislative chamber
Suttons Bay Public School District	Suttons Bay	178	School/education
Leelanau Memorial Hospital	Northport	140	Health care
National Park Service	Empire	81	Amusement/recreation
Glen Lake Schools	Maple City	80	Education
Leelanau County	Leland	75	Legislative Chamber
Western Avenue Grill	Glen Arbor	55	Eating places
Leland Public Schools	Leland	55	School/education

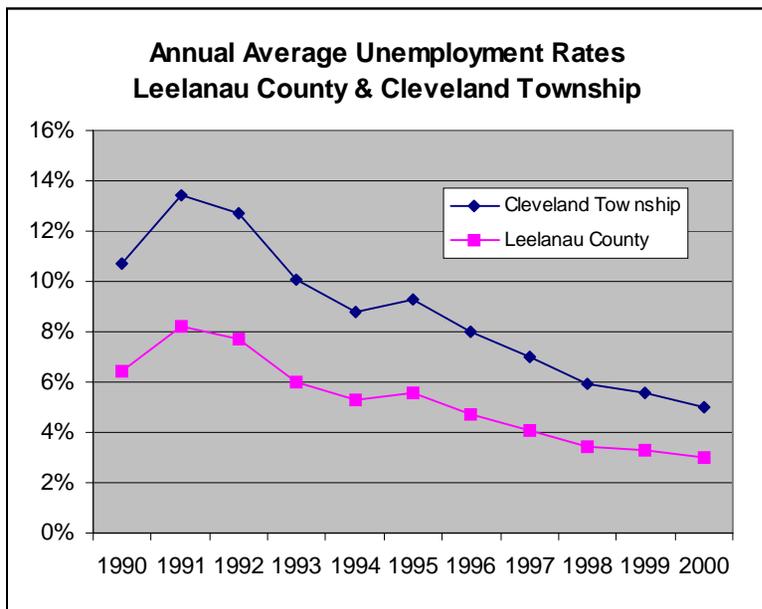
Manufacturing Employers in Leelanau County

<u>Firm</u>	<u>Location</u>	<u>Employees</u>	<u>Products</u>
Triple D Orchards, Inc.	Empire	100	Cherry processing
Leelanau Fruit Co.	Suttons Bay	50	Processed and frozen fruits
Leelanau Redi-Mix Inc.	Maple City	45	Ready-mix, sand, gravel
Sherwood Manufacturing Corp	Northport	25	Structural metal fabrication, MIG welding
Thomas & Miliken Millwork Inc.	Northport	18	Millwork: custom wood products
Air Systems Inc.	Suttons Bay	20	Aluminum vents and hoses
Master Craft Extrusion Tools	Northport	18	Machine shop
Lake Michigan Hardwood Co.	Leland	18	Grade hardwood
Leelanau Enterprise & Tribune	Leland	15	Newspaper publishing & printing
Leelanau Wine Cellars Ltd.	Omena	12	Table wine
Kasson Sand & Gravel Inc.	Maple City	10	Sand and gravel

However, employment within the County between 1996 and 1999 grew by over 20% from 8,285 to 9,960. 19 farm jobs were gained during this time period, increasing from 706 to 725. The largest number of jobs gained was in the service industry, with an increase of 779 jobs in this three-year period.

In 1990, 85% of the County's population over 25 years of age had a high school diploma and 24% had at least a bachelor's degree. This does not reflect the current graduation rate of local schools, but the overall population living in the Township at that time.

