

MELROSE TOWNSHIP

MASTER PLAN Update

Adopted August 31, 2015

PLANNING COMMISSIONERS

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Phyllis Cotanche (term beginning 7-8-14)
Mike Fortune (term beginning 4-14-15)
Babs Hanahan (term ended 7-31-14)
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MELROSE TOWNSHIP MASTER PLAN

Table of Contents

CHAPTER

- 1 Introduction
 - The Purpose and Planning Process
 - History, Location, and Regional Setting
 - Enabling Legislation
 - The Status of Planning and Zoning in Melrose Township
- 2 Township Social & Economic Characteristics
 - Population
 - Age Distribution
 - Income and Employment
 - Education
 - Housing, Housing Value & Housing Ownership
 - Property Value
- 3 Natural Resources
 - Introduction
 - Wetlands
 - Lakes & Streams
 - Woodlands
 - Topography
 - Soils
- 4 Community Services, Facilities & Transportation
 - Water and Sewage Disposal Systems
 - Solid Waste Disposal & Recycling
 - Community Facilities
- 5 Existing Land Use
 - Agricultural/Forest Conservation/Vacant
 - Distribution on Non-Conforming Ag Parcels by size
 - Residential
 - Business/Commercial/Industrial
 - Public
 - Recreation
 - Summary

- 6 Community Goals & Objectives
 - Introduction
 - General Goals
 - Infrastructure and Public Services
 - Land Use
 - Economic
 - Intergovernmental Cooperation
 - Natural Resources
 - Recreation

- 7 Future Land Use Recommendations
 - Overview
 - Land Use Planning Categories
 - Village
 - Business
 - Waterfront Low Density Residential
 - Medium Density Residential
 - Transitional Residential
 - Farm-Forest
 - Rural Residential Conservation/Cluster
 - Resource Conservation/Parkland

- 8 Plan Adoption & Implementation
 - Overview
 - Grants and Capital Improvement Program (CIP)
 - Plan Review/Monitoring/Implementation
 - Zoning Plan
 - Draft Plan Circulated for Comment
 - Public Hearing
 - Plan Adoption
 - Legal Transmittals

List of Attachments

- Attachment A.....Written Comments
- Attachment B.....Public Hearing Notice
- Attachment C.....Minutes of August 31 Planning Commission Public Hearing
- Attachment D.....Planning Commission Resolution of Adoption of Master Plan
Update
- Attachment E.....Copy of Notice of Adoption Transmittal Letters

List of Figures

Figure 1	Future Land Use Map.....	7-5
Figure 2	Environmental Constraints.....	7-6
Figure 3	Deed Restrictions Limiting Development.....	7-7

CHAPTER 1

Introduction

The Purpose and Planning Process

The purpose of the Melrose Township Master Plan is to provide guidelines for future development, while protecting the natural resources and rural character of the Township. This Master Plan presents extensive background information including socio-economic data on the Township; description and mapping of natural resources and existing land uses; and inventory of existing community facilities. The background information is analyzed to identify important characteristics, changes and trends occurring in Melrose Township. Community concerns were identified based on previous and on-going planning efforts, along with input from the Planning Commission. Goals and policies were developed to guide future development based on the background studies, key land use trends, economic factors and community issues. These goals, along with a detailed map of existing land use, provided the basis for the Future Land Use Map which specifies where the various types of future development ideally will be located in the Township. This plan also provides suggestions for implementation of the identified goals and policies. The guidance provided by this Master Plan will be utilized in reviewing and updating the Melrose Township Zoning Ordinance, as appropriate.

History, Location and Regional Setting

Early non-native settlement began in the mid to late **1800s** along the waterways serving as primary locations for early development. Attractive natural resources ushered growth for the region as early settlers established homesteads for farming and took advantage of the vast timber resources. The rate of growth was increased in 1873 when the Grand Rapids & Indiana Railway Company laid tracks to Petoskey and had a stop to serve Melrose Township. A spur brought people from the main tracks to Walloon Lake in the Village of Walloon. With the arrival of the railroad, this community was opened to the rest of the world. The area soon began to develop into a place of recreation and a retreat from the hot summer months of not just lower Michigan but also from Ohio, Indiana, and Illinois. In 1893 a passenger steamer was brought to the Village by the railroad in order to increase business.

Walloon Lake is the 22nd largest lake in Michigan with a surface area of 6.9 square miles. The lake is fed by many springs along with run-off from its 27 mile shoreline. The lake lies in two Counties (Charlevoix and Emmet) and five townships (Melrose, Evangeline and Bay in Charlevoix County and Resort and Bear Creek in Emmet County).

Melrose Township is located on the northeast side of Charlevoix County. The township is 35.00 square miles in size (2.02 square miles of water and 32.98 square miles of land), slightly smaller than the standard congressional township in total land area (36 square miles) due to Walloon Lake meandering through the Northwest portion of the Township.

Enabling Legislation

The development of a Township Master Plan is directed by the Michigan Planning Enabling Act (PA 33 of 2008, MPEA), as amended. This Act requires the plan to be called a “Master Plan” where previously they were referred to as “Comprehensive Plans”, “Land Use Plans”, or “Master Plans”.

The Act states that “A Master Plan shall address land use and infrastructure issues and may project 20 years or more into the future. A Master Plan shall include maps, plats, charts and descriptive, explanatory and other related matter and shall show the Planning Commission’s recommendations for the physical development of the planning jurisdiction.”

The Status of Planning and Zoning in Melrose Township

Melrose Township adopted a Township Zoning Ordinance in 1974 and adopted a Land Use Plan in 1987. This Master Plan Update for Melrose Township utilizes information from the earlier planning efforts as a starting point, and updated the information as appropriate.

Melrose Township established a Planning Commission in the mid 1980's; however, a planning committee existed prior to the formal establishment of the Planning Commission. The five member Planning Commission includes one Township Trustee and also one member from the Zoning Board of Appeals.

Updated zoning ordinances supported by up-to-date Master Plans are considered the main tool Michigan communities have at their command to guide land use patterns and development pressures. In order to guide future development, Melrose Township decided to develop a Township Zoning Ordinance coordinated with the Master Plan.

CHAPTER 2

Township Social and Economic Characteristics

Population and Size

According to the U.S. Census Bureau, the population of Melrose Township in 2010 was 1,403 persons (717 male - 686 female), an increase of 15 people, or 1.1% compared to the 2000 Census. For comparisons, the population of Charlevoix County decreased by 0.5% and the State decreased by 0.6% during the same decade.

Between 2000 and 2010, the female population of the Township decreased by 3 or -0.4%, while the male population increased by 18 or 1.1%. The population density per square mile of land in the Township is lower than the average population density for the County, and well below the State average. The population density of the Township increased from 42.2 persons per square mile of land in 2000 to 42.5 persons per square mile of land in 2010. For Charlevoix County, the density per square mile decreased slightly from 62.6 in 2000 to 62.3 in 2010, while the State of Michigan population density decreased from 175.9 persons per square mile of land to 174.8 people per square mile of land. The Township encompasses 32.98 square miles of land area and 2.02 square miles of water area, while the County encompasses 416.84 square miles of land plus 973.92 square miles of water, and the state is 56,539 square miles of land.

In discussing the population for Melrose Township, however, it is important to note that the figure presented by the Census counts do not reflect the actual number of persons visiting, vacationing, or residing in the Township during the summer months. This situation can be seen throughout much of Northern Michigan. The Census tally, taken on April 1st, does not count individuals as residents of Melrose Township if they claim primary residence elsewhere.

Table 2-1 provides population statistics for Melrose Township and Charlevoix County for the period from 1970 through 2010. The Township experienced higher percentage growth than the County in each of the three decades since 1980. The most substantial growth occurred between 1990 and 2000, when the Township population increased by over 21%. Between 1980 and 1990, the Township experienced growth of 7.8 percent. Population increased very slightly between 2000 and 2010 when the rest of the County and the State as a whole lost population.

Table 2-1									
Population Changes 1970-2010									
Melrose Township & Charlevoix County									
	1970	Percent Change	1980	Percent Change	1990	Percent Change	2000	Percent Change	2010
Charlevoix County	16,541	20.4	19,907	7.8	21,468	21.5	26,087	-0.5	25,949
Melrose Twp.	830	14.1	947	16.8	1,106	25.5	1,388	1.1	1,403
Source: U.S. Census Bureau									

Age Distribution and Housing

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Age distribution for Melrose Township in 2010 reflects a population with a lower median age than that of Charlevoix County but higher than that of the State of Michigan as a whole, as illustrated in Table 2-2. It appears that children and young adults in the schooling years (5-24) are somewhat underrepresented in the Township and County as compared with the State of Michigan. Table 2-2 provides the statistical comparison of the age distribution for the Township, County and State, based on the 2010 Census.

At the time of the 2010 Census, the median age for Melrose Township was 42.6 years, quite a significant jump from the median of 35.9 years in 2000. It is important however to remember that these statistics do not include the seasonal resident population, which is likely to have a larger proportion of older persons which would raise the median age even higher.

For the past few decades, the Township experienced decreases in the percent of pre-school age residents (under 5) and family-forming age group (20-34). All these age groups are below the State averages. There was, however, a significant increase in the percent of the over 45 age group, especially the retiree age group. The percent of persons in the 45-54 year old age group, at 17.6%, was also higher than the County's 16.6 and the State's 15.3 percent.

According to the 2010 Census data, the racial make-up of the Township is primarily white (1,349 persons). The other races are primarily Hispanic or Latino (26) and American Indian (11).

