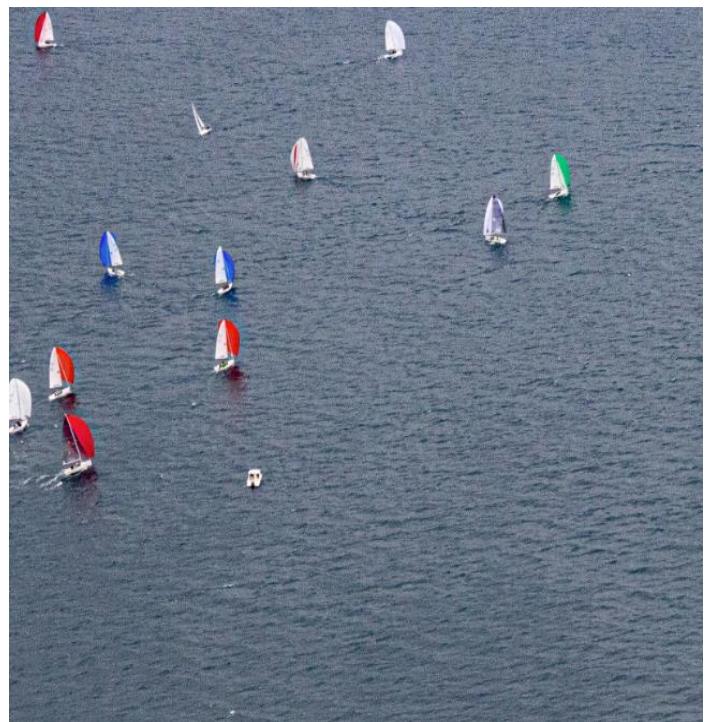


# EMMET COUNTY MASTER PLAN 2021-2025



*Financial assistance for this project was provided, in part, by the Michigan Coastal Management Program, Water Resources Division, Michigan Department of Environment, Great Lakes, and Energy under the National Coastal Zone Management Program, through a grant from the National Oceanic and Atmospheric Administration, U.S. Department of Commerce.*



**RESOLUTION of November 5, 2020**  
**EMMET COUNTY MASTER PLAN**  
**EMMET COUNTY PLANNING COMMISSION**

WHEREAS: The Emmet County Planning Commission held a public meeting on November 1, 2018 during which they approved a motion to update the Emmet County Master Plan, and

WHEREAS: the Emmet County Board of Commissioners passed a motion authorizing the Coastal Zone Management Grant Agreement which allowed the preparation of the Emmet County Master Plan, and

WHEREAS: financial assistance for this project was provided, in part, by the Michigan Coastal Management Program, Water Resources Division, Michigan Department of Environment, Great Lakes, and Energy under the National Coastal Zone Management Program, through a grant from the National Oceanic and Atmospheric Administration, U.S. Department of Commerce, and

WHEREAS: agendas and minutes of all meetings, as well as drafts of the Master Plan have been posted to the County of Emmet website throughout the planning process, and

WHEREAS: the Emmet County Board of Commissioners, on May 21, 2020, authorized distribution of the Draft Emmet County Master Plan as required by the Michigan Planning Enabling Act, and

WHEREAS: a Public Hearing was held on October 1, 2020 by this Planning Commission, and

WHEREAS: the Emmet County Master Plan 2021-2025 meets all the requirements of Public Act 33 of 2008, as amended.

NOW THEREFORE BE IT RESOLVED: That this Emmet County Planning Commission recommends approval of the updated Master Plan dated 2021-2025 to the Emmet County Board of Commissioners.

SIGNED

John Eby (td)  
JOHN EBY, CHAIRMAN, EMMET COUNTY PLANNING COMMISSION

11/5/2020  
Date

# Contributors

---

## *Emmet County Master Plan*

### *Emmet County Board of Commissioners*

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Toni Drier, Vice-Chair

Neil Ahrens

Charles MacInnis

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*With assistance of McKenna Associates, Planning Consultant*

*Special thanks to Charlie MacInnis for providing many photographs used in this Master Plan*

*Financial assistance provided, in part, by the Michigan Coastal Management Program, Department of Environment, Great Lakes and Energy, through the Coastal Zone Management Act of 1972, as amended, administered by the Office for Coastal Management, National Oceanic and Atmospheric Administration.*



MICHIGAN DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY



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A .....Future Land Use Map

B.....Community Survey Summary



Photo 1 Aerial Harbor Point & Harbor Springs area

# Introduction

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## Statement of Vision

Emmet County is a place where natural beauty and economic opportunity harmonize in a desirable and sustainable community. The county appeals to both year-round and seasonal resort residents, maintaining its reputation as a world-class resort and tourist destination. Emmet County land development is guided to complement and enhance the natural beauty and landscape for which it is famous. Parks and open spaces abound and wildlife populations are visible and healthy. Emmet County offers outstanding opportunities to the outdoor enthusiast for camping, biking, hunting, fishing and other outdoor recreation. Sustainable family farms are a vital part of the landscape, community and local economy. The abundance of clean air and water add to the beautiful scenery, promoting a sense of pride and belonging.

Emmet County will continue to be a desirable place to live, work and learn. Our educational system is first class, starting from day care through the public school districts and on to our community college and University Center. Arts and entertainment programs in the county provide inspiration, entertainment and opportunities for expression.

Emmet County's economy is vibrant and diverse, with an appealing mix of healthy local retailers, services and light industry.

Residents enjoy the highest quality in health care, public safety, law enforcement and fire protection services.

Transportation is safe, efficient and multi-dimensional. Roads and highways are well maintained on a scale appropriate for the size of our community. Some seasonal congestion is recognized as a fact-of-life and taken in stride as part of the relaxed lifestyle in a resort community. Relief from congestion by alternative modes of transportation is available through the county's comprehensive network of recreational trails. They offer easy access to safe and convenient transportation for people of all ages, by separating them from the hazards of the roadway.

Finally, Emmet County's citizens value and celebrate its history. From the well-known Petoskey stones that were created millions of years ago through the glacial creation of the landscape, the rich history of Native Americans and the development of the area as part of the Northwest Territory and later the State of Michigan, the heritage of the area is treasured and respected, groups and individuals work hard to preserve and share the natural and cultural history of Emmet County.

## Emmet County

[emmetcounty.org](http://emmetcounty.org)

Organized in 1853, Emmet County is approximately 483 square miles in area and encompasses nearly 309,228 acres of land, rivers, lakes and streams. There are 28 separate governmental jurisdictions and 180 elected officials within the county. The county shares jurisdictions with two cities, three

# Introduction

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incorporated villages, 16 townships, five school districts, North Central Michigan College, Char-Em ISD, Emmet County Road Commission and the Little Traverse Bay Bands of Odawa Indians.

## What is a Master Plan?

The Emmet County Master Plan is a guiding document created in accordance with the Michigan Zoning Enabling Act, PA 110 of 2006. This Master Plan, partially funded through the Coastal Zone Management Program, includes a complete review of our Lake Michigan shoreline. Another document, entitled “Planning for Coastal and Climate Trends”, is a part of this document, by reference. This Master Plan guides land-use decisions in the 12 townships under the zoning jurisdiction of Emmet County. The plan guides the Planning Commission in its work for the next 5 to 10 years.

