

**HOMESTEAD INLAND TOWNSHIPS  
MASTER PLAN**



**The Platte River, Homestead Township**



**Turtle Lake, Inland Township**

**Adopted April 15, 2008**

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## Executive Summary

Homestead and Inland Townships formed a Joint Planning Commission as authorized by the Joint Municipal Planning Act, Act 226 of 2003, as amended, in February 2007. The Commission, operating within the guidelines of the Township Planning Act, Act 168 of 1959 as amended, has prepared a future land use plan to direct future growth within the planning area. This Summary should not be considered as a substitute for the provisions found in the Master Plan contained on the following pages.

While population growth at both the county and township level was 30-40 percent between 1990 and 2000, that rapid growth has slowed to around 10 percent from 2000 to 2005. The bulk of the population is within ages 25 to 54, with almost all residents that seek employment having to leave the township area.

Both Homestead and Inland Townships operate township offices, and provide public services such as cemeteries and parks. Benzie County also provides some emergency and public services within the townships. The Benzie County Road Commission maintains county primary and local roads. US 31 crosses the entire planning area in a east-west direction. The Village of Honor is also located on the western edge of the planning area.

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 hardwood forests are the predominant land cover. Approximately 50-60 percent of Inland Township and an additional 19 percent of Homestead Township are in State ownership. This public land is administered by the MDNR as the Pere Marquette State Forest.

In looking ahead for the next twenty years, the Planning Commission has generously projected the growth rate at 40 percent. This means that the future projected population of the planning area at 2030 will be about 5,131 persons. The Planning Commission also expects business growth along US 31 as business expansion continues.

The Planning Commission has developed goals in natural resources, open space, recreation, public and community services, transportation, housing, business, employment and agriculture.

The Planning Commission has reviewed the Benzie County 2020 Comprehensive Plan, and incorporated this plan into the townships plan as found practical and appropriate. The basic concept of the Homestead Inland Master Plan is to direct future growth into areas already developing, to provide for future commercial growth along US 31 in clusters or nodes based upon existing developments. Further, the Plan intends to maintain the high quality surface water, rural and forest quality by directing future residential growth into areas already developing and providing a wide variety of housing densities. The Planning Commission intends to recommend implementation of this Plan by utilizing the Michigan Zoning Enabling Act.

## **Chapter One Introduction and Purpose**

### **Introduction**

Homestead and Inland Townships are adjacent townships located on the eastern side of Benzie County. Inland Township's eastern border is with Grand Traverse County. Both townships are bisected by US-31 running east/west through the townships. Both townships had zoning ordinances for many years, with Inland terminating its ordinance in 2003 and Homestead in 2005, turning zoning control over to Benzie County.

In 2006, the Board of Trustees for Inland Township inquired if Homestead Township would be interested in exploring the option of forming a joint planning commission. This option recently became available to townships as the result of an amendment to the State Enabling Statute, the Township Planning Act, Act 168 of 1959, as amended.

The respective boards for each township approached some of their former planning commission members and asked if they would sit on a committee and review the idea of forming a joint planning commission. Two public forums were held in the spring and summer of 2006 to consider this idea. One was chaired by Kurt Schindler of the MSU extension office, the other by Joe VanderMeulen, Executive Director of the Land Information Access Association. Additional meetings were held, and in January 2007 a joint planning commission agreement was drafted and sent to the respective boards for approval. In February of 2007, the Homestead Inland Joint Planning Commission was formed by action of the two township boards and following the requirements of the joint planning amendment to Act 168.

The final joint planning agreement was reviewed by both Mr. Schindler and Mr. VanderMeulen. The process that created this joint effort was an open one; both public forums were attended by members of the public as well as committee members. In both instances, public sentiment favored a joint planning commission. At both township board meetings when the joint planning agreement was presented, it was adopted with support by the public in attendance.

The committee's recommendations to form a joint planning commission were largely based on these facts:

1. A joint planning commission between Homestead and Inland townships made sense in that both townships are rural in nature, very similar with regard to demographics and geography as well as the principals of local input, local participation and local control.
2. With our rising population, proximity to Grand Traverse County and Traverse City, the committee felt the two townships planning and zoning needs presented a unique challenge that would be better served by developing a local master plan and zoning ordinance, rather than relying on a more general county wide plan.

3. Both townships have budgeted funds to prepare a plan and zoning ordinance and retain a part time zoning administrator. This budget also includes funds for a part time zoning administrator (20 hours/week).
4. A local planning commission, funded locally, would be more accountable to our local constituents.
5. A well implemented zoning ordinance and application process will significantly reduce the potential of lawsuits. This is not a guarantee, but simply the fact that the committee felt the fear of a lawsuit was not a good reason to give up the right to plan and zone at the local level.

Since the creation of the joint planning commission, the planning commissioners have been directed by the boards of Homestead and Inland Townships to draft this master plan in the best interests of the citizens of the two townships.

### **Purpose**

Michigan Townships are permitted to create a master plan by following Act 168 of 1959, as amended, called the Township Planning Act. This is called an “enabling Act”, that is, the Legislature allows or empowers a Michigan township to prepare a plan if they wish. The Act specifies how and in what form this plan must be created.

Why would Homestead and Inland Townships want to create a master plan? The primary purpose of this master plan is to provide a vision of how the townships wish to develop in the foreseeable future, for the next twenty years. The introduction included above, gives the reader a bit of history as to how the joint planning commission was formed.

Homestead and Inland Townships have experienced significant growth in the past decades, and there are many factors that will impact on how growth will change the township areas in the future. The townships want 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 has completed a well respected Comprehensive Plan, a Plan that emphasizes the excellent environmental quality of the County. Homestead and Inland Townships respect this concept, and want to build on the environmental values outlined in the County Plan as they develop their own, more detailed Plan for the Homestead Inland area. In fact, the Benzie County 2020 Comprehensive Plan strongly urges townships within the county to develop local master plans based on the overall growth management concepts of the County Plan.