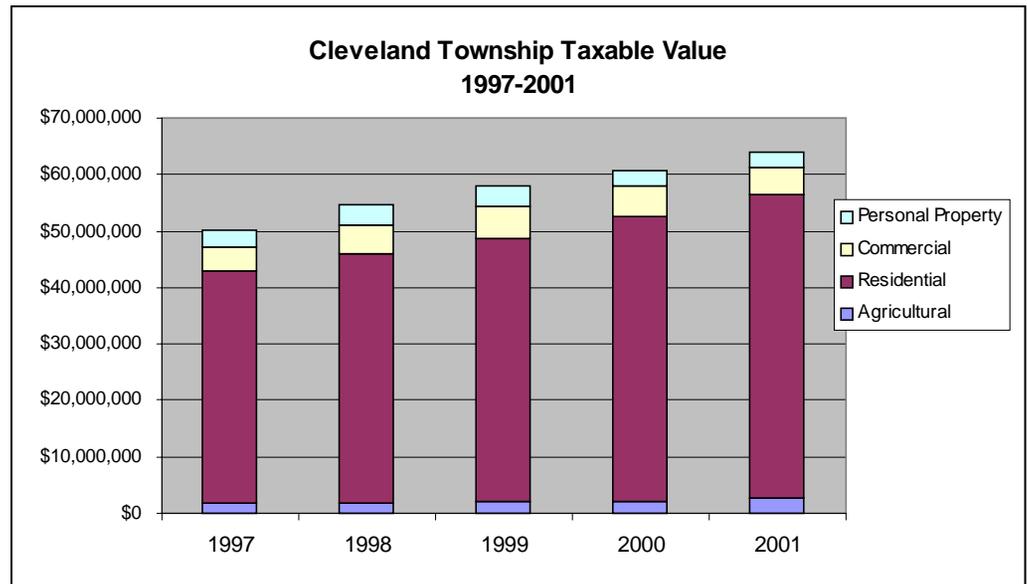
In the early 1990's the Township experienced a high level of unemployment reaching as high as 13.4%. By 2000, the annual average unemployment rate for the Township lowered to 5% and the County's overall rate was 3%. The Township's unemployment followed the trend of the County during this time period but was estimated to be consistently higher than the County.



■ Taxable Value

The chart below demonstrates the growth in taxable value in the Township between 1997 and 2001. In absolute terms, most of that growth was experienced in the residential category (94% of the growth, or \$12.8 million). Overall taxable value was \$63.9 million in the 2001 tax year. The Township is most dependent on the residential tax base to provide its limited budget

Proportionally, the Township's tax base is 84% residential and approximately 5% agricultural. The County's tax base is 82% residential and 7.5% agricultural.



D. Comprehensive Plan

Focus Groups

■ Focus Group Topics & Process

The Steering Committee formed two focus groups centered on the topics of the future of Sugar Loaf (the commercial resort area of the Township) and policies related to agriculture in the Township.

During the preparation of this Master Plan, the future of the commercial resort area of the Township has been in question due to changes in ownership and temporary closings of the ski resort. The impact on related commercial uses throughout the County and the loss of a recreation use for local residents and visitors were all factors of serious concern to the Township.

The focus group meeting on this topic included participation by an experienced resort operator in a neighboring county, employees of the resort, a local grass roots coordinator for potential public ownership of the ski hill, skiers, real estate agents, and other concerned citizens.

Much of the discussion involved the short-term issues at hand and operational issues beyond the reach of the Township. However, the general strategies for success at the resort that were identified by this group included a recommended land use policy approach. The full Steering Committee reviewed the strategies of the focus group and devised a goal statement based on their recommendations.

The agricultural focus group meetings included large landowners, farmers, landowners involved in commercial forestry and other concerned citizens. Because of the varied interests of the participants, limited points of consensus were reached. However, all participants supported the recommendations that did come out of the group. Again, the Steering Committee took these recommendations as a basis in devising related goal statements.

■ Focus Group Recommendations

The following are the recommendations of the two focus groups:

In some combination, the following potential strategies could all contribute to a successful Sugar Loaf (recreational/resort commercial area).

- Lowering the cost to an operator by seeking public monies, grants, and tax abatements. Finding and administrating these opportunities may require Township and/or county cooperation.
- Finding a competitive mix of uses at the resort; expanding the amenities offered; potentially bringing the resort and all uses (including golf) under single ownership; making significant improvements and updates; and making the resort a destination draw. These are private business decisions to be made by the

owner/operator, but this is a strategy that should be supported in any way possible by the Township.

- Community based or community-owned operation could be very viable in the short term. This strategy should also be supported by the Township.
- Restoring trust and a long-term commitment to the community is important for the community to support a renewed operation. This may require that a “name brand” operator get involved.

The following are recommended strategies for agricultural uses in the Township:

- Separate Agricultural plan district into open space/farming (working)/orchards/forestry/wetlands
- Reasonable options for development must be offered to property owners.
- Preservation/development tools should be used where possible.
- Separate Agricultural plan district into an active agricultural block area (Area 1) and the area now zoned Agricultural but not part of the active agricultural block area (Area 2)
- Allow continuation of the 10 acre minimum acreage in Area 2 but allow density bonuses with a clustered residential development

- Within Area 2, encourage development that does not negatively impact important natural features, especially ridgetops.