## Planning in Emmet County

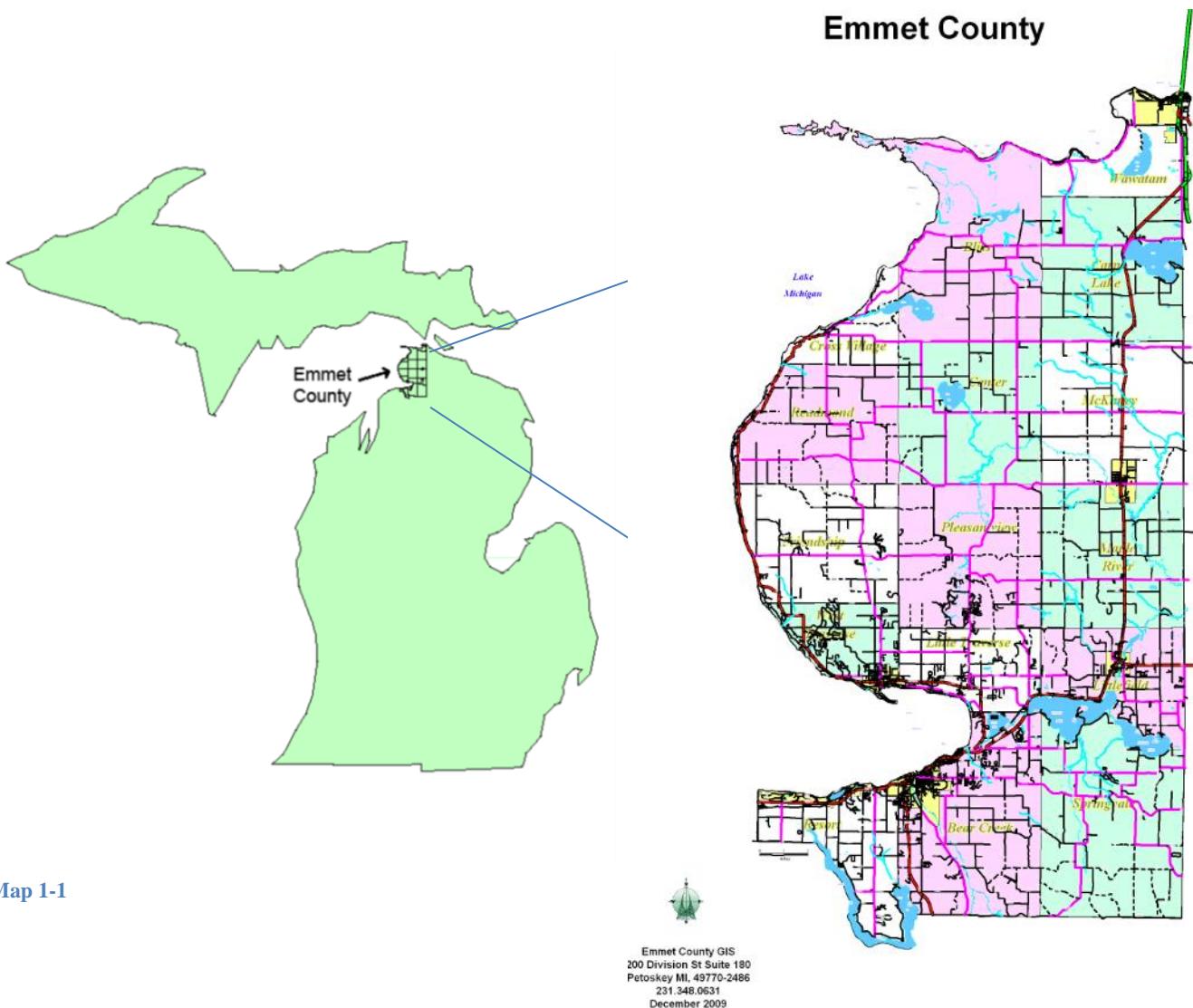
|      |  |
|------|--|
| 1967 | • Planning Commission Created                      |
| 1971 | • First Master Plan adopted                        |
| 1972 | • Zoning Ordinance first adopted                   |
| 2004 | • Land Use Inventory Conducted                     |
| 2018 | • Lake Michigan Shoreline Resiliency Workshop held |
| 2019 | • Citizen Survey conducted                         |
| 2019 | • Three community open houses held                 |
| 2019 | • Two focus groups held                            |

Planning in Emmet County has been part of its history since the 1960s. The last four activities listed above were conducted in preparation of this Emmet County Master Plan. The input from the participants shows that the qualities citizens value most are natural resources and environment, followed by recreation options and the small town feel/sense of community. Citizens desire a community that is less congested and busy. They find the quality of schools, the quality of public safety and the availability of medical care appealing. Concerns were also revealed: limited housing choices, road maintenance issues, traffic congestion, lack of downtown parking and lack of access to public transit. Shoreline and beach protection and inland lake preservation were ranked as the highest priorities for conservation and sustainability over the next five to ten years. Shoreline resiliency is vital to our economy, our conservation of resources and our quality of life. The majority of those surveyed agreed parks, trails, open space and recreational programs are vital to our community.

# Chapter 1: Socioeconomic Profile

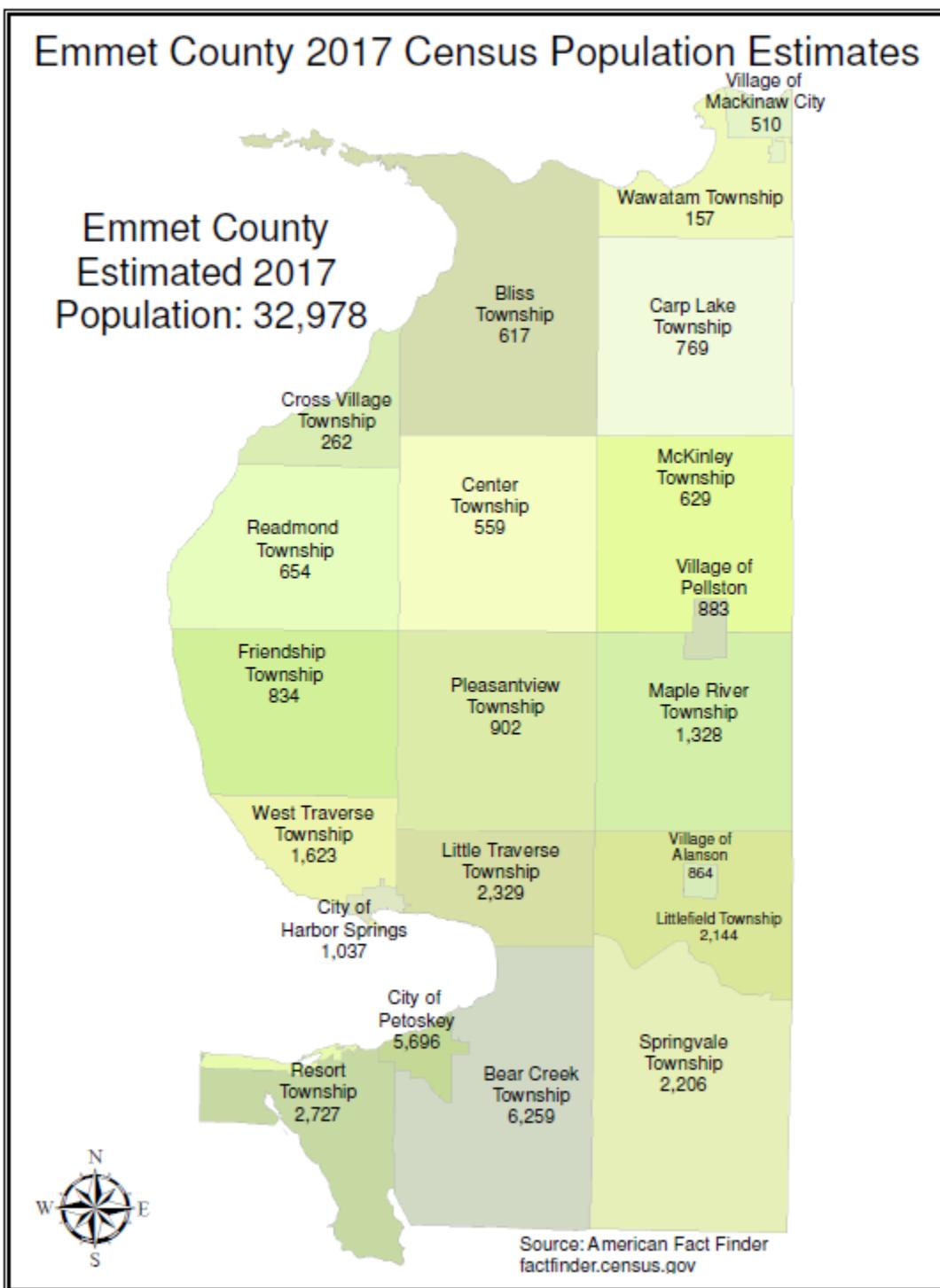
## Regional Setting

Lake Michigan shoreline creates the 68-mile western border of the county. Two major highways traverse Emmet County: US-131 running north and south connecting in Petoskey to US-31 which runs westerly and north to Mackinaw City. The Little Traverse Bay Bands of Odawa Indians have governmental properties and tribal trust lands within Emmet County.



# Chapter 1: Socioeconomic Profile

## Population



Map 1-2

# Chapter 1: Socioeconomic Profile

## Neighboring County Population Comparison

Figure 1-1 compares the population of Emmet County with neighboring counties to the east, south and west/southwest. The population of Emmet County has increased each decade, with a slower increase during this century. Some neighboring counties have experienced population decline. Emmet County must be aware of these trends as we plan for our future.