It is the intent of the Homestead Inland Joint Planning Commission 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 Homestead Inland area.

## Map 1 Vicinity Map

## **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 30<sup>th</sup>, 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 12<sup>th</sup>, 1864 and the Township of North Climax on April 10<sup>th</sup>, 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 forested wilderness disturbed only by local Native Americans in the pursuit of game. The settlers lived in dwellings that ranged from rudely 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 as well as 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 rainbow, brook and grayling trout that everyone from small children to visiting grandfathers would fish. One story from Inland Township 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 with 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 townships for the 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 Homestead and Inland Township residents commute to industrially and commercially developed neighboring communities for employment.

The Platte River runs through both townships 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. Homestead and Inland Township are a blaze of color in the fall and attract 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 and her son, Horace, came here from New York to live. 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 Mr. Barton were the first couple united in marriage, Victor T. Gardiner was elected first Supervisor of Township, and 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 in Inland Township it was 287. 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 the two 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.



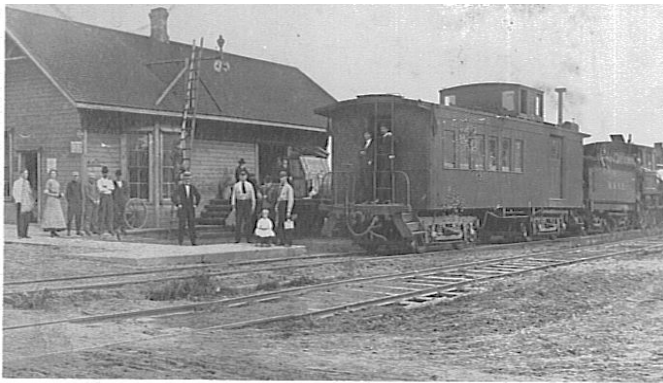
The village continued to grow. It had three stores, a post office, express & telegraph office, telephone office, saw and shingle mill, blacksmith shop, feed mill, potato and produce warehouse, livery stable, hotel, pickle station, barber shop, doctor, and the important Bendon Railroad Station. Bendon 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 131 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 for the future.

## Homestead Township



Honor was founded in November 1884, by E.T. Henry, at that time foreman for the Guelph Patent Cask Company and George Griggs of Wolverine in Cheboygan County. The land upon which it stands was bought from Robert Buchans. About the first of April, 1885, E.T. Hendry arrived on the grounds with a crew of men and a small portable sawmill and began to clear a place for a set of camps.



In 1895, the Pere Marquette railroad from the main line at Bendon and the Manistee & Northeastern (M. & N.E.) from Lake Ann brought horses, workmen, tools and building material to an area near the Deadstream Swamp where large stands of virgin white pine were discovered.

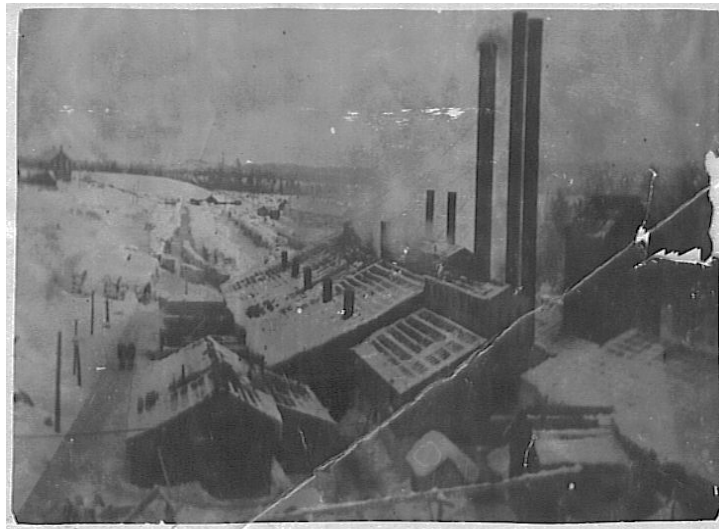
By the fall of 1896 a logging mill was ready with the loggers in the woods and a small town was emerging. Honor was a station on the railroad line.

L.F. Lane, who was the first to start a general store, moved the stock from Lake Ann. It was followed by the Case Mercantile Company, J. Crane and others. But the real foundation of the town was laid by Guelph Patent Cask Company of Wolverine which spent a considerable amount of money in the erecting of its plants, clearing land and manufacturing its specialties. The name "Honor" was given the town in compliment to the baby daughter of J.A. Gifford, general manager of the Guelph Patent Cask Company.

In the fall of 1896 a \$2500 schoolhouse was completed and church services commenced about the same time. The village was made the county seat by popular vote in April, 1908 and served as such until 1916 when it was moved to Beulah. It had a population of about 600 in 1908.

The Seymour and Peck Company, successor to the Guelph Patent Cask Company, manufactured lumber and veneer and furnished employment for about ninety men year round. Their veneer was shipped to Chicago where the firm manufactured boxes, crates and similar products.

The Desmond Chemical Company Plant was located at Carter Siding. It converted cordwood into charcoal, alcohol, acetate and other wood derivatives. This manufacturing company also employed a large number of local residents. It is now more commonly referred to as Carter Siding.



In 1916 the veneer mill was slowing down. In 1917 it finished out the year and closed. In the meantime, the United States had plunged into World War I. That delayed the collapse of Honor's logging era for several years because the government needed long-timbered red elm, of which there were still some good stands in the Honor area. These would be sawn into forty-foot planking and kiln-dried for the building of "Liberty Ships" to transport war supplies to France. The elm had been left out in the logging because it was of little value in any normal use. The Desmond Chemical Company Plant also experienced an increase in demand of their wares as a result of the war.

