

Fife Lake Township  
Grand Traverse County

# Master Plan



Originally Adopted 2000  
Amended 2003  
Reviewed 2008  
Amended 2011

# Township of Fife Lake Master Plan

Prepared for:

Fife Lake Township  
Fife Lake, Michigan

I, \_\_\_\_\_ [Signature on file](#) \_\_\_\_\_, Leigh Ann Gifford, Chairperson of the Fife Lake Township Planning Commission approve of this Master Plan, amended:

**Thursday, May 12, 2011**

Original adoption for Fife Lake Township, Fife Lake, Michigan - January, 2000  
Amended 2003  
Reviewed 2008  
Amended 2011

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.

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 and updated as necessary at least every 5 years to be current
- 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. It is suggested that a master plan be reviewed and updated as necessary at least every five (5) years to keep current.

## **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.

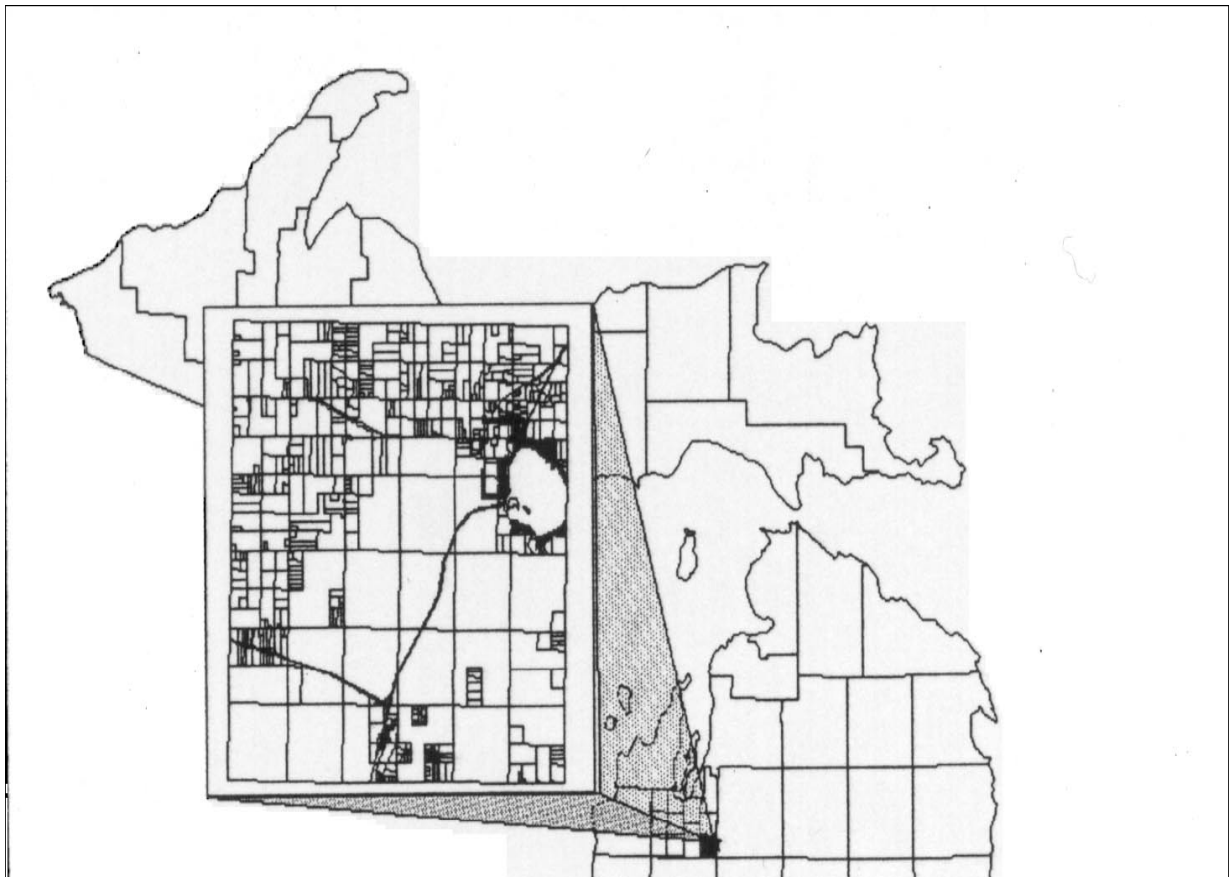
## SECTION 1 - Physical Features

### 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 525 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.

**Please note that graphs, charts, and paragraph information utilizing 2000 or older Census information as a source shall be updated upon the release of the 2010 U.S. Census data.**