Vision Statement

Providing opportunity and progress in championing Cleveland Township's rural features, pristine quality, natural forests and their good use for the generations that follow.

Residential Goal

Provide a mixture of housing opportunities in the Township to serve residents while maintaining a high quality of life for existing and future residents.

Objectives:

- Maintain high standards for residential development through zoning and nuisance regulations.
- Through Township policies and regulations, provide opportunities for a range of parcel sizes.
- Plan areas for residential growth and uses, including existing pockets of residential uses, the Sugar Loaf area, and the area north of Maple City.

Agricultural Goal

Support the continuation of farming and commercial forestry in the Township on land that supports these uses.

Objectives:

- Preserve through zoning only those lands currently in true, active agricultural use or with a potential for commercial forestry or with identified prime agricultural soils.
- Participate in a county-wide purchase of development rights program to be used for those parcels which qualify for the program.
- Allow limited residential uses in the agricultural area such that agricultural pursuits are not compromised but such that reasonable use of the land is not denied the property owner.
- This plan was designed to encourage continued commercial forestry in the Township.
- The plan is intended to encourage positive use of wooded areas in new residential developments recognizing this as an important natural resource.

Open Space Goal

Protect identified important open spaces to maintain the rural character of the Township without limiting the rights of property owners or unduly limiting the Township's tax base.

Objectives:

- Encourage low density or clustered housing in the areas: not planned for concentrated residential development, not planned for agricultural use, containing identified significant natural resources or view sheds.
- Inventory priority open space areas for protection.
- Craft regulations such that the net number of potential new residential units or the taxable value of potential new residences is not decreased over the current potential, including incentives for clustering.

Public Services and Facilities Goal

Support quality services to Township residents including emergency services, road maintenance, utilities, police, education, senior services, and public facilities.

Objectives:

- Continually monitor services provided by others for quality and efficiency.
- Enter into multi-jurisdictional service arrangements wherever possible to lower costs and improve efficiency.

- Pursue grant opportunities when advantageous for the provision of services.
- Encourage policies that will ensure fiscal stability allowing the Township to continue to provide high level of services.
- Participate with the Leelanau County Road Commission and Michigan Department of Transportation in needed road improvements.
- Discourage densities that would require public water and sewer service; however, permit community water or septic systems where appropriate.
- Allow wireless communications and related facilities in a limited number of high elevation locations in the Township that will provide full service to the Township without excessive visual nuisance.

Recreational/Resort Commercial Goal

Encourage the continuation and sensible expansion of existing resort facilities in the Township.

Objectives:

- If proposed, support through zoning and Township policies, the expansion of existing resort facilities in conformance with national trends.
- Allow an advantageous mixture of uses within the designated recreational/commercial resort area.
- Maintain significant recreational opportunities and a high level of environmental quality attracting resorters to the area.

-
- Support efforts by private ownership to secure public monies for infrastructure improvements within the recreation/commercial resort area.

Commercial Services Goal

Provide a minimum level of convenience commercial uses in population concentration areas of the Township to serve the needs of residents and visitors.

Objectives:

- Identify limited areas where convenience commercial uses will benefit residents and visitors.
- Craft regulations that will limit the size and commercial uses permitted in these identified areas.
- Permit commercial services only at a scale, character and location that will not take away from the residential quality and character of the area.

Recreation Goal

Provide adequate recreational opportunities for Township residents through public and private facilities and programs.

Objectives:

- Maintain an up-to-date Township recreation plan that inventories recreational facilities, compares inventory to national standards, documents preferences of the local population, and provides a

schedule of proposed improvements, programs, and property acquisition for parkland.

- Seek funding and budget local matches to meet the schedule of proposed improvements and acquisitions.
- Work cooperatively with the Leelanau County Road Commission to create a system of bike lanes in the community to enhance the safety and opportunities for area bikers.
- Work cooperatively with the National Park Service to maintain access points to the National Lakeshore.

Environmental Goal

Protect important natural resources including ground water, wetlands, water bodies, native vegetation, wildlife, dunes, and shorelines through Township policies and requirements. Protect the Township's dark skies and air quality and protect residents from noise pollution.

