

Fife Lake Township
Grand Traverse County

Master Plan



Originally Adopted 2000
Amended 2003
Reviewed 2008
Amended 2011
Amended 2017

Township of Fife Lake Master Plan

Prepared for:

Fife Lake Township
Fife Lake, Michigan

I, _____, Joseph D Jones , Chairperson of the Fife Lake Township Planning
Commission approve of this Master Plan, amended:

_____, 2017

Original adoption for Fife Lake Township, Fife Lake, Michigan - January, 2000

Amended 2003

Reviewed 2008

Amended 2011

Amended 2017

Note: This Master Plan was originally prepared from a draft developed by Gove Associates in 1999 and adopted in 2000. This Master Plan was amended in 2003 and reviewed in 2008 by the Fife Lake Township Planning Commission: Leigh Ann Gifford, Chairperson; Lyle Spalding, Vice Chairperson; Lori Ann Rognlie, Secretary; Joanne Ogur, John Beason & Barbara Joles, Board Members; with assistance from the Fife Lake Township Supervisor, Fred Joles; Fife Lake Township Zoning Administrators, Mack & Chuck Erickson; and the Fife Lake Township Zoning Board of Appeals members, Betty Ingersoll and Jim Gifford.

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INTRODUCTION

The Planning Process

The purpose of a community plan is to provide guidance to public and private decision-makers with regard to future changes in land use and the allocation of resources.

A master plan contains information about physical and social features, community facilities, existing land use and economic trends. The plan identifies key planning issues and establishes goals and actions to address the issues. A future land use plan also becomes part of the recommendations section and guides local officials when making future zoning and land development decisions.

The Planning Commission is the body responsible for developing and adopting the master plan. It is suggested, but not required, that the Township Board also consider adopting the plan. Amendments to the plan are also the responsibility of the Planning Commission.

This Master Plan for Fife Lake Township was prepared in draft form in 1999-2000, with the assistance of many individuals and groups from throughout the community. Planning Commission and Township Board members together with Township Staff worked with a planning consulting firm in preparing the Plan. The original plan was adopted in January 2000, amended in 2003, reviewed in 2008 and amended in 2011 and 2017.

This Plan is not a zoning ordinance but shall guide future changes to the Township Zoning Ordinance.

What is a Land Use Plan?

- Assessment of existing conditions and future needs
- Guide to the Planning Commission, Township Board and other decision makers
- Guide for future land use, traffic circulation, community facilities
- Informational resource
- Listing of community goals
- Document that considers land uses and factors beyond municipal borders

Why Plan?

- Ensure compatibility of different land uses
- Plan for necessary public utilities and facilities
- Plan for open spaces and natural resources
- Plan for safe traffic circulation
- Expand economic opportunities
- Plan for areas for quality housing options
- Prepare for new private developments
- Guide future development

The Master Plan is not...

- Permanent – required to be reviewed every 5 years and updated as necessary
- Inflexible – it can be amended
- A law
- A zoning map – it is a guide for future zoning decisions
- A basis for property tax assessment

As a community develops and matures the Township needs to update its goals and recommendations for future development and redevelopment. The Michigan Planning Enabling Act requires that a master plan be reviewed every 5 years and updated as necessary.

How to Use This Plan

The Fife Lake Township Master Plan provides information in utilizing the physical features, social features, community facilities, and existing land use of the township to focus on current community statistics and trends. Along with these features and the public input, the goals and objectives within the master plan, establishes the community vision and goals for the future and sets forth specific land use needs.

This Plan is to be used as a guide for future decisions by the Planning Commission, Township Board, Township staff, business people, residents, nonprofit organizations and developers. The governmental boards and staff should be familiar with the goals and objectives and the details of the future land use proposals.

Non-governmental groups or individuals also should be knowledgeable of the contents of the Plan. Businesses, in particular, should attempt to make decisions about capital investment and future development based upon the guidelines of the Plan. It is important for the welfare of the Township, however, that business, private individuals and groups provide constructive feedback to the Planning Commission and the Township Board on issues of development. This communication shall assist the Township to assess the current needs of the community.