Table 2-2						
<i>Population Age</i>						
Melrose Township, 2010 & 2000, Charlevoix County, State of Michigan, 2010						
Age	Melrose Twp.		Township % in 2010	Charlevoix Co.	County %	State %
	2010	2000				
Under 5	78	103	5.6	1,363	5.3	6.0
5-19	278	309	17.3	4,872	18.8	22.3
20-24	64	42	4.6	1,119	4.3	5.3
25-34	135	203	9.6	2,447	9.4	11.7
35-44	163	239	11.6	2,996	11.5	12.9
45-54	247	185	17.6	4,306	16.6	15.3
55-64	200	123	14.3	4,011	15.5	12.7
65 & over	209	165	14.9	2,833	18.6	13.8
Male	717	699	51.1	12,778	49.2	49.1
Female	686	689	48.9	13,171	50.8	50.9
Total	1403	1388		25,949		9,883,640
<u>Median Age</u>	42.6	35.9		45.5		38.9
Source: US Census Bureau						

Income and Employment

Historically, income levels for Northern Michigan fall behind those found in the State as a whole. However, the median household income for Melrose Township has risen above the state median. Table 2-3 compares income statistics for Melrose Township to Charlevoix County and the State.

Table 2-3						
<i>Income Statistics</i>						
Melrose Township, Charlevoix County and The State of Michigan						
	Median Household Income			Per Capita Income		
	2010	2000	1990	2010	2000	1990
Melrose Township	\$51,667			\$25,297		
Charlevoix County	\$47,177	\$39,788		\$27,487		
State of Michigan	\$48,669	\$ 44,667	\$40,260	\$25,482	\$ 22,168	\$18,370
Source: American Community Survey/ U.S. Census Bureau						

Another method of describing the economic characteristics of a community is to analyze the employment by occupations. A comparison of occupational employment for the Township, County and the State is presented in Table 2-4.

Table 2-4					
Employment (by Occupation)					
Melrose Township, Charlevoix County and State of Michigan - 2010					
Occupation	Melrose Township		Charlevoix County		State
	#	%	#	%	%
Management, professional, and related occupations	123	21.2	3,440	29.2	33.6
Sales and office occupations	153	26.4	2,913	24.7	25.1
Service occupations	120	20.7	2,036	17.2	18.0
Construction natural resources, and maintenance occupations	96	16.5	1,405	11.9	8.3
Production, transportation, and material moving	88	15.2	2,012	17.0	15.0
Total	580	100.0	11,806	100.0	100.0
Source: American Community Survey/U.S. Census Bureau.					

As shown by the data above, the majority of the jobs for the County (29.1%) and State (33.6%) are classified as *management, professional and other related occupations*. However in Melrose Township, the majority of jobs were in sales and office occupations at 26.4%. The percentage of jobs in *service professions* was higher in the Township (20.7%) than in the County (17.2%) and State (18.0%). The largest percentage difference was in *construction, natural resources and maintenance* occupations with 16.5% of Township jobs compared to 11.9% in the County and only 8.3% in the State.

Education

Of the 948 persons in Melrose Township age 25 and older, 86.6% have attained an education of high school graduate or higher while 14.6% percent have also attained a bachelor's degree or higher. This is lower than the County percentages of 91.6% high school graduate or higher and 25.4% bachelor's degree or higher.

Housing

An evaluation of housing stock can be very beneficial in determining community characteristics or housing needs. For example, a large percentage of seasonal housing units are indicative of an increased seasonal population, as is the case in Melrose Township.

Statistics from the 2010 Census show a total of 935 (up from 875 in 2000) housing units for Melrose Township. Of these units, 540 were occupied and 395 were vacant.

The average household size was 2.59 in 2010. This is further broken down to an average household size of owner-occupied units of 2.24, while the average household size of renter-occupied units was 2.10. The population in owner occupied housing was 1,419, and 187 in renter occupied housing in 2010. There were 157 households with individuals under 18 years of age.

The lure of lakefront living on Walloon Lake, combined with the abundant forestland, wildlife and open space in the Township, has attracted many seasonal residents to Melrose Township. When compared to the State as a whole, seasonal housing in the Township and County is significant.

The 2010 Census reported that 1,397 people resided in households, and 6 lived in group quarters. 176 households had individuals under 18 years, while 149 Households had individuals 65 and over. The 2010 breakdown is as follows:

<u>Relationship</u>	<u>#</u>	<u>Percent of Households</u>
<u>Population In Households</u>	1397	99.6%
Householder	540	38.7%
Spouse	309	29.4%
Child	411	22.3%
Own child under 18	268	16.7%
Other Relatives	74	5.3%
Under 18 years	34	2.4%
65 years and older	10	0.7%
Non Relatives	63	4.5%
Unmarried partner	31	2.2%
<u>In Group Quarters</u>	6	0.4%

<u>Total Number of Households:</u>	540	{refers to housing that was occupied on April 1, 2010}
<u>Family Households:</u>	384	71.1%
<u>Nonfamily Households:</u>	156	28.9%

<u>Average Household size:</u>	2.59	
<u>Average Family size:</u>	3.07	
<u>Total Number of Housing Units:</u>	935	
<u>Occupied Housing Units:</u>	540	57.8%
Owner-occupied	461	85.4%
Renter-occupied	79	14.6%
<u>Vacant Housing Units:</u>	395	42.2%
For rent:	20	5.1% of vacant
For Sale Only:	21	5.3% of vacant
For seasonal, recreational Or occasional use:	322	81.5% of vacant
All other vacant housing:	32	8.1%

Property Value

Property values can be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties. The total SEV for Melrose Township steadily increased by 51.6% between 2002 and 2007. The nationwide economic downturn hit the area hard and the total SEV for the Township dropped 22.7% (\$50,606,705) between 2007 and 2012.

Table 2.6 shows the Township SEV by Property Class. Residential properties comprise, by a great margin, the largest percentage of the Township's SEV value, 95%. Lakefront Residential properties (R-1 Zoning District), at 87.3%, accounts for the vast majority of the residential SEV value.

Table 2.7 compares the Township Total SEV value for each year between 2003 and 2012.

<p>Table 2-6</p> <p>State Equalized Valuation by Property Class</p> <p>Melrose Township</p>						
Property Class	2005 SEV		2008 SEV		2012 SEV	
	Value	% total	Value	% of Total	Value	% of Total
Agriculture	2,499,000	1.3	2,634,800	1.2	1,555,700	0.09
Commercial	8,025,600	4.2	8,136,500	3.7	6,627,100	3.95
Industrial	39,200	0.02	39,900	0.02	93,800	0.05
Residential	182,405,338	93.08	208,808,100	95.08	159,823,100	95.0
Timber Cutover	3,032,638	1.4	0	0	0	0
Developmental	0	0	0	0	0	0
Total Real Property	196,001,476	98.9	219,619,300	99.0	168,099,700	99.5
Personal Property	2,128,900	1.1	2,228,000	1.0	3,721,000	0.5
Total SEV	198,130,376	100	221,847,300	100	171,820,700	100
Source: Charlevoix County Equalization Department						

Table 2-7 Melrose Township State Equalized Valuations by Year		
<u>YEAR</u>	<u>SEV \$</u>	<u>% CHANGE FROM PREVIOUS YEAR</u>
2002	146,691,350	7.28
2003	154,831,500	5.55
2004	174,302,530	12.58
2005	198,130,376	13.67
2006	209,131,220	5.55
2007	222,427,405	6.36
2008	221,847,300	-0.26
2009	184,517,600	-16.83
2010	189,259,100	2.57
2011	175,589,900	-7.22
2012	171,820,700	-2.15

CHAPTER 3

Natural Resources

Melrose Township's natural character can be defined by abundant natural resources including Walloon Lake, several streams, the Bear River, woodlands, farmlands, open space, wetlands, and varied scenic beauty. These resources influence the suitability for a number of land uses and contribute to the area's desirability for both seasonal and year-round residential and recreational development. These natural resources provide benefits to both residents and visitors. Township residents have repeatedly expressed strong opinions regarding the importance of protecting and being involved in the protection of all areas of the natural resources within the Township.

Natural areas not only provide us with economic opportunity, but they provide other important values such as wildlife habitat, scenic views, water recharge areas and a feeling of openness. These areas also provide enormous recreational opportunities and thereby are important future economic resources within Melrose Township. Retention of a high quality, intact natural resource base within Melrose Township is not only necessary for economic and aesthetic considerations, but for the protection of the public health, safety, and general welfare. Future development of the Township should be carefully guided to fit into and not significantly adversely impact the Township's natural resources, water quality, air quality, and rural character.

Wetlands

Wetlands are the link between land and water and are some of the most productive ecosystems in the world. They are transition zones where the flow of water, the cycling of nutrients and the energy of the sun meet to produce a unique ecosystem characterized by hydrology, soils and vegetation. Although wetlands are often wet, they might not be wet year-round. In fact, some of the most important wetlands in the Township are only seasonally wet. Long regarded as wastelands, wetlands are now recognized as important features in the landscape that provide numerous beneficial services for people, wildlife and the aquatic community. Wetlands provide habitat for a wide variety and number of wildlife and plants. They filter, clean and store water, acting like kidneys for other ecosystems. They provide places of beauty and many recreational activities. Wetlands function as a natural stormwater retention and filtration system. Wetlands play a significant role in the groundwater recharge cycle. If drained or filled to provide development lands, these benefits often are irreparably altered or destroyed. Five percent of the Walloon Lake watershed is classified as wetlands but over 30 percent of Melrose Township is classified as hydric (which generally is regarded as wetland).

Lakes & Streams

Walloon Lake is the primary natural attraction and is considered an outstanding ecological, aesthetic, and recreational resource partially located in the northwestern section of the Township. There is a high density of residential development around the lake. Approximately 99% of the shoreline in the Township is privately owned with limited public use. Walloon Lake existed in the pre-glacial times as a river valley. The lake is surrounded by hilly and rolling terrain that can rise as much as 200 feet above the lake. Walloon Lake is the 22nd largest lake in Michigan and has a surface area of 6.9

square miles (4,270 acres) with 27 miles of shoreline. The maximum depth is approximately 110 feet in the West Arm, 80' in the foot, 81' in the main basin, and 52' in the north arm. Walloon Lake is 9.2 miles at its longest point, from Mud Lake at the tip of the west arm, to the foot. It is classified as an Oligotrophic lake because of low plant growth and algae, high water clarity (over 30' in the spring) generally cold and deep and well supplied with oxygen. The lake extends into four other Townships, as well as Emmet County.