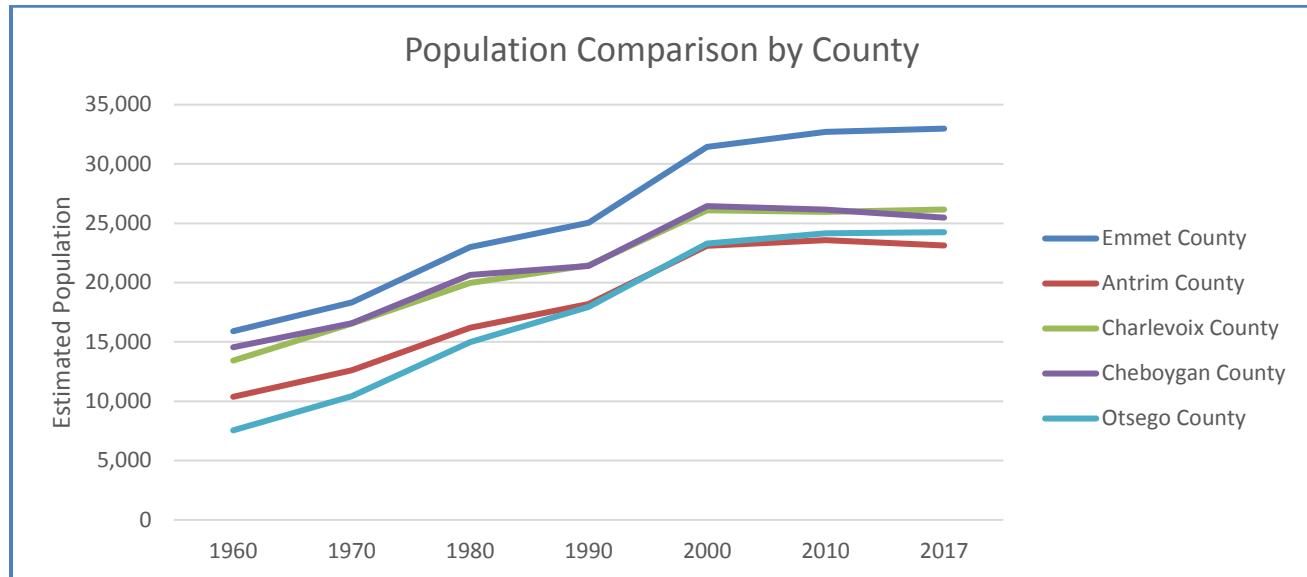


Figure 1-1

## Seasonal Population

In 2005, in collaboration with the Emmet County planning officials and tourism industry, Michigan State University (MSU) studied the impacts of visitors who stay with homeowners in Emmet County rather than in paid accommodations in Emmet County and homeowners' perceptions of tourism impacts and attitudes toward future tourism development in Emmet County. The data collected show a more realistic population when factoring in the resort population and influx of visitors to Emmet County throughout the year. While the census data are more than a decade old, the seasonal population differences seem to accurately reflect the differences in population experienced throughout Emmet County throughout the seasons.



Photo 2 Village of Alanson

Seasonal population data shown as a visual representation in Figure 1-2 show the fluctuation of population over a single year. The average population is just under twice the estimated census population. The population in July spikes to nearly four times the permanent population. These data are necessary as Emmet County must plan for not only the permanent residents but also the vast number of visitors that utilize county services and amenities.

# Chapter 1: Socioeconomic Profile

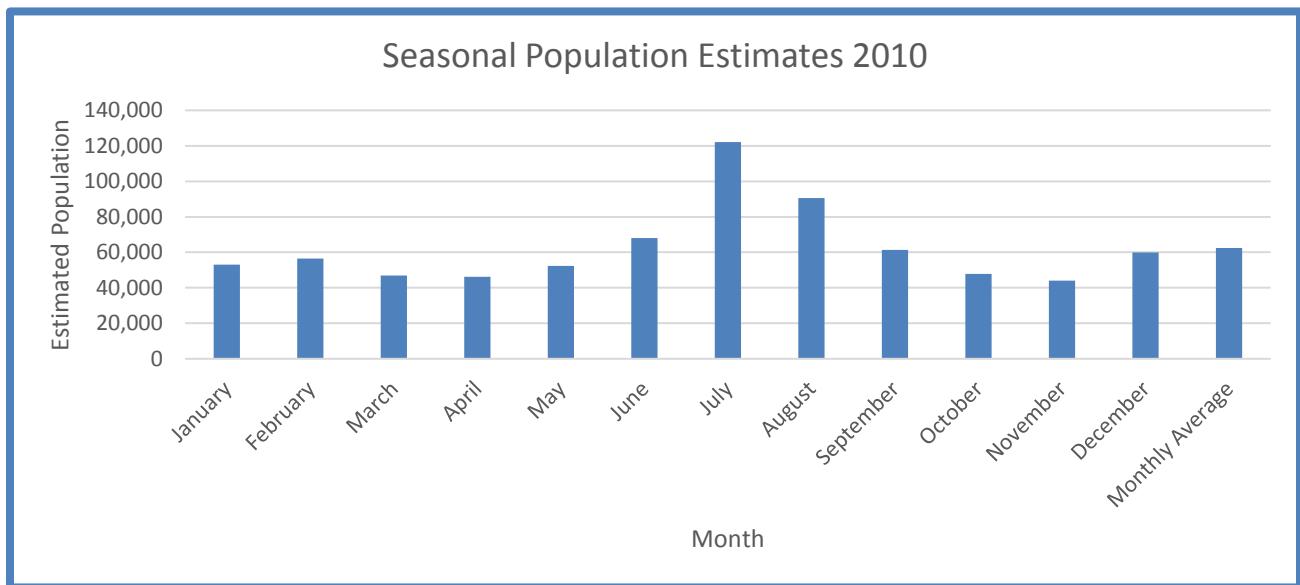


Figure 1-2

## Population - Projections

Three major factors influence population projects: birth rates, death rates and immigration. Current trends show the birth rates declining and death rates increasing. To keep the population increasing, net migration will need to continue to increase. Figure 1-3 illustrates the projected population of Emmet County to 2045. In addition to overall population projections, demographics are important to understand the future needs of the community.

### Emmet County Population and Components of Change

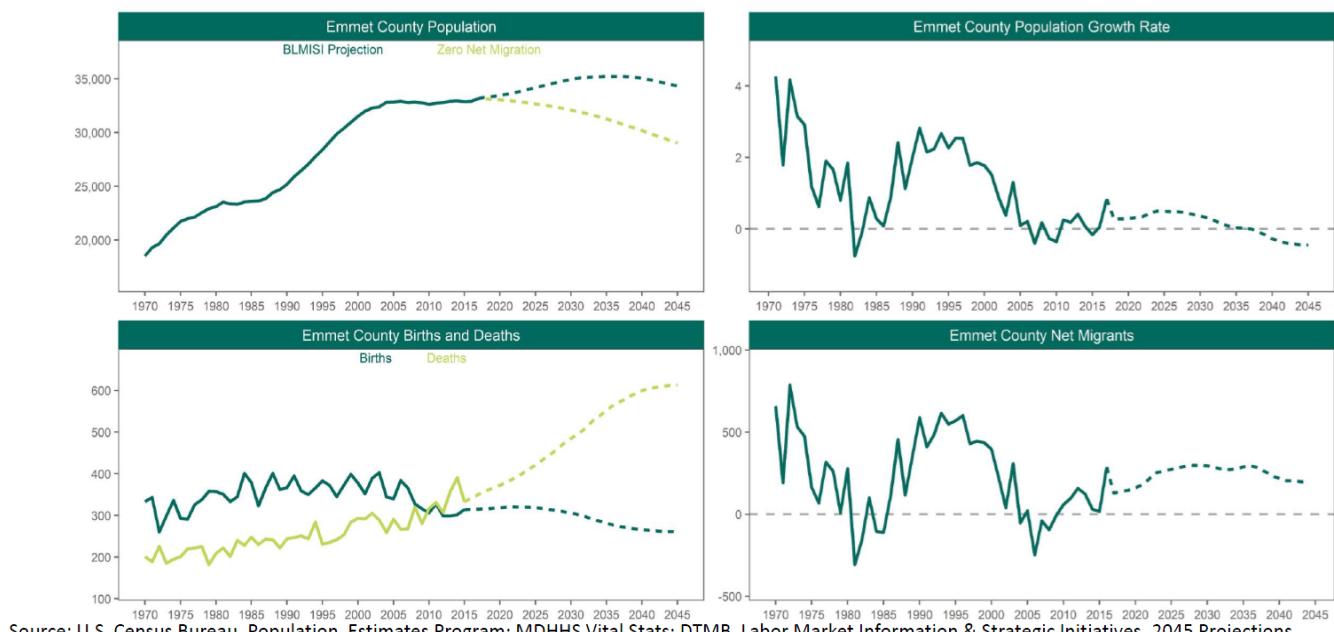


Figure 1-3

# Chapter 1: Socioeconomic Profile

## Population by gender and age group

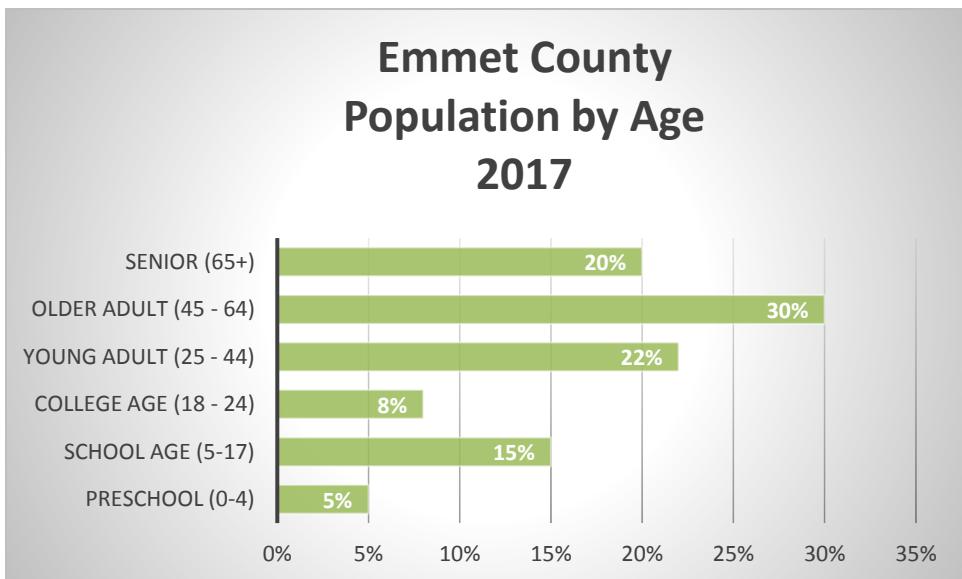


Figure 1-4

Source: 2013-2017 American Community Survey 5-Year Estimates

Median Age  
Emmet County 45.0  
Michigan 39.6  
US 37.8

TOTAL POPULATION  
32,978  
50% MALE  
50% FEMALE

Figure 1-5 illustrates the projected demographics by gender and percentage for 2020 and 2030. Note the aging population and the decline in the work-force aged population, particularly the 20-24-year age group.