Objectives:

- Incorporate standards into local regulations that adequately address the environmental goals of the community including light pollution regulations, shoreline protection regulations, and use standards for non-residential uses related to noise, vibrations, hours of operation and air emissions.
- Assure that the regulations and policies of associated agencies are upheld in the Township including the Department of Environmental Quality, Soil Erosion Control, and the County Building Department.

-
- Work cooperatively with lake associations to devise restrictions to enhance environmental quality of lakes, limit over use of the lakes and noise.
 - Support a long-term strategy to improve sanitary facilities for private lake front properties.
 - Support regulations that encourage limiting the removal of vegetation, use of fertilizers and pesticides and disturbance of shorelines and other environmentally fragile areas.
 - Limit visual pollution generated by billboards, dumping, and non-maintained properties.
 - Balance land use decisions with the fiscal health of the Township government and its ability to provide a minimum level of services.

E c o n o m i c G o a l

Recognize the importance of balancing the fiscal impacts of limiting development with providing a minimum level of service to Township residents; and provide reasonable economic opportunity and return to Township residents when making land use decisions.

Objectives:

- Maintain the economic health of the region by supporting the successful redevelopment of Sugar Loaf resort.
- Allow for the reasonable expansion of commercial uses to support the visitor-related uses (including resort facilities and vacation rentals) in the Township.
- Avoid unduly diminishing the financial investments made in the Township through down zoning or restrictive regulations.
- Support continued successful agricultural operations in the Township through local policies and regulations.

Future Land Use Plan and Map

The maps in this document are based on data from several sources. Every attempt has been made to assure that the maps reflect the most current and accurate information available at the time of adoption. Any inaccurate data shall not negate the basic direction, findings or goals and objectives of this document. The document will be routinely reviewed and when appropriate, updated, in response to changing conditions and in the light of new information.

■ Agricultural/Open Space

The Agricultural/Open Space plan district was designed to include the areas of the Township now being farmed, existing orchards and other areas in active agricultural use. These areas have been designed in “blocks” to provide for contiguous agricultural areas and to allow a buffer from residential areas. The Agricultural plan district is located in the south-central part of the Township surrounding Maple City Road and in the south-eastern part of the Township extending along the Township boundary from the Commercial Resort area south to include most of Section 36.

Residential uses in the Agricultural district should be limited to a density of 1 unit per 10 acres. Because of some of the potential nuisances associated with agricultural uses including odors, spraying of fertilizers and pesticides, loud machinery, and activities at late (or early) hours, zoning regulations should be designed to

provide a buffer from potential off-site nuisances on the residential property.

Other uses not related to agricultural pursuits are not encouraged in this district. However, uses such as veterinarian offices, limited agricultural processing, “agri-tourism”, and farm stands are permitted in this plan district.

■ Commercial

There are few commercial uses in the Township. Expansion of any existing or new commercial uses shall be very limited and restricted to the area of M-22 between Maple City Road and the Resort Commercial area and to Maple City Road, especially near Maple City. Regulations shall limit commercial uses to convenience retail and services intended to primarily serve nearby residences in small-scale buildings with footprints under 15,000 square feet. It is intended that commercial buildings shall be designed to seamlessly blend into the residential and resort nature of these areas in the following respects:

- Building design,
- Minimal impervious surfaces and lighting, and
- Not characterized by chain retailers.

Any newly developed business parks within this plan district shall, to the extent possible, have a single entrance access located off of major County roads.

■ **Low Density Residential/Forest Conservation**

The Low-Density Residential/Forest Conservation plan district is the area formerly planned for Agriculture, but is not suited to agriculture and is not in any agricultural use or situated directly between agricultural uses. Much of this area is steeply sloped, some serves as a transition between the active agricultural uses and higher density residential uses; and the remainder generally includes wetlands and environmentally sensitive lands not well suited for more intensive development.

The 10-acre density for residential uses shall continue in this district, however, it is intended that planned residential development in higher densities will also be permitted in this district. Planned development will be encouraged to include the following, at a minimum:

- Clustering of residential units and permanent preservation of open space;
- Low number of curb cuts on County roads;
- Lessen visual impact from County roads and adjacent residential areas;
- Reduce potential negative impact on ridgetops and within viewsheds;

- Protect and enhance other important habitats and groundwater recharge areas.

Additional uses here shall be limited to public and semi-public recreational uses and uses accessory to and related to a low-density residential land use pattern.