The lake has managed to maintain its excellent water quality despite pressures and impacts from increasing shoreline development. Although several features, including the lake's depth, the presence of marl (a type of soil that contains calcium carbonate and clay), and its small watershed size enhance the lake's ability to buffer its waters from the detrimental impact of development, the lake is not unaffected. The irregular shoreline and its long retention period (over 4 years to flush), make it particularly sensitive to nutrient additions from development.

Walloon Lake is fed primarily by groundwater springs and a few inlet creeks, along with runoff from its 27 miles of shoreline. In Melrose Township, Schoff's creek is the major tributary into Walloon Lake. Walloon Lake has a low flush rate and all land use that takes place in the watershed should be monitored. The Bear River begins at the outfall of Walloon Lake, at the south end of the lake. It winds its way through Melrose Township before leaving the township, entering Emmet County. Eventually it reaches Little Traverse Bay and Lake Michigan in the City of Petoskey almost 100 feet below Walloon Lake.

Other creeks include Mash Creek (flows along US 131), and the north and south branches of Springbrook Creek.

Woodlands

A majority of the woodlands in the Township are public land owned by the State of Michigan. These play a vital role in the Township's natural environment by providing for a variety of plant and wildlife habitats as buffers for wind, visual buffers and soil stabilization. They contribute to air quality, filter rain and storm water, and provide for a wide range of recreational opportunities. Protection of the woodlands under State ownership should be a priority to help preserve these benefits in local areas and assure that natural beauty of the area is protected. Proper management of the private woodlands should also be encouraged to protect the benefits received from the woodlands mentioned above.

Topography

Topography contributes to the Township's beauty. Areas of rugged topography provide for wildlife habitat and opportunities for forestry and recreation but are usually unsuitable for more intense development. There are several areas of the Township with significant restrictions for building due to steep slopes (in excess of 25%).

Soils

A majority of the Township is the Emmet-Leelanau association, which is well drained, nearly level to

very steep loamy and sandy soils on moraines. There is a large section, mainly east of US-131, running from the north line to the south line, that is of Emmet-Barker or Barker association which is well drained or moderately well drained, gently sloped to steep loamy soil on moraines. Most of this follows the US-131 corridor, Springvale and Springbrook Rd. areas; and includes most of the area from Bear River Rd through the Clarion area.

Hydric/Wetland soils are generally unsuited for septic system installations, road construction, and building site development. These soils tend to be of insufficient strength to support building site foundations. Shrinking and swelling of soils during freeze/thaw cycles can damage building foundations unless soils are modified with the appropriate fill materials. There are several areas of the Township where these soils occur, primarily adjacent to the Bear River and around the various streams and creeks.

Farm Land Soils -There are some areas in the eastern sections of the township with soils suitable for general farming such as wheat, corn and hay. Other areas with proper soils are better suited for cattle or forestry operation. Presently there are few active farms in operation within the township.

CHAPTER 4

Community Services, Facilities and Transportation

In order to better plan for the future, it is important to take into account all the existing services, facilities and transportation options that exist in and around a community.

Water Supply and Sewage Disposal Systems

Two privately owned community water systems serve part of the Township. The one on the east side of the Township serves the Springbrook Hill area. The other water system serves the Village area. The Township is in negotiations to purchase the Village water system and make it a municipal system serving the area from the Dam on the south side of the Village, to the junction of M-75 and US 131, one block north of Walloon St, and west of Fourth St.

One privately owned community sewage disposal system (consisting of a collection system and a large drain field) serves part of the Village of Walloon. The Township is in negotiations to purchase this system and also to expand the service area.

Most Township residents rely on on-site private well for domestic drinking water and individual septic systems for sewage disposal. All private drinking water wells and septic systems are regulated by the District Health Department.

Transportation and Road Maintenance

Public Roads within Melrose Township are categorized as follows:

State Route:	US 131, approximately 6.6 miles M-75 approximately 3.9 miles
County Primary:	8.45 miles, all paved
County Secondary:	46.66 miles
Paved:	16.96 miles
Gravel:	29.59 miles

US 131 and M-75 are the State routes that traverse the Township and they are under the jurisdiction of the Michigan Department of Transportation. The rest of the public roads in Melrose Township are under the jurisdiction of the County Road Commission. They provide road maintenance and, for public non-seasonal roads, snow plowing services.

Solid Waste Disposal and Recycling

The Township operates a solid waste transfer station that also has recycling containers. Melrose Township Transfer Station is one of the Charlevoix County recycling sites and

offers single-stream recycling. Private waste haulers are also available to serve the township residents.

Community Facilities

Melrose Township Hall

The Township Hall houses the Township Offices and the Township Fire Department, including Medical First Responder services. There is a large meeting room and kitchen for Township and community use by reservation.

Police Protection

Police services are provided by the Charlevoix County Sheriff's Department and the Michigan State Police.

Central Dispatch and 911 Service

The Township is served by a 3 County Central Dispatch Service that has enhanced 911.

Public Lands

Approximately one-third of the township is owned by the State of Michigan and is managed under the Gaylord Forest Management Unit. There are numerous trails for snowmobiles, bikes, cross-country skiing, hunting and hiking. Most of this property is on the east side of the Township.

A 9 mile snowmobile trail, connecting DNR Trail #76 at the Chandler Hill parking lot to the Village of Walloon, is almost completed. The major challenge to complete this trail, a bridge over the Bear River on River Road South, has been installed.

The Township owns approximately 180 acres of land, much of which is not suitable for high intensity activity due to the steep slopes, wet soils, or dense woodlands. Four of these parcels, undeveloped at this time, are described below:

- 31 acres in Section 7 on both sides of N. Shore Drive. This property is characterized as being on upland soils and rolling hills/slopes. A hiking trail, with parking near N. Shore Drive, is planned to be developed jointly with the Walloon Lake Trust and Conservancy.
- 17 acres in the southeast side of Section 8 is characterized as being on upland soils property.
- 7 acres in Section 9, located along the west side of State Street, just north of the Village, serves as the Township Solid Waste Transfer Station. Soils are mostly upland in this area.
- 50 acres in the northcentral part of Section 16, is undeveloped. The soils here are mostly hydric due to the wetland characteristics associated with the Bear River which traverses the property.

Further information regarding public and recreation land is contained in Chapter 5, Existing Land Use.

CHAPTER 5 Existing Land Use

Agricultural/Forest Conservation/Vacant

Presently just over one third of the Township is either vacant or used for agricultural and/or forestry. A majority of this land is in sections of forty acres or more and is State owned.

About half (by number of parcels) of the vacant property zoned agricultural in the Township is land that could be, if there was adequate acreage, semi-suited for some type of agriculture, because it is relatively flat and of suitable soils. The other half is more constrained due to steep slopes, wetlands, poor soils and the lack of available infrastructure. Of the 620 agriculturally zoned parcels in the Township, 331 (or 53.4%) are non-conforming due to not meeting the minimum 10 acre parcel size for the Agricultural District. Refer to the below table for more details.

Non-Conforming Ag Parcels - Distribution by Square Feet

Conforming = 10 Acres (435,600 Square Feet)

	Number of Parcels	% of all Ag Parcels	% of non- conforming Ag Parcels
Under 1 acre (43,560 sq ft)	49	7.9%	14.9%
1 to 2 acres (43,560 - 87,120)	63	10.2%	19.0%
2 to 3 acres (87,120 -130,680)	52	8.4%	15.7%
4 to 5 acres (130,680 - 217,800)	64	10.3%	19.4%
5 to 6 acres (217,800 - 261,360)	23	3.7%	6.9%
6 to 7 acres (261,360 - 304,920)	18	2.9%	5.4%
7 to 8 acres (304,920 - 348,480)	8	1.3%	2.4%
8 to 9 acres (348,480 - 392,040)	10	1.6%	3.0%
9 to 10 acres (392,040 - 435,600)	44	7.1%	13.3%
Total Ag Parcels Under 10 Acres	331	53.4%	100.0%
Total Ag Parcels (Conforming and Not)	620		

Residential

Waterfront (lake) residential is located along the shores of Walloon Lake with a zoning ordinance

minimum lot area of 20,000 square feet. The lakeshore is primarily developed, with only a very limited number of parcels still available for future splits and development. Non-lake front medium density residential development, with a minimum lot area of 15,000 square feet, exists in several areas in the Township including Springbrook Hills, the unincorporated Village of Clarion, along Addis Road in the southwest corner of the Township, along North Shore and South Shore Drives on the non-lake side of the road, and to the north of the unincorporated Village of Walloon Lake.

In reviewing the present land use pattern, it appears that rural residential development is taking on similarities of strip residential development or rural sprawl. Presently developable, agriculturally zoned lands have an allowed density of one home per ten acres. This allows spreading out the residential area so that it offers low density open space type residential development, but does not seem to save prime farmland and could cause some problems for meeting the growing residential demands. The need for affordable housing and also elderly housing appears to be an issue. Perhaps a new zoning district, with a density somewhere between the agricultural 10 acre minimum lot size and the 15,000 square foot minimum for the R-2 residential district, would be an appropriate response to these issues, if the new district was used as a buffer between the agricultural and R-2 districts.

Business/Commercial / Industrial

There are no industrial properties per se within the Township. There are a number of home occupation type businesses operating throughout the Township. General commercial property is mainly located within the Village of Walloon Lake and from the intersection of M-75 north along US 131. Commercial and business activities in the Township have been limited throughout the years, keeping the rural and resort-bedroom community atmosphere. Some limited planned and controlled growth is preferred. Shopping centers, malls, highway strip development are not desired by the Township and its residents.