When the war was over the Pere Marquette pulled up its tracks and left. The M. &N.E. soon followed in 1922.

With the Honor lumber boom gone bust, settlers had to move into the clear cut land and start clearing out the stumps for farms. Since they needed homes, many of the vacated logging buildings were carefully torn down and the lumber transported to build new homes.

In 1972, the Platte River State Fish Hatchery became the state's main salmon hatchery. This facility raises Coho and Chinook salmon and is the main egg taking station for Coho salmon in the Upper Great Lakes. In the 1970's fishing became an important boon to the Honor economy.

In time, fishing gave way to the increase of resort activities around the Platte Lakes and Honor became a center for providing basic supplies. The summer season brings an influx of seasonal residents and tourist to the area.



**Typical Early 1900's Farmhouse, Homestead Township  
Owned by Earl & Bonita Baker**

## 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.

### Population Characteristics:

According to the US Census Bureau, the 1970 population of Homestead/Inland Townships, including the Village of Honor, was 1,506. By 1980, this population increased to 2,414. The number increase was about the same for both townships; 473 for Inland and 436 for Homestead, while Honor actually decreased by 1. However, when looking at the actual percentages of change, Inland Township grew by 128 percent and Homestead grew by 51 percent.

In 1990, the growth rate slowed a bit, with a combined population of 2,865, including a gain of 10 additional persons for Honor. This is still pretty significant growth, being another 30 percent for Inland Township, and some 15 percent more for Homestead. Then this time a 4 percent increase for Honor.

The following table shows population change between 1990, 2000 and estimated 2005.

**Table 1 - Population Change 1990 – 2005**

Governmental Unit	1990 population	2000 population	% change 1990 – 2000	2005 estimated pop	% change 2000 - 2005
Benzie County	12,200	15,998	31.1	17,644	10.3
Homestead Inland *	2,865	3,964	42.8	4,456	13.8
Homestead	1,477	2,078	40.7	2,311	11.2
Inland	1,096	1,587	44.8	1,848	16.4
Honor Village	292	299	2.4	297	-0.7

Source: US Census Bureau, Northwest Michigan Council of Governments, table by Williams Consulting Services  
\* Combined numbers include Village of Honor, percentages are averaged, but Honor not included in the average.

While population growth has slowed a bit since the tremendous growth of the 1970's, there still is significant growth happening with an average of about 100 persons added to the Homestead/Inland area every year between 2000 and 2005.

### Racial Makeup of the Planning Area:

With a combined population in the planning area of 3,964, the Census Bureau reports that some 3,742 persons reported their race as white, for an average percentage of 92.2 percent. Other races reported are African American, American Indian, Hispanic and Asian.

The table below shows the detailed breakdown of the age of the population of the planning area according to the 2000 US Census. The age structure is fairly uniform between the two townships,

but the median age of the residents is significantly lower for Inland Township as compared to both Homestead Township and the Village of Honor. Since the Census is taken by April 1, it does not include residents of seasonal dwellings within the planning area.

**Table 2 - Age/Sex Composition of the 2000 Population**

	Homestead Twp.		Inland Twp.		Honor	
2000 Population	2078	100%	1587	100%	299	100%
Sex Male	1,038	50%	820	51.7%	150	50.2%
Female	1,040	50%	767	48.3%	149	49.8%
Age Breakdown						
Under 5	149	7.2%	124	7.8%	20	6.7%
5 to 9 years	142	6.8%	125	7.9%	19	6.4%
10 to 14	160	7.7%	116	7.3%	21	7.0%
15 to 19	144	6.9%	87	5.5%	21	7.0%
20 to 24	94	4.5%	87	5.5%	19	6.4%
25 to 34	265	12.8%	258	16.3%	33	11.0%
35 to 44	359	17.3%	269	17.0%	46	15.4%
45 to 54	302	14.5%	247	15.6%	36	12.0%
55 to 59	130	6.3%	74	4.7%	16	5.4%
60 to 64	98	4.7%	48	3.0%	14	4.7%
65 to 74	144	6.9%	90	5.7%	30	10.0%
75 to 84	69	3.3%	52	3.3%	18	6.0%
85 and over	22	1.1%	10	0.6%	6	2.0%
Median Age	37.6		34.9		38.5	

Source: US Census Bureau, Northwest Michigan Council of Governments. Table by Williams Consulting Services

## Housing

In addition to population, another good indicator of growth and development is housing. Table 3 shows information from the 2000 US Census Bureau on the total number of housing units in the planning area, the amount of owner occupied housing units, and those units occupied by renters, and vacant housing. Due to the seasonal and recreational housing that is part of the makeup of the planning area, the number of housing units that are identified as “seasonal” is also important.

Another important factor of housing is how many housing units are occupied by one occupant, and an important factor also is how many of these are over 65 years old.

While the persons per housing unit have fallen nation wide over the past decades, the average of 2.5 persons per dwelling unit in the planning area is higher than most areas today.

**Table 3 - Households**

Housing Units, 2000	Homestead Twp.	Inland Twp.	Honor Vill.	Totals
Total Housing Units	985	723	153	1,861
Owner Occupied	718	545	106	1,369
Renter Occupied	72	75	23	170
Vacant	195	103	24	322
Vacant Seasonal	125	57	13	195
Occupied, alone, over 65	63	30	24	117
Average household size, owner occupied	2.64	2.56	2.26	2.48
Average household size, renter occupied	2.51	2.59	2.57	2.55

Source: US Census Bureau, Northwest Michigan Council of Governments. Table by Williams Consulting Services.