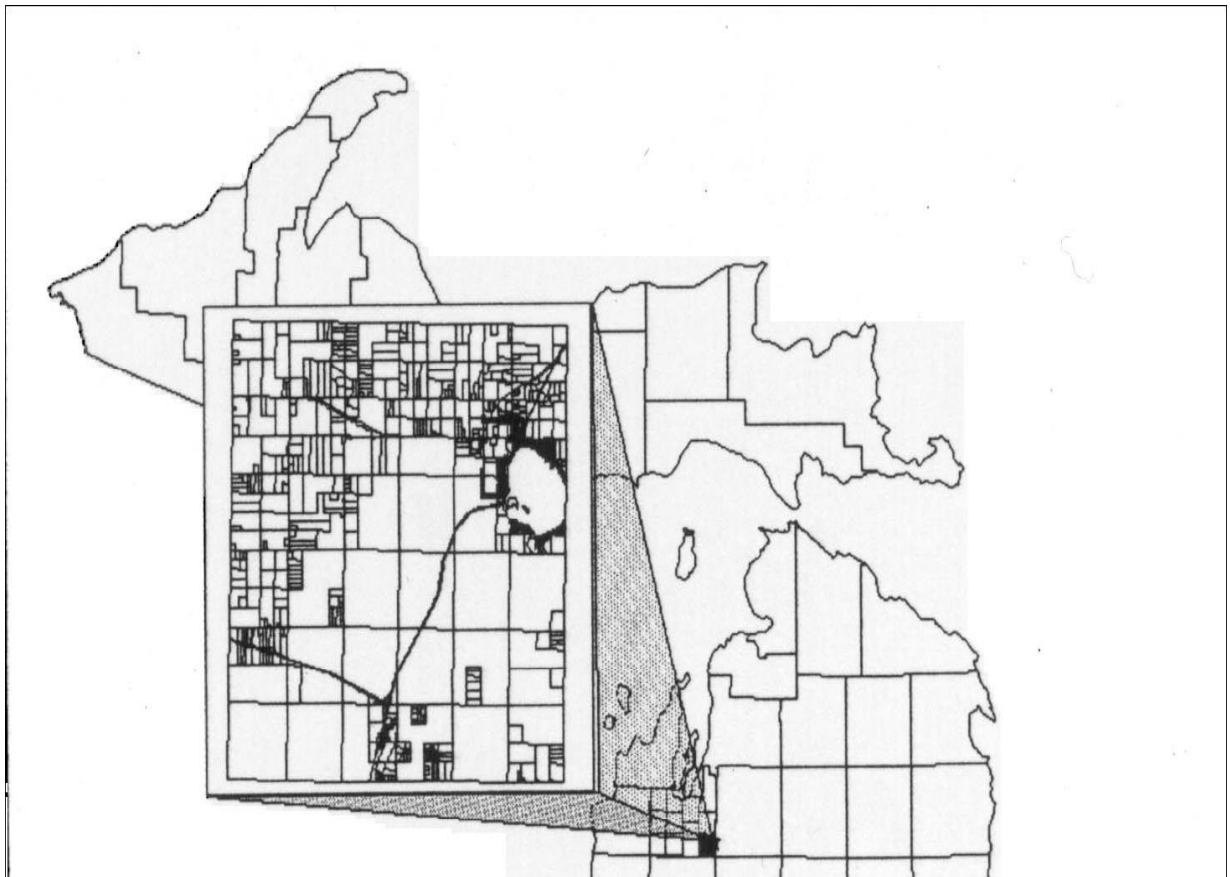
SECTION 1 - Physical Features

Location

Fife Lake Township is located in the southeast corner of Grand Traverse County, in the northwest corner of Michigan's Lower Peninsula. The Township shares borders with four surrounding townships: Paradise and Union (to the west and north) in Grand Traverse County, Springfield in Kalkaska County to the east and Liberty in Wexford County to the south. The Township encompasses 36 contiguous land survey sections or 36 square miles.

The Village of Fife Lake lies in the northeastern portion of the Township, encompassing approximately 473 acres in sections 11, 12 and 14 of the Township. The Township is located approximately half way between Cadillac to the south and Traverse City to the northwest - the two major urban areas within the region.

Figure 1 – Location Map



Natural Features

The air, land and water resources within the Township define the base upon which all man-made activities occur. The general climate of the area, the composition of local soils, the predominant vegetation, and the quality and expanse of both surface and groundwater all determine the ability of the Township to sustain development. These factors also impact the type and location of development. The following describes these natural elements in more detail.

Vegetation: The Fife Lake area has two primary vegetation types. These are highland associations and low or wetland associations. Included in the Highland group are oak, maple, pine, and poplars. The lowland association includes cedar, birch, tamarack and hemlock. The high and low land types seem to be well mixed throughout the Township and this relationship provides for a wide variety of wildlife.

Agricultural soils and the related vegetation types are in three locations: the southeastern, northeastern and northwestern corners of the Township. The developing vegetation and a major crop type are pine trees.

Wetlands/Water Resources: Most water bodies within the Township presently have fairly high water quality levels. An aquifer recharge area exists within the Township. This is an area that accepts water directly into the groundwater table. This recharge area directly overlies the Rubicon sand area within the Township. This sand is up to 70 feet in depth with no impervious layers to prevent the water from moving directly into the groundwater table.

Within the Township there are several bodies of open water. The largest of these is Fife Lake located in the northeast corner of the Township encompassing 617 acres. Other major bodies of water include Headquarters Lake, Walton Marsh, Pickerel Lake and Spring Lake. Within the Township there are two bodies of flowing water that drain the Township; they are Fife Lake Outlet and Gould Creek.

SECTION 2 - Social Features

Introduction

People are a community’s most valuable asset and the factors which allow the Township to function as a complete unit. This section of the Plan provides information about the population, housing, social and employment characteristics of Fife Lake Township. By examining these factors for the Township and the surrounding communities, a clear picture of the demographic conditions shall emerge. Understanding these conditions provides both a valuable insight into potential future conditions as well as a basis for projecting future needs in housing and land development.

Note: The U.S. Census includes the Village of Fife Lake when providing data for Fife Lake Township. Some tables do have the data broken out by the Township and the Village. Also, in 2003, the inmate population of the Pugsley Correctional Facility was added to the census data of the Township.

Population Trends

Table 1 shows the historic population trends for the Village of Fife Lake, Fife Lake Township and Grand Traverse County from 1960 to 2010. Table 1 indicates that the Township grew a total of 123.4% from 2000 to 2010; however, that was because the Pugsley inmate population was added to the Township’s population. When the inmate population is subtracted out, the Township’s population decreased -3.0%. Despite the decrease, Fife Lake Township should see positive population growth in the future as Grand Traverse County continues to be one of the fastest growing counties in the state.

Table 1: Population Trends 1960 - 2010							
	1960	1970	1980	1990	2000	2010	Percent Change 2000 - 2010
Village of Fife Lake	218	274	412	394	466	443	2.7%
Fife Lake Township*	250	364	644	950	1,051	2,348	123.4%
...In households	250	364	644	950	1,051	1,019	-3.0%
...In group quarters						1,329	
Grand Traverse County	33,490	39,175	54,899	64,273	77,654	86,986	2.4%
<small>Source: U.S. Census *Note: Pugsley Correctional Facility inmates were added to the Census in 2003 for Fife Lake Township. The Census classifies inmates as institutionalized population in “group quarters.”</small>							

Age Distribution

The needs and lifestyles of individuals differ among age groups, and the demands for retail goods and services as well as public or institutional programs change in concert. Table 2 shows the composition of the Township’s population by age group for 2010. The Township is younger compared with the Village and the County. The median age of the Township is 38.4 years old compared to the County median age of 41.3. The Township also has a greater percentage of people in the 20 to 50 year old range. However, the median age in the Township is increasing. In 1990, the median age of the Township was 32.3 years and in 2000, the median age was 36.6 years. Overall, this aging pattern reflects a nation-wide trend towards older populations, as members of the ‘baby boom’ generation has reached retirement age.

