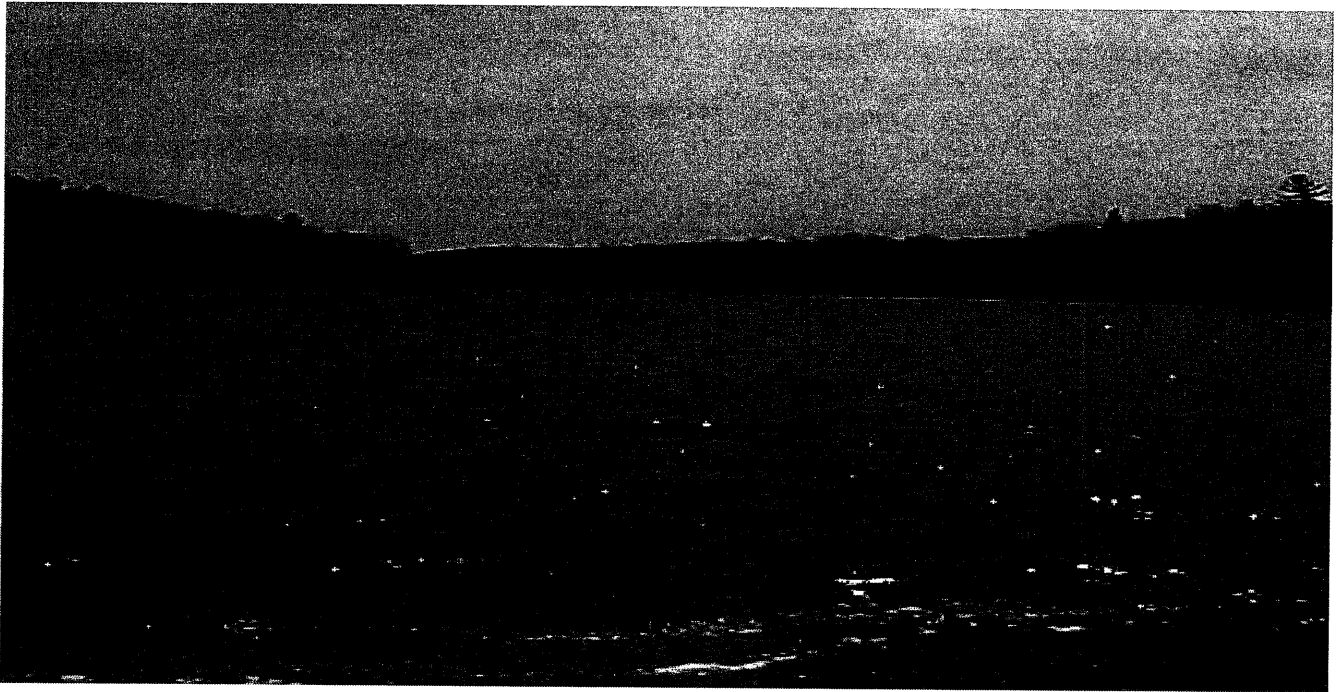


INLAND TOWNSHIP MASTER PLAN



Turtle Lake, Inland Township

Adopted March 9, 2020
Public Hearing: February 27, 2020

**TOWNSHIP OF INLAND
COUNTY OF BENZIE, MICHIGAN
TOWNSHIP BOARD RESOLUTION TO ADOPT MASTER PLAN
RESOLUTION # 2020-08**

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the ~~sue~~ use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on December 9, 2019, the Inland Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on February 27, 2020 to consider public comment on the proposed new Master Plan, and further review and comment on the proposed new Master Plan; and

WHEREAS, the Township Board finds that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township; and

WHEREAS, the MPEA authorizes the Township Board to assert by resolution its right to approve or reject the proposed Master Plan;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of the 2020 Master Plan.** The Township Board hereby approves and adopts the proposed 2020 Master Plan, including all the chapters, figures, maps and tables contained therein. Pursuant to MCL 125.3843 the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final stop for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of March 9, 2020.
2. **Distribution to Notice Group.** The Township Board approves distribution of the adopted plan to the Notice Group.
3. **Finding of Fact.** The Township Board has made the foregoing determination based on a review of the existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the Planning Commission and public hearing, and finds that the new Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of the lands in Inland Township.
4. **Effective Date.** The Master Plan shall be effective as of the date of adoption of this resolution.

The foregoing resolution offered by Board Member Wilson second offered by Board Member Poulisse.

Upon roll call vote the following voted:

Aye: Wilson, Wirth, Poulisse and Beechcraft

Nay: None

Absent/Excused: Miller

The Supervisor declared the resolution adopted.


Rose Wirth, Inland Township Clerk

March 10, 2020
Date

Chapter One Introduction and Purpose

This Master Plan is the result of the dissolving of the Joint Homestead Inland Township Planning Commission in 2020. This plan was originally adopted in 2007 when the Townships were forming the Joint Planning Commission to leave County zoning. After 13 years, the Township Boards felt it best to move forward as individual Townships and Planning Commissions. Much of this plan was developed for the 2007 Master Plan and is still relevant today so only appropriate updates were added to the 2020 Inland Township Master Plan.

Purpose:

Michigan Townships are permitted to create a master plan by following Act 33 of 2008, as amended, called the Michigan Planning Enabling Act. This act allows the Township to adopt a comprehensive plan of their community looking 20 years or more into the future. The master plan shall be reviewed by the Planning Commission every 5 years to ensure that it is still relevant. The master plan can be updated at any time that there are changes to the policy or direction of the Township.

Inland Township has experienced significant growth in the past decades, and there are many factors that will impact how growth will change the township in the future. The township wants to understand these factors, so they can direct future growth in such a manner that the community values and unique environmental quality of this area can be maintained for future generations.