A new Hotel, two restaurants, a bakery, a marina store, and various service businesses have been recently added in the Village area. Several additional parcels are still available. A new community sewer system is in the planning stages.

Public

Almost one third of the entire Township is owned by the State of Michigan and managed under the Gaylord Forest Management Unit. There are no designated campgrounds. The lands do offer some trails for snowmobiles, bikes, cross-country skiing, hunting, and walking. The lands are also available for general unstructured recreation. These lands do not offer any other opportunities or benefits to the Township other than open space. The Township owns approximately 180 acres of land. Most of the land is not suitable for high intensity activity since most is highly wooded, steeply sloped or swamp and marsh areas. These conditions minimize the ability to create additional high activity parks and recreation.

Recreation

The most popular township owned park is Melrose Township Park, consisting of 22 acres adjacent to the Village. On the west side of M-75, the park includes a beach with approximately 500 feet of frontage on Walloon Lake, both sandy and grass areas maintained for day users, defined swimming area with buoys extending to a 6-8 foot depth, and a natural feature attraction at the outfall of Walloon Lake and the mouth of the Bear River. On the east side, the park offers a picnic pavilion, outdoor grills, picnic tables, public restroom building, paved basketball half-court, tot lot, trails, and over 3,500 feet of frontage on the Bear River.

The only public boat launching access to Walloon Lake in the township is also in the Village. It accommodates boats up to 20' in length and has a ramp and dock. The paved parking facility accommodates up to 16 automobiles with trailers and also contains restrooms.

Summary

Area Distribution by Zoning District

Zoning District	Total Square Feet	%
AGRICULTURAL	508,893,042	56.76%
FOREST RESERVE	336,169,767	37.50%
RESIDENTIAL NON-LAKEFRONT	25,592,714	2.85%
RESIDENTIAL LAKEFRONT	12,777,892	1.43%
GENERAL BUSINESS	6,205,660	0.69%
RURAL RESIDENTIAL	5,265,655	0.59%
MOBILE HOME PARK	688,593	0.08%
MULTI FAMILY RESIDENTIAL	528,696	0.06%
VILLAGE COMMERCIAL	417,495	0.05%
Grand Total	896,539,513	100.00%
Grand Total (Acres)	20,582	

CHAPTER 6

Community Goals and Policies

This chapter sets forth the Township's Goals and Policies to guide future development. It is clear that Melrose Township faces a number of development pressures. The population was growing and development was occurring, even during the 2008-2013 economic downturn. Recently, major changes occurred in Walloon Village that are setting the stage for continued development.

By encouraging new development to conform to community-based standards and guidelines, both the rural character and the natural resources of the Township can be protected to the fullest extent.

General Goals

Township Planning is based upon and undertaken for the protection of the public health, safety, and welfare of residents and visitors of Melrose Township.

1. Melrose Township will seek to manage and guide growth to maintain and enhance the high quality of rural life for residents and visitors through implementation of this Master Plan.
2. Township decision-makers should balance the public interest in sound land planning, as expressed by and embodied within this Master Plan, keeping the rights and interests of private property owners in mind when considering land use decisions.
3. Township decision-makers should help retain the existing quiet, scenic, rural and historical character of Melrose Township by promoting the conservation and/or preservation of forests, view sheds and vistas, open space, water resources, shorelines, historic places, and farms and by maintaining an ecologically sound balance between human activities and the environment

Short Term

To preserve, protect and enhance the scenic natural features of the Township, while accommodating controlled growth and business growth to provide basic essentials for the residents of the Township as well as visitors to the area. Take a more pro-active role in the development of infrastructure systems in the Commercial and Business areas.

Long Term

1. To promote the peace, health, safety, and welfare of Township residents by coordinating the uses of land with the provision of efficient public services.
2. To increase infrastructure to residents and businesses within the Township.

3. To implement long term goals to protect the natural environment, wildlife habitat and waterways within the Township.
4. To continue to meet the growing needs of the Township's economic and residential growth while still maintaining a rural resort character.
5. To protect the community from over development or strip development.
6. To establish a Capital Improvements Plan for the Township in general.
7. To make the Township an over-all better place to live, visit and remember for the good of the people, environment and the community.
8. To encourage safe access to various modes of transportation, and
9. To encourage a suitable, safe walking environment.

Community Goals

1. Maintain the Township's present rural character by maintaining an ecologically sound balance between human activities and the environment
2. Keep the Township free of litter and debris that would cause a negative image of the Township and its individual communities.
3. Require quality development that complements surrounding residences and businesses and the Township as a whole.
4. Require development that will produce visual continuity with the surrounding landscape and community.
5. Protect and preserve groundwater, surface water, woodlands, wetlands, open space, wildlife habitat, and steep slopes.

Policies and Actions

1. Create community policies to limit commercial and industrial businesses within environmentally sensitive areas or highly populated areas.
2. Provide more waste receptacles and adopt regulations for proper waste disposal on Township property.
3. Utilize the Township Master Plan for all land use decisions.
4. Preserve unique natural areas which perform important resource production functions or are unsuitable for development due to steepness, the shallowness of soils or high water tables.
5. Encourage the use of Conservation Design and PUD to provide protection for existing natural resources, maintain ample open space, protect scenic view corridors and help maintain the high quality of the Township's natural environment.
6. Encourage and participate in local community education efforts to raise awareness regarding natural resource protection issues.
7. Establish a Capital Improvement Plan (CIP) for future Township development.
8. Annually review the CIP by the Planning Commission.

SPECIFIC ACTIVITY AREAS

Infrastructure and Public Services

Goals:

1. To promote the peace, health, safety, and welfare of Township residents by coordinating the uses of land with the provision of efficient public services.

2. Maintain and improve Township Facilities, programs and systems consistent with the community needs.

Objectives and Actions:

1. Designate sites or locations for future expansion of public infrastructure to meet the Township needs.
2. Periodically review the need for public water and sewer and take action when feasible.
3. Increase infrastructure to residents and businesses within the Township
4. Recognize the importance of Township Public Land to the community.
5. Where appropriate, encourage the development of shared septic, water, access road, and/or pedestrian trail infrastructure. Such infrastructure should conform with and be designed to readily connect to future projects.
6. Require all new developments to utilize underground utilities in populated areas.
7. Encourage a changeover to underground utilities in cases of extensive remodeling to existing dwellings.
8. Encourage new developments to use hard curbs, sidewalk systems, storm water runoff control, and low level street lighting.
9. Encourage shared curb cuts and access drives along US-131 and M-75

Land Use

Goal:

Retain the existing quiet, scenic, rural and historical character of Melrose Township by promoting the conservation and/or preservation of forests, view sheds and vistas, open space, water resources, shorelines, historic places, and farms by maintaining an ecologically sound balance between human activities and the environment.

Objectives and actions:

1. Promote the peace, health, safety, and welfare of Township residents by coordinating the uses of land with the provision of efficient public services
2. Balance the public interest in sound land planning, as expressed by and embodied within this Master Plan, keeping the rights and interests of private property owners in mind when considering land use decisions.
3. Utilize the Township Master Plan for all land use decisions

Economic

Goals:

1. Plan for economic growth in order to achieve orderly, planned and compact future commercial development.
2. Continue to meet the growing needs of the Township's economic and residential growth while still maintaining a rural resort character.

3. Provide limited additional commercial property for development to service the needs of year round and seasonal residents.
4. Increase commercial and economic development opportunities within the Village of Walloon Lake.

Objectives and Actions:

1. Retain and encourage job opportunities that are compatible with a rural resort community.
2. Recognize and promote the importance of tourism as related to capital investment and job opportunities in Melrose Township
3. Discourage commercial strip development along US-131.
4. Discourage commercial strip development along M-75 south of the Village of Walloon Lake.
5. Encourage commercial development in commercially zoned properties.
6. Address possible need for more commercially zoned and commercial-mixed use properties adjacent to existing commercial properties.
7. Address possible need to adjust commercially zoned properties to suitable locations.
8. Improve, aesthetically and functionally, existing commercial properties within the Township.
9. Create a vision for the commercial sections of the Township.
10. Encourage development of a sewer system within the village and from North Shore Dr. to South Shore Dr.
11. Offer additional commercial activities within the Village to handle essential needs for residents of the Township
12. Provide sensible hard surface, off-street parking for commercial districts.
13. Encourage commercial development to adhere to one main visual theme (i.e. façade, sizes, etc.)
14. Encourage more professional offices, shops, stores and restaurants in the village commercial district.

Intergovernmental Cooperation

Goal:

1. Work with adjacent Townships, the City of Boyne City and Charlevoix County to promote sound land use planning.

Objectives and Actions:

1. Work with other units of government as appropriate to address specific multi-jurisdictional issues as they arise, such as issues related to land use planning, recreation, public services, and natural resources.
2. Enter into needed agreements that will benefit the community as a whole.
3. Enter into agreements with Emmet County and Charlevoix County to provide services, protection and enforcement.
4. Offer additional mutual-aid pacts to and from Melrose Township.

Natural Resources

Goal:

Preserve, protect and enhance Melrose Township's natural features and environment, including groundwater, surface water, woodlands, open space, wetlands, wildlife habitat and steep slopes.