### Emmet County Projected Population Structure

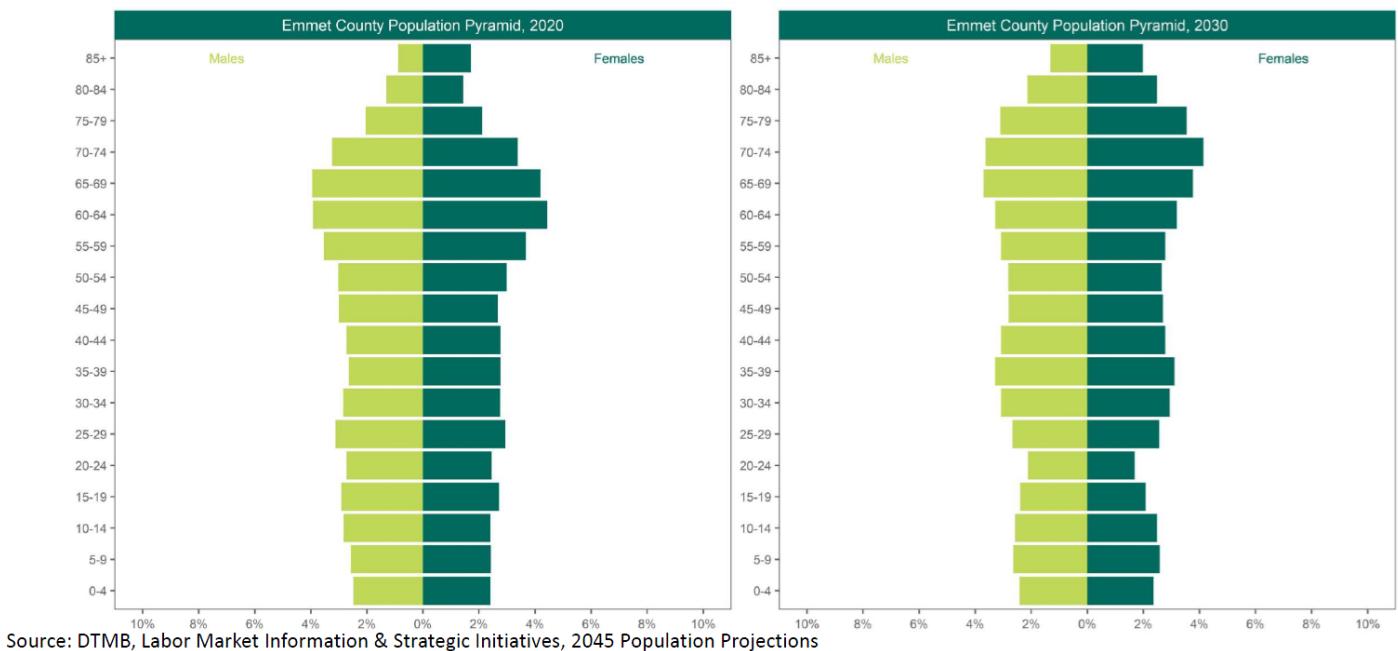


Figure 1-5

# Chapter 1: Socioeconomic Profile

## Population - Race and Ancestry

The majority of Emmet County population is white, as shown in Figure 1-6. That has changed little during the past several decades. The second largest segment of the population in the county is Native American with a percentage increase from 3.1% in 2000 to 3.7% in 2010 and 5.1% in 2017. The percentage of Native Americans in Emmet County is well above the state average and is the county's most significant non-white racial component.

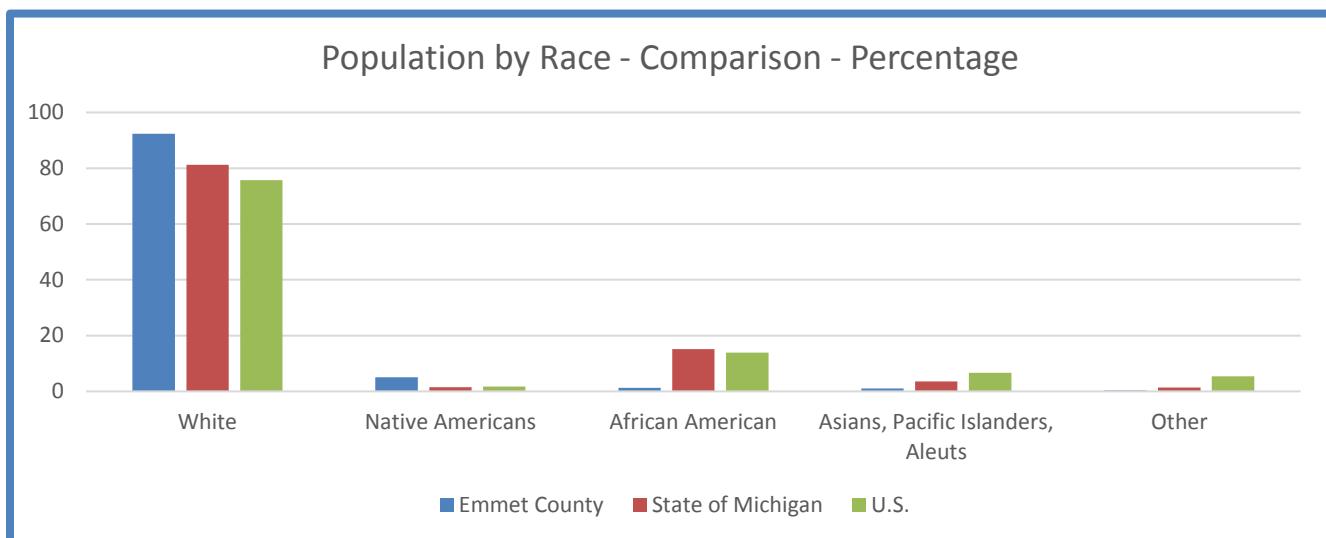


Figure 1-6

## Household Size

Household size throughout the region has decreased since 1960. This reflects national trends of couples deciding to have fewer children, a higher number of divorced people and more single-person households. Figure 1-7 shows the average household size of Emmet, neighboring counties and the State of Michigan. All counties are slightly lower than the state's average household size of 2.49. Household size has a significant bearing on the total population in a given municipality. The US Census shows the average household size (2014-2018 data) within Emmet County at 2.24, reduced from the 2010 data.

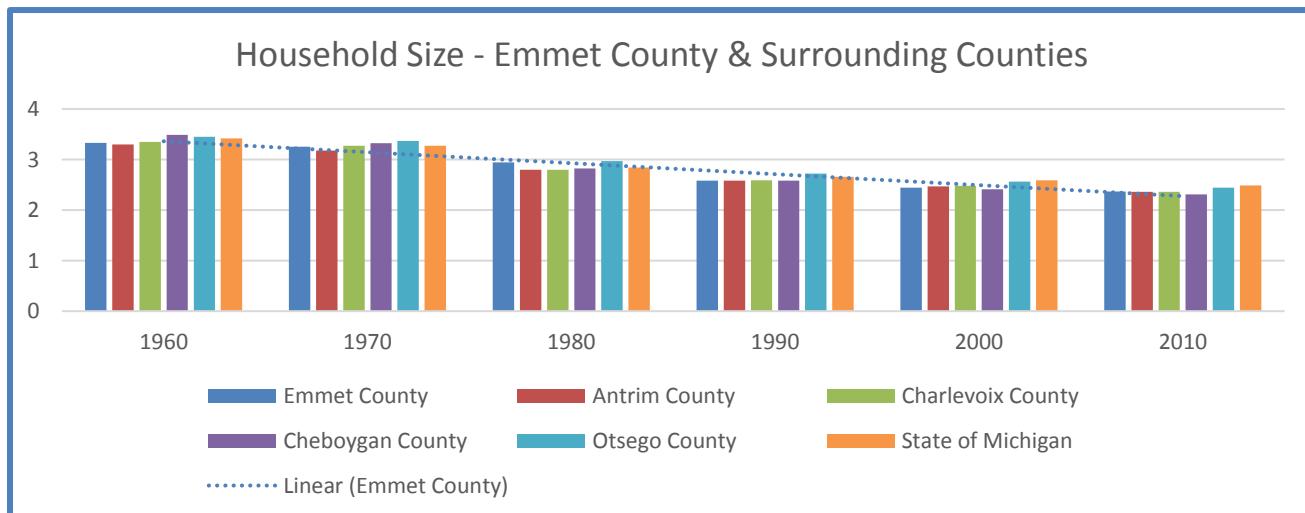


Figure 1-7

# Chapter 1: Socioeconomic Profile

## Education

Education is an important factor in analyzing the capabilities of the local work force and the economic vitality of a community. As shown in the following chart, the population of Emmet County is well educated when compared to the State of Michigan and the rest of United States.