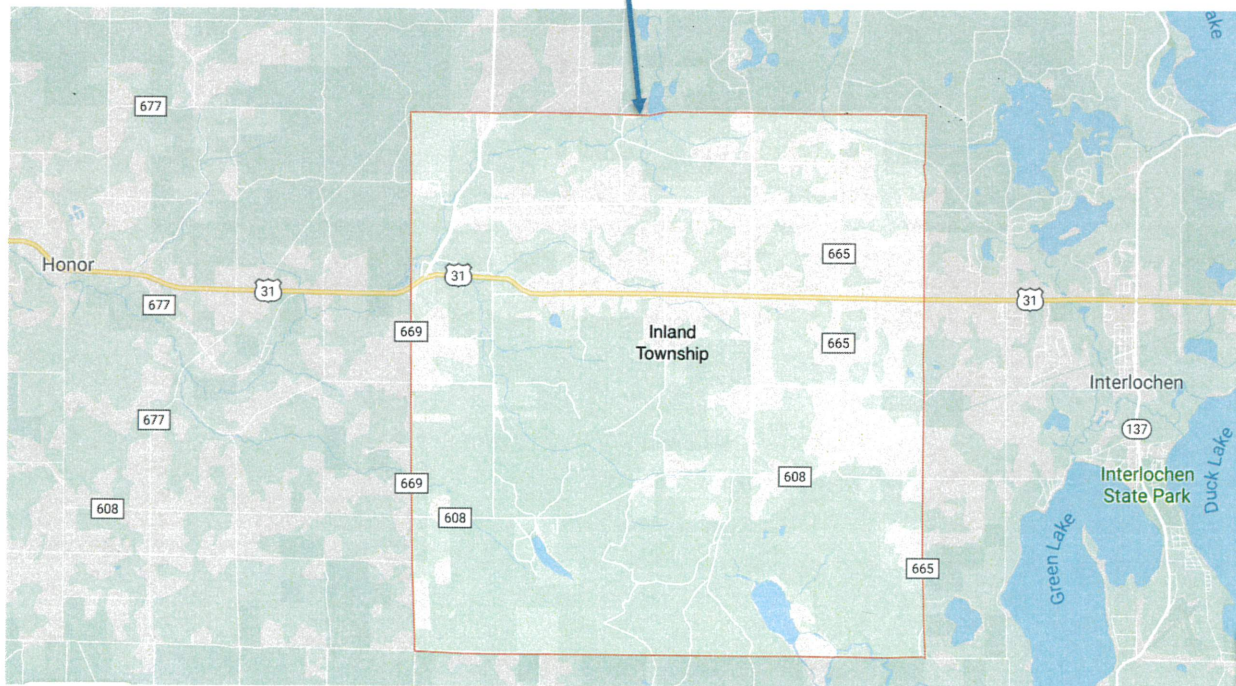
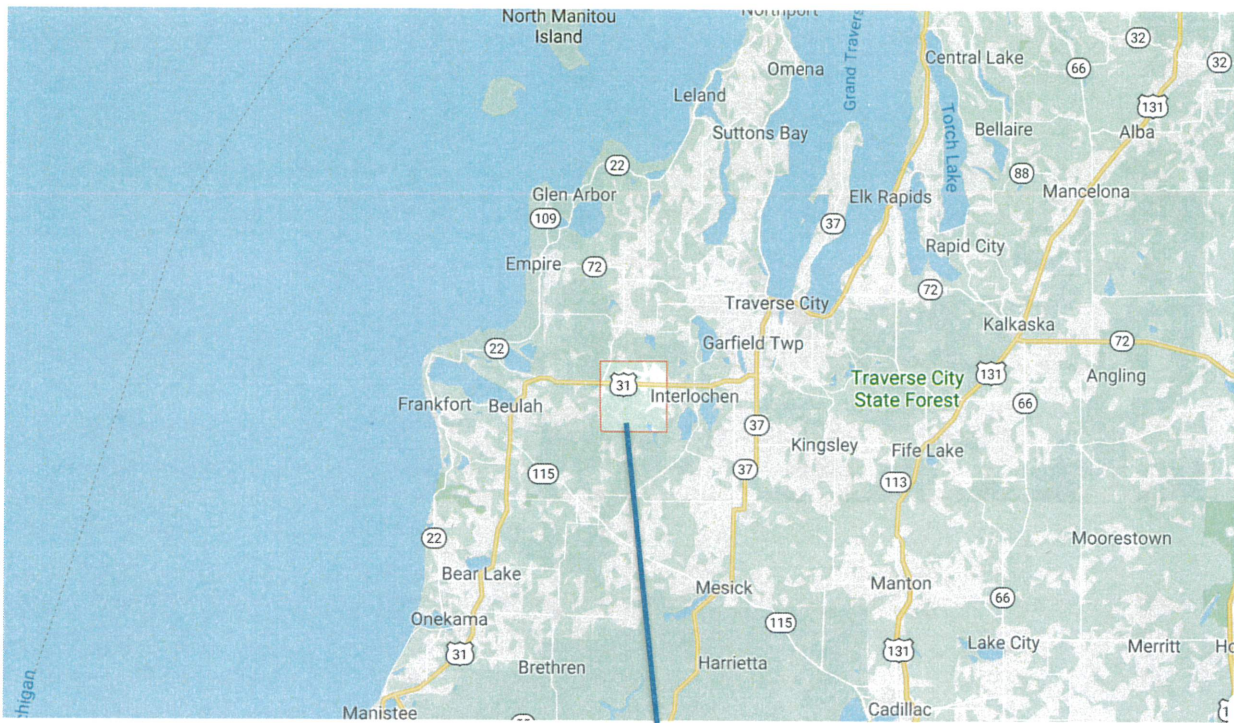
Benzie County also has a comprehensive plan for the whole county. This document will be referenced when appropriate. While the county plan may be referenced, the township has its finger on the pulse of the community and may have more information specific to the township which may conflict with the county plan.

It is the intent of the Inland Planning Commission is to create a simple, concise, well thought out Plan, which reflects the best qualities and concepts of the county plan, as well as other plans, and most importantly, the vision of local residents for the future of the township.

The natural features of the planning area are its most unique and valuable asset. Almost the entire planning area drains into the Platte River. A small portion drains into the Betsie River at Grass Lake. Surface water quality is of utmost importance to the residents and visitors to the area. The soils are predominantly sands and Harwood forests are the predominant land cover. Approximately 50-60 percent of Inland Township is State owned. The public land is administered by the MDNR as the Pere Marquette State Forest.

Location:

Inland Township is located on the North Eastern edge of Benzie County. It is immediately adjacent to Grand Traverse County and many of the residents commute to Traverse City to work and shop. Inland Township is 36 square miles and is bisected by US 31, a major East-West corridor in the area.



Chapter Two Historical Background

Michigan, originally part of “The Northwest Territory” became a state in 1837. Benzie County was formed from a portion of what had been Grand Traverse County by the Act entitled “An Act to Organize the County of Benzie” passed by the State Legislature on March 30th, 1869.

Prior to the creation of Benzie County, the Board of Supervisors of Grand Traverse County set aside the eastern section of Benzonia Township to establish Homestead Township on October 12th, 1864 and the Township of North Climax on April 10th, 1867. The name was later changed to Inland Township in 1869.

Around this time northern Michigan was opened for homesteading. Early pioneers came from “out east” to stake their claim. To stake a claim, the government required \$1.25 per acre as well as five years of homesteading on the land.

The first homesteaders toiled endlessly to make a home here. The land consisted of unbroken and heavily timbered wilderness disturbed only by local Native Americans in the pursuit of game. The settlers lived in dwellings that ranged from crudely constructed hovels which were covered with bark stripped from trees, to cabins made from inch thick, two-foot wide pine boards sawn at local mills. The roof would be covered with cedar shakes. The water supply consisted of having a cistern and using rain water, to drawing water from rivers, lakes and standing water.