■ **Low/Medium Density Residential/Agricultural**

The low/medium density residential district is planned for the area between Lime and Little Traverse Lakes and the mixed use area south of Lime Lake. These are important watershed areas effecting water quality in surrounding lakes and ground water. Single-family residential uses at a maximum density of approximately 1 unit per 3 acres are planned for this area. Any existing agricultural uses here are encouraged to continue.

Clustering of residential uses, at the owner's discretion, would be encouraged in this planned district. In exchange for development that is more sensitive to the natural environment, limited density bonuses may be considered.

Planned development will be encouraged to include the following, at a minimum:

- Clustering of residential units and permanent preservation of open space;
- Low number of curb cuts on County roads;

-
- Lessen visual impact from County roads and adjacent residential areas;
 - Reduce potential negative impact on ridgetops and within viewsheds;
 - Protect and enhance other important habitats and groundwater recharge areas.

■ **Medium Density Residential**

The medium density residential area is found surrounding Little Traverse Lake and the northern half of Lime Lake. This plan district shall be developed at residential densities of one unit per acre and lower densities where soils do not support this density on individual septic systems and wells. Supporting uses such as schools and parks are encouraged within this district.

■ **Recreational Resort**

The recreational resort district is planned for most of Section 13 and the part of Section 12 that is south of M-22. This is currently developed as a ski resort, golf courses, and resort residential

including single family and multiple family units. Residential densities averaging 30,000 square feet are planned for this area; it is intended that the housing types in this district be flexible. Planned unit developments in this plan district may include multiple uses and must be planned for a minimum of 80 acres.

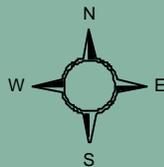
The existing uses are planned to continue; other uses acceptable for this plan district include resort related retail, conference centers, restaurants, banquet facilities, and limited convenience retail to serve the resort area. Any commercial use must be planned to serve recreational uses. A village style commercial area is also appropriate for the resort commercial district to enhance the resort uses.

■ **National Lakeshore**

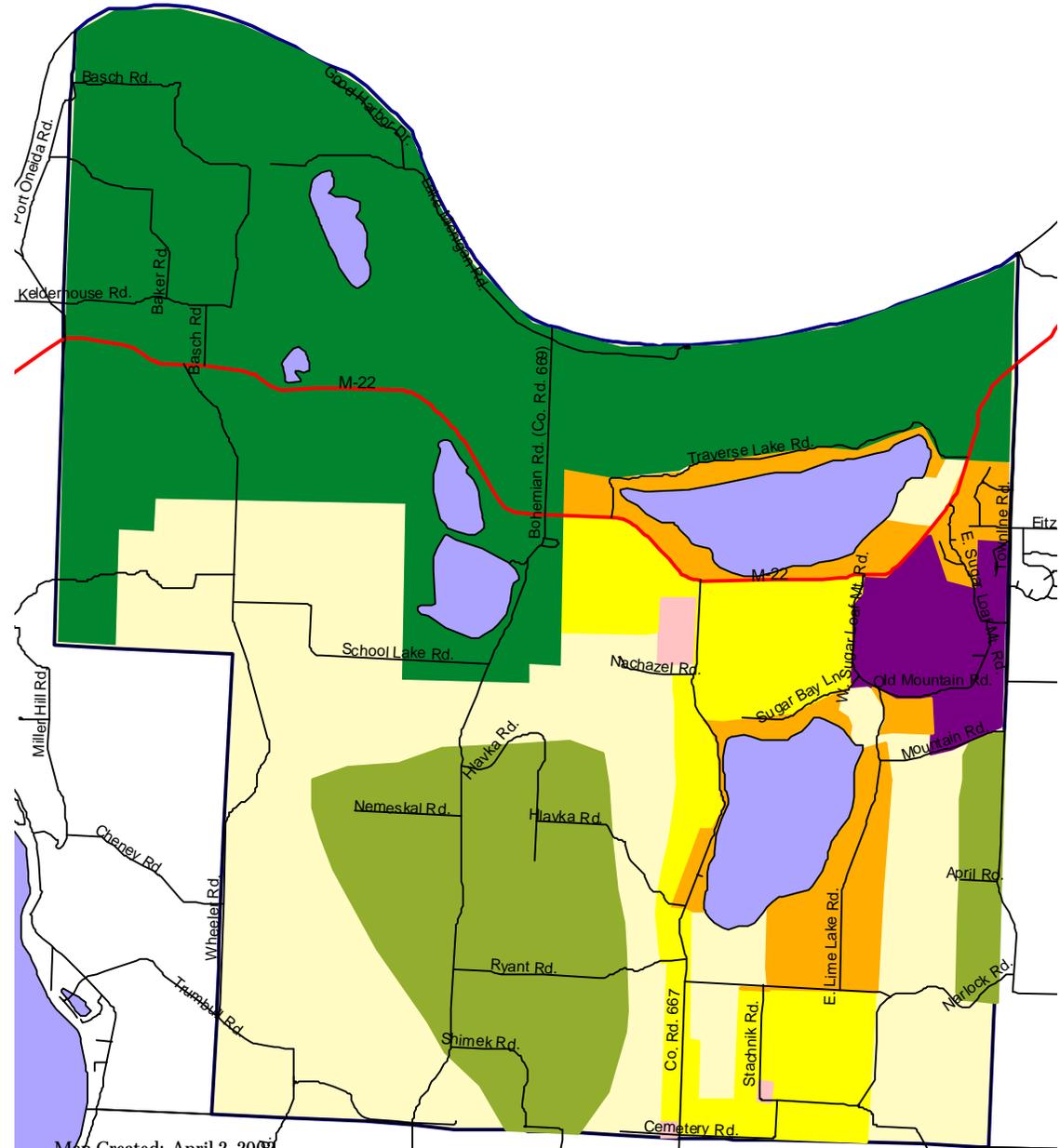
The National Lakeshore boundaries extend across the northern part of the Township, south to Little Traverse Lake on the east side of the Township and beyond School Lake on the west side. The Township does not have control over the boundaries or uses within the park boundaries; however this recreational and scenic resource is valued by its residents.