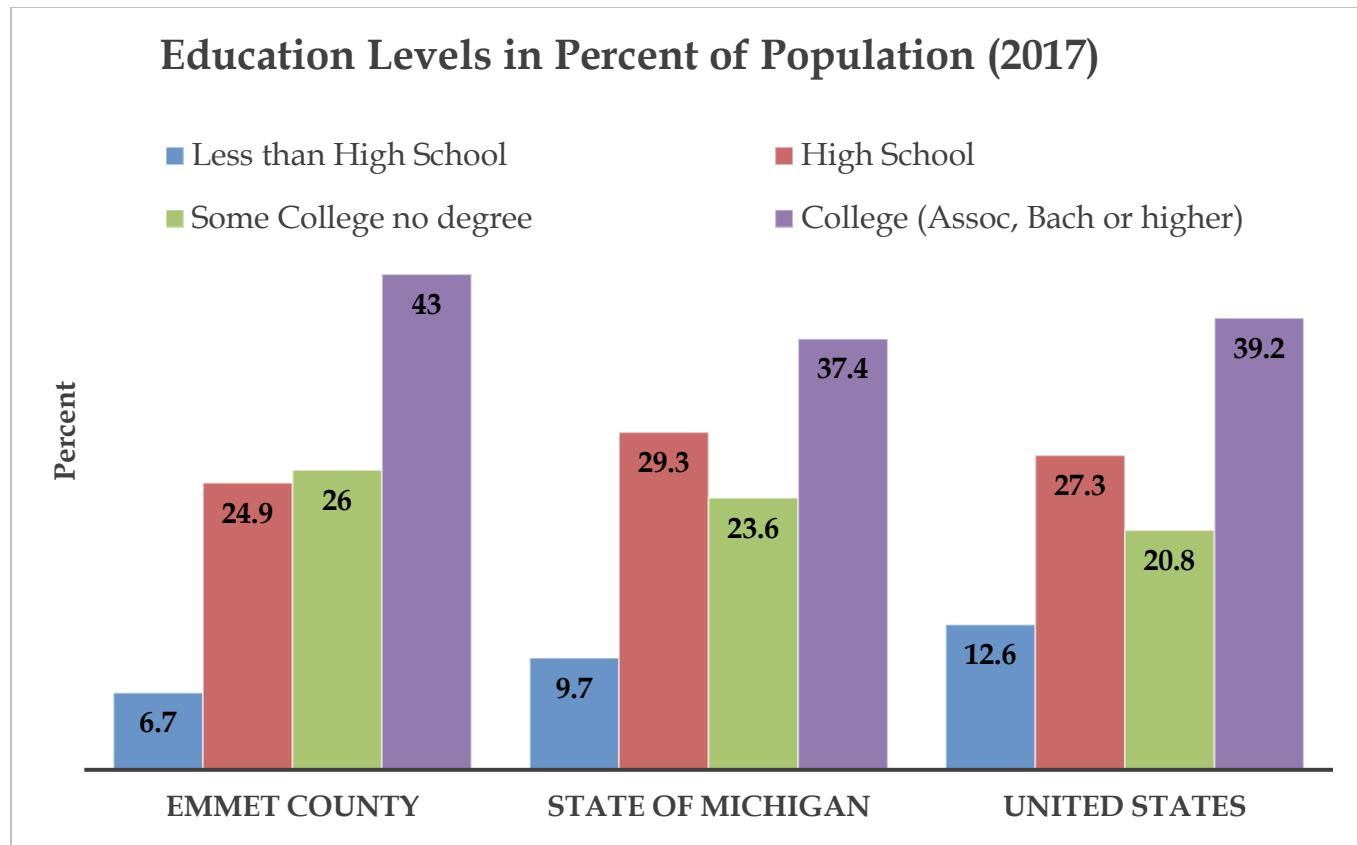


Figure 1-8

By general observation, Emmet County has attracted a population that is educated and has a wealth of talent in a number of specialty fields such as arts, crafts, resource management (farmers, foresters and conservationists), specialty industries and businesses. This may also be credited to the expanding curricula of North Central Michigan College in Petoskey. A local community college gives area residents the opportunity for further education without the added expense of leaving home.

While the data are not available from the U.S. Census, many individuals receive on-the-job training. This form of education is not documented, as it is employer specific rather than population specific, but includes many skilled laborers who would be included in one of the four levels of education identified by the U.S. Census.

# Chapter 1: Socioeconomic Profile

## Income

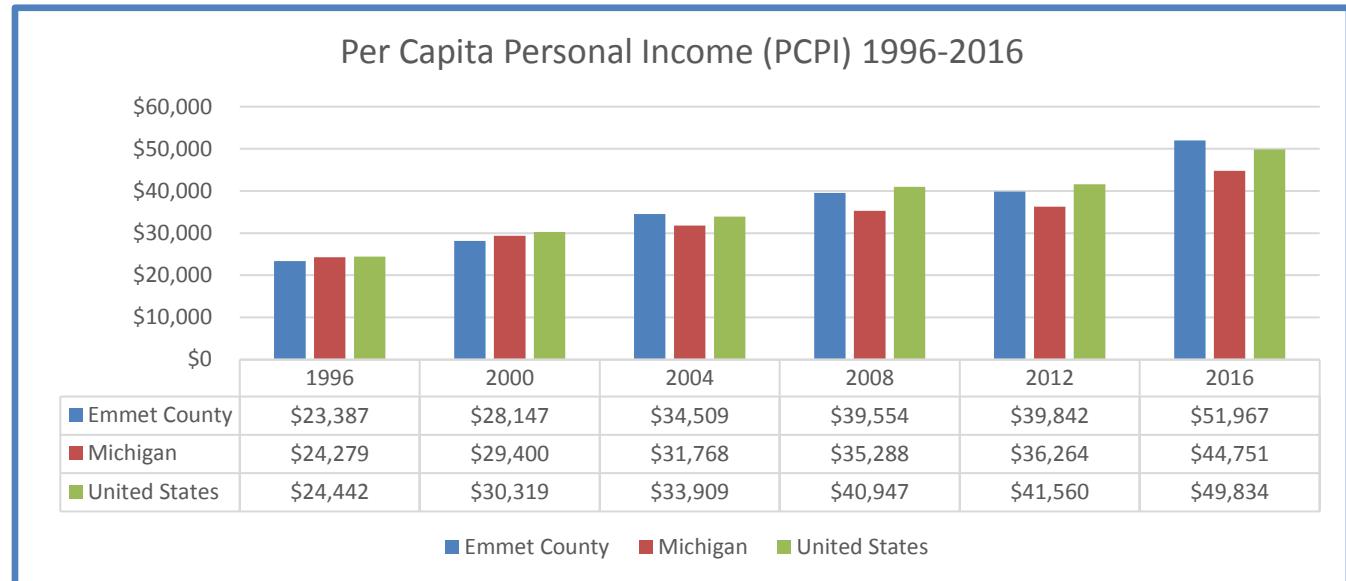


Figure 1-9

The per capita personal income (PCPI) in Emmet County remained slightly less than either the state or nation until 2004. This is often true in communities beyond the immediate influence of a metropolitan area, especially those which are economically based on tourism or service employment.

## Employment

Compared to the State of Michigan, Emmet County had more employees working in the service and retail categories and fewer operators, fabricators, construction and labor workers. Approximately 87% of the population working in Emmet County resides within the county boundaries, while 5% commute to work from Charlevoix, 3% from Cheboygan and 5% from other locations.

The rate of unemployment in Emmet County increased between 2000 and 2010. Since then, the unemployment rate has been decreasing slightly each year (Figure 1-10). Emmet County's unemployment trends annually are similar to that of the State of Michigan and the United States. Rates are not seasonally adjusted; Emmet County experiences lower unemployment rates during the late summer and early fall months than during other times of the year.

The labor force represents the human factor of producing goods and services in the economy. Two key components of the labor force are quality and quantity. Both of these variables will determine the economy's productivity and growth. Wages and salaries are determined by the interdependence of employees who supply services and employers who need services. This ratio of supply and demand also determines the number of people employed.

Labor force information can be used by human resources planners to gauge the number of individuals experiencing unemployment problems and to increase the responsiveness of training programs to changing conditions. Having a strong labor force growth is important to ensure an adequate labor supply.

# Chapter 1: Socioeconomic Profile

Between 2013 and 2017, the unemployment rate dropped by almost half for both the State of Michigan and Emmet County, as shown in the following figure. During the past 5 years the Emmet County unemployment rate remained above the State of Michigan rates and both continue to drop. Additional data, including monthly statistics, are available through the U.S. Bureau of Labor Statistics.