Homesteaders survived by raising gardens that generally consisted of potatoes and root crops, fishing the local streams and rivers, and hunting game. It is said that the rivers were full of trout consisting of rainbow, brook and grayling trout that everyone from small children to visiting grandfathers would fish. One story from Inland Township even tells of a local pioneer catching a 62 pound sturgeon using his pitchfork in the Platte River.

The timber industry was in full swing with virgin stands of white pine and dense hardwood. The Village of Honor in Homestead Township and the Village of Bendon in Inland Township sprang up as logging towns. The villages filled rapidly with people, houses and stores, and no real roads to get to or from them.

For the most part, travel was primarily along the Old Benzonia Trail that followed along quite closely on the same route as the ancient Indian trail that went from Mackinaw southward along Lake Michigan to Manistee and beyond, keeping inland far enough to maintain a fairly direct line. Passing through Benzie County it naturally skirted the Deadstream Swamp and crossed the Platte River where the banks were low and firm enough.

These trails were developed by the railroads and lumber companies and soon became main thoroughfares. The now developed roadways allowed for newer types of commerce including “resorters” or people who would come up from the cities for summers on the lake.

As the stands of pine and hardwood began to dwindle, the mills switched over their machinery for sawing cedar and making shingles. Timbering and agriculture had been the economic base of the township for the almost fifty years. After the collapse of the timber industry, many of the offspring of the early settlers were forced to leave the area to find employment.

Today, tourism, small business and fruit farming provide the local income in this area which lies in the heart of Michigan's cherry growing region. The majority of Inland Township residents commute to industrially and commercially developed neighboring communities for employment.

The Platte River runs through the township and hosts the Michigan Department of Natural Resources Fish Hatchery located about 5 miles east of Honor. It produces Coho and Chinook Salmon, and Steelhead in abundance. The Platte River furnishes some of the Midwest's greatest Trout fishing as well. Canoeing and kayaking are also popular pastimes on the beautiful Platte River.

Fall and winter pastimes include ice fishing, snowmobiling, snowshoeing and cross-country skiing. Hikers and skiers enjoy many miles of marked and unmarked trails throughout the area. Inland Township is a blaze of color in the fall and attracts many color enthusiasts. Waterfowl and deer hunting seasons also draw in many sports hunters.

Inland Township

The first settlers came in the fall of 1863. Daniel Sherman selected a homestead on Section 13 near Inland Corners. With the aid of Cleave Boland, McIntyre, and a carpenter named Gravel, a house was built. A Mrs. Slarrow with her son, Horace, came to live here from New York. It was 2½ years before she saw another white woman. One hundred dollars was paid for their first cow.

Early happenings in the new township: The first church service was held in the Sherman's home, Etta May Barnard was the first child born, Maria Jennings and a Mr. Barton were the first couple united in marriage, Victor T. Gardiner was elected as the first Supervisor of Inland Township, Mrs. Mark McMichael was the first recorded death. The first school was held in 1868 in Victor Gardiner's home and in 1869, a frame school was built at Inland Corners. A post office was established in 1869.

In 1880, the population of Benzie County was 3,433, and with 287 living in Inland Township. In 1888, Inland had five frame schoolhouses and 124 children.

Prior to railroads serving the area, a stagecoach route traveled daily from Traverse City to Frankfort. The stagecoach route ran between two old Inland Township Cemeteries.

In 1869, the Chicago & West Michigan Railroad (Pere Marquette and the Chesapeake & Ohio) hacked through the woods in the "Bendon Station" area. A village was platted and formed three years later in 1892. From the Bendon Station, monstrously giant logs were shipped from the Bendon Swamp to Frankfort and Ludington. The name Bendon came from railroad jargon which referred to a big bend in the railroad line. The village continued to grow. It had three stores, a post office, express & telegraph office, telephone office, saw and shingle mill, blacksmith shop, feed mill, potato and produce warehouse, livery stable, hotel, pickle station, barber shop, doctor, and the important Bendon Railroad Station. Bendon never had a saloon but did have two churches. Its neighboring Village of Interlochen had four saloons and no churches. Bendon was bypassed when US 31 was built in 1927 and the railroad tracks were pulled up in 1983.

The big trees, railroad station, railroad and commerce are gone, but the beauty of the area and resourcefulness of the local people give the Village of Bendon and Inland Township great promises of the future.

Chapter Three Social and Economic Background

In order to prepare a good plan for the future, it is important to have an understanding of the population and economic conditions of both what has happened in the recent past, and what is likely to happen in the future. Data for this section was pulled from the US Census and the American Community Survey.

Population Characteristics:

Population Change 1990-2017

	1990 Population	2000 Population	Percent Change 1990 to 2000	2010 Population	Percent Change 2000 to 2010	2017 Estimate	Percent Change 2010 to 2017
Michigan	9,295,297	9,938,444	6.9	9,883,640	-0.6	9,925,568	0.4
Benzie County	12,200	15,998	31.1	17,525	9.5	17,462	-0.4
Inland Township	1,096	1,587	44.8	2,070	30.4	1,893	-8.6

As seen in the Population Change table, since 1990, except for the most recent estimate, the total population of Benzie County and Inland Township has increased at a much faster rate than the State of Michigan. This is typical for this area of the State due to the desirability of the area for all age groups. In 2007-2008, the State, as well as the rest of the Country, experienced a major financial crisis and as a result of this, there was a large exportation of talent, jobs, and population that left Michigan for more prosperous States. The effects of this depression were felt for many years after 2010 Census and will only be fully realized in the 2020 and following Census.

Racial Makeup:

Based on the 2010 US Census, 97.1 percent of the population is White in Inland Township which is similar to all of Benzie County which has 96.1 percent of the population as White. The next largest race is Hispanic or Latino which is 1.7 percent of the Township population. Additional races include American Indian and Alaska Native, 1.4 percent, 2 or more races, .7 percent, Black, .3 percent, Asian, .2 percent, Other race, .2 percent and no Native Hawaiian or Pacific Islander. This racial makeup is similar to the 2000 US Census for Inland Township.