### 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 2000. Table 1 indicates that the Township grew a total of 320 percent over the period. This is a rate over two and a half times the rate of Grand Traverse County and the Village of Fife Lake. This rate reflects an average compounded annual rate of almost four percent per year, with the greatest growth in the Township occurring between 1970 and 1980 (almost 5.9% annually). Both the Village and the County experienced the greatest rate of growth between 1970 and 1980. Overall, as Grand Traverse County continues to be one of the fastest growing counties in the state, Fife Lake Township as a result shall continue to grow as a component of the County. Furthermore, as land surrounding Traverse City continues to develop, the County’s population expansion can be expected to move into the County’s southern tier of townships, which includes Fife Lake Township. While the Grand Traverse County region has experienced significant growth in preceding decades, growth has slowed considerably in the communities in the couple of years leading up to 2010, when the update to the Plan was prepared.

<b>Table 1: Historic Population Trends</b>						
	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>Percent Change 1960 - 2009</b>
Village of Fife Lake	218	274	412	394	466	113%
Fife Lake Township	250	364	644	950	1,051	320%
Grand Traverse County	33,490	39,175	54,899	64,273	77,654	132%



## Migration

Migration is the rate that the population moved into and out of the Township and further substantiates the rate of population increase. The most recent migration data available is from the 2000 Census and reflects the net immigration that occurred between 1995 and 2000 based upon identifying the places where Township residents lived in 1995.

The 2000 U.S. Census reported that 52.9% of the Township's residents lived in the same house in 1995. Nineteen percent indicated they lived in a different house in Grand Traverse County, while 21 percent lived outside the County somewhere in Michigan. About 5 percent lived outside of Michigan five years earlier. By comparison, 54.4 percent of all County residents lived in the same house in 2000 as they did in 1995 and 22 percent lived in a different house in the County while 22 percent lived in a different county and 6 percent lived in a different state. Thus, the Township's population seems to be slightly more mobile than that of the County overall. However, the slight difference is probably not statistically significant.

<b>Table 2: Migration - 2000</b>				
<b>Residence in 1995</b>	<b>Fife Lake Village</b>		<b>Fife Lake Township</b>	
	<b>Number</b>	<b>Percent of Total (%)</b>	<b>Number</b>	<b>Percent of Total (%)</b>
Persons 5 Years and Older	434	100.0	1,417	100.0
Lived in Same House	207	47.7	750	52.9
Lived in Different House				
In Grand Traverse County	69	15.9	274	19.3
Different County in Michigan	125	28.8	297	21.0
Different State	33	7.6	77	5.4
Outside of United States	0	0.0	0	0.0
Source: U.S. Census				

## Age Composition

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 3 shows the composition of the Township's population by age group for 1990 and 2000. The Township experienced a slight increase (0.2%) in its younger population under the age of 20. Similarly, there is an estimated decrease in the number of residents between the ages of 20 and 34. Finally, the number of Township residents over the age of 35 has increased between 1990 and 2000. Overall, this aging pattern reflects a nation-wide trend towards older populations, as members of the 'baby boom' generation are beginning to reach retirement age, and it is reflected in the increase in the median age of the population from 32.3 year in 1990 to 36.6 years in 2000.