[https://www.bls.gov/eag/eag\\_mi.htm](https://www.bls.gov/eag/eag_mi.htm)

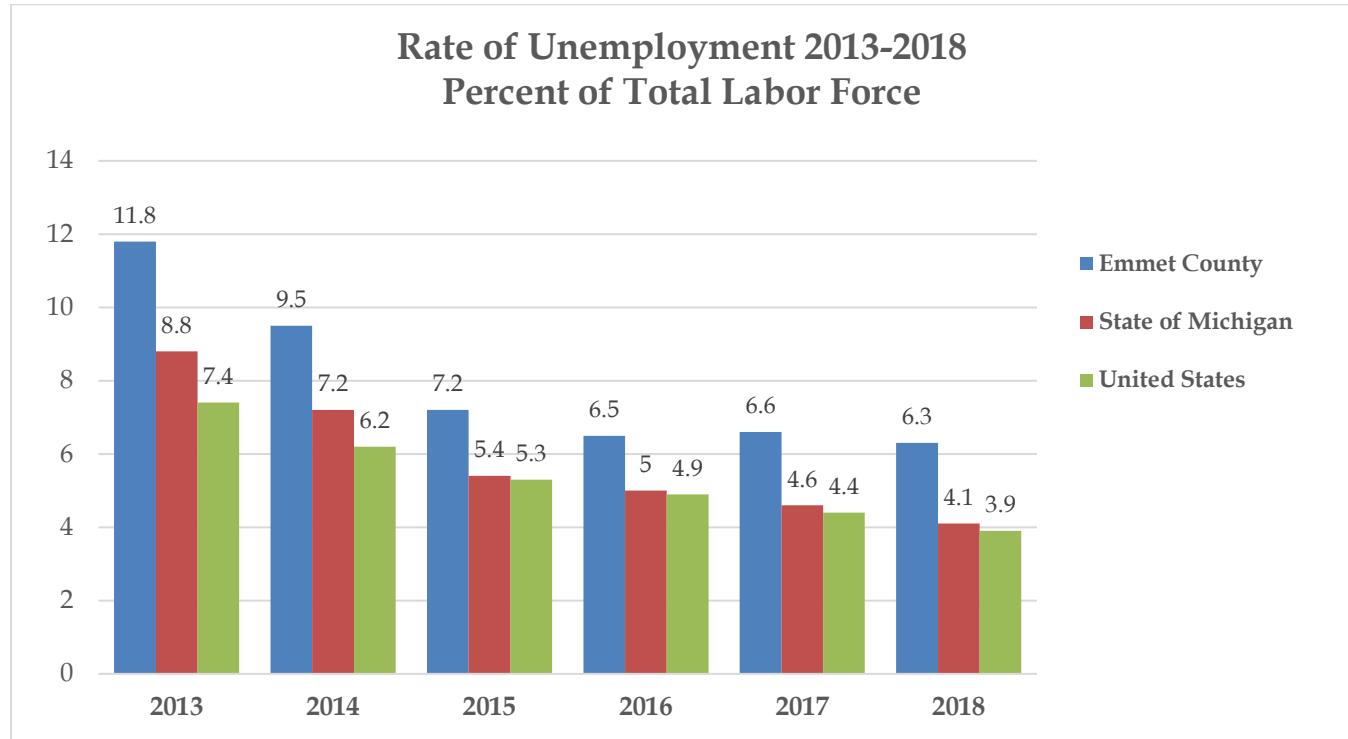


Figure 1-10

Data Source: US Department of Labor - Bureau of Labor Statistics

Identifying the county's high growth industries can provide clues to sources of new jobs and help in planning for economic development. According to the 2017 US Census estimates (American Fact Finder), Emmet County's largest percentage of employment was in the Education, Health and Social Services industry. Arts, entertainment, recreation, accommodation and food services came in second; and retail trade completed the top three industries. Emmet County's workforce in 2010 was 16,100 and increased slightly to 16,237 in 2017. Figure 1-11 compares the numbers of employees per industry between 2010 and 2017.

*Emmet County...*  
*"I LOVE IT – THERE IS*  
*NO PLACE ELSE I*  
*WOULD RATHER BE."*

*Quote from 2019 Citizen Survey*

# Chapter 1: Socioeconomic Profile

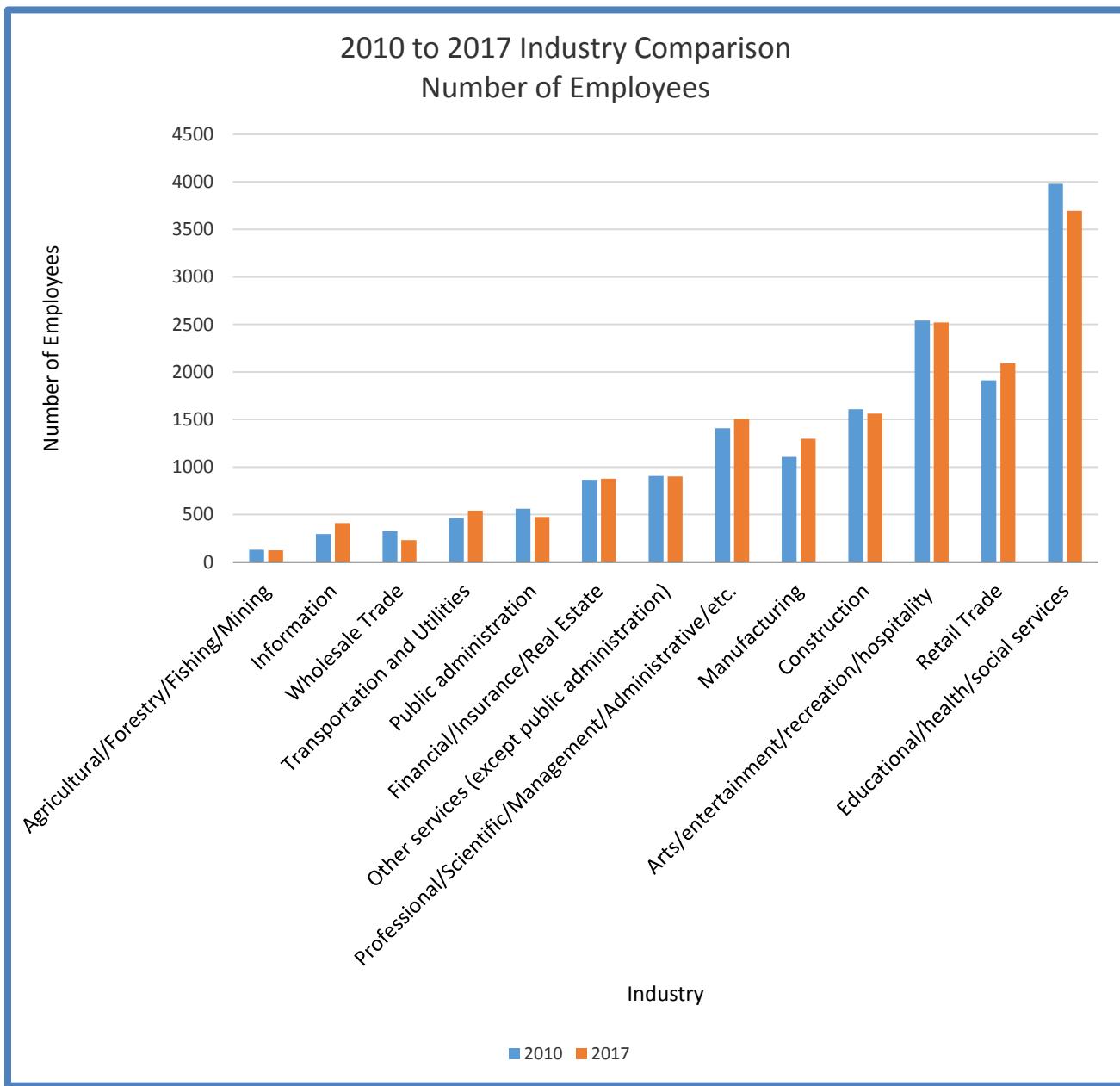


Figure 1-11

## Business and Employment Programs

With the uncertainties of Michigan's economic future contributing to local market concerns, it is important to have groups and organizations designed to help both new and existing businesses. Assistance to the local labor force also helps to create a vibrant economy. The following organizations, along with the Economic Development Corporations (EDCs) of Emmet County and the Village of Mackinaw City, are important resources to foster and stabilize Emmet County's economic future.

# Chapter 1: Socioeconomic Profile

## Chambers of Commerce

Local area chambers represent the voice of the area business communities. Their efforts are focused on giving businesses a place to thrive, while implementing programs and social events. The chambers found in Emmet County are the Harbor Springs Chamber of Commerce, Greater Mackinaw Area Chamber of Commerce and the Petoskey Regional Chamber of Commerce. There are also two visitor bureaus in the county: Mackinaw Area Visitors Bureau and the Petoskey-Harbor Springs-Boyne Country Visitors Bureau. Serving their respected areas, these organizations offer an array of business and self-promotional tools. With the help of SCORE, a non-profit organization dedicated to informing and educating businesses, information is presented to encourage the growth of both new and existing businesses, by guiding the creation of a solid business plan.

[petoskeychamber.com](http://petoskeychamber.com)

[harborspringschamber.com](http://harborspringschamber.com)

[mackinawchamber.com](http://mackinawchamber.com)



Photo 3 City of Harbor Springs

## Charlevoix-Emmet Intermediate School District (Char-Em ISD) [charemisd.org](http://charemisd.org)

Char-Em ISD is a regional education service agency serving the public schools of Charlevoix, Emmet and northern Antrim counties. The ISD serves 9,400 students representing 11 public school districts, 6 private schools and 3 public academies. Char-Em ISD offers alternative programs and services in order to accommodate the diverse needs of students. Programs and services include: career and technical education programs, technology & teacher consultations, business services, enrichment programs, special education services, early childhood education and other services. The ISD serves over 1,200 students with disabilities and assists with transportation for enrolled individuals. Vocational programs are also offered through Char-Em. Char-Em ISD is dedicated to the development of the area's youth.