Age and Sex:

Age and Sex Composition of 2010 Census

	Inland Township	Percent Of Total	Benzie County	Percent Of Total	State of Michigan	Percent Of Total
Total Population	2,070		17,525		9,883,640	
Male	1,049	50.7	8,701	49.6	4,848,114	49.1
Female	1,021	49.3	8,824	50.4	5,035,526	50.9
Median Age	39.7		49.6		38.9	
Age Breakdown						
Under 5	128	6.2	931	5.3	596,286	6
5-9	181	8.7	1,046	6	637,784	6.5
10-14	148	7.1	1,059	6	675,216	6.8
15-19	128	6.2	1,017	5.8	739,599	7.5
20-24	74	3.6	676	3.9	669,072	6.8
25-29	100	4.8	758	4.5	589,583	6
30-34	139	6.7	846	4.8	574,566	5.8
35-39	149	7.2	967	5.5	612,493	6.2
40-44	158	7.6	1,105	6.3	665,481	6.7
45-49	169	8.2	1,436	8.2	744,581	7.5
50-54	163	7.9	1,411	8.1	765,452	7.7
55-59	169	8.2	1,309	7.5	683,186	6.9
60-64	129	6.2	1,320	7.5	568,811	5.8
65-69	97	4.7	1,142	6.5	418,625	4.2
70-74	54	2.6	907	5.2	306,084	3.1
75-79	36	1.7	636	3.6	244,085	2.5
80-84	29	1.4	489	2.8	200,855	2
84+	19	0.9	443	2.5	191,881	1.9

Based on the 2010 US Census, there are slightly more men that live in Inland Township than women but the numbers are very close to 50% of the total population. The breakdown of male to female of Inland Township is opposite of Benzie county and the State as a whole. The County and State report a higher percentage of women to men but again these numbers are also very close to 50%.

An interesting number is the median age for the Township, County, and State. Inland Township has a median age similar to the State, 39.7 years for Inland Township and 38.9 years for the State of Michigan but the median age for Benzie County is about 10 years older at 49.6 years. A median age higher than the State is normal for this area of the State because of the number of retirees that typically live in Northwest Lower Michigan. The lower median age in Inland Township shows that Inland Township contains more working age and families than other portions of Benzie County. This could be attributed to the closer location to the largest work center of Traverse City.

Housing Units:

In addition to population, it is important to look at housing for indications of growth in a community. The table below shows that between 2000 and 2010, there was a 33.7 percent increase in total housing units or an additional 244 units constructed in Inland Township. The County experienced an 18.3 percent increase in housing units over the same period while the state only increased by 7 percent.

Inland Township has a much larger percent of vacant seasonal housing than the State but this is to be expected for this region of the State. These vacant seasonal units can be attributed to second homes, as well as, seasonal vacation rentals.

Housing 2000-2010

	Inland Township			Benzie County			State of Michigan		
	2000	2010	Percent Change	2000	2010	Percent Change	2000	2010	Percent Change
Total Housing Units	723	967	33.7	1,0312	1,2199	18.3	4,234,279	4,532,233	7
Owner Occupied	545	709	30.1	5,573	6,223	11.3	2,793,124	2,793,342	0
Renter Occupied	75	105	40	928	1,075	15.8	992,537	1,079,466	8.8
Vacant	103	153	48.5	3,812	4,901	28.6	448,618	649,725	44.8
Vacant Seasonal	57	84	47.4	3,181	4,035	26.8	233,922	263,071	12.5
Average Household Size, Owner Occupied	2.56	2.56		2.45	2.37		2.67	2.57	
Average Household Size, Renter Occupied	2.59	2.44		2.26	2.35		2.24	2.29	

Income:

Between 1999 and 2017, the median household income for Inland Township increased by \$8,327 or 21.8 percent, from \$38,125 to \$46,452. In this same period, the median household income for Benzie County increased by \$15,827 or 42.4 percent, from \$37,358 to \$53,185 and for the State of Michigan increased by \$9,001 or 20.2 percent, from \$44,667 to \$52,668. The median household income for Inland Township increased similar to the State of Michigan. Benzie County's median income increase substantially over the 20 years. In 1999, the County median income was less than Inland Township while in 2017, the County median income is much more than Inland Township. It is unknown why there is such a change in the median household income for Benzie County.

Education:

In the 2017 American Community Survey Estimates, 93.7 percent of Inland Township's population were high school graduates. This number has greatly increased since the 2000 Census when only 83.1 percent of Inland Township's population were high school graduates. In comparison, based on 2017 estimates, Benzie County had 92.5 percent high school graduates and the State of Michigan had 90.2 percent.

In addition to high school graduates, there has also been an increase in the Bachelor's degree holders in the Township. The 2017 estimates show that 18.4 percent of the Inland Township population has a bachelors or higher degree while in 2000 it was 9.9 percent. While this is an increase for the local area, compared to Benzie County (28.5 percent) and the State (28.1 percent), Inland Township has a lower percentage of higher education degrees.

Chapter Four Community Services and Facilities

Emergency Services: The planning area is served by enhanced 911 Service that dispatches Fire, Ambulances and Law Enforcement from the Benzie County Sheriff's department located on US 31 in Beulah. All law enforcement is provided by the County Sheriff's department and Michigan State Police. The state police operate a substation in Honor at the Homestead Township Office.

Inland Township provides fire service to its residents with paid on call volunteer firefighters. The station is located at the Inland Township Hall with the Township offices on Honor Highway (US 31). Benzie County operates an ambulance/first responder service.

Cemeteries: There are four public cemeteries within Inland Township that the Township manages. Three are located on Honor Highway on the Eastern edge of the Township. They are Stagecoach Memorial, Inland Township Cemetery, and Countryside. Brundage Cemetery is located on N. Carmean Rd and only accepts cremated remains.

Solid Waste: Individuals and businesses contract privately for solid waste services.

Recreation:

Inland Township has four inland lakes: Lake Louise (private), Bell Lake (private), Turtle Lake and Grass Lake. Grass Lake and surrounding area drains into the Betsie River, a small portion of which can be found in the southeast corner of Inland Township. With regards to campgrounds/parks, the following are located within the township:

Private campground at Turtle Lake

Inland Township has a 20-acre community park located in Section 1 of the Township on Lake Ann Road. This park contains playground equipment, basketball court, softball field, a pavilion, and paved walking trail.

In addition to many seasonal county roads, the Michigan shore to shore trail for hikers and horseback riding cuts through a portion of Inland Township.

Utilities:

Inland Township is serviced by the following providers:

1. Electrical service is provided by Consumer's Energy and Cherryland Cooperative.
2. Propane gas is predominately found in most residences throughout the township. However, DTE provides natural gas service along the US-31 corridor.
3. Phone service is provided by Century Tel. Along US-31 Spectrum, formally Charter Communications is available for phone, cable TV and high-speed internet access. Century Tel also offers DSL high speed internet in the north half of the township. In the outlying area of the township cable service is unavailable, with most residences using some type of satellite dish for TV viewing.
4. Various cell phone providers are available.

Schools: Inland Township is in the Benzie County Central School District. Lake Ann Elementary school is located on Bronson Lake Road within the Township. Benzie Central Middle School and High School are located in Benzonia and are one of the largest school districts geographically in the lower peninsula. Benzie Central High School is classified as a Class B school.