Future Land Use Map

-  Agricultural/Open Space
-  Low Density Residential/
Forest Conservation
-  Low/Medium Density Res./Ag
-  Medium Density Residential
-  Commercial
-  Recreational Resort
-  National Lakeshore



Master Plan Cleveland Township Leelanau County, Michigan



Map Created: April 2, 2009
 Data Source: Leelanau County, Land Information Access Association (LIAA), Michigan Department of Natural Resources

Implementation Strategies

Zoning Ordinance Updates

Long Term Updates (*To be Completed by 2006*)

- Update the zoning districts to reflect the Master Plan land use districts, planned uses and densities.
- Provide for a residential clustering option in the Low Density Residential/Forest Conservation and the Low/Medium Density Residential/Agricultural districts.
- These clustering options may be different for these two districts; with different density bonuses offered and varied requirements including minimum percentage of open space and maximum lot sizes, to reflect the character of each district.
- Institute a means of permanently setting aside dedicated open space.

Short Term Updates (*To be Completed by 2003*)

- Create cellular/communication tower regulations meeting the locational goals of the Master Plan, allowing

a needed service to the community and complying with Federal statute.

- Update the zoning ordinance to include regulations to limit light pollution and preserve the dark night skies.
- Adopt private road regulations.
- Adopt by reference selected guidelines found in the *Grand Traverse Bay Region Development Guidelines*, especially those related to clustering and sensitive ridge top development.

On-Going Updates

- Consider rezoning applications in light of the policies of the Master Plan.
- Review the zoning ordinance and Township policies to encourage the preservation and protection of important natural features.
- Update the ordinance to respond to changes in state and federal laws related to land use.
- Review regulations for compatibility with trends in the resort industry.
- Review keyholing and boat regulations to limit the impact of lake access lots and excessive boats on the Township's lakes.
- Consider implementing additional zoning regulation updates to protect groundwater, surface waters and wetlands.

Updates to Township Ordinances

- Impose nuisance regulations to control trash, dumping, and otherwise non-maintained properties in the Township.
- Impose regulations requiring periodic inspection of septic tanks, if reduced lake and ground water quality dictates.

Recommended Township Policies Relating to Planning

- Regularly monitor the maintenance and condition of county and state roads in the Township. Coordinate with the road agencies to program needed improvements and budget for local matches.
- Participate in any county-wide agricultural preservation programs in conformance with the objectives of this plan.
- Maintain an up-to-date Recreation Master Plan. Budget for and pursue matching grants to upgrade recreational facilities.

E. Appendix