### **Income, Education and Employment**

The median household income in 1999 for the planning area is an average of \$35,625. The median income for Honor is lowest at \$32,917. Inland Township is highest in the planning area at \$38,125 and Homestead lower at \$35,833. These numbers compare to \$37,358 for all of Benzie County, and \$44,667 for the State of Michigan.

Interestingly, Inland Township has a higher median income than Benzie County.

### **Education**

Educational attainment is important, because it is a factor in the capabilities of the workforce. The chart on the next page shows persons currently enrolled in school, and persons over age 25 and the level of education they have attained as reported in the 2000 Census.

**Table 4 - Educational Attainment – 2000 Census**

Education Level	Homestead Township		Inland Township		Village of Honor	
3 years & older enrolled in school	431	100 %	356	100%	58	100%
Pre-school	35	8.1%	23	6.5%	3	5.2%
K thru 12	340	78.9%	280	78.6%	47	81.0%
In College	56	13.0%	53	14.9%	8	13.8%
25 years & older – education level	1,399	100%	1,043	100%	196	100%
less than 9 <sup>th</sup> grade	42	3%	39	3.7%	7	3.6%
9-12 <sup>th</sup> grade, no dipl.	222	15.9%	137	13.1%	34	17.3%
H-School graduate	592	42.3%	453	43.4%	74	37.8%
College, no degree	315	22.5%	241	23.1%	42	21.4%
Assoc. degree	64	4.6%	70	6.7%	15	7.7%
Bachelors degree	119	8.5%	79	7.6%	15	7.7%
Graduate or proff deg	45	3.2%	24	2.3%	9	4.6%
% Highschool grad		81.1%		83.1%		79.1%
% Bachelors degree or higher		11.7%		9.9%		12.2%

Source: US Census Bureau, Northwest Michigan Council of Governments. Table by Williams Consulting Services.

## Employment

An analysis of employment is important to determine the makeup of the community and what is likely the type of future growth and development. The chart below shows employment is fairly high within the planning area.

**Table 5 - Employment Status – 2000 Census**

	Homestead Township	Inland Township	Honor Village
Population 16 & over	1,574	1,241	233
In labor force & %	1,034 - 65.7%	878 - 70.7%	143 - 61.4%
Employed & %	971 - 61.7%	836 - 67.4%	128 - 54.9%
Unemployed & %	63 - 4.0%	42 - 3.4%	15 - 6.4%

Source: US Census Bureau, Northwest Michigan Council of Governments. Table by Williams Consulting Services.

## Work related travel

Table 6 is quite revealing; it shows that almost all persons within the planning area that are employed travel outside the township area for work.

**Table 6 - Commuting to Work - 2000 Census**

	Homestead Township	Inland Township	Honor Village
Workers 16 & over	956	808	128
Drove alone	771 - 80.6%	652 - 80.7%	108 - 84.4%
Carpooled	116 - 12.1%	115 - 14.2%	15 - 11.7%
Public transp.	9 - 0.9%	2 - 0.2%	0 - 0%
Mean travel time in minutes	28.6	27.6	32.4

Source: US Census, Northwest Michigan Council of Governments. Table by Williams Consulting Services.

**Map 2 – County to County Commuter Flows**

**Table 7 - Occupations 2000 Census**

<b>Occupation</b>	<b>Homestead Township</b>	<b>Inland Township</b>	<b>Honor Village</b>
Management, professional	192 - 19.8%	128 - 15.3 %	31 - 24.2%
Service Occupations	202 - 20.8%	157 - 18.8 %	29 - 22.7%
Sales & Office work	234 - 24.1%	217 - 26.0 %	32 - 25.0%
Farming, Fishing, Forestry	6 - 0.6%	2 - 0.2%	0 - 0%
Construction, extraction & maint.	141 - 14.5%	144 - 17.2 %	16 - 12.5%
Production, transp & material moving	196 - 20.2%	188 - 22.5%	20 - 15.6%
Agriculture, forestry, hunting & fishing	10 - 1.0%	14 - 1.7 %	0 - 0%
Construction	113 - 11.6 %	133 - 15.9 %	5 - 3.9%
Manufacturing	138 - 14.2 %	136 - 16.3 %	15 - 11.7%
Wholesale trade	25 - 2.6%	28 - 3.3 %	0 - 0 %
Retail trade	163 - 16.8 %	160 - 19.1 %	17 - 13.3 %
Transportation, warehousing, utilities	27 - 2.8 %	17 - 2.0%	3 - 2.3 %
Information	15 - 1.5%	14 - 1.7 %	4 - 3.1%
Finance, insurance, real estate, leasing	38 - 3.9%	47 - 5.5 %	5 - 3.9%
Professional, scientific, adm, waste mangmt serv	44 - 4.5%	44 - 5.3 %	5 - 3.9%
Educational, health & social serv	160 - 16.5 %	122 - 14.6 %	19 - 14.8%
Arts, entertainment, recreation, accommodations & food services	123 - 12.7 %	65 - 7.8 %	24 - 18.8%
Public administration	65 - 6.7%	25 - 3.0 %	18 - 14.1%
Government workers	135 - 13.9 %	71 - 8.5 %	22 - 17.2%
Self employed, not incorporated	76 - 7.8 %	85 - 10.2 %	6 - 4.7%

Source: U.S. Census, Northwest Michigan Council of Governments. Table by Williams Consulting Services.

## **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.

**Volunteer Fire Department:** Homestead Township operates a volunteer fire department located at the township offices in Honor. Inland Township contracts with both Homestead and Almira townships for fire protection services.

**Ambulance Service:** Benzie County operates an ambulance/first responder service. The station is located off County Road 669 or Thompsonville Road, in Inland Township.