Transportation: US-31 is the main transportation artery through Benzie County as a whole. US-31 connects with Traverse City to the east and north, and Manistee to the south and west. County roads 677 and 669 are the primary roads running north and south within the township and connect with Leelanau County to the north. The Benzie County Road Commission is located in Honor Michigan. The road commission is responsible for road maintenance within the township.

Chapter Five Natural Resources and Features

Basic Geology:

The bedrock underlying the planning area was laid down during the Devonian age of the Paleozoic Era. The surface geology of the area was formed some 10,000 years ago by glacial activity. Over many hundreds of years, glaciers advanced and retreated resulting in a mix of soils as a result of erosion and depositing of soils.

The planning area enjoys a wide variation of topography. Fairly steep slopes are found as well as gently rolling valleys in connection with stream systems, as well as broad flat areas.

Soils:

The Natural Resource Conservation Service (NRCS) has completed a soil survey for Benzie County. In contacts with the Cadillac Office, and referral to the Manistee Office, efforts are underway to obtain a soils map for the planning area. It is important that a soils map is found that explains the soils limitations within the township in order to effectively plan for areas needing protection and to identify areas suitable for future growth.

Mr. Ben Loosemore, District Conservationist, United States Department of Agriculture, NRCS for Benzie and Manistee Counties, has been extremely helpful in providing soils information for the planning area. In addition to the identification of major soils groups, Mr. Loosemore has provided general limitations for soils found in the planning area such as suitability for development, agricultural and forestry, as well as soils where development will likely result in expensive engineering solutions, such as steep slopes and high-water table, poor drainage soils.

In general, the soils of the planning area are predominantly sands, with a wide variety of slopes. In the stream valleys the soils contain high organic material such as mucks, and also high-water table soils.

Since the sandy soils often do not contain any impermeable barrier, such as clay in the lower levels, these soils may result in ground water contamination from on-site septic systems. In addition, many of these soils are reported to have poor filtering capacity that is needed for effective on-site treatment of septic wastes.

Sites for on-site septic systems must be selected only after a site investigation; to be sure that eventual ground water contamination will not happen.

The soils maps illustrate the complex make-up of the soils of the planning area, and provide a general idea of where new development would be the least threat to environmental quality.

The Most Common Soil Types in the Planning Area:

Soil #	Soil Name	Limitations
29	Fogg – Benzonia Sands – 0 to 50%	Seepage on Slopes
54	Kaleva Sand – 0 to 50 5% slopes	Seepage, poor filtering capacity
57	Grattan Sand – 0 to 50% slopes	Seepage on slopes
64	Benona Sands – 0 to 70% slopes	Seepage, poor filtering capacity
109	Shavenaugh Sand – 0 to 50% slopes	Seepage on slopes
135	Nessen Sand – 0 to 12 % slopes	Seepage, poor filtering capacity
136	Nessen-Kaleva Sands – 0 to 35% slopes	Seepage on slopes

It is very important that these sandy soils, especially where there are steep slopes, have vegetative cover to prevent soil erosion. These soils are best suited for the growing of timber and other wood products.

Common High-Water Table Soils

73	Houghton-Adrain Muck	High Water Table
106	Covert-Dair Complex – 0 to 6% slopes	High Water Table
107	Benzonia Sand – 0 to 50% slopes	High Water Table
130	Glendora-Algansee-Abscota Complex	Frequent Flooding

Prime Farmlands – The Natural Resource Conservation Service reports that there are no prime farmland soils in the planning area.

Sand and Gravel Extraction – There are several locations of sand and gravel extraction, primarily located in the Kaleva and Nessen-Kaleva soil groups.

Woodlands:

Approximately 50% - 60% of Inland Township is owned by the state of Michigan, and is administered by the Michigan Department of Natural Resources (MDNR) as the Pere Marquette State Forest.



Typical Deciduous Forest on Sandy Slopes

In addition, a major portion of the private land holdings are also in forest. The forest cover not only provides wood production, wildlife and recreational uses, but the forest cover helps hold the fragile sandy soils in place, especially in the steeply sloping areas.

Surface Water:

The Platte River originates in Almira Township directly north and cuts through the northwest corner of Inland Township and through Homestead Township to the Platte Lakes and eventually Lake Michigan. The river is part of the Platte River Watershed and it also drains Kinney, Brundage and Stanley Creeks in Inland Township. The Platte River Watershed extends westward from Long Lake in Grand Traverse County to Lake Michigan. It reaches north into Leelanau County and southward covering most of the northern half of Benzie County. The total drainage area is approximately 193 square miles and the Platte River Valley is about 14 miles in length. The largest land coverage, at 82% is forested, open lands and wetlands. Second in land area is agriculture at 12%, followed by urban use at 7%. Approximately 76% of the watershed is publicly owned as National Park Services and State of Michigan land holdings. Many sections of the watershed are considered sensitive, such as areas of ground water recharge, headwater lakes or streams, steep slopes and water courses have little if any protection from non-point source pollution.

Inland township has four inland lakes; Lake Louise (private), Bell Lake (private) Turtle Lake and Grass Lake. Grass Lake and surrounding extensive wetlands area drains into the Betsie River, a small portion of which can be found in the southeast corner of Inland Township. Turtle Lake has wetlands around the East end of the lake. It is surrounded by private residences and a campground.



The Platte River near U.S. 31

Groundwater:

The planning area is located in the Platte and Betsie River Watersheds. Both ground water and surface water are of vital importance to the township. The surface waters are a valuable resource for scenic, recreational, fish and wildlife habitats, as well as a recharge area for groundwater. Groundwater is the only source of domestic water supply since there is no central water system within the planning area and all residents and businesses rely on private wells for a safe water supply.

Wetlands:

The Michigan Department of Environmental Quality (MDEQ) has completed a wetlands inventory of Benzie County as part of its statewide wetlands inventory program. The wetlands identified in Inland Township is shown along the river, streams and drainage systems.