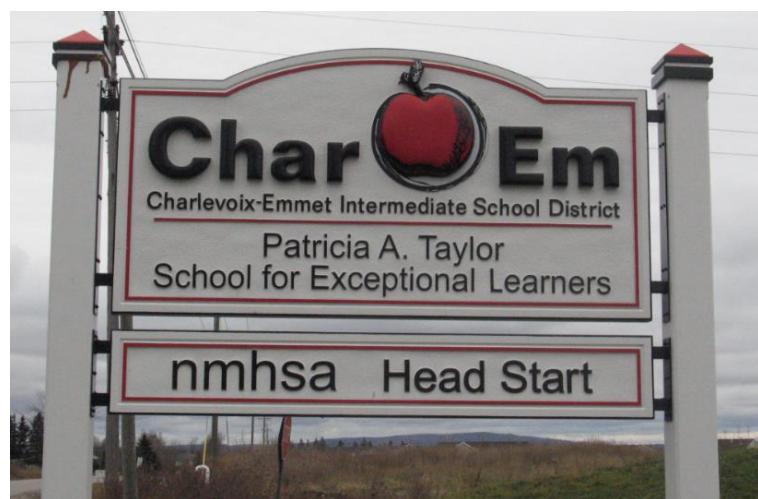


Photo 4 Char-Em Cemetery Road Bear Creek Township

# Chapter 1: Socioeconomic Profile

## Northwest Michigan WORKS!

[networksnorthwest.org](http://networksnorthwest.org)

Northwest Michigan Works! provides services in Emmet County which help both job seekers and employers match their needs. Michigan Works! offers nearly a dozen programs and incentives for Emmet County residents to find the work they need. They offer retention evaluations to employers to determine solutions to employee absence. Additionally, Michigan Works! offers career advisors to assess an individual's job interests and skills and help with career planning. The advisor is also able to provide job seekers with a state-wide system for posting résumés and searching for job openings.



NORTHWEST MICHIGAN  
WORKS! BUSINESS  
SERVICES

Services for employers



SMALL BUSINESS  
DEVELOPMENT CENTER  
(SBDC)

Small business counseling and services



GLOBAL TRADE ALLIANCE  
OF NORTHERN MICHIGAN

Exporting assistance



PROCUREMENT  
TECHNICAL ASSISTANCE  
CENTER (PTAC)

Government contracting assistance

## Additional Programs

Other technical training, job placement and independent living programs are available to mentally and physically handicapped and displaced workers. These services are offered through Community Mental Health, Michigan Rehabilitation and Department of Health and Human Services. These agencies provide clients with real life training and experience in order to better help them obtain a job. Other agencies included are Emmet County's Economic Development Corporation (EDC) and the Village of Mackinaw City's EDC.

# Chapter 1: Socioeconomic Profile

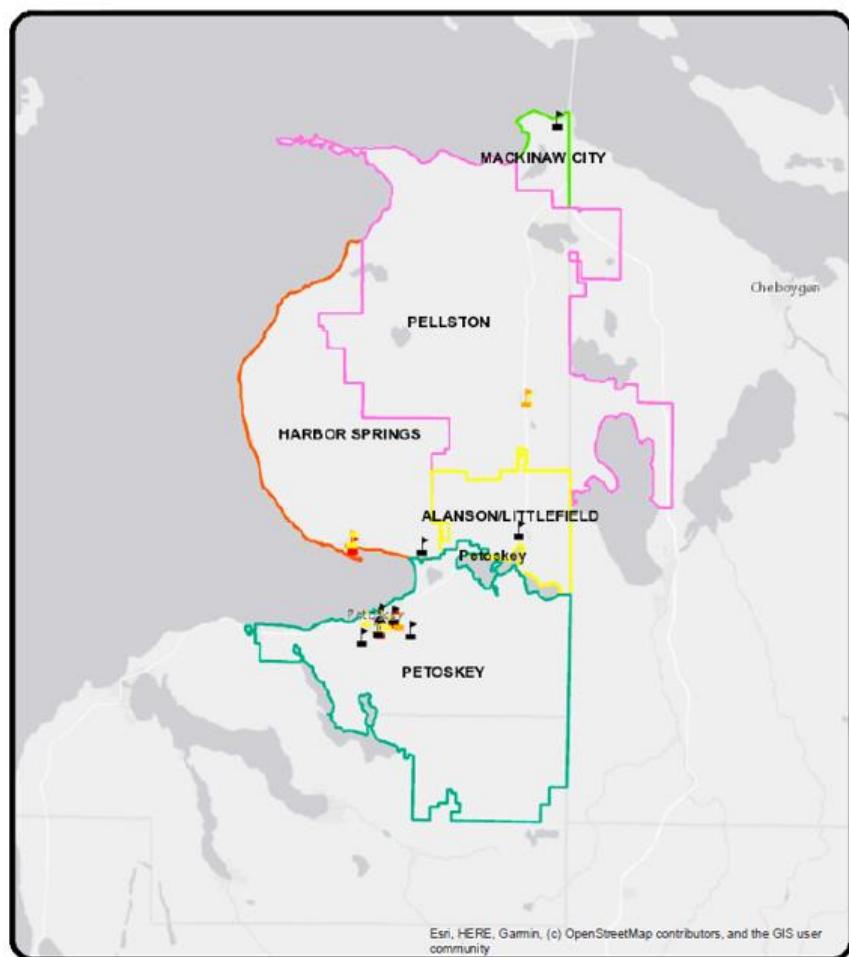
## Public Schools

Education is an important factor in analyzing the capabilities of the local work force and the economic vitality of the community. Figure 1-12 shows enrollments for the 5-year period of 2013 to 2017, during which all school districts recorded enrollment losses. The trend seems to be a slight loss for all schools over the 5 year period charted. Overall, the public school enrollment declined 7.8% over the five year period. There are 5 school districts located at least in part in Emmet County as shown on the school district map. The Mackinaw City, Petoskey and Pellston school districts are located within Emmet County and serve students who are residents of Cheboygan and Charlevoix Counties.



Photo 5 Mackinaw City

Emmet County School Districts



Map 1-3

# Chapter 1: Socioeconomic Profile

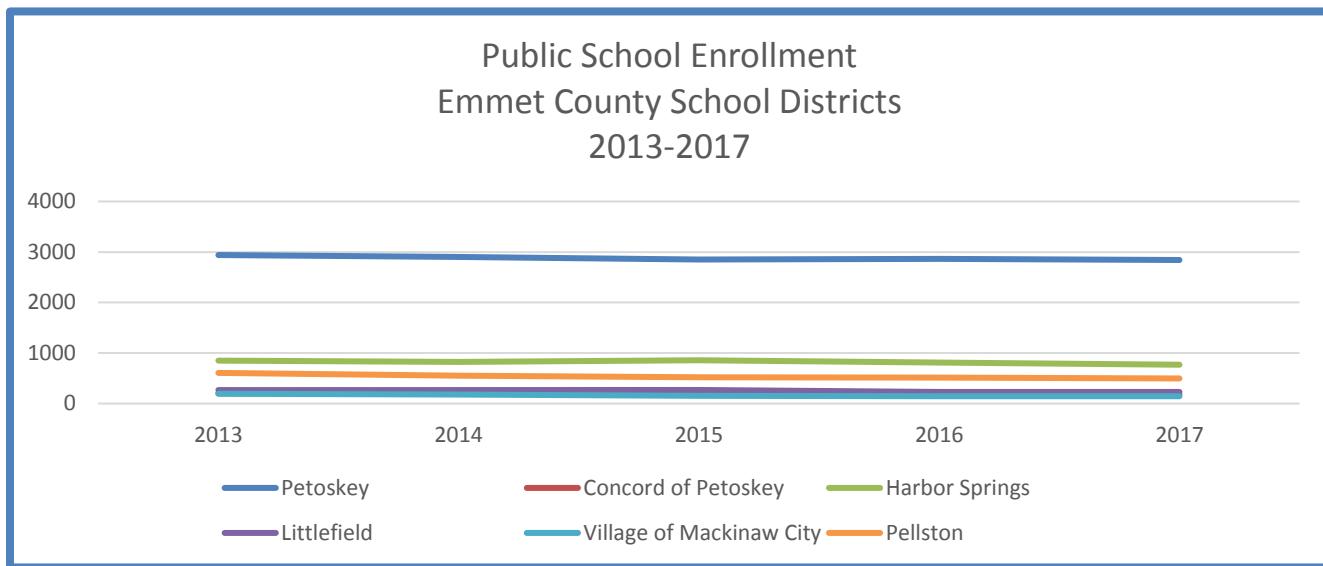


Figure 1-12

## Private Schools/Independent Schools

The county is also served by private schools, independent charter academies, daycare centers and preschool programs. In 2016 there were 451 students enrolled in private or independent schools in Emmet County (Table 1-1). Harbor Light Christian, Montessori (pre-K), St. Michael Academy and St. Francis Xavier are the four schools identified as private or independent. Montessori's K-5 elementary classrooms are considered part of the Public Schools of Petoskey. St. Francis Xavier has shown consistent growth. Harbor Light Christian School's student enrollment showed dramatic declines until 2015 when enrollment started to trend upward. St. Michael Academy opened in Petoskey in 2013 and has shown growth. A private school in Maple River Township, Woodland Christian School, began serving the Amish community in 2017.