### **Other Government Services:**

#### Township/Village Government



**Homestead Township Hall, Honor**



**Inland Township Hall, Bendon**

The Homestead Township Hall is just east of Honor at 11508 US-31. The township hall facility houses the following:

1. Offices for Homestead supervisor, clerk, and treasurer. Also includes a meeting space with attached kitchen.
2. Sub station for Michigan State Police post
3. Leased space for the Benzie County Ambulance Service.
4. Homestead Township has two cemeteries; Champion Hill cemetery located on Marshall road, just south of US-31 and Homestead Township Cemetery on Pioneer road, just south of Homestead road.

The Inland Township Hall is south of US-31 on the corner of Bendon road and Kent street in Bendon Michigan. The township hall facility houses the following:

1. Offices for Inland supervisor, clerk, and treasurer. Also includes a meeting space with attached kitchen.
2. Inland Township maintains four cemeteries. Brundage Cemetery is located on Carmean Road south of U.S. 31. Inland Township Cemetery is located on US-31 east of Bendon road and is adjacent to Countryside Memorial Cemetery. Stagecoach Cemetery is located further east on U.S.31.

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

Recreation - Homestead Township has no inland lakes, nor frontage along Lake Michigan. With regards to campgrounds/parks, the following are located within the township:

1. Homestead Township Park, located behind the township hall on US-31, has four ball fields actively used in the summer.
2. State campground on US-31, Veterans park which is also along the Platte River
3. State campground on Goose road, also along the Platte River

At the corner of US-31 and county road 669 (Maple City Road) is a Fish Hatchery, which is operated by the State of Michigan.

The Village of Honor maintains Maley Park on US 31 across from the shopping plaza. The park contains playground equipment, grills, picnic tables and a natural spring.

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:

1. Private campground at Turtle Lake

The township recently acquired a twenty acre parcel in Section 1 for public park purposes.

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

Utilities – With regards to utilities, Homestead 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 for the village of Honor and continuing east of Honor along the US-31 corridor.
3. Phone service is provided by Century Tel and AT & T. Along US-31 Charter Communications is available which allows for phone, cable TV and high-speed internet access. Century Tel offers DSL high speed internet within 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.
5. The Village of Honor operates a sewer collection and lagoon treatment system.

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 Charter Communications is available which allows for phone, cable TV and high-speed internet access. Century Tel also offers DSL high speed internet in the north half of the township. 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 – All of Homestead and Inland townships lie within the Benzie County Central School District. Lake Ann Elementary school is located on Bronson Lake Road and the Platte River elementary is located on US 31 in Honor. Platte River Elementary school also houses the entire sixth grade from the four elementary schools within the school district. The middle school, 7<sup>th</sup> and 8<sup>th</sup> grades, and high school, 9 through 12 grades are located on Homestead Road, in Benzonia. Benzie Central is one of the largest school districts geographically in the lower peninsula, and is classified as a Class B school.

Transportation – US-31 is the main transportation artery through the two townships and 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 townships and connect with Leelanau County to the north. The Benzie County Road Commission is located in Honor Michigan, the only incorporated city or village within Homestead and Inland townships. The road commission is responsible for road maintenance within the two townships.

Benzie County operates a public transportation system called Benzie Bus. It has an office on US-31 in Homestead Township and also dispatches busses from that station.

Civic Organizations – Several civic organizations serve the citizens of the planning area:

1. Lake Ann Lion's Club
2. Honor Lion's Club
3. United States Marines Veterans Association
4. Interlochen Eagles

## **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. 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, and 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 have a lower impact on environmental quality.

**Map 3 – Homestead Township Soils**

**Map 4 – Inland Township Soils**

### 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 % 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% slps	High Water Table
107	Benzonia Sand – 0 to 50% slopes	High Water Table
130	Glendora-Algansee-Abscota Complx	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.



**Cherry Orchard at U.S. 31 and Lake Ann Road**

## **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. Approximately 19% of Homestead Township is owned by the state of Michigan, and is administered by the 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 water shed and it also drains Collison Creek and Carter Creek in Homestead as well as Kinney, Brundage and Stanley Creeks in Inland Township. The Platte River is the only surface water in Homestead 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 6%. 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.



**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 two townships. 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 Homestead and Inland Townships is shown along the river, streams and drainage systems.

## **Map 5 Homestead Inland Wetlands**

## **Chapter Six Existing Land Use**

The Northwest Michigan Council of Governments has provided a land cover map titled “2000 Land Cover for Homestead and Inland Townships”. 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 Joint 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.

In August 2007, Joint Planning Commission member Christy Anderson sketched by hand the exiting commercial development along the US 31 corridor. This was done from air photos taken in 2006. This information was given to Sara Merz of the Northwest Michigan Council of Governments, who then digitized the information onto the map titled “2000 Land Cover for Homestead and Inland Townships”.

The result is a map that records 2000 land cover for vacant land, surface water, wetlands, forest cover, grassland, cultivated land, other developed lands and commercial lands as displayed on 2006 air photos.

**Map 6 – 2000 Land Cover for Homestead and Inland Townships**

## Chapter Seven Trends and Projections

**Population:** Very little information is available at the township level concerning future population growth. It is tempting to merely project current growth rates into the future to arrive at a proposed population at the end of the planning horizon for this effort.

Given a 2005 estimated population of the planning area of 4,456 including the Village of Honor, or 4,159 for just the two townships, and a growth rate of say 40%, this would make the future population of the planning area 5,823 (without the Village of Honor ).

In the Benzie County Plan, the 2000 population of the county was estimated at 15,500, while actual population was 15, 998. By 2005, it was estimated that the county population had increased an additional 10.3 percent to 17,644. However, the 2006 estimated population for Benzie County is 17,652, only an increase of 8 persons since 2005.

Another way to estimate future population is to go back to the 2000 Census number and project an average increase for the next twenty years. Table 8 is based on Table 1 in chapter three, and projects both County and Township population at 40 percent.