Chapter Six Existing Land Use

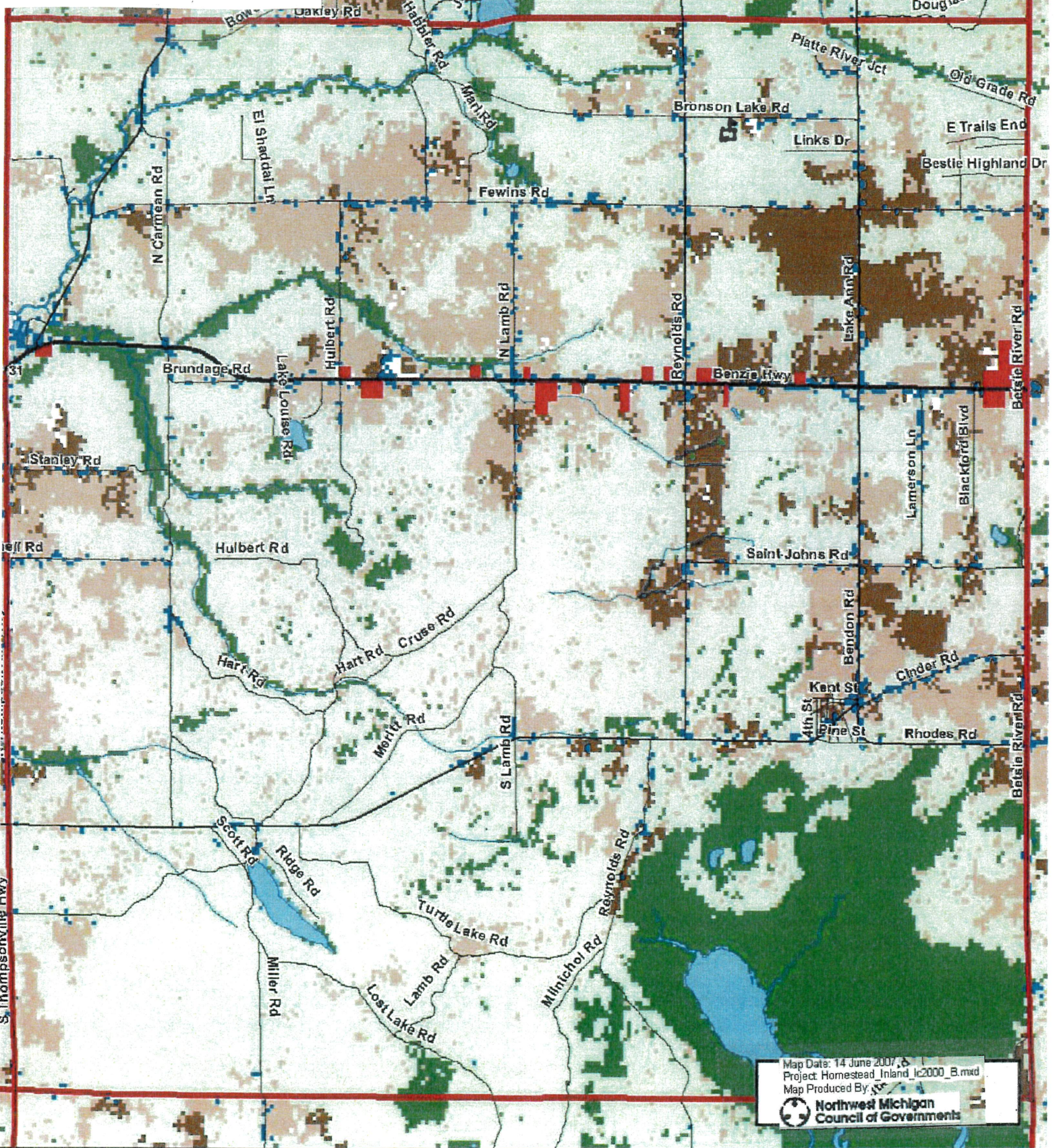
The Northwest Michigan Council of Governments has provided a land cover map titled 2000 Land Cover for Inland Township. This map appears on the next page.

While the year 2000 land cover would seem to be too far out of date to be helpful, the Inland Planning Commission will use this map as a reference point to help them assess the extent and trends in land use since the year 2000.

The land cover map shows forested, agricultural and open lands, as well as areas of residential and business development.

2000 Land Cover Map

	Commercial		Grassland		Unconsolidated Shore
	Other Development		Forest Cover		Bare Land
	Cultivated Land		Palustrine Wetlands		Water



Map Date: 14 June 2007
 Project: Homestead_Inland Ic2000_B.mxd
 Map Produced By: [Logo]
Northwest Michigan Council of Governments

Chapter Seven Trends and Projections

Business Growth: Business and commercial growth is another factor we need to consider and make an intelligent guess as to what might be needed concerning areas for expansion. At the present time, there has been an expansion of businesses in a wide variety of business types along the US 31 corridor. This practice is very likely to continue over the next twenty years, with the pace and type dependent upon regional economic factors, along with land use and zoning policies developed as a result of this Plan and the Benzie County Plan.



Crystal Lake Clinic

Issues of Greater Than Local Concern:

In examining trends and projections that will impact future development of the planning area, a review of the planning effort of Benzie County in regards to issues that cross political boundaries is a worthwhile effort. To be sure, many development issues will require not only cooperation with adjacent governmental units, perhaps the most important being the Village of Honor and Lake Ann, but also Benzie County and to some extent Grand Traverse County.

The following development issues go beyond the political boundaries of the planning area, or involve other agencies, and will need to be addressed as they occur in cooperation with appropriate local, State or Federal agency.

- ▶Transportation – Access management of U.S. 31 and County Primary Roads.
- ▶Wetlands protection, ground and surface water quality protection.
- ▶Affordable Housing.
- ▶Livable wages, job opportunities, lack of local employment base.
- ▶Recreational Trails Siting (that cross the planning area) Federal, State, Local.
- ▶Locally Unwanted Land Uses (LULU's) that meet a regional need, i.e. gravel & sand extraction, cell towers, junk yards, landfills, wind and solar.
- ▶Solid Waste and Recycling.

Chapter Eight Goals and Objectives

Community planning as an accepted course of action by the community, and as outlined in the Michigan Planning Enabling Act, is a process of establishing goals and objectives to arrive at a desirable future end state, a “vision” of how the community wishes to look at a point in the future.

Goals are intended to describe the vision or end state desired, and objectives are milestones or steps to be taken along the way to achieving the goal. Goals are utilized by the community to develop growth management techniques, including zoning, and capital improvement planning. Goals are also valuable as a frame of reference for day to day decision making by both public and private organizations and individuals.

Natural Resources:

Goal: Optimum utilization of land, water, air and natural resources, including their preservation and conservation.

Objectives: Provide opportunities, methods or controls to assure:

- Continued and future use and conservation of valuable natural resources by preventing inappropriate development of conflicting land uses.
- Development of flood and erosion controls to minimize flood damage and maintain water quality levels.
- Utilization of highway facility improvement as a positive guide to direct or enhance land use relationships.
- Preserve and enhance the unique character of the Township.



Open Space:

Goal: Encourage maintenance, quality and quantity of open space, scenic and natural areas through the Township.

Objectives: Provide opportunities, methods or controls to assure:

- Preservation of lands with open space potential.
- Promotion of recreation purposes of public open space and woodlands.
- Protection of unique natural areas, swampland, forest, and water courses from urban types of development.
- Encouragement of open space, appropriately located, in all land use areas.