<b>Age Group</b>	<b>Fife Lake Township</b>		<b>Grand Traverse County</b>	
	<b>1990</b>	<b>2000*</b>	<b>1990</b>	<b>2000</b>
Under 5 Years	55	89	4,926	4,723
% of Total	5.7	5.9	4.6	6.1
5 – 9 Years	56	87	5,185	5,439
% of Total	5.8	5.7	8.0	7.0
10 – 14 Years	63	112	4,769	5,992
% of Total	6.6	7.4	7.4	7.7
15 – 19 Years	73	105	4,524	5,566
% of Total	7.6	6.9	7.0	7.2
20 – 24 Years	97	74	3,924	4,118
% of Total	10.2	4.9	6.1	5.3
25 – 34 Years	188	237	10,981	9,720
% of Total	19.8		17.0	12.5
35 – 54 Years	212	468	17,123	25,080
% of Total	22.3	30.9	26.6	32.3
55 – 64 Years	92	146	4,996	6,871
% of Total	9.7	9.6	7.7	8.8
65+ Years	113	199	7,845	10,144
% of Total	11.8	13.1	12.2	13.1
<b>TOTAL</b>	<b>950</b>	<b>1,517</b>	<b>64,723</b>	<b>77,654</b>
<b>MEDIAN AGE</b>	<b>32.3</b>	<b>36.6</b>	<b>33.2</b>	<b>37.7</b>

Source: U.S. Census and Gove Associates, Inc.  
\* Includes Village of Fife Lake

## 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 4 compares the characteristics of households in Fife Lake Township with Grand Traverse County for 2000.

The composition of a household depends upon the number of people living within a residence as well as the relationship between them. 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 a slightly larger proportion of all households in the Township compared to the County. Similarly, married couple families represented a slightly higher proportion of all families in the Township relative to the County. However, only 38 percent of those married couples in the Township had children under 18, compared to 44 percent of the married couples in the County in general.

The proportion of female headed households in the Township was slightly less than in the County; with a notably greater proportion of Township households had children under the age of 18. Within both the County and the Township, about one-third of all non-family households are comprised of 65 and older. Within the Township and the Village, however, 40% of the single person non-family households are comprised of people in that age group compared to 36% in the County.

These statistics would lead one to conclude that the Township contained a relatively larger proportion of older residents than the County. However, as Table 3 indicates, the Township's median age was a year younger than the County's. Overall, the Township had a slightly smaller proportion of households with younger children, which does not provide a balanced "platform" for future growth.

Population growth within the Township is reflected in the increase in number of households. Typically, household growth rates exceed population growth, as new households may be formed over time from the population living within existing households. The estimated 2000 year-round household count for the Township is 320 (Claritas Data Services), or 40 more than existed in 1990. By the year 2005, according to Claritas, there should have been 339 year-round households within the Township. This represents an average annual household growth rate of 1.20 percent. Applying that average over the next 20 years, the Township can expect to be home to approximately 400 year-round households by the year 2020, an increase of 80 year-round households. Fife Lake has 2.48 people per household, as reported in the 2000 Census.

<b>Table 4: Household Composition - 2000</b>		
	<b>Fife Lake Township</b>	<b>Grand Traverse County</b>
Number of Households	562	30,396
Family Households	398	20,726
% of Total Households	70.8%	68.2%
Married Couples	331	16,917
% of Families	83.2%	81.6%
With Children Under 18	127	7,539
% of Married Couple Families	38.4%	44.6%
Female Head of Household	43	2,799
% of Families	10.8%	13.5%
With Children Under 18	31	1,782
% of Female Household Families	72.1%	63.7%
Nonfamily Households	164	9,670
One Person	133	7,608
65 and Older	53	2,748
% of Nonfamily	32.3%	28.4%
Source: U.S. Census Includes Village of Fife Lake		

### **Housing Occupancy**

Between 1980 and 1990 there was a net addition of 356 units within the Township’s housing stock (Table 5). This represents approximately a 106 percent increase in the housing stock. By 2000, the housing stock of the Township had increased to 779 units, for a 20-year rate of increase of 132%, or about 6.6% per year. Most Township residents (83%) live in the homes they own. This indicates stability in the housing stock of Fife Lake Township, since residents currently living in or moving to the Township prefer to own their homes. Although renter-occupied units were not proportionally as numerous in the Township, rental units still showed a net increase of 9 units between 1990 and 2000.