**Table 8 – Projected Population Change 1990 – 2030**

Governmental Unit	1990 population	2000 population	% change 1990 – 2000	2005 (2006) estimated pop	% change 2000 – 2005	Projected 2030 & %
Benzie County	12,200	15,998	31.1	17,644 (17,652)	10.3	22,340 - 40 percent
Homestead/ Inland	2,865	3,964	42.8*	4,456	13.8	5,131 – 40 percent
Homestead	1,477	2,078	40.7	2,311	11.2	2,909 - 40 percent
Inland	1,096	1,587	44.8	1,848	16.4	2,222 – 40 percent
Honor Village	292	299	2.4	297	-0.7	308 – 3 percent

Source: US Census, Northwest Michigan Council of Governments, Benzie County 2020 Comprehensive Plan. 2030 Projections by Williams Consulting Services.

\* Average of homestead and Inland Townships only.

(xxxx) 2006 population estimate at county level only.

Another factor that effects population and has an impact on the Homestead Inland area is seasonal population. The Benzie County Plan addresses this by stating that the county population

doubles during the three summer months. We know from the Census that there were 195 seasonal dwellings. By utilizing the persons per dwelling rate of say 2.5, this means that there are some 488 more persons living in the planning area during this time. This does not take into account summer guests, or guests at campgrounds, motels, cottages and bed & breakfast establishments within the Homestead Inland township area.

As to the future, will more seasonal dwellings be converted to year round homes? Will the accommodations for tourists and visitors increase over the next twenty years? Most likely both of these situations will occur.

Perhaps this projected population in the year 2030 of some 5,131 persons is a bit ambitious given a perceived slowing of population growth within Michigan in general. There are also many factors outside of our knowledge and control that will no doubt have an impact on the future population.

**Natural Increase and In-Migration:** Natural increase is a demographic term that means the births in a community subtracted by the deaths, equaling “natural increase” or population growth that occurs naturally. This rate used to be said to be about 3% to 5% in any given community. So, the kinds of growth that has been experienced in Benzie (and the surrounding counties) and in particular in Homestead and Inland Townships, is far and above natural increase and is due to “In-Migration”, that is, people moving into the community.

The 2000 Census gives us a hint of where these people are coming from:

**Table 9 - Place of Residence in 1995**

Residence in 1995	Homestead – percent	Inland – percent
Same house as 1995	1,107 – 59.8	791 – 53.2
Different house in U.S.	739 – 39.9	681 – 45.8
Same County	280 – 15.1	73 – 4.9
Different County	459 – 24.8	608 – 40.9
Same State (MI)	384 – 20.7	554 – 37.2
Different State	75 – 4.0	54 – 3.6

Source: US Census Bureau, Northwest Michigan Council of Governments. Table by Williams Consulting Services.

Almost all of the new people moving into the planning area are Michigan residents moving here from another County in Michigan. Very few are moving here from another State.

**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. Also, zoning regulations in adjacent municipalities and available commercial properties will have an impact on the potential for business expansion in the planning area.

It is interesting to note that as part of the US Census report of occupations in the two townships back in Chapter three, self employed residents were at 7.8% for Homestead and at 10.2 % for Inland Township. This is a pretty significant amount and may also be a trend, given the fairly new phenomena of “home based businesses” which is a variation of the traditional “home occupations”. With the cost of travel increasing, and enhanced technology, it could be that many more residents will choose, or have the ability to work from their homes in the future. This could change the amount and types of services that will need to be available within the townships area.



**Crystal Lake Clinic, Inland Township**

**Home Occupations.** Traditional home occupations are businesses operated within the residence, and are often professional or specialty skills. Accounting, architecture, and other professional skills as well as modest sales of home created crafts are typical of home occupations. Usually, the only evidence of such businesses is a small non-illuminated sign identifying the home occupation. There is virtually no external evidence of such a business, and only a small portion of the residence is devoted to such a venture.

**Home Based Businesses.** The advent of home based businesses is a fairly new development. These business ventures are different from the traditional home occupations in several ways. In this situation, a business is operated away from the home. These types of businesses have a wide variety of characteristics. Skilled tradesmen such as electricians, plumbers, etc. may decide to operate out of their homes rather than rent office and warehouse space. Often, there is little evidence of such a business except for a vehicle parked at the residence. Occasionally, a garage or pole barn is erected to provide storage space for supplies and perhaps vehicles used in the

business. Small excavation and construction type businesses may have other types of equipment that may not fit well with a residential setting.

### **State Land and the State Forest**

Every few years or so, there is a Bill that surfaces in the Michigan Legislature to sell tax reverted lands. This has never happened on a wholesale scale, however more public sale of so-called surplus lands and a popular exchange program has been developed. It is important for this planning effort to consider what the loss of then State Forest within the community would mean to growth pressures, loss of recreation and tourism opportunities and perhaps the forest and timber industries.

### **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, 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 in a successful development management program:

- ▶ 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, wind energy conversion systems and landfills.
- ▶ Solid Waste and Recycling.

## **Chapter Eight Goals and Objectives**

Community planning is an accepted course of action by the community, and as outlined in the Township Planning 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 suggest growth management techniques, including zoning, and capital improvement planning. The objectives below are designed to provide a basis for future zoning regulations and other ordinances to accomplish the intended goal. Quite naturally, one goal may on the surface seem to conflict or not be related closely with another, and proves the need for on-going discussion and cooperation to be successful in the management of community development.

### **Natural Resources**

**Goal** Thoughtful 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 discouraging development of conflicting land uses.
- ▶ Encourage development of flood and erosion controls to minimize flood damage and maintain water quality levels.
- ▶ Utilization of highway facility improvement programs as a positive guide to direct or enhance land use relationships.
- ▶ Promote conservation and enhancement the unique character of the Townships.