	Fife Lake Township		Fife Lake Village		Grand Traverse County	
Total population	2,791	100.0%	443	100.0%	86,986	100.0%
Under 5 years	61	2.2%	19	4.3%	4,907	5.6%
5 to 9 years	95	3.4%	31	7.0%	5,360	6.2%
10 to 14 years	109	3.9%	28	6.3%	5,462	6.3%
15 to 19 years	134	4.8%	32	7.2%	5,654	6.5%
20 to 24 years	220	7.9%	21	4.7%	4,815	5.5%
25 to 29 years	309	11.1%	29	6.5%	5,413	6.2%
30 to 34 years	294	10.5%	33	7.4%	5,129	5.9%
35 to 39 years	255	9.1%	20	4.5%	5,238	6.0%
40 to 44 years	278	10.0%	31	7.0%	5,713	6.6%
45 to 49 years	251	9.0%	34	7.7%	6,786	7.8%
50 to 54 years	252	9.0%	43	9.7%	7,275	8.4%
55 to 59 years	147	5.3%	21	4.7%	6,678	7.7%
60 to 64 years	130	4.7%	32	7.2%	5,528	6.4%
65 to 69 years	107	3.8%	28	6.3%	3,942	4.5%
70 to 74 years	57	2.0%	17	3.8%	2,832	3.3%
75 to 79 years	42	1.5%	9	2.0%	2,316	2.7%
80 to 84 years	24	0.9%	9	2.0%	1,895	2.2%
85 years and over	26	0.9%	6	1.4%	2,043	2.3%
Median age (years)	38.4	(X)	41.1	(X)	41.3	(X)
16 years and over	2,498	89.5%	355	80.1%	70,115	80.6%
18 years and over	2,449	87.7%	342	77.2%	67,791	77.9%
21 years and over	2,360	84.6%	328	74.0%	64,619	74.3%
62 years and over	335	12.0%	85	19.2%	16,233	18.7%
65 years and over	256	9.2%	69	15.6%	13,028	15.0%

Source: U.S. Census

Household Composition

The number and type of households within the Township influence the social and economic dynamics of the Township and consequently impact the quantity and character of land development. Households are the standard unit of measurement for evaluating and projecting the number of housing units, retail sales and community facilities and services. Table 3 compares the characteristics of households in Fife Lake Township, Fife Lake Village with Grand Traverse County for 2010. A household may consist of a married couple with or without children, a single parent with children, two or more unrelated people living in a dwelling and sharing household responsibilities, or a person living alone. Family households comprised the largest proportion of all households in the Township with 51.5% of those households consisting of a husband-wife family.

Table 3: Household Composition - 2010

	Fife Lake Township		Fife Lake Village		Grand Traverse County	
Total households	604	100.0%	189	100.0%	35,328	100.0%
Family households (families)	404	66.9%	110	58.2	22,904	64.8
With own children under 18 years	165	27.3%	47	24.9	9,511	26.9
Husband-wife family	311	51.5%	76	40.2	18,087	51.2
With own children under 18 years	105	17.4%	27	14.3	6,725	19.0
Male householder, no wife present	36	6.0%	12	6.3	1,478	4.2
With own children under 18 years	26	4.3%	9	4.8	871	2.5
Female householder, no husband present	57	9.4%	22	11.6	3,339	9.5
With own children under 18 years	34	5.6%	11	5.8	1,915	5.4
Nonfamily households	200	33.1%	79	41.8	12,424	35.2
Householder living alone	165	27.3%	58	30.7	9,815	27.8
Male	75	12.4%	28	14.8	3,949	11.2
65 years and over	17	2.8%	5	2.6	906	2.6
Female	90	14.9%	30	15.9	5,866	16.6
65 years and over	46	7.6%	18	9.5	2,819	8.0
Households with individuals under 18 yrs	181	30.0%	52	27.5	10,240	29.0
Households with individuals 65 yrs and over	166	27.5%	53	28.0	9,109	25.8
Average household size	2.42	(X)	2.34	(X)	2.39	(X)
Average family size	2.88	(X)	2.89	(X)	2.91	(X)

Source: U.S. Census

Housing Occupancy

In Table 4, there are 855 housing units in the Township. 70.6% of housing units are occupied while 29.4% are vacant. The high numbers of vacancies are attributed to the seasonal use of many housing units in the area. The number of owner-occupied housing units is slightly higher than the County as a whole. Migration is the rate that the population moved into and out of the Township and further substantiates the rate of population increase. 55.3% of all residents moved into Fife Lake Township after 2000.

Table 4: Housing Occupancy & Tenure

HOUSING OCCUPANCY	Fife Lake Township		Fife Lake Village		Grand Traverse County	
	Units	Percent	Units	Percent	Units	Percent
Total housing units	855	100.0	265	100.0	41,599	100.0
Occupied housing units	604	70.6	189	71.3	35,328	84.9
Vacant housing units	251	29.4	76	28.7	6,271	15.1
For rent	12	1.4	10	3.8	972	2.3
Rented, not occupied	1	0.1	1	0.4	45	0.1
For sale only	11	1.3	9	3.4	746	1.8
Sold, not occupied	2	0.2	0	0.0	80	0.2
For seasonal, recreational, or occasional use	183	21.4	48	18.1	3,595	8.6
All other vacants	42	4.9	8	3.0	833	2.0
Homeowner vacancy rate (percent) [8]	2.3	(X)	6.8	(X)	2.7	(X)
Rental vacancy rate (percent) [9]	8.1	(X)	13.2	(X)	9.9	(X)
HOUSING TENURE						
Occupied housing units	604	100.0	189	100.0	35,328	100.0
Owner-occupied housing units	469	77.6	124	65.6	26,489	75.0
Population in owner-occupied housing units	1,166	(X)	297	(X)	65,453	(X)
Average household size of owner-occupied units	2.49	(X)	2.40	(X)	2.47	(X)
Renter-occupied housing units	135	22.4	65	34.4	8,839	25.0
Population in renter-occupied housing units	296	(X)	146	(X)	18,891	(X)
Average household size of renter-occupied units	2.19	(X)	2.25	(X)	2.14	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT		Fife Lake Township				
Occupied housing units	622		100%			
Moved in 2010 or later	88		14.1%			
Moved in 2000 to 2009	256		41.2%			
Moved in 1990 to 1999	190		30.5%			
Moved in 1980 to 1989	57		9.2%			
Moved in 1970 to 1979	30		4.8%			
Moved in 1969 or earlier	1		0.2%			
Source: U.S. Census						

Place of Work and Travel to Work

Beyond the type of work residents do, the location of employment also contributes to the character of the Township. If most residents leave the area to work, then the area can be classified as a “bedroom” community. Table 5 shows the place of work for residents and how they travel to work. Nearly 74% jobs within Grand Traverse County, with another 22 percent working outside the County. 57% of residents spend 30 minutes or more traveling to work.