Objectives and Actions:

1. Encourage the preservation of areas providing high quality fish and wildlife habitats.
2. Encourage the use of proper management techniques throughout the State forestlands in the Township.
3. Encourage high quality design standards for both public improvements and private developments to ensure compatibility with the natural surroundings.
4. Provide for preservation of scenic sites.
5. Discourage development in areas designated as unsuitable such as steep slopes, flood plains, wetlands and poor soils.
6. Inventory, map and protect the significant natural features (wetlands, slopes, wooded areas, scenic views, lake and streams) in the Township.
7. Designate features important to the Township to protect them from over development.
8. Work with DNR Gaylord Management Unit to help determine the future of the State owned public lands in the Township.
9. Continue to work with the Walloon Lake Association and Tip of the Mitt Watershed Council to maintain and improve the water quality of Walloon Lake.
10. Protect and improve the water quality of our lakes and streams to ensure the health and well-being of the Township and the residents.
11. Encourage protection for the surface waters of Walloon Lake and the Bear River from degradation due to failing on-site septic systems.
12. Encourage on-going inspections for septic tanks and systems.

Recreation

Goal:

1. Provide and maintain recreation lands and facilities for safe access and enjoyment by residents and visitors.
2. Relate the development of the facilities and lands to the capacity of the environment.
3. Design those facilities and lands for multiple and year round use.

Objectives and Actions:

1. Utilize State land for recreational opportunities.
2. Encourage the continued development of State land in the Township for day use.
3. Encourage the State to develop a limited number of primitive camp areas.
4. Develop Township lands for recreational opportunities.

5. Preserve publicly owned waterfront property for the general public's use.
6. Update the Township Recreation Plan and maps for the Township lands in accordance with the Department of Natural Resource requirements.
7. Make full use of State and Federal programs to fulfill the objectives of this plan.
8. Implement a capital improvements plan for the Township park lands.
9. Work on implementing the park plan with or without grant dollars.
10. Encourage development of a linked, non-motorized trail system on public lands.
11. Encourage acquisition of additional State land for future recreational use.

CHAPTER 7

Future Land Use Recommendations

Overview

The future land use section of the Master Plan examines land use trends, patterns, conflicts, opportunities, and Township objectives in order to provide a long-range view of the Township's future. This section recommends the type and intensity of development for all areas of the Township and classifies them as land use categories (as shown in Figure 1).

Using proven land use planning procedures and appropriate land use controls, Melrose Township intends to ensure that existing residential, business, village, agricultural, forest, open space, and recreational land uses can continue; that irreplaceable natural resources such as water, wetlands, and forestlands will be protected; and that reasonable growth can be accommodated with minimal land use conflicts and negative environmental impacts.

Future land use recommendations for Melrose Township were developed by the Planning Commission with assistance from the planner/zoning administrator and the recording secretary. Recommendations are based on an analysis of a variety of factors including: citizen input, the pattern of existing land use, social and economic characteristics, environmental conditions, availability of community services and facilities, parcel size, the existing patterns of land divisions, community goals and policies listed in Chapter 6, possible environmental constraints (as shown in Figure 2) and Conservancy land with deed restrictions limiting development (as shown in Figure 3). Figure 2 was prepared taking into account limitations due to topography, hydric soils and septic limitations. Figure 3 was prepared by indicating all lands known to have deed restrictions limiting development. Figures 2 and 3 were used as additional tools in developing the future land use recommendations and the Future Land Use Map (Figure 1) for Melrose Township.

Although there is often confusion on the subject, future land use categories may or may not be the same as the tax classification for the specific area. A change in the future land use category does not impact the tax classification, nor does it change the present zoning. A rezone can only occur after a public hearing and recommendation by the Planning Commission, review and comment by the County Planning Commission, and adoption by the Township Board.

Land Use Planning Categories

Listed below are the eight different land use planning categories utilized in the future land use recommendations. Detailed explanations of each land use category will follow. **Figure 1** is the Future Land Use Map of Melrose Township and it depicts the

general locations of land use planning categories. The boundaries of these future land use categories are not intended to be parcel-specific, exact boundaries, but rather they are intended to depict general areas. Due to the land use development history in the Township, the large quantity of state-owned land and the lack of water and sewer service outside of the Walloon Village Area (a constraint that may change in the future), these future land use recommendations provide for only limited planned growth in the Township.

Future Land Use Categories

1. Village
2. Business
3. Waterfront Low Density Residential
4. Medium Density Residential
5. Transitional Residential
6. Farm–Forest
7. Rural Residential Conservation /Cluster
8. Resource Conservation/Parkland

The **Village** land use category is intended to accommodate the unique nature of the unincorporated Village of Walloon. This area has a distinct sense of place and a wealth of history. The character of the Village should be preserved and the area should be a mixed-use with commercial such as restaurants, small retail, bed & breakfast, professional offices, hotels and marina facilities.– Residences should only be allowed on the second floor above commercial establishments in the corridor fronting on M-75, but could be on the ground floor for second tier development. This area should be developed as a “Walkable Community” with strategically placed sidewalks, bike racks, pedestrian street crossings, etc. to help make this area more “people-friendly.” The Village land use category could possibly be expanded along M-75 to the US 131 intersection if conditions warrant.

The **Business** land use category is designated to accommodate the small to moderate scale commercial development needs of the Township. Clustering with ample open space should be encouraged and strip development should be discouraged. The Business category area could be expanded as conditions warrant to include the area east of US 131 on Springvale and the area southeast of the M-75 / US 131 intersection. The area immediately north of the M-75/US 131 intersection has constraints to commercial development due to the grade of US 131 in this area and the topography of surrounding lands.

The **Waterfront Low Density Residential** land use category is designated to preserve the scenic beauty, property value and environmental integrity of lakefront areas. With such a specialized designation, it will be possible to develop residential standards specific to the unique environment found in waterfront areas. The Waterfront Residential designation is utilized along Walloon Lake in areas of lakefront residential development. Development regulations within the Waterfront Low Density residential area should be designed to address Township residents' concerns regarding water quality and shoreline protection. Keyhole development or high density second-tier development should be prohibited within this land use category. The maximum density

should be no greater than 1 to 2 dwelling units per acre. Due to soils and topography, septic treatment may be necessary to be across the road away from the lakeshore if the property is available. As an alternative, a municipal septic treatment system may be necessary for some waterfront areas to develop or expand.

The **Medium Density Residential** category is designed to primarily accommodate single family non-waterfront dwellings at a maximum density of two to three units per acre, unless public sewer becomes available. This land use category will generally be in areas previously developed as small local communities such as Springbrook, Clarion or on the outskirts of the Village. While some of these areas have community water, none at this time have public sewer. A community sewer system to serve these areas should be a priority.

The **Transitional Residential** land use category is designed to fill the gap between the Medium Density Residential, at maximum density of 2-3 dwelling units per 1 acre, and the Farm Forest Category maximum density of 1 dwelling unit per 10 acres. The maximum density of this category should be one dwelling unit per 4-6 acres. The primary areas for this category will be in locations situated between either Medium Density Residential or Waterfront Low Density Residential and Farm-Forest. Other locations for this category include areas of Farm-Forest where a cluster of parcels are less than the 10 acre minimum.

The **Farm-Forest** land use category has been designed consistent with the Township's goal to "maintain the Township's present rural character by maintaining an ecologically sound balance between human activities and the environment" and "to retain the existing quiet, scenic, rural and historic character of Melrose Township by promoting the conservation and/or preservation of forests, view sheds and vistas, open space, water resources, shorelines, historic places, and farms." This land use category should incorporate innovative zoning provisions that allow for preservation or conservation of essential natural resources, farmland, open space, and woodlands. The Farm-Forest land use category is intended to have a maximum density of 1 dwelling unit per 10 acres.

The Township will encourage methods of preserving farmlands, open space, natural resources, and rural character of the Township, while at the same time assist landowners who want to reduce or discontinue farming. One means to accomplish this is to encourage, where appropriate, landowners to request a rezone and use their land under the Rural Residential Conservation/Cluster Category.

The purpose of the **Rural Residential Conservation/Cluster** land use category is to preserve the open space and rural character of the Township and to maintain larger tracts of land for uses requiring large parcels, including, but not limited to, farming, forestry, and recreation. The areas of the Township which contain numerous large parcels of property that are not serviced by community sewer and/or water now or in the foreseeable future (much of which is now in the Farm- Forest land use category) and that are well suited for resource production or low intensity recreation uses, may be considered for re-zoning to this land use category.

As a way to balance economic rights with farmland, woodland and open space protection goals, the following alternatives should be considered:

- Purchase of Development Rights (PDR),
- Transfer of Development Rights (TDR),
- Clustering requirements for non-agricultural uses,
- Tax breaks or incentives for continuing agricultural use.

The **Resource Conservation/Parkland** land use category includes existing public lands (State, Federal, Township), park lands, and land owned/protected by a land conservancy as a preserve. Primary uses to be encouraged in this category include mainly environmental preservation and low intensity recreation related activities along with forest management, wildlife habitat and similar open space uses. Parcel sizes vary significantly, from smaller road ends providing lake access to large tracts of land to protect woodlands. Melrose Township encourages the establishment, maintenance, and protection of contiguous reserve areas, river and lake setbacks, wetlands, quiet areas, scenic areas, and wildlife habitat.

Because the intent of this land use category is to preserve the natural characteristics of this area, it is recommended that only minimal development occur. The Resource Conservation/Parkland category is further designed to provide protection to existing recreational property and natural resources, areas planned for future recreation use, or other environmentally sensitive areas, while allowing for only very limited and low intensity development to occur. This development would be consistent with recreational and conservation uses. To protect sensitive areas and maintain larger tracts available for other uses, clustering based on density equivalents of not more than one single-family house or dwelling unit per 20-40 acres should be required in these areas.

CHAPTER 8

Plan Adoption and Implementation

Overview

This chapter includes the “How To” Element of the Master Plan. It also documents the adoption process and discusses plan monitoring and review.

This element is important and is necessary to ensure that the Plan is used by the community as a guide to decision-making. Future decisions made by the Township's governing body, commissions, committees, and boards, should be based on the goals, objectives, and strategies of the Master Plan.

Grants and Capital Improvement Program (CIP)

A Master Plan should also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc.