<b>Table 5: Housing Units in Fife Lake Township</b>			
	<b>1980</b>	<b>1990</b>	<b>2000</b>
Total Units	335	691	779
Occupied Units	N/A	425	562
% of Total	N/A	62%	72%
Owner-Occupied	N/A	339	464
% of Total	N/A	79%	83%
Renter-Occupied	N/A	89	98
% of Total	N/A	21%	17%
Source: U.S. Census, Gove Associates, Inc.			

## Location of Employment

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 6 shows the number and proportion of employed residents who work in the Township. Over two-thirds of the residents have jobs within the County borders, with another 22 percent working outside Grand Traverse County.

<b>Table 6: General Location of Employment for Township Residents - 1990</b>		
	<b>Number of Residents</b>	<b>Percent of Total</b>
Employed in County	230	78%
Employed Outside of County	65	22%
Worked Out of State	0	0%

Source: U.S. Census

The majority of Township residents work within 20 to 30 miles of the Township as shown in Table 7. Over two-thirds of those commuting to work have travel times of 24 minutes or less. This implies that most of the jobs outside of the Township reside in neighboring communities within Grand Traverse County or in neighboring Wexford or Kalkaska Counties.

<b>Table 7: Travel Times to Work - 1990</b>		
<b>Minutes</b>	<b>Number</b>	<b>% of Total</b>
Less than 5	17	6%
5 – 9	8	9%
10 – 14	17	6%
15 – 19	29	10%
20 – 24	40	14%
25 – 29	21	7%
30 – 34	68	23%
35 – 39	13	4%
40 – 44	16	5%
45 – 59	27	9%
60 – 89	5	2%
90 or greater	5	3%
Work at Home	9	3%

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 8 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. The median income for the County increased 3.8 percent between 1980 and 1990. This percent increase was applied to the 1980 median household income for the Township to estimate the 1990 median household income for the Township. From 1990 to 2000, the percentage increase for the Township and the County was 70.65% and 48.6%, respectively. This indicates that either the Township's labor force significantly improved its income level in the 1990s, or the estimated 1990 median income used in this analysis was artificially low.

<b>Table 8: Median Household Incomes – 1980-2000</b>				
	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>Percent Change 1980-2000</b>
Fife Lake Township	\$20,675	\$21,500	\$36,667	77.3%
Grand Traverse County	\$27,960	\$29,034	\$43,169	54.4%
*Income adjusted according to County change 1980-1990. 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 service. The Department has approximately 70 deputies for patrol within the County. For the most part this service is adequate, especially given the service of a deputy hired for 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 mileage. Fife Lake Fire Department (Rural 6) equipment needs and training are provided through Rural Fife. 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

## **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 two (2) 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. Winter rescue service for snowmobile-based accidents is handled by a rescue sled owned by the Fife Lake EMS Service.

## **Utilities**

The Township is served by two electric power utilities: Consumers Power and Great Lakes Energy. Natural gas service is provided by MichCon and Consumers Power; 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. Also, the Utility Authority services the Fife Lake Township Industrial Park on US-131. The system is a lagoon type treatment plant.

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. US-131 connects Fife Lake Township with Cadillac to the south and Petoskey to the north.

The primary roads within the Township consist of M-113 and M-186. In addition to these Michigan highways, several other roads service the Township, including the following east west routes: Elliot Road, Ramsey Road, Walton Road, Gleaner Hall Road and Sparling Road. The north-south routes serving the Township include: Town Line Road, Fife Lake Road and Hodge Road.



The CSX Railroad line 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 Kankaska County. There are no scheduled stops within the Township.

## 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 Map is based upon 1997 digital aerial photography and parcel data supplied by the Grand Traverse County Geographic Information System Department and review of the information by the Township Planning Commission. The following classifications are used in the land use inventory.

### Land Use and Land Cover Classifications

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

**Public:** An area or facility used by the township, county, school district or state agency to meet the needs of the community. This includes township offices, schools, public meeting spaces, public parking lots, State Highway parks, and other public uses. Within Fife Lake Township, most facilities are all located in the Village.