Table 5: Place of Work and Travel to Work	
MEANS OF TRANSPORTATION TO WORK	
Car, truck, or van	94.4%
Drove alone	84.0%
Carpooled	10.4%
Public transportation (excluding taxicab)	2.2%
Walked	1.3%
Bicycle	0.0%
Taxicab, motorcycle, or other means	0.0%
Worked at home	2.1%
PLACE OF WORK	
Worked in state of residence	99.0%
Worked in county of residence	73.6%
Worked outside county of residence	25.4%
Worked outside state of residence	1.0%
TIME LEAVING HOME TO GO TO WORK	
12:00 a.m. to 4:59 a.m.	7.0%
5:00 a.m. to 5:29 a.m.	6.1%
5:30 a.m. to 5:59 a.m.	11.5%
6:00 a.m. to 6:29 a.m.	9.9%
6:30 a.m. to 6:59 a.m.	13.1%
7:00 a.m. to 7:29 a.m.	14.1%
7:30 a.m. to 7:59 a.m.	8.3%
8:00 a.m. to 8:29 a.m.	8.3%
8:30 a.m. to 8:59 a.m.	4.2%
9:00 a.m. to 11:59 p.m.	17.5%
TRAVEL TIME TO WORK	
Less than 10 minutes	13.2%
10 to 14 minutes	7.9%
15 to 19 minutes	2.9%
20 to 24 minutes	10.2%
25 to 29 minutes	8.6%
30 to 34 minutes	18.4%
35 to 44 minutes	12.9%
45 to 59 minutes	12.7%
60 or more minutes	13.2%
Mean travel time to work (minutes)	36.7
Source: U.S. Census	

Income

Household income is an important measure of the economic well being of Fife Lake Township. Households are the basic social unit of any community, so the amount of income these households earn determines the quality and quantity of retail goods and service purchases both within the Township and the Region. Table 6 lists the median household income for the Township and Grand Traverse County and indicates that household income in the County is higher than the Township; however, the Township median household income is increasing at a higher rate than the County. From 2000 to 2013, the percentage increase for the Township and the County was 31.5% and 19.9%, respectively.

Table 6: Median Household Incomes – 1980-2013				
	1980	1990	2000	2013
Fife Lake Township	\$20,675	\$21,500	\$36,667	\$48,214
Grand Traverse County	\$27,960	\$29,034	\$43,169	\$51,766
Source: U.S. Census				

SECTION 3 - Community Facilities

Introduction

Fife Lake Township is a General Law Township with a Supervisor, Clerk, Treasurer and two Trustees. The Township Hall is located at 134 Morgan Street in the Village of Fife Lake. As a General Law Township, Fife Lake Township has only those powers granted to them by State statute. Those include the ability to hire a manager, assessor, police or fire chief, superintendent and other necessary personnel. Townships are mandated to administer assessments, hold elections, and collect taxes. They are also required to be responsible for financial administration, including budgets, accounting, investments and deposits. In addition, townships may enact and enforce ordinances, including zoning. The Township is under the Fife Lake Township Zoning Ordinance, which is administered by the Township's Planning Commission. Therefore, the Township is actively involved in the development of the zoning ordinance and map.

Police and Fire Protection

Police protection of the Township is provided by the Grand Traverse County Sheriff Department. The Township helps subsidize the use of one Sheriff Deputy for specific services. The Department has approximately 60 deputies for patrol within the County. For the most part this service is adequate, especially given the service of a deputy assigned to the Fife Lake area. Additional protection is provided by the State Police, where posts are maintained in Traverse City and Kalkaska.

The Township maintains a paid, along with volunteer, on call Fire Department that provides protection to Fife Lake Village and Township. The Township, correspondingly, maintains paid EMS crew members along with volunteer EMS crew members augmented by the Fire personnel.

The township is part of the Grand Traverse Rural Fire Department comprised of other surrounding townships in Grand Traverse County funded via local millage. Fife Lake Fire Department (Rural 6) equipment needs and training are provided through Rural Fire. The Department is housed in the station on Morgan Street, which also serves as the Township Hall. The Department (Rural 6) has multiple fire apparatus vehicles and accompanying ambulance vehicles.

Schools

Fife Lake Township is served by three school districts, the Forest Area Community School District, the Kingsley Area School District and the Manton Consolidated School District. The majority of the children living in the Township attend schools in the Forest Area Community School District, followed by the Kingsley Area School District. Located within the Village of Fife Lake on West State Street is Fife Lake Elementary School. This school is part of the Forest Area Community School District.

Parks and Recreation

The Pere Marquette State Forest Area, encompassing more than 11,000 acres, largely influences the Township's parks and recreation. A public boat launch, along with a courtesy pier and parking area is available on the northern shore of Fife Lake. This facility is owned and managed by the Michigan DNR.

Additionally, the North Country Trail runs through Fife Lake Township. The North Country Trail is a 4,600 mile trail that runs from eastern New York to North Dakota and is managed by the National Parks Service. The trail generally runs in a north-south through eastern portion of the Township. Nearly all of the North Country Trail in Fife Lake Township is off-road.

Fife Lake Township is also home to Spring Lake Campground, located just east of US-131 on the eastern end of Spring Lake, which offers outdoor recreation opportunities of residents and visitors.

Medical Services

There are two regional hospitals, geographically located, in Traverse City and Cadillac that are available to Township residents. Ambulance service is based in the Fife Lake Township Hall and maintains four (4) paid EMS crew members along with volunteer EMS crew members augmented by the Fife Lake Fire Department. Two ambulances are available to service Fife Lake Township. The Township also has a 4-season ATV for rescue during winter or summer months and a fire suppression unit.

Utilities

The Township is served by two electric power utilities: Consumers Power and Great Lakes Energy. Natural gas service is provided by DTE; however, areas with natural gas service are limited.

The Fife Lake Area Utility Authority provides sanitary sewer service to the Village and some adjacent areas of the Township. Specifically, the Utility Authority provides sanitary sewer service for property around Fife Lake; a number of improvements to this systems were completed in 2016. Also, the Utility Authority services the Fife Lake Township Industrial Park on US-131. The system is a lagoon type treatment plant. The Township of Fife Lake supports and encourages appropriate utility infrastructure to serve our population.

No public water service is currently available in the Township.

Library

The Fife Lake Library is located in Fife Lake Village at 77 Lakecrest Lane and serves the Fife Lake Village and Township.

Transportation

US-131 is the primary north-south route through Fife Lake Township. Cadillac is directly south along US-131 and Kalkaska is to the north, although the highway runs all the way from Mackinac to the Indiana border.