Recreation:

Goal: Maintain public ownership of recreation land at the existing level.
Consolidate or ensure creation of commercial recreation enterprises in appropriate locations.
Promote an adequate range of recreation opportunities.

Objectives: Provide opportunities, methods or controls to assure:

- Maintenance of local, state and federally owned recreation in such a manner that there is optimum utilization of appropriate locations with minimal conflict with adjoining land uses.
- Conservation of sufficient recreation lands to serve desired population growth with both active and passive recreation potentials.
- Where possible, multi-functional use of recreation areas for open space, forestry, flood plain or water resource conservation and historical preservation.
- Preservation of unique natural areas which cannot be replaced if destroyed, misused or neglected.
- Shape and guide the pattern of land use development away from ecologically sensitive areas.

Public and Community Services:

Goal: Provide adequate and appropriate public facilities and services for the benefit of the people of the township.

Objectives: Provide opportunities, methods or controls to assure:

- Highest quality facilities and services necessary to guide and maintain orderly future development.
- Encourage development of sewer and/or water systems necessary to prevent pollution of the township's water resources.
- Interdepartmental cooperation and coordination of police, fire and rescue services to achieve township wide coverage availability.
- A cooperative effort with county and regional agencies to promote expansion of educational facilities and services to make available to all people the widest range of educational opportunities.

Transportation:

Goal: To preserve the present road system through the planning of a transportation system which causes a minimum of environmental or ecological damage to the Township.

Objectives: Provide opportunities, methods or controls to assure:

- Improvement and modernization of the present road system to provide optimum capacity, efficiency and safety while maintaining wherever possible the natural character of the roads and surrounding areas.
- Utilize state roads for the major portions of through traffic.
- Coordination of transportation facility development with projected growth desires.
- Coordination with the County, State and Federal transportation systems.
- Adequate parking in areas of greater residential, commercial and recreational development intensity.

Agriculture:

Goal: Encourage the maintenance of a viable agriculture, where economically feasible, in existing agricultural areas.

Objectives: Provide opportunities, methods or controls to assure:

- Development of marginal agricultural lands for other uses such as forestry, recreation, or open space and conservation.
- Appropriate and orderly residential development in agricultural areas by discouraging high density, premature, scattered or sprawling development of agricultural lands.
- To allow for existing agricultural use as a compatible use.

Housing:

Goal: Housing for all the people of the township that should be safe, sound, and healthful.

Objectives: Provide opportunities, methods or controls to assure:

- An adequate supply of housing for existing and future populations.
- That housing is conveniently located in relation to necessary and desirable public and private facilities and services.
- That housing for all the people of the Township are safe, sound and healthful.
- That a broad range of housing types and prices are available throughout the Township.
- That residential development takes place in an orderly fashion with respect to adjacent land uses; public utilities, services and transportation capabilities, and natural conditions and limitations, while serving the residents needs for individual utility, identity, character and aesthetics.
- The gradual renewal and rejuvenation of deteriorating residential structures or areas.
- The institution, maintenance and enforcement (or administration) of adequate and effective zoning, development regulations, and housing and building codes.

Business:

Goal: Concentrate new business development at identifiable community centers and encourage the improvement and consolidation of existing business facilities.

Objectives: Provide opportunities, methods or controls to assure:

- Developments of any new business facilities in such a way as to minimize conflict with other land uses.
- Creation of higher development and design standards and enforcement procedures to encourage commercial development.
- Consolidation, revitalization and improvement of existing commercial areas, both aesthetically and functionally, into strong, unified and active service centers.
- Adequate access and public services for all commercial locations.

Employment:

Goal: Provide an increased and wider variety of employment opportunities on a year around basis.

Objectives: Provide opportunities, methods or control to assure:

- Cooperation with County; Regional, State and Federal agencies to aid in the development and maintenance of manpower training and vocation rehabilitation programs to combat unemployment or under-employment.
- The revitalization, growth and expansion of existing year around commercial activities in the planning area.
- Provision of roads, services, facilities and educational opportunities necessary to gain and keep qualified personnel for area employers.



Upholstery Shop U.S. 31 and Lamb Road

Home Based Business and Home Occupation

Both of these types of businesses need to be accommodated and encouraged within the township. Special care will need to be taken with subsequent zoning language to allow for these uses while protecting the residential and rural character of the township.

A Summary of Goals

Natural Resources- Thoughtful utilization of land, water, air and natural resources, including their preservation and conservation.

Open Space- Encourage maintenance, quality and quantity of open space, scenic and natural areas throughout the township.

Recreation- Maintain public ownership of recreation land at the existing level. Consolidate or ensure creation of commercial recreation enterprises in appropriate locations and promote a wide range of recreation opportunities.

Public and Community Services- Provide adequate and appropriate public facilities and services for the benefit of the people of the township.

Transportation- To preserve the present road system through the planning of a transportation system which causes a minimum of environmental or ecological damage within the township.

Housing- Housing for all the people of the township that should be safe, sound and healthful.

Agriculture- Encourage the maintenance of a viable agriculture.

Business- Concentrate new business development at identifiable community centers and encourage the improvement and consolidation of existing business facilities.

Employment- An increased and wider variety of employment opportunities on a year around basis.

Chapter Nine

Future Land Use Recommendations

The Inland Township growth management concept: Guide and control population densities and distribution, and business growth in order to maintain a rural farm and woodland atmosphere, an ecological balance, open space, high levels of sanitation and low levels of pollution. This Plan intends to guide population growth to protect natural resources and open space. This can be accomplished with a general understanding by the citizens and others of the community goals, and a rational control of the Township's development through a well-crafted zoning ordinance and other development regulations.

The Future Land Use Plan: This Plan is based generally on the Benzie County 2020 Comprehensive Plan, and in particular the concepts developed as the Open Space and Natural Resources Protection Plan. Other foundations of this Plan are the Benzie County Soil Survey and the Michigan Department of Environmental Quality Wetlands Inventory.

The officials of Inland Townships realize what is at stake: The maintenance of the unique and high value environment of the planning area in the face of incremental development, that, if not wisely managed, has the potential to degrade not only the natural environment, but result in general urban type sprawl, and higher costs for public services.

The projected increase in population does not appear to be so significant that proper management of this new growth is not possible. Continued, but modest growth projections over the next twenty years gives the Township the opportunity to direct new growth, and have the proper support facilities to accommodate the new development. The planning area is generally divided into three main land use categories: Commercial along the US 31 corridor at points where existing commercial activity is already taking place and it appears logical and practical to provide for expansions, low density residential for all State land areas and lands adjacent that are in large parcels and it appears to be feasible to retain these lands in a low density, low intensity use for the time horizon of the Plan, and medium density in areas where parcel division and developments have already resulted in higher densities.