A Capital Improvements Program (CIP) is identified in the Michigan Planning Enabling Act (Public Act 33 of 2008). It is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community for the next 5 years. Because a CIP identifies projects, equipment purchases, a time schedule, and a financing plan, including cost estimates and sources for financing for each project, it serves as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

Plan Review/Monitoring/Implementation

Under the Michigan Planning Enabling Act (Public Act 33 of 2008), the Master Plan must be reviewed a minimum of every five years by the Township Planning Commission. The Planning Commission, upon review, will determine to: 1) amend the plan, 2) adopt a new plan, or 3) leave the plan as is. The Planning Commission may choose to review the plan more frequently. Keeping the Master Plan updated will preserve its relevance for decision-making in the Township. The Master Plan is intended to remain a living document to guide decision making. Boards, committees, organizations, and residents may wish to propose programs and projects to

the Township. Whenever applicable, they should report how their proposals contribute to the goals of the Master Plan.

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services. According to the Michigan Zoning Act, comprehensive planning is the legal basis for the development of a zoning ordinance.

The Act states: "The zoning ordinance shall be based upon a plan designed to promote the public health, safety and general welfare; to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land; to insure that use of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning Plan

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate use of land by creating land use zones and applying development standards in various zoning districts.

In accordance with the Michigan Planning Enabling Act, Table 8-1 shows the relationship between the Future Land Use Categories as described in Chapter 7 and the Zoning Districts as described and regulated in the Melrose Township Zoning Ordinance.

A zoning ordinance regulating land use activities in Melrose Township has been in effect since July 1974. The current Zoning Ordinance has since been revised and amended numerous times. The Zoning Ordinance should be reviewed periodically to ensure it is consistent with this Master Plan.

Table 8-1
MELROSE TOWNSHIP
FUTURE LAND USE CATEGORIES AS RELATED TO
TOWNSHIP ZONING DISTRICTS

<u>FUTURE LAND USE CATEGORIES</u>	<u>ZONING DISTRICT</u>
Village	C-3 Village Commercial
Business	B-1 General Business
Waterfront Low Density Residential	R-1 Single Family Residential Lake and Stream
Medium Density Residential	R-2 Single Family Residential
Transitional Residential	Not included
Farm-Forest	Agricultural
Rural Residential Conservation/Cluster	Rural Residential Conservation Design
Resource Conservation/Parkland	Forest Reserve

Draft Plan Circulated for Comment

At their May 18 meeting, the Melrose Township Planning Commission recommended Township Board approval to release the Draft Melrose Township Master Plan Update for review and comment by the public and neighboring local units. The Township Board authorized distribution of the Plan Update on June 9, 2015. Following the Board's authorization, the Draft Plan update was distributed to the 6 adjacent Townships (Bay, Bear Creek, Boyne Valley, Chandler, Evangeline, Hudson and Wilson), one City (Boyne City), and the Charlevoix County and the Emmet County Planning Commissions. The Master Plan was posted on the Township website on June 19, 2015.

Written comments were received from both Emmet and Charlevoix County Planning Commissions and copies are presented as Attachment A.

Public Hearing

A public hearing on the Draft Melrose Township Master Plan Update, as required by the Michigan Planning Enabling Act, was held on August 31, 2015. The legally required public hearing notice was published in the Petoskey News Review newspaper on August 10 and was posted on the

Township website. A copy of the public hearing notice is presented as Attachment B. During the review period, the Draft Plan Update was available for review on the Township's website or by contacting the Township office to obtain a written copy.

The purpose of the public hearing was to present the proposed Draft Master Plan Update to accept comments from the public. In addition to the Planning Commission members, three residents of the township attended and spoke at the Public Hearing on the Master Plan Update. All three residents made favorable comments.

The public hearing began with brief explanation of the planning process. During the hearing, a map showing conservation easements, preserves, and public land in the township, a map showing environmental constraints (steep slopes and wetlands), and a map showing the location of proposed future land use categories were presented along with a description of these future land use categories.

Minutes of the Planning Commission August 31 meeting are presented as Attachment C.

Plan Adoption

The Melrose Township Master Plan Update, including all associated maps, was formally adopted by the Planning Commission by resolution on August 31, 2015. This resolution is presented as Attachment D.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board, as well as to the adjacent Townships and the County Planning Commission. Copies of these transmittal letters are presented as Attachment E.



CHARLEVOIX COUNTY PLANNING DEPARTMENT

301 State Street
Charlevoix, Michigan 49720
(231) 547-7234
planning@charlevoixcounty.org

August 19, 2015

Randy Frykberg
Planner/Zoning Administrator
Melrose Township
P.O. Box 189
Walloon Lake, MI 49796

Randy,

At their meeting on August 6, 2015, the Charlevoix County Planning Commission reviewed the proposed Melrose Township Master Plan Update. After reviewing and discussing the proposed Master Plan and the GIS/Planning Department Staff Review, the Commission took the following action:

MOTION by Ron Van Zee, seconded by Bob Draves, to recommend approval of the Melrose Township Master Plan Update and to send the GIS & Planning Department Staff Review to Melrose Township for their consideration. Voice vote: all in favor. Motion passed.

Please refer to the enclosed draft minutes of the Commission meeting and the GIS/Planning Department Staff Review for further details. If you have any questions, please give me a call at 547-7234.

Sincerely,

A handwritten signature in cursive script that reads "Kiersten Stark".

Kiersten Stark
Planning Coordinator

Emmet County

Office of Planning, Zoning & Construction Resources

3434 Harbor Petoskey Road, Suite E

Harbor Springs, MI 49740

231-348-1735 (phone) 231-439-8933 (fax)

www.emmetcounty.org

pzcr@emmetcounty.org

MEMO

To: Melrose Township Planning Commission
From: Emmet County Planning Commission
Date: 7/28/2015
Re: Review comments, Melrose Township Master Plan Update for August 24, 2015

The Melrose Township Draft Master Plan was received on June 24, 2015. The draft is concise and meets the requirements of the Michigan Planning Enabling Act. The plan clearly identifies the township's strong desires to protect its natural resources. The plan also identifies the township's desires for future development in strategic locations, while keeping the rural character of the area. The plan does not conflict with the Emmet County Master Plan. The proposed Future Land Use map is compatible with the Emmet County Future Land Use map. Both use similar categories and densities where our communities connect on the map (i.e. South Bear Creek Township).

TRANSMITTAL

When signed below, this zoning report will reflect the recommendations of the Emmet County Planning Commission.



John Eby, Emmet County Planning Commission Chairperson

8/6/2015
August 6, 2015

Attachment B
Public Hearing Notice

Proof of Publication

STATE OF MICHIGAN)
COUNTY OF EMMET)

**MELROSE TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING NOTICES**

The Melrose Township Zoning Planning Commission will meet on Monday, August 31, 2015 at 7 p.m. at the Township Hall (04289 M-75 N) to consider the following: 1) Public Hearing on a DRAFT Master Plan update and 2) Public Hearing on a request for a Special Use Permit for use of a storage barn as a primary use at 01722 Country Club Rd. Further information is available at the Township Hall or on the Township website (www.charlevoixcounty.org/Melrose.asp). If you have questions or comments, you are welcome to address the Planning Commission at the hearing, or you may contact the Zoning Administrator at 231.330.1249. Written comments can be submitted by noon on the date of the hearing via e-mail to melrosetwp@charter.net, fax at 231.535.2337, or letter to Melrose Township Zoning Administrator, P.O. Box 189, Walloon Lake, MI 49796.

(08/10)

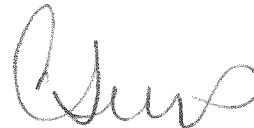
Hilary August
BEING DULY SWORN, DEPOSES AND
SAYS THAT she is the Principal clerk of the
Petoskey News Review, a newspaper printed
and published in the County of Emmet, in
said state; that the annexed printed notice was
published in said newspaper on:
August 10, 2015

signed: _____


Hilary August

Subscribed and sworn to before me this
10th day of August, 2015

signed: _____



Cindy Serrels

Notary Public in Charlevoix County,
Michigan, acting in Emmet County, Michigan

My commission expires May 14, 2021.

**Melrose Township Planning Commission Minutes
Melrose Township Hall
Regular Meeting of August 31, 2015**

I. CALL TO ORDER / ROLL CALL

A. Call to Order: Chair Bart Wangeman called the meeting to order at 7:00 PM.

B. Members present: Bart Wangeman, Phyllis Cotanche, Bob Bourassa, Bob Marquardt and Mike Fortune.

C. Members absent: None.

D. Staff present:
Zoning Administrator Randy Frykberg and Recording Secretary Tom Mackie.

II. APPROVAL OF AGENDA

The proposed meeting agenda was approved by consensus.

III. APPROVAL OF MINUTES

Phyllis Cotanche motioned, Mike Fortune seconded, to approve the July 27, 2015 regular meeting minutes as presented. All ayes, motion carried.

IV. NEW BUSINESS

A. Public Hearing- Special Use Permit for a Storage Building as a Primary Use at 01722 Country Club Road (Property ID # 15-010-008-001-25)

Bart opened the Public Hearing at 7:02 and Randy described the application by Paul and Yumi Barden to allow an existing storage building as a primary use. Randy noted a zoning permit was issued last October for a home and pole barn. The pole barn was constructed, but now the home will apparently not be built. The Township Zoning Ordinance allows storage buildings in the Agriculture district as a Special Use following a public hearing and Planning Commission approval. The public hearing was advertised, and 300 foot notices were mailed to adjacent property owners. The only response was provided by Dorothy and Esther Baker via email (attached) who indicated they have no objections. Randy also noted that, unlike many cases, the Zoning Ordinance does not provide a list of criteria to consider individually. Instead the proposal is evaluated on its overall merits.

Bart asked applicant Paul Barden for any additional comment. Paul suggested Randy had pretty well covered everything and reiterated the pole barn has already been built. A couple Planning Commission members noted they have visited the site

and found the pole barn to be well built. Audience members David and Carol Hopcraft also expressed their support for the application.