**The Platte River at US 31**

## Open Space

**Goal** Encourage maintenance, quality and quantity of open space, scenic and natural areas throughout the Townships.

Objectives: Provide opportunities, methods or controls to assure:

- ▶ Promotion of recreation purposes of public open space and woodlands.
- ▶ Wise management of unique natural areas, swampland, forest, and water courses.
- ▶ Encouragement of open space, appropriately located, in all land use areas.



**Pasture Scene, Homestead Township**

## Recreation

**Goal** 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.

Objectives Provide opportunities, methods or controls to assure:

- ▶ Maintenance of local, state and federally owned recreation in such a manner that there is appropriate utilization of particular locations resulting in minimal conflict with adjoining land uses.
- ▶ Reservation 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 and features 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 townships.

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.
- ▶ Encourage alternative forms of energy including wind energy.



**Pioneer Road, Homestead Township**

## **Transportation**

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

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 plans, including public systems.
- ▶ Coordination with the County, State and Federal transportation systems.
- ▶ Promote adequate parking in areas of greater residential, commercial and recreational development intensity.

## **Housing – Residential**

**Goal** That housing for all the people of the townships is safe, sound and healthful.

Objectives – Provide opportunities, methods or controls to assure:

- ▶ 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 resident's needs for individual utility, identity, character and aesthetics.
- ▶ The utilization of clustering in combination with open space preservation to achieve the greatest quality and aesthetic value in residential developments.

## **Agriculture**

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

Objectives – Provide opportunities, methods or controls to assure:

- ▶ Encourage development of marginal agricultural lands for other uses such as forestry, recreation, or open space and conservation.
- ▶ Encourage orderly residential development in agricultural areas by discouraging high density, premature, scattered or sprawling development of agricultural lands.
- ▶ Allow for existing agricultural use as a compatible use.
- ▶ Encourage agricultural and forestry businesses including direct sales and value added processing.

## **Business – Commercial**

**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:

- ▶ Development of any new business facilities in such a way as to minimize conflict with other land uses.
- ▶ Creation of 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.



**Northern Auto and Tire, Homestead Township**

## **Employment**

**Goal** An increased and wider variety of employment opportunities on a year round 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-round commercial activities in the planning area.
- ▶ Provision of roads, services, facilities and educational opportunities necessary to gain and keep qualified personnel for area employers.
- ▶ Encourage new business opportunities within the planning area.



**Upholstery Shop U.S. 31 and Lamb Road, Inland Township**

### **Home Based Business and Home Occupations**

Both of these types of businesses, as described in Chapter 7, need to be accommodated and encouraged within the townships. 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 townships.

### **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 townships.

**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 townships.

**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 townships.

**Housing** – Housing for all the people of the townships is safe, sound and healthful.

**Agriculture** – Encourage the maintenance of a viable agriculture.

**Business –Commercial** – 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 round basis.

## **Chapter Nine Future Land Use Recommendations**

A review of the Benzie County 2020 Comprehensive Plan Future Land Use Plan: Since the Homestead Inland Joint Planning Commission has pledged to utilize the County Plan to the extent feasible, a review and analysis of the recommendations of that Plan are appropriate. Map 7 shows an enlargement of the Benzie County Comprehensive Plan recommendations for Homestead and Inland Townships. This Plan identifies public lands for recreation, noted as largely forested, and most of the private lands for rural residential uses. An Urban Services Boundary is drawn around the Village of Honor, and another Urban Services Boundary is designated north of US 31 at Lake Ann Road. This Urban Service Boundary also includes an area for industrial land uses. Commercial uses along US 31 are also shown. An area for farm preservation is shown southwest of the Village of Honor.

The Joint Planning Commission has reviewed these recommendations in light of the findings of the analysis of the social, economic and physical resources of the planning area and finds that the following principles of the County Plan are appropriate to be incorporated into the Homestead Inland Master Plan:

- ▶ The urban services boundary at Honor is appropriate and will be incorporated into the Townships Plan.
- ▶ The designation of the public lands as recreation may fit better if designated as rural or low density residential as the Townships intend to provide a zoning district for these lands.
- ▶ The designation of the private lands predominantly for rural residential is generally found to be appropriate.
- ▶ The designation of a farm preservation area southwest of the Village of Honor will be reviewed further.
- ▶ However, the designation of an additional Urban Service Boundary area on the east end of Inland Township does not appear to be appropriate, or in keeping with the findings noted above and the goals and objectives of the Joint Plan. This designation included an industrial component; the Joint Planning Commission feels that there are other more appropriate areas within existing commercial and light industrial uses already in existence within the planning area. Therefore this designation will be dropped in the townships plan.
- ▶ Further, the designation of spots of commercial along the US 31 corridor do not match with existing commercial development. The Townships Plan will incorporate these areas, but expand upon them into a more realistic land use designation.

In summary, the Joint Planning Commission intends to utilize the land use recommendations of the Benzie County 2020 Comprehensive Plan as noted above. The Open Space and Natural Resources Protection Plan created as part of the county planning effort will be utilized along with the wetlands inventory and soils maps to form the basis of the township's plan.

**Map 7 Benzie County Future Land Use**

## **Homestead Inland Future Land Use Plan**

The Homestead Inland Townships growth management concept is to guide and control population densities and distribution, and business growth in order to maintain the rural farm and woodland atmosphere. The townships will strive to maintain environmental quality, 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 in part with a general understanding by the citizens and others of the community goals. A rational management of the Township's development through a well crafted zoning ordinance and other development regulations will also be helpful in this effort.