The primary roads within the Township consist of M-113 and M-186. In addition to these Michigan highways, several other County-maintained roads service the Township, along with numerous seasonal roads.

The Great Lakes Central Railroad serves the Township with freight service. Generally running in a north-south route the Railroad enters the Township just west of US-131, passes through the Village of Fife Lake and travels north into Kalkaska County. There are no scheduled stops within the Township.

State Correctional Facility

The Pugsley Correctional Facility is located on Walton Road, west of M-115. The facility originally opened as a camp in 1956 and then was converted to a Secure Level I prison in January, 2001. The facility proper is located on 23 acres which contains 3 housing buildings containing 48 cubicles, housing up to 384 prisoners per building. The former camp building was renovated when the facility was being constructed and is able to house up to 190 prisoners, for a total capacity of 1,342 prisoners. Additional buildings contained on the property include a chapel, programs, gymnasium, food service, health care, administration, human resources, training, maintenance, warehouse, and store. According to the U.S. Census, the 2010 institutionalized population for group quarters in Fife Lake Township (for the Pugsley Correctional Facility) was 1,329. This amount comprised 47.6% of the total population of Fife Lake Township. This facility closed on September 24, 2016.

SECTION 4 - Existing Land Use

Introduction

An existing land use inventory is a necessary step in planning for the future of the Township. The inventory depicts the existing distribution and location of land uses within Fife Lake Township. The Existing Land Use Inventory is supplied by the Grand Traverse County Geographic Information System and Planning & Development Departments. The following classifications are used in the land use inventory.

Land Use and Land Cover Classifications

Residential: An area in which dwellings with their accessory buildings occupy the major portion of the land.

Institutional: An area or facility used by the township, county, school district, state agency, church, or private organization to meet the needs of the community. This includes township offices, schools, meeting spaces, and other public and semi-public uses.

Recreation: An area or facility used for leisure, play, or amusement purposes.

Commercial: An area or facility used for the sale of retail goods or the provision of personal or business services. The subcategory includes structures, adjacent land and parking areas dedicated for the use of employees and customers.

Industrial: An area where raw or unfinished materials or commodities are used to produce a product or service. This can also include wholesale business activities, including warehouses.

Transportation/Communication/Utilities: An area or facility including roadways, railroads, telecommunications facilities, water towers and pumping stations, or wastewater treatment areas.

Agricultural: An area of croplands, permanent pasture, or orchards.

Grass/Shrublands: An area where the vegetation is dominated by grasses and/or low lying woody plants.

Forest: Areas covered with deciduous and coniferous species of trees.

Wetlands: Land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh.

Barren: Open and exposed land, including mining pits.

Water: Open water features such as lakes, ponds, creeks, and streams.

Trends and Analysis

Fife Lake Township covers an area of approximately 22,773 acres. The Township is made up primarily of open space and forested areas, with some agricultural lands and scattered single-family residential homes. Approximately half of the Township's land area is State owned forest. The Village of Fife Lake encompasses an additional 473 acres within the geographic area of the Township. Table 9 shows the distribution of major land uses by acreage and percentage within the Township in 2010. The majority of the small lot, residential development is around the Lake. Commercial uses, such as retail businesses and offices, are primarily found along US-131, and around the Village of Fife Lake.

Table 9: Existing Land Use Distribution - 2010

CLASSIFICATION	ACRES	PERCENT
Residential	811	3.56%
<i>Single Family/Duplex Residential</i>	809	
<i>Multiple Family Residential (Low Rise)</i>	2	
<i>Multiple Family Residential (Med/Hi Rise)</i>	0	
<i>Manufactured Home Park</i>	0	
<i>Group/Transient Quarters</i>	0	
Institutional	49	0.22%
Recreation	37	0.16%
<i>Indoor Cultural/Assembly/Recreation</i>	0	
<i>Open Land Recreation</i>	37	
Commercial	33	0.14%
Industrial	6	0.03%
Transportation/Communication/Utilities	59	0.26%
Agricultural	2,452	10.77%
<i>Cropland</i>	2,452	
<i>Orchards/Vineyards</i>	0	
<i>Confined Feeding Operations</i>	0	
<i>Permanent Pasture Lands</i>	0	
<i>Other Agricultural Lands</i>	0	
Grass/Shrublands	1,075	4.72%
Forest	15,158	66.56%
<i>Broadleaved Forest</i>	4,574	
<i>Coniferous Forest</i>	8,779	
<i>Mixed Conifer/Broadleaved Forest</i>	1,805	
Wetlands	2,181	9.58%
<i>Wooded Wetlands</i>	1,372	
<i>Non-Wooded Wetlands</i>	809	
Barren	0	0.00%
<i>Beach/Riverbank</i>	0	
<i>Sand Dune/Exposed Bluff</i>	0	
<i>Extractive</i>	0	
Water	912	4.00%
TOTAL ACREAGE	22,773	100.00%

Source: Grand Traverse County GIS and Planning & Development Departments

SECTION 5 - Goals & Objectives

Introduction

This section identifies Fife Lake Township's Goals and Objectives. The Goals are guides to help the Township meet its preferred future and the objectives are designed to guide the Township towards each goal. The Plan's objectives are the basis for the Implementation Section.

In each instance, the goals seek to describe a desired end state, outcome or result, looking about 20 years into the future. This plan also states goals in positive terms and the goals are intended to be bold, but realistic. Finally, the goal statements are felt by the Planning Commission to be a reflection of the values of the overall community. Certainly, not every citizen of Fife Lake Township shall embrace every specific goal or objective, but on the whole, these are believed to reflect a general consensus viewpoint.

Goals & Objectives

GOAL #1 - GROWTH MANAGEMENT

Fife Lake Township shall be characterized by attractive neighborhoods, served with a balanced mix of commercial and institutional services surrounded by significant areas of permanently preserved open space, lakeshore and woodlands to assure that future generations shall enjoy the benefits of the natural features of the area.

Objective

- ◆ Maintain and enforce zoning standards to permit the preservation of significant areas of healthy forests and open lands while enabling a reasonable use of lands suitable for development.
- ◆ Work with neighboring communities and regional entities to ensure that planning and zoning is consistent along common borders and to ensure that regional land use and development goals are met.