Bart then asked for any negative comment concerning the application. When none was offered he closed the public hearing at 7:10 PM, indicating the Planning Commission would then begin deliberation. Mike Fortune and Bob Bourassa both stated they have no objections to the proposal. Randy noted any future proposal to alter the structure into a residential use, or something more than storage, would require the owner to obtain a new zoning permit. Phyllis Cotanche stated she has no objection to the application. Bart stated he had visited the site today and believes the driveway needs some improvement to address a problem with sand washing toward the road. Paul Barden responded he has a county-issued driveway permit and will be adding a culvert and 22A gravel to address this issue.

Bart Wangeman motioned, 2nd by Bob Bourassa, to approve Paul and Yumi Barden's application for a Special Use Permit to allow a storage building as a primary use at 01722 Country Club Road in accordance with their application and related documents, with the condition the driveway be improved in accordance with their existing driveway permit to prevent erosion onto Country Club Road. All ayes, motion carried.

B. Master Plan Update - Public Hearing

Bart opened the Public Hearing at 7:17 PM and Randy summarized the Planning Commission's efforts over the last 5 years to create the proposed Master Plan. He further noted the Master Plan is a vision for the future and any changes to the Zoning Ordinance must be driven by the Master Plan. He reviewed the entire document, with emphasis on the proposed Transitional District and other Future Land Use Categories in chapter 7.

Carol Hopcraft asked about the Church property's designation as Medium Density Residential. Randy replied the south-side is wet but a majority of the property is suited for a residential purpose. Tom noted the Future Land Use Categories follow existing parcel lines, so a given parcel will not have multiple land use categories.

David Hopcraft asked how the proposed Transitional Zone will affect future land use. Randy noted it has the potential to eliminate several existing non-conforming parcels. Tom added, a new transitional zone would not be used to break up large, currently conforming parcels. Bart asked for any additional public comment with none being offered.

Randy reported receiving written expressions of approval from both Charlevoix and Emmet County's Planning Commissions. No responses were received from the six neighboring Townships or one city we contacted.

David Hopcraft asked how easements affected the creation of this Master Plan. Randy explained how existing easements and preserves were documented in the plan and influenced the Future Land Use Categories. With no other public comments offered Bart closed the Public Hearing at 7:53 PM.

Randy noted the Township Board of Trustees approved the release of the proposed Master Plan for review and a Public Hearing, but it is now up to the Planning Commission to consider adopting the document. Bart asked for any Planning Commissioner comment. **Bob Marquardt offered a Resolution (attached) adopting the Melrose Township Master Plan and Future Land Use Map, with a second by Bob Bourassa. The resolution was approved by all five members.**

V. UNFINISHED BUSINESS - None

VI. OTHER COMMUNICATIONS / REPORTS

Randy reported an 8-week long Fundamentals of Planning and Zoning class will be held in Charlevoix. Anyone interested should register soon. Additional details were provided in the Planning Commission packets. Bart noted the convenience of an earlier on-line training program that may be offered again.

VII. PLANNING COMMISSIONER COMMENTS - None.

/III. CITIZEN COMMENTS - None.

IX. NEXT MEETING - Monday, September 28th, 2015

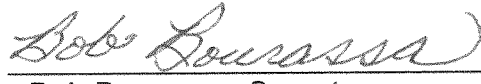
X. ADJOURNMENT - The meeting was adjourned at 8:02 PM.

Prepared by:

Planning Commission Approval by:



Tom Mackie, Recording Secretary



Bob Bourassa, Secretary

Copies: Melrose Township Board, Planning Commission Members, Township web site

MELROSE TOWNSHIP

RESOLUTION OF THE PLANNING COMMISSION

ADOPTING THE MASTER PLAN AND FUTURE LAND USE MAP

At a regular meeting of the Planning Commission of the Township of Melrose, held on August 31, 2015, at 7:00 PM.

PRESENT: Bart Wangeman, Phyllis Cotanche, Bob Bourassa, Bob Marquardt and Mike Fortune

ABSENT: None

The following Preamble and Resolution were offered by Bob Marquardt and supported by Bob Bourassa :

WHEREAS, the Melrose Township Planning Commission, pursuant to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), has studied and prepared recommendations for the development of the Township; and

WHEREAS, the Planning Commission has developed a Master Plan consisting of research and analyses dealing with land use, demographics, community facilities, recreation, and other pertinent topics; and

WHEREAS, the Planning Commission has used the Master Plan analyses to prepare a Future Land Use Map that allocates land in appropriate amounts for the future development of residential uses, commercial and office uses, public and institutional uses; and

WHEREAS, the Planning Commission held a public hearing on August 31, 2015, and considered all comments and concerns of the public; and

WHEREAS, the Planning Commission recognizes that the Master Plan and Future Land Use Map are flexible guides for public and private decision-making that will keep the Township in motion toward its vision to maintain outstanding quality of life for all residents.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of Melrose Township adopts the Master Plan and Future Land Use Map, and resolves to use the Plan and Map together as guide to the overall development of the Township.

Vote of the Approval of This Resolution	Motion	Second	Yes	No	Abstain	Absent
Bart Wangeman			X			
Phyllis Cotanche			X			
Bob Bourassa		X	X			
Bob Marquardt	X		X			
Mike Fortune			X			

RESOLUTION DECLARED ADOPTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission of Melrose Township, at a regular meeting held on August 31, 2015.



Bob Bourassa, Planning Commission Secretary

Melrose Township

P.O. Box 189
Walloon Lake, MI 49796

Phone: (231) 535-2310 Fax: (231) 535-2337 Email: melrosetwp@charter.net

October 15, 2015

To: Adjacent townships, Charlevoix and Emmet Counties and the City of Boyne City

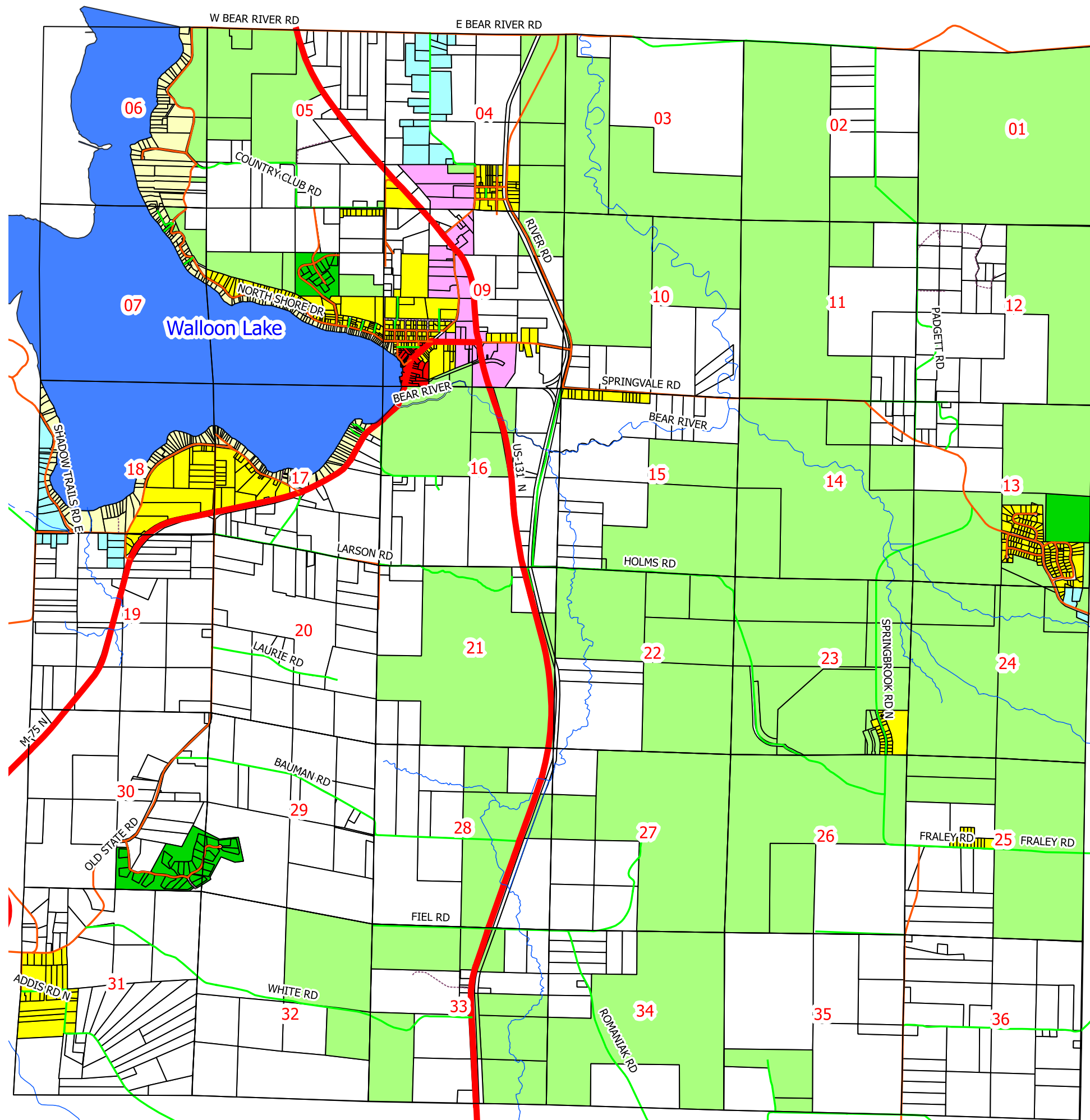
As required by the Michigan Planning Act, and in an effort to coordinate good planning, attached is the adopted Melrose Township Master Plan. Please contact me at 231-330.1249 or wrfrykberg@gmail.com if you have any questions.