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 Homestead and 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 increases in population do 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 Townships the opportunity to direct new growth into areas that already are experiencing development, 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 expansion, 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 divisions 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 of 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 U.S. 31. If present trends continue, it is likely that typical strip commercial development will gradually overtake this corridor. While U.S. 31 is the logical location for business activity, it is a 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 U.S. 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 effect 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 lots at five acres and less. These lands are designated for medium density residential development. Subdivisions and other types of group and mixed use developments are encouraged near Honor Village and existing business centers. Agriculture and forestry, as well as recreation and tourism uses will also be encouraged.

Parcel or lot sizes for this category may be 2 ½ acres to one acre and smaller, if open space developments are proposed.

## **Map 8 Future Land Use**

## **Buildout Analysis**

### **Background:**

Buildout is a method to analyze the maximum number of dwellings and the resulting population that would occur if all the property within a designated density was developed. This concept assumes that when a community is “built out”, that is, completely developed, that the resulting housing units and thus the final population can be calculated.

This type of analysis is often used to test a zoning districts map to determine if the community has created zones that match population projections. However, a buildout of master plan recommendations is also useful, albeit somewhat less reliable, due to the variations in densities that may occur between a master plan and zoning ordinance.

A buildout analysis, while a useful exercise, may not be a realistic assessment of total development of the community. There are many factors, some of which are mentioned elsewhere in this Plan, that will impact how, and to what extent the planning area will develop.

### **Methodology:**

Essentially, the land area within a land use category is calculated and then an assumption is made on how much of the total land area should be deducted to account for roads and other infrastructure. Unbuildable areas due to soils, slopes wetlands, and other factors also must be considered. A density factor is applied, and this results in a number of dwelling units produced. A persons-per-dwelling unit number is applied to this, and the result is a future population within this category. For the purpose of this analysis, a persons per dwelling unit of 2.5 was used as referenced Table 3, Chapter three.

For the Homestead Inland planning area, the following factors are applied for this analysis:

Total land area for Homestead Township – 19,200 acres ( 30 sections x 640 acres)

Total land area for Inland Township – 23,040 acres (36 sections x 640 acres)

Total land area of planning area – 42,240 acres

Projected population in Medium Density Land Use Category:

Land area within this category – 18,560 acres

State Land within this category – 2,240 acres

Percent deducted as unbuildable – 35%

Land area available for development – 16,320 acres x 35% = 10,600 acres

Projected density factor of 5 acres per dwelling unit = 2,122 dwelling units

Projected persons per dwelling unit at 2.5 = 5,300 persons

Projected population in Low Density Land Use Category:

Land area within this category – 23,200 acres

State Land within this category – 16,680 acres

Percent deducted as unbuildable – 45%

Land area available for development – 6,520 acres minus 45% = 3,586 acres

Projected density factor of 10 acres pr dwelling unit = 359 dwelling units

Projected person per dwelling unit at 2.5 = 896 persons

Total projected population within medium and low density residential categories is 6,196 persons.

The year 2030 population projection shown in Table 8 predicts a future population of 5,131 persons.

The commercial category contains approximately 1,290 acres.

In summary, a buildout analysis, if assumptions are reasonable, shows that total buildout of the residential categories in the Future Land Use Plan is approximately 18% higher than the population projection reported on Table 8, Chapter Seven.

Please note however, that the population of the Village of Honor is not included, and that is projected to be 308 in 2030, and in addition, it should be assumed that there will be residential uses located within the commercial category. Therefore, the planned population for the planning area is larger than can reasonably be expected to occur based on Census population projections.

### **Implementation Strategies**

It is one thing to prepare the necessary background studies, develop realistic goals for the planning time frame, and create a future land use plan that reflects a summation of background information and the goals that the communities aspire to for the future.

It is quite another task to find ways to actually bring this vision to a reality over a twenty year time period. Especially given so many unknown events and conditions far beyond the scope and control the two townships involved in this effort.

However, as outlined in the Township Planning Act, this is the most important part of the effort. Traditionally, townships have turned to zoning as the primary method of implementing their Plan. In 2006, the three archaic zoning statutes used in Michigan by townships, cities, villages and counties were combined into one new zoning statute. This statute will be utilized by the Joint

Planning Commission as the primary method for implementing the Homestead Inland Master Plan.

**Zoning Strategy:**

Craft a zoning document that complies with the recently adopted Michigan Zoning Enabling Act, Act 110 of 2006. In crafting the zoning document, the Joint Planning Commission will utilize incentive based compliance as the preferred method of accomplishing the master plan goals. For example, applicants that voluntarily provide open space as part of their development plans may be offered density bonuses and/or expedited review and approval of their projects.

In addition, the townships intend that zoning regulations be crafted so that applicants can easily determine if their proposal is allowed as a use by right, which is proposed to be the predominant condition, or if there are unique factors of their proposal or the proposed site that would require special consideration by the Joint Planning Commission.

While the zoning ordinance that will result from this effort will go a long way in putting the concepts of this Plan in effect, there are other efforts that are needed:

- ▶ **Access management for US 31.** The Joint Planning Commission will utilize the Michigan Department of Transportation (MDOT) plans for access management for the US 31 corridor.
- ▶ **Coordination with the Village of Honor.** This Plan recognizes Honor as the most developed portion of the planning area, and recognizes the importance of this urban center. The Joint Planning Commission will seek to coordinate their planning and zoning efforts with that of the Village.
- ▶ **Coordination with Benzie County and adjacent townships.** Benzie County has developed an excellent Plan, and the Joint Planning Commission wishes to seek ongoing coordination and cooperation with the County Planning Commission and adjacent townships.
- ▶ **Capital Improvement Plan:** The Joint Planning Commission will create a Capital Improvements Plan for use by the two township boards in assessing future road improvements and other public investments in relation to the areas within the two townships planned for future growth.

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