GOAL #2 - FOREST MANAGEMENT

The forested areas of the Township shall continue to form an important part of the community's character and effective forest management techniques shall sustain and strengthen those resources while maintaining healthy and viable economic enterprises.

Objective

- ◆ To encourage woodland preservation and management by all landowners.

GOAL #3 - SEWER CAPACITY

The residents and businesses of Fife Lake Township shall be served with an efficient wastewater system sized adequately and managed effectively to meet the needs of the community.

Objective

- ◆ Work cooperatively with the Fife Lake Area Utility Authority.

GOAL #4 - STREETS AND ROADS

Fife Lake Township shall be served with a safe and efficient system of roadways as provided by Grand Traverse County and Michigan Department of Transportation.

Objectives

- ◆ Communicate with the Michigan Department of Transportation and the Grand Traverse, Kalkaska & Wexford County Road Commissions to identify growth related impacts to state and county roads.
- ◆ Cooperate with the Michigan Department of Transportation and the Grand Traverse, Kalkaska & Wexford County Road Commissions to identify existing weaknesses on state and county maintained facilities.
- ◆ Cooperate with the Michigan Department of Transportation and the Grand Traverse, Kalkaska & Wexford County Road Commissions to maintain and enforce zoning standards of private roads.

GOAL #5 - ZONING AND BUILDING

Land uses and development in Fife Lake Township shall reflect safe and attractive building forms and zoning practice.

Objectives

- ◆ Maintain programs to encourage understanding of, and compliance with zoning codes.
- ◆ The Township shall update the zoning ordinance to support the essential policies of this master plan.
- ◆ The Township shall continue to regularly review the existing ordinances to ensure they meet the community's needs.

GOAL #6 - ECONOMIC DEVELOPMENT

Fife Lake Township encourages the promotion of a level of retail and industrial development appropriate to the needs of the community.

Objectives

- ◆ Share with other economic development entities an inventory of development sites in the Township including the parcel size, cost, description of available services, contacts and other information potential businesses shall need to locate in Fife Lake Township.
- ◆ Maintain regulations and ordinances to regulate low-intensity home-based businesses that strengthen the Township and reduce the demand on transportation systems while maintaining the attractive residential character of the Township's neighborhoods.
- ◆ Foster and maintain a productive relationship with the State of Michigan Department of Corrections regarding the future of the now-closed Pugsley Correctional Facility.

GOAL #7 - SCHOOLS

Development in Fife Lake Township shall be planned and located with regard to the growth and development needs of Fife Lake and the Forest Area Community School District.

Objectives

- ◆ Communicate with local School Districts on projected residential development in the area and work towards potential programs to meet growth in student population.
- ◆ Encourage education of young people on local government and land use issues.

GOAL #8 - COMMERCIAL DEVELOPMENT

Commercial development in the Township shall be arranged along the US-131, M-113 and M-186 corridors consisting of uses intended to serve both the traveling public and the residents of the community while complementing more intense uses in the Village center.

Objectives

- ◆ Communicate with the Village of Fife Lake to retain and encourage existing commercial development within the Village and expand complementary commercial development in the Township.
- ◆ Maintain and enforce design standards for commercial land uses to promote commercial development in planned clusters.

GOAL #9 - HOUSING DEVELOPMENT

Residents of Fife Lake Township enjoy a range of residential choices, arranged to enhance and strengthen the community's neighborhoods and commercial areas.

Objectives

- ◆ Maintain a range of housing types and sizes in areas suitable for clustered single-family housing, duplexes, apartments and modular or mobile units.
- ◆ Develop, adopt and enforce a housing maintenance and management code to ensure rental units within the Township meet all existing requirements.

GOAL #10 - RECREATION

Recreational land uses in Fife Lake Township shall be accessible to all local residents and visitors to the area. Facilities shall be arranged and developed to complement and promote the recreational use of Fife Lake and State Forest Lands.

Objectives

- ◆ Cooperate with the Village of Fife Lake to maintain an up-to-date Recreation Plan that fosters the preservation of the area's natural resources while offering non-motorized recreational trails winding through the Pere Marquette State Forest and adjacent communities.
- ◆ Cooperate with the Michigan Department of Natural Resources to identify areas of state-owned land for future acquisition by the Township for recreation development.
- ◆ The Township will maintain existing lake access points and road ends on Fife Lake.

Complete Streets

This Plan supports complete streets policy. Complete streets are thoroughfares that are planned, designed and constructed to allow access to all legal users safely and efficiently, without any one user taking priority over another. Users in Fife Lake Township include pedestrians, bicyclists, motorists, users of assistive devices, snowmobilers, and truck-drivers. Complete streets can result in increased safety for non-motorized users, improved public health, a cleaner environment, mobility equity and enhanced quality of life through increased modal choices and more inviting streets.

In addition, another key motivation to enact complete streets policies is that Michigan law encourages MDOT to give additional consideration to enhancement and other grant applicants with such policies. The Michigan Planning Enabling Act has also been amended to stipulate that transportation improvements be respectful of the surrounding context, further ensuring that more equitable and attractive streets become reality.

The Township's objective will be to work jointly with surrounding communities to promote healthy lifestyles for people of all abilities through the development of a non-motorized network. Suggested design elements may include sidewalks on both sides of a roadway or street; pedestrian signals and signage; bike lanes; local and regional multi-use trails, and other features. Even though Fife Township is a rural community, some elements are feasible in the more developed areas of the Township. More urban pedestrian features are not likely to occur in the community at this time.

Some features may be accomplished through simple road restriping and the addition of signage. Other projects may be more involved and may only be practicable when coordinated with major roadway reconstruction. The Township should work with neighboring communities, the Road Commission, MDOT, and other pertinent agencies in implementation of complete streets policy.

SECTION 6 – Future Land Use Plan

Introduction

The overriding concept for the future distribution of land uses in Fife Lake Township is to preserve the rural nature of the Township, particularly its forested areas. The future land use plan seeks to maintain the substantial areas of state land retaining large tracts of woodlands, support existing agricultural activities and the preserve the open space around future residential development.

Achieving this vision, is to encourage development in “pockets” or “clusters” separated by expansive open space or wooded areas and fostering development near the Village of Fife Lake where public services and utilities are available.