**Quasi-Public:** An area or facility used by a limited number of persons with particular interests and nonprofit organizations, such as churches, day care centers, private schools, private clubs and related activities. Again, these types of facilities are concentrated in the Village of Fife Lake.

**Public Utility:** An area or facility not generally accessible to the public but used to provide services to the community, such as water towers, wastewater treatment areas and water pumping stations.

**Cemetery:** An area used for the burial and memorial of the deceased. Facilities for memorial services may also exist on the site.

**Retail/Service 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.

**Mining:** Open pits that are being actively mined or excavated, including access roads.

**Agricultural:** This category may consist of croplands, permanent pasture or orchards. Agricultural lands include the farmstead occupying the land.

**Forested Land:** Areas covered with deciduous and coniferous species of trees or shrubs.

**Wetland:** 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. This applies to public and private lands regardless of zoning or ownership.

**Vacant/Undeveloped:** Areas that cannot be placed in the above categories. This category also includes abandoned agricultural fields that grew food products; and flood plains in which land becomes inundated by water from a river, stream, lake, or drain and may on occasion overflow their banks and inundate adjacent land areas. Lands in this category consist of both suitable and unsuitable areas for development.

## Trends and Analysis

Fife Lake Township covers an area of approximately 24,182 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 448 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 1998. Table 9 indicates private woodland and state-owned forests which are the predominant land use in the Township. The majority of the small lot, residential development is around the Lakes. Commercial uses, such as retail businesses and offices, are primarily found along US-131, and within the Village of Fife Lake.

<b>Table 9: Existing Land Use Distribution - 1998</b>		
<b>Land Use Type</b>	<b>Acres</b>	<b>Percent of Total Area (%)</b>
Residential	626	2.5
Mobile Home Park	5	<0.1
Commercial*	36	<0.1
Industrial	8	<0.1
Public	65	<0.2
Public Utilities	16	<0.1
Quasi-Public	42	<0.2
Cemetery^	26	<0.2
Agriculture	2,710	11.1
Woodlands	5,543	22.9
State Land	11,080	45.8
Woodlands/State Land Combined	16,623	68.7
Vacant/Undeveloped (non-agricultural/non-wooded)	2,812	11.6
Water/Lakes	1,239	5.1
<b>TOTAL</b>	<b>24,208</b>	<b>100.0</b>
*Includes M-113 racetrack acreage Recalculated with Cemetery acreage – 2009 ^ Historic Plat for Walton Junction in State land Source: Gove Associates, Inc. 2001		

## **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.

#### **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 MDOT.

## **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 building and 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.

## **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 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.

## **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.

### **Populations and Housing Projections**

In order to prepare for the next fifteen (15) years, it is necessary to project the number of people that may be living in the Township by the year 2025. Population projections are, in essence, educated guesses based on past trends. By their very nature, therefore, population projections are not always accurate, but they do give some guidance on the potential future needs of the Township. As indicated in Section 2, between 1960 and 2000, the Township’s population grew from 250 persons in 1960 to 1,051 in 2000. This is an increase of about 20 persons per year, but an annualized compounded rate of growth of about 3.66% per year. Extending this rate of growth into the future results in a projected Township population of nearly 2,600 by the year 2025; for an increase of about 1,550 persons. The 2000 census reports that the average household in Fife Lake Township consisted of 2.48 persons. Therefore, the addition of 1,550 individuals means about 625 additional housing units shall be needed over the next twenty-five years.

Of course, as growth occurs in a community its pace can accelerate and these projections should be periodically revisited to assure that the community is planning appropriately for new development.