Commercial Uses:

The planned commercial uses will serve local residences and regional commercial needs. Light industrial uses are included in this land use category. Density will generally be one acre or less. However, some uses, particularly those of a light industrial or mixed commercial use may need to be on larger parcels.

A major issue facing the planning area is US 31. If present trends continue, it is likely that typical strip commercial development will gradually overtake this corridor. While US 31 is the logical location for business activity, it is the goal of this plan to manage future business expansion in a manner sensitive to open space and environmental quality, while still providing an opportunity for business growth.

Business growth will be welcomed, and as a logical expansion of already existing business locations. It is recommended that "nodes" or clusters of businesses be encouraged along the US 31

corridor with generous expanses of open space where soil and other natural resources need to be protected or where site distances and other highway engineering factors may affect access.

Access control, shared service drives, signage, landscaping, and parking at the side and rear of the developments are all management techniques that are recommended and are planned to be included in the review criteria for future development proposals.

Residential Uses:

A wide range of residential densities should be considered, both from the standpoint of providing affordable housing opportunities, but to also retain the rural, open space character of the planning area. While some citizens may wish to have a compact, manageable homesite, others may prefer more spacious acreage for their home.

Low Density Residential Uses

The majority of the land of the planning area is designated for low density residential uses. This category includes the State land and agricultural and forestry uses. Other uses such as recreation will also be encouraged in this category.

Parcel sizes for residential development may be established at five acres or more.

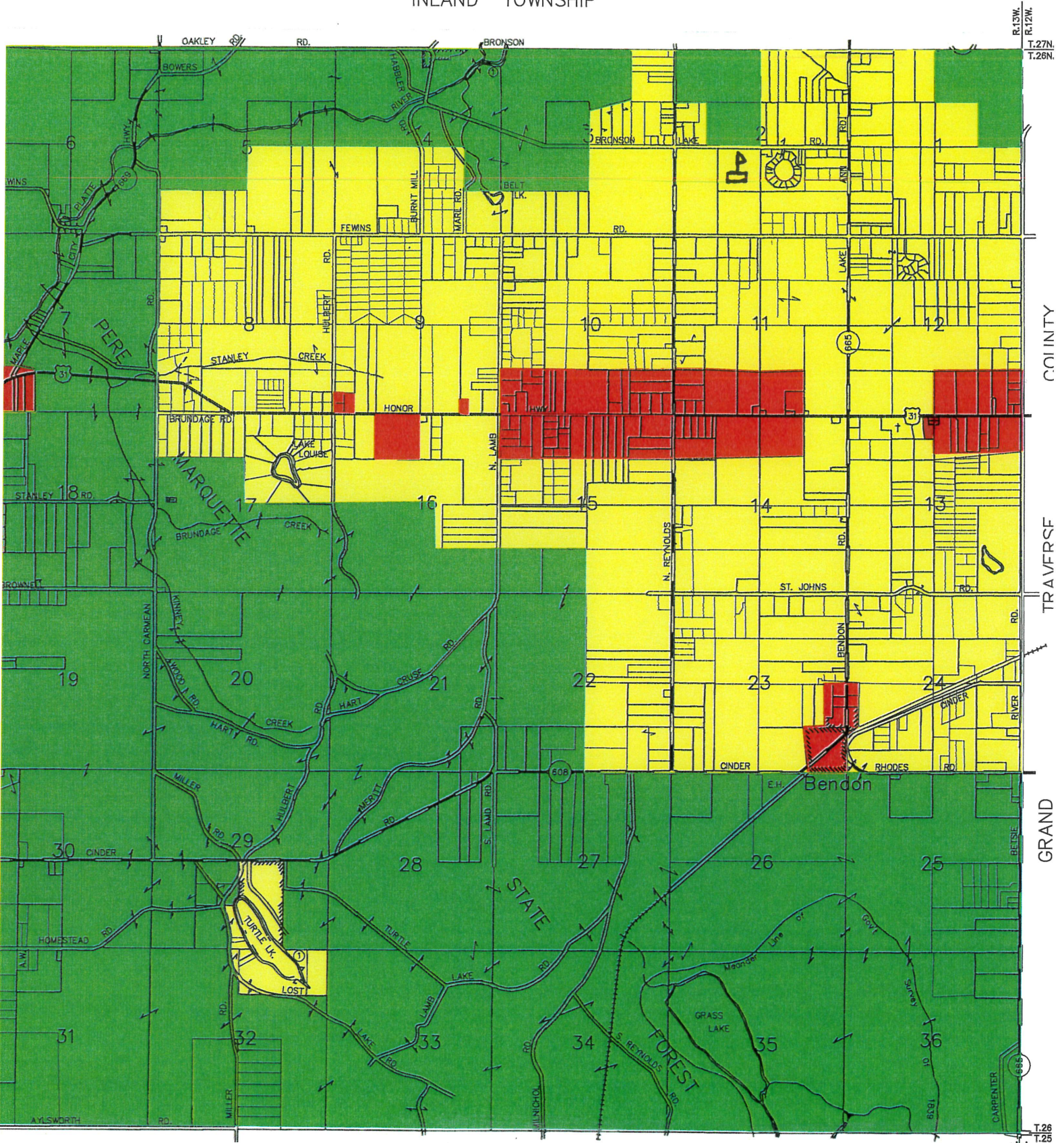
Medium Density Residential Uses

The balance of the planning area is reserved for various types of medium density residential uses. This category is shown for areas where parcel divisions have resulted in existing parcels and lot at five acres or less. These lands are designated for medium density residential development. Subdivisions and other types of group and mixed-use developments are encouraged near existing business centers. Agricultural and forestry, as well as recreation and tourism uses will be encouraged.

Parcel or lot sizes for this category may be 2 1/2 acres to one acre or smaller, if open space developments are proposed.

FUTURE LAND USE MAP

INLAND TOWNSHIP



 **COMMERCIAL**

 **MEDIUM DENSITY**

 **LOW DENSITY**

Zoning Plan

The Michigan Planning Enabling Act requires the master plan to contain a zoning plan to assist in any rezoning requests. The zoning plans helps to relate the master plan to the zoning ordinance and which future land use districts correspond to the appropriate zoning district.

	Zoning Districts	
Future Land Use Districts		
Commercial	General Commercial	Areas designated as commercial on the future land use map, are most appropriately zoned or anticipated to be zoned General Commercial
Low Density	Forest-Residential	Low density future land use district is most appropriately zoned Forest-Residential
	Large Parcel Rural Residential	
Medium Density	Rural Residential	Future land used as medium density, corresponds with the residential districts on the Zoning Map
	Mixed Residential	
	Single Family Residential	