The future land use patterns proposed in this Plan consist of the concentration of higher density residential development around the Village of Fife Lake and around areas of existing residential development. The balance of the Township shall remain primarily in state forest lands, private woodlands, limited agricultural and open space or low density, rural residential development. Other uses include commercial, industrial, and recreation. Business activity shall be located primarily along U.S. 131 near the Village of Fife Lake and at the M-186/113 intersection. Commercial uses should be planned in clusters, so as to limit linear strip development. Industrial development shall also be concentrated on the U.S. 131 corridor within the Fife Lake Industrial Park.

The Relationship of Planning to Zoning

The relationship between land use planning and zoning is an important one. Planning involves the preparation of a long-range vision of what the community may become while zoning involves the process of regulating the current use of these lands. The laws of the State of Michigan require that a community engage in land use planning activities, including the preparation of a comprehensive plan or Master Plan, prior to the initiation of a zoning ordinance in a community. Therefore, this Master Plan for Fife Lake Township is intended to provide a broad set of policies and land use concepts to guide growth and development and to offer a specific set of standards to guide the application of zoning regulations in the Township.

The following paragraphs describe the proposed future land use categories proposed for the Township.

Forest Recreation - FR

The Forest Recreation designation recognizes the extensive state land holdings in the Township as well as, therein, those areas with significant natural features in private ownership. This designation includes all of the lands within the Pere Marquette State Forest as well as non-state lands located in the northern-central portion of the Township. The intent of this district is to preserve, to the greatest extent possible, the natural and rural character of the Township, while permitting modest levels of residential development, formed in harmony with the natural features of the area. The Forest Recreation land use designation is intended to support low density single family residential

development while supporting low-intensity recreational uses, such as hunting and fishing. Forest Recreation designation is also intended for such land uses as forestry, agriculture and wildlife areas. Wherever possible, new home sites shall be situated to protect the rural scenery from roadways and neighboring properties and conservation cluster developments shall be encouraged to protect significant natural features with innovative design techniques.

Recommended Minimum Lot Area: 5 acre.

Agricultural - AG

The Agricultural future land use designation is intended to promote farming, forestry and low intensity land uses that are conducive to the preservation of productive agriculture. Non-farm residential development shall be located and configured in a manner to reduce conflicts with existing agriculture activities. While residential densities shall be quite low for active farms, conservation cluster developments, and small lot sizes [refer to Zoning Ordinance for lot size] may be promoted to permit reasonable development in area poorly suited to agricultural uses and to preserve the agricultural integrity of larger unfragmented parcels. Field crops, orchards, vineyards, hobby farms, tree farms and livestock operations as well as low density residential uses shall characterize the Agricultural areas of the Township.

Recommended Minimum Lot Area: 5 acre.

Lake Residential - R-1

The purpose of the Lake Residential future land use designation is to permit low-intensity residential development while protecting the integrity and uniqueness of Fife Lake, Holbrook Lake and Pickerel Lake. Development in the Lake Residential designation shall consist of traditional single family homes in low-density patterns of one to two (1-2) units per acre, depending upon public utility service availability.

Some of the area south of Fife Lake may include wetlands that shall limit development. Wetland soils are generally not stable enough to properly support structural foundations and cannot typically support individual septic systems. Furthermore, wetlands serve an important role in groundwater recharge and wildlife habitat. Therefore, all new development should be designed to preserve wetlands around the lakes promoting sustainable development. In addition, development within the Lake Residential designation shall prohibit “keyhole” development (the use of a common open space waterfront lot for access to non-riparian landowners). Such patterns increase the potential for surface water pollution, noise levels, and general conflict between lake users.

Portions of land designated as Lake Residential adjacent to Fife Lake, itself, have been divided into lots less than one acre, consisting of seasonal and year around homes. Existing conditions do not conform to the recommended density of this designation. As renovation of seasonal homes into year around homes continues, along with potentially new home construction, all development shall be compatible with the architectural styles and scale of the existing neighborhood. With other Lake Residential designations, not adjacent to Fife Lake, itself, development regulations shall conform to the individual site plan, including measures to protect water quality. Lake Residential

designation allows for reasonable continued use and the more dense character of these areas while limiting the future expansion of higher densities.

Recommended Minimum Lot Area: 1/2 acre.

Residential - R-2

This land use designation is to permit low-intensity residential development in the area generally north of M-186 and along M-113 north of Gleaner Hall. Residential development should be characteristic of existing single family homes on large lots. Residential subdivisions with densities of up to two units per acre are permitted near and adjacent to the Village of Fife Lake. Achievement of maximum density levels in this classification shall be dependent upon the availability of public utilities. Lesser densities may potentially be achieved without public utilities. These communities are to be designed for passenger car travel, pedestrian mobility, while preserving options for future public transit. Good connections to nearby commercial and institutional land uses shall be planned in new developments. Conservation cluster patterns may also be anticipated where important natural features may be preserved.

Recommended Minimum Lot Area: 1/2 acre near the Village of Fife Lake and 5 acres in other area.

Commercial - C-1

This future land use designation recognizes the reality of the coming growth of Grand Traverse County with the improvement of the US-131 corridor north of Cadillac. In addition, as the southern portion of the County continues to grow, commercial services for retail, recreation and repair shall be required by the expanding population including the needs of the vacation traveler. Concurrently, agribusiness services shall require locations on major transportation routes with sufficient space to accommodate the needs of the commercial highway traveler and commerce transporters.

Therefore, this future land use designation primarily is located along the US-131 corridor immediately north and west of the Village of Fife Lake. In addition, a small pocket of commercial zoning is anticipated at the southern end of the Township adjoining similar uses in Wexford County. In the future, a limited node of commercial zoning may develop at the intersection of M-186 and M-113, in Section 9, of the Fife Lake Tax Map(s), as traffic into the urbanized area of the county warrants it.

In the vicinity of the Village of Fife Lake, development shall utilize public wastewater services and shall, therefore, tend to be more intensely developed than the other anticipated areas. Where commercial uses abut residential land uses, development regulations shall conform to the individual site plan, including vegetative buffers and larger building set backs to promote control of off-site impacts as odors, noise, lighting, transportation and vibration.

In addition, preserving the integrity of US-131, M-186 and M-113 as primary regional transportation routes shall be a priority in this designation. Parts of this area may be incorporated

in an overlay district for new development that would require managed access for all parcels. Increased front yard set backs, shared access points, frontage roads and building placement may be a part of the overlay district.

Recommended Minimum Lot Area: 1/4 acre.