## **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, including water and sewer facilities. 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**

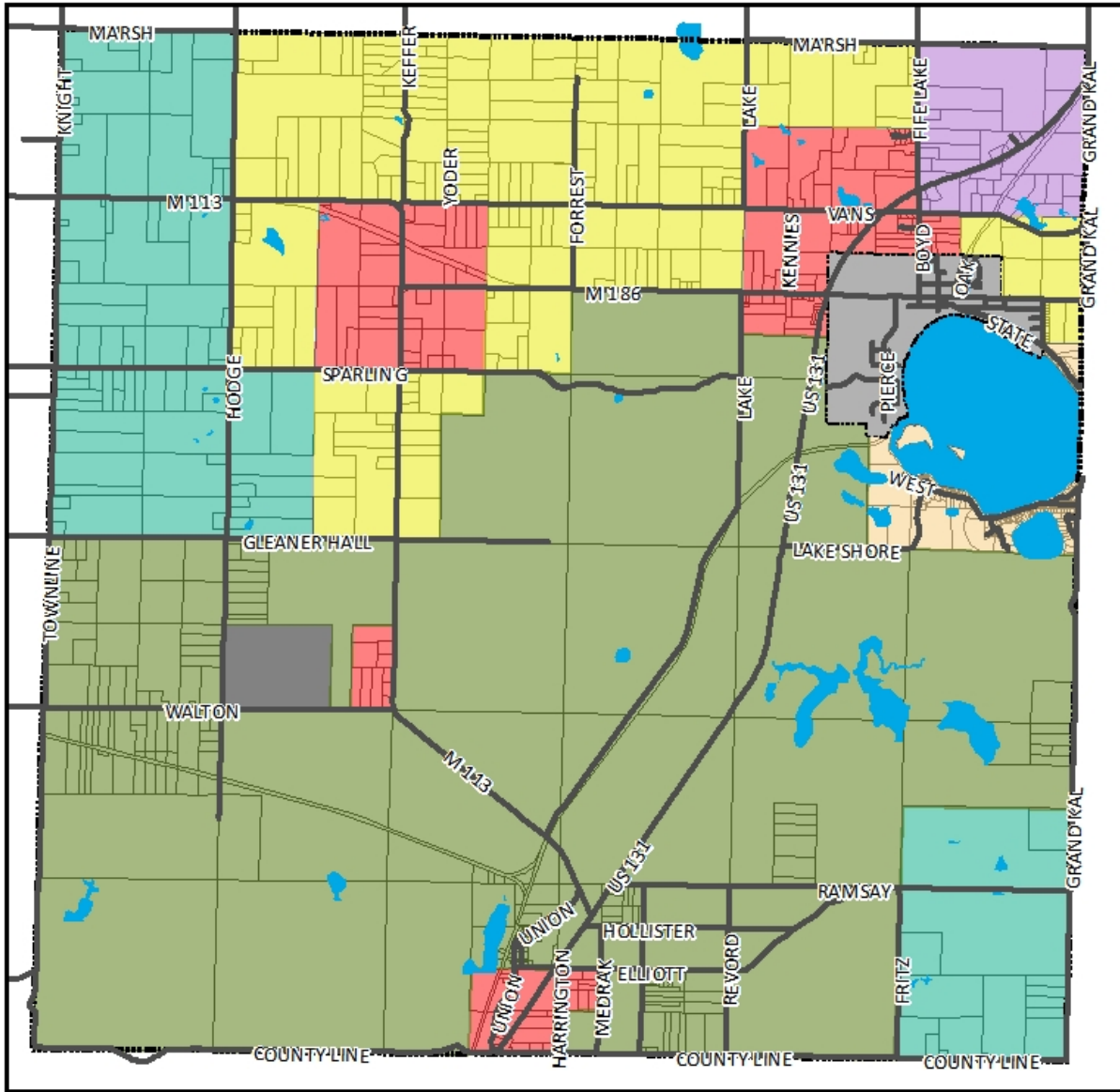
The Industrial area is intended to provide economic development and jobs for the community. The area shall include industrial and office use suited for a small, relatively rural community. Because of the relative proximity of this area to residentially developed areas, sites that adjoin residential areas 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.

## Zoning Plan

Michigan Planning Enabling Act (Act 33 of 2008) 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.

<b>Table 10: Zoning Plan</b>	
<b>Master Plan Future Land Use Designations</b>	<b>Zoning Ordinance Zoning Districts</b>
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.

# Future Land Use Map



## FIFE LAKE TOWNSHIP FUTURE LAND USE MAP

January, 2011

0 0.2 0.4 0.8 1.2 Miles

**NORTH**

### Legend

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