Thank you for your attention to this matter.

Sincerely,



W. Randolph Frykberg, Ph.D.
Melrose Township Planner/Zoning Administrator



Melrose Township Master Plan

Future Land Use Figure 1

MELROSE TOWNSHIP PLANNING AND ZONING
04289 M-75 NORTH: P.O. BOX 189
WALLOON LAKE, MI 49796

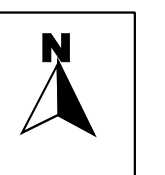
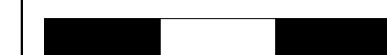
WEB SITE:
CHARLEVOIXCOUNTY.ORG/MELROSE.ASP
EMAIL: MELROSETWP@CHARTER.NET

PUBLIC HEARING DRAFT

Future Land Use Categories

- Business
- Farm-Forest
- Medium Density Residential
- Resource Conservation/Parkland
- Rural Residential Conservation/Cluster
- Transitional
- Village
- Waterfront Low Density Residential

0 2000 4000 6000 Feet



Melrose Township
Master Plan

Environmental Constraints Map

Figure 2

MELROSE TOWNSHIP PLANNING AND ZONING
04289 M-75 NORTH: P.O. BOX 189
WALLOON LAKE, MI 49796

WEB SITE:
CHARLEVOIXCOUNTY.ORG/MELROSE.ASP

EMAIL: MELROSETWP@CHARTER.NET

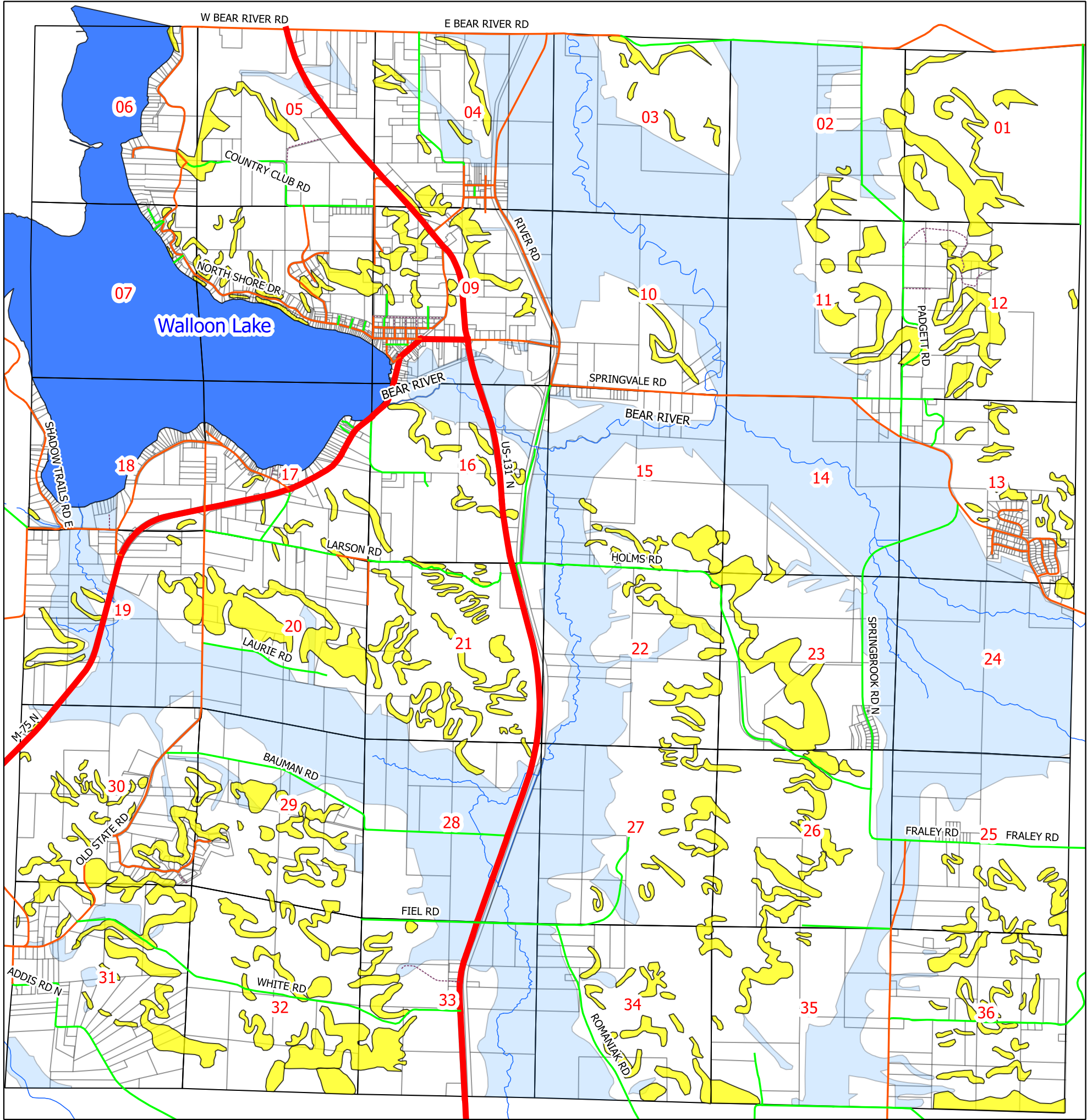
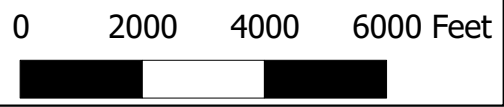
PUBLIC HEARING DRAFT

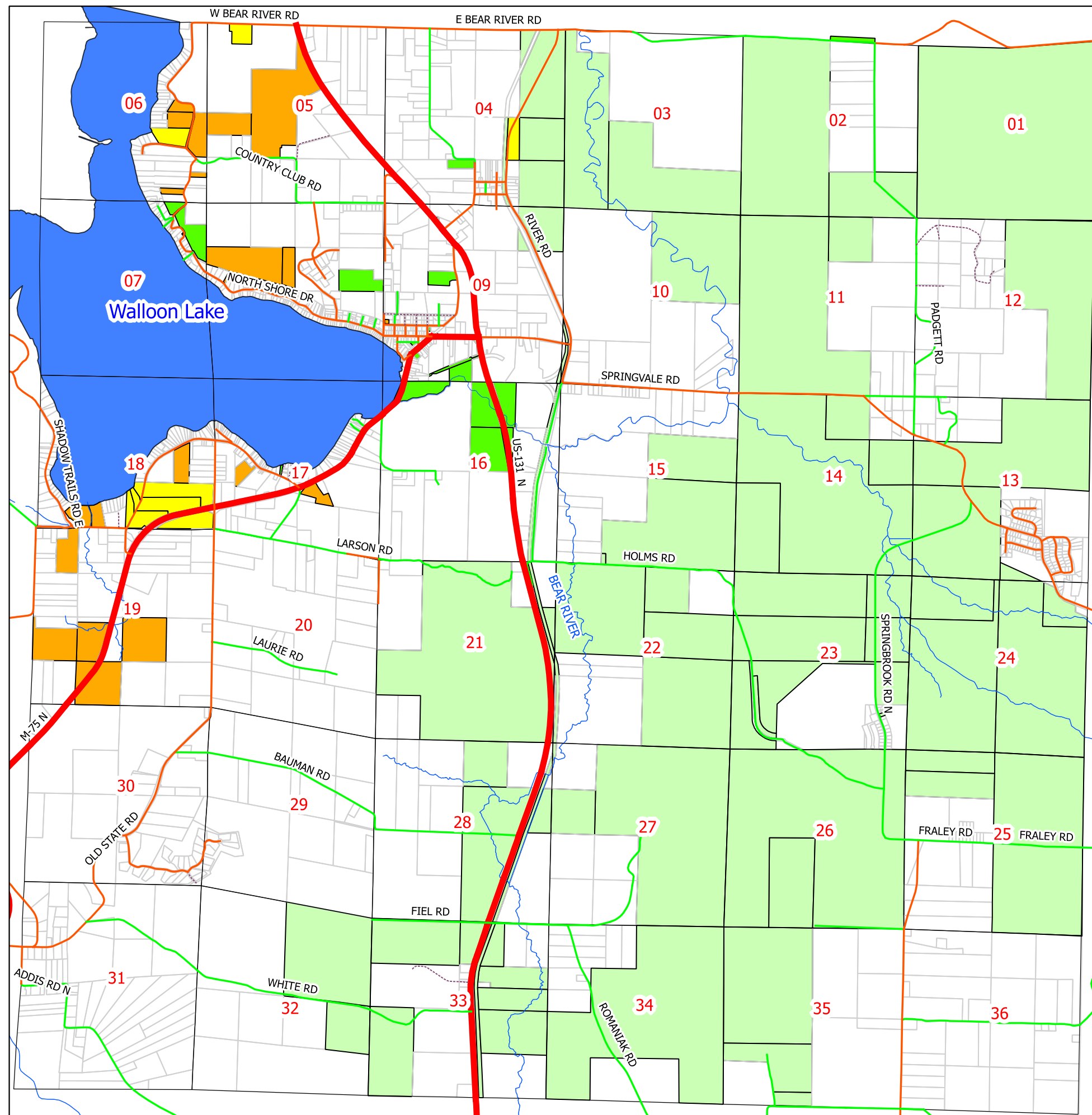
Constraints:

Steep Slopes



Wetlands





Melrose Township Master Plan

Deed Restrictions Figure 3





Conservation Easements,
Preserves, and Public Land

MELROSE TOWNSHIP PLANNING AND ZONING
04289 M-75 NORTH: P.O. BOX 189
WALLOON LAKE, MI 49796

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EMAIL: MELROSETWP@CHARTER.NET

PUBLIC HEARING DRAFT

Constraints

-  Conservation Easement
-  Preserve
-  State Owned
-  Township Owned