Industrial – I-1

The Industrial area is intended to provide economic development and jobs for the community. The area shall include industrial and office use suited for a small, relatively rural community. Because of the relative proximity of this area to residentially developed areas, sites that adjoin residential areas shall include vegetative buffers and larger building set backs shall be promoted to control such off-site impacts as odors, noise, lighting, transportation and vibration. In addition, preserving the integrity of US-131 as primary regional transportation routes shall be a priority in this designation. Parts of this area may be incorporated in an overlay district for new development that would require managed access for all parcels. Increased front yard set backs, shared access points, frontage roads and building placement may be a part of the overlap district.

Recommended Minimum Lot Area: 1 acre.

Camp Pugsley

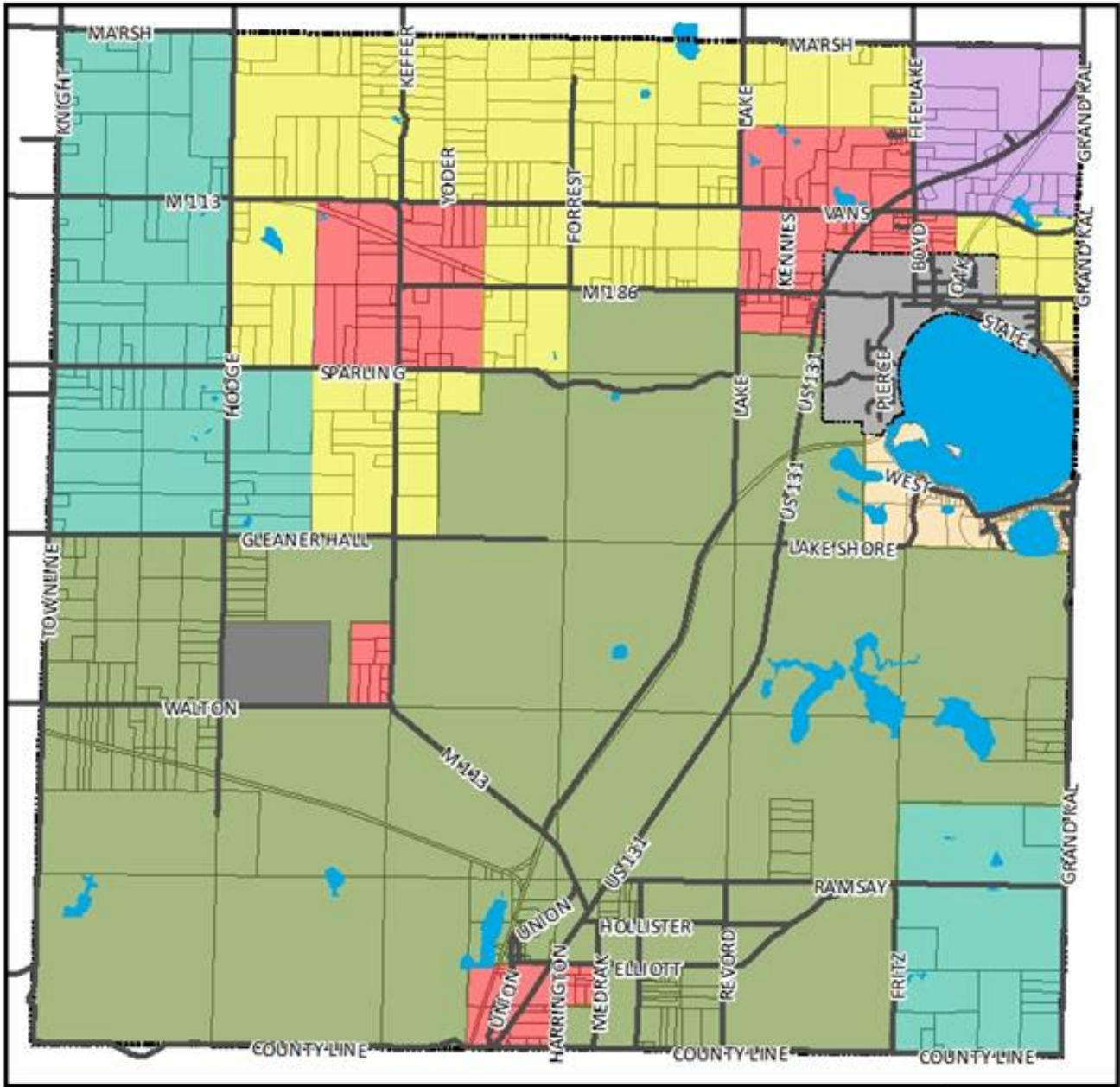
Camp Pugsley is located at the northeast corner of Walton Road and Hodge Road. It operated as a correctional facility from 1956 to 2016, when it was closed due to a declining prison population within the state of Michigan. There are no plans to re-open the facility and the State of Michigan has indicated that it would entertain selling the facility to a private entity for a commercial or other purpose, should such an opportunity arise.

The site contains a number of buildings and infrastructure improvements including an on-site water distribution and wastewater collection and treatment system, recreational facilities and office. This Master Plan does not set forth a specific desired end use for the property, although the Township desires that the facility be put to a productive purpose. Possible future uses could include commercial, industrial or recreational uses. While this Master Plan calls for flexibility to allow for creative reuse of the property, it is important that future uses be designed and operated in a manner that is harmonious with surrounding properties and the natural environment.

Zoning Plan

The Michigan Planning Enabling Act requires that master plans include a zoning plan to explain how the future land use categories in this Plan relate to the zoning districts incorporated in the Township’s Zoning Ordinance. The following table relates the more general future land use categories with the zoning districts that are best matched to them. The Zoning Plan should be considered when reviewing requests to rezone lands in the Township consistent with this plan.

Table 10: Zoning Plan	
Master Plan Future Land Use Designations	Zoning Ordinance Zoning Districts
Agricultural	AG Agriculture District
Commercial	C-1 Commercial District
Forest Recreation	FR Forest Recreation District
Industrial	I-1 Industrial District
Lake Residential	R-1 Lake Residential District
Residential	FR Forest Recreation District; R-2 Residential District for areas near or adjacent to the Village of Fife Lake.



FIFE LAKE TOWNSHIP FUTURE LAND USE MAP

January 2017



Legend

- | | | |
|-------------------|---------------------|------------------|
| Roads | Camp Pugsley | Industrial |
| Fife Lake Village | Agricultural | Lake Residential |
| Township Boundary | Commercial | Residential |
| Lakes | Forest Recreational | |