| Independent/ Private Schools in Emmet County |                     |      |      |      |      |                    |
|--|---------------------|------|------|------|------|--------------------|
| School                                       | 2010                | 2013 | 2014 | 2015 | 2016 | 2010-2016 % Change |
| Harbor Light Christian                       | 122                 | 101  | 86   | 110  | 130  | +6                 |
| Montessori                                   | 36                  | 25   | 35   | 38   | 33   | -8.4               |
| St. Francis Xavier                           | 225                 | 258  | 244  | 264  | 261  | +16                |
| St. Michael Academy                          | Opened in 2013      | 11   | 9    | 20   | 27   | -                  |
| Woodland Christian School                    | 21 students in 2019 |      |      |      |      |                    |
| Total  | 383                 | 395  | 374  | 432  | 451  | -                  |

Table 1-1

# Chapter 1: Socioeconomic Profile

## Special Education

It is important that children who need special education receive the attention they require to flourish as individuals. Of the 4,519 students residing in Emmet County, 11% participate in some form of special education. There are seven categories that are used in the classification of special education. These categories include specific learning disability, speech and language impairment, cognitive impairment, physical and other health impairments, emotional impairment, low incidence disabilities and early childhood developmental delay.

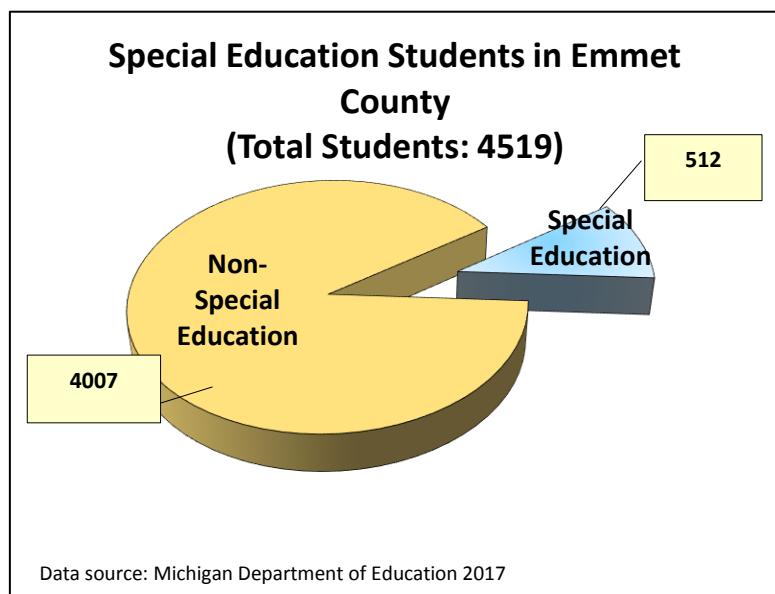


Figure 1-13

**NCMC Winter 2019**  
**Student enrollment by county**  
**2,498 total students**

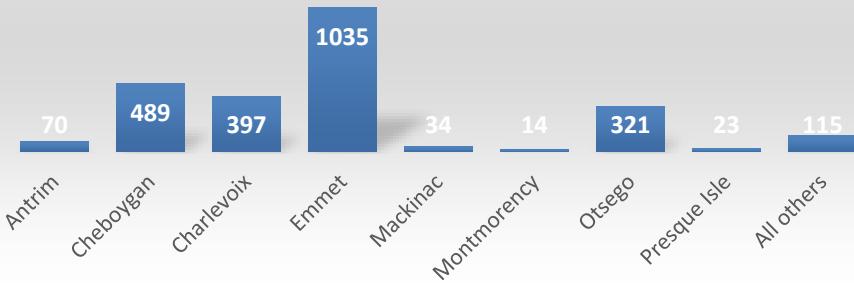


Figure 1-14

## College/University

North Central Michigan College is financially supported through millage revenue from Emmet County, student tuition, donations and funds from the Michigan Department of Education. These four contributors enable the residents of Emmet County and the Northwest Michigan region to gain the knowledge and skills needed to successfully join the workforce or transfer to a university.

North Central Michigan College and three universities have formed a University Center. North Central united with Central Michigan University, Lake Superior State University and Spring Arbor University to offer significant educational opportunities. Students can complete the first two or three years of their program for a bachelor's degree through North Central. The remainder of the program can be obtained through the courses the University Center offers. Students following this educational track can save substantial amounts of money by paying North Central's low tuition rates for the majority of their degree programs.

# Chapter 1: Socioeconomic Profile

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North Central's Mobile Digital Fabrication Lab, launched in February 2014, offers programs designed to meet the need for high-tech manufacturing training for students as well as employees at manufacturing facilities in this region. The college offers Truck Driver Certificate of Development program in cooperation with International Trucking School, Inc. This is a 15 week driver training program ending with a 10 week paid internship of on the road experience. The college established the Institute for Business and Industry Training (IBIT) which offers specialized training. The Institute was developed to assist companies with specific training needs. North Central Michigan College is an open-door community college based in Petoskey serving close to 3,000 students in Northern Michigan. North Central offers certificate and associate's degree programs. Tuition rates remain lower than the rates charged by most other small community colleges in Michigan, because the college receives more than one-third of its funding from property taxes paid by Emmet County residents.



**Photo 6 North Central Michigan College Campus**

High school students can be dual enrolled, earning college credits while still attending high school, giving them a head start on their college education. Petoskey High School students can receive free tuition and textbooks for 3½ years and complete both their high school diploma and associate degree after their fifth year of enrollment.

Waganakising Odawa Career and Technical Education Program (WOCTEP), operating within the Education Department of Little Traverse Bay Bands of Odawa Indians, offers short training programs in partnership with North Central Michigan College. Since their partnership began in 2008, WOCTEP and North Central Michigan College have worked together to offer skill-focused, career-based Certificate Programs. Their Certificate Programs enhance both personal and professional development and lead to increased employability skills. At only 16-34 credits, depending on the program, they provide students with the opportunity to be successful in their chosen career field.

## Recreation

Recreation is clearly one of the county's economic strengths. Hunting, fishing, golf, skiing/snowboarding, snowmobiling, camping, boating, trail use, wildlife watching all add to Emmet

# Chapter 1: Socioeconomic Profile

County's economy. It is estimated fishing and hunting combined add \$3.45 billion to Michigan's economy. Additionally Michigan Golf Course Owners Association estimates Michigan golfers contribute \$4.2 billion to the state's economy. Emmet County shares in these economic benefits and more due to its abundant resources and prime location.



Photo 7 Little Traverse Wheelway



Photo 8 Petoskey Bay View Country Club

## Airports

Two airports exist within Emmet County: the Pellston Regional Airport and the Harbor Springs Municipal Airport. Both are described in greater detail in the transportation chapter of this Master Plan. Contributing to the region's quality of life, these airports give the residents, seasonal residents and visitors of Emmet County the ability to travel anywhere in the world quickly and safely. The economic impacts of these two airports are felt throughout the region as plainly identified in the community benefits assessment supplied by the Michigan Department of Transportation – Bureau of Aeronautics. The Pellston Regional Airport reportedly brings \$35.9 million annually to the local economy, while the Harbor Springs Municipal Airport adds \$14.8 million.

## Areas for Economic Growth

Emmet County relies heavily on its tourism industry to sustain its economy. Manufacturing jobs contribute to 8% of employment within Emmet County. In addition, the education, health and social services are nearly 23% of the total employment. Construction trades contribute nearly 10% of employment in the county. Construction is viewed as an industry that can grow with a strong economic base. Emmet County should continue efforts to attract additional jobs and resource-friendly industries to enhance the region's economy. The lack of available homes for sale or rent creates additional economic challenges.



**HARBOR SPRINGS  
LOFT  
CO-WORKING  
SPACE**

Some areas for potential economic growth include information technologies, financial/insurance, light manufacturing, retail and services, health care, agri-tourism and work at home opportunities. Providing homes for our future is paramount to a resilient economy.

# Chapter 2: Agricultural, Natural and Cultural Resources

## Agriculture

Agriculture plays an integral part of Emmet County's rural landscape, rich cultural heritage and economy. Agricultural resources can be found throughout the county. The number of farms has increased slightly in the past fifteen years, while the average number of acres per farm decreased from 2002 to 2017 as shown in Figure 2-1. The break-up of farmland through land sales, development, reclassification of tax status and further division of large tracts of land may account for the decline in farm size. Interestingly, according to the USDA's Agricultural Census figures, the number of farms in Emmet County increased from 274 in 2002 to 324 in 2017, but the average size of farms decreased from 159 to 121 acres over this 15-year period. This may be due to niche farming, including crops of grapes, maple syrup and organic farming. This possibility can be substantiated using the 2012 and 2017 data for maple syrup, which shows a significant increase in number of farms (from 6 to 11), number of taps (732 to 5,610) and gallons of syrup produced (105 to 1,458). The total land in farms in Emmet County in 2017 was 39,256, a decrease of 549 acres from 2012 when the land in farms was estimated at 39,805 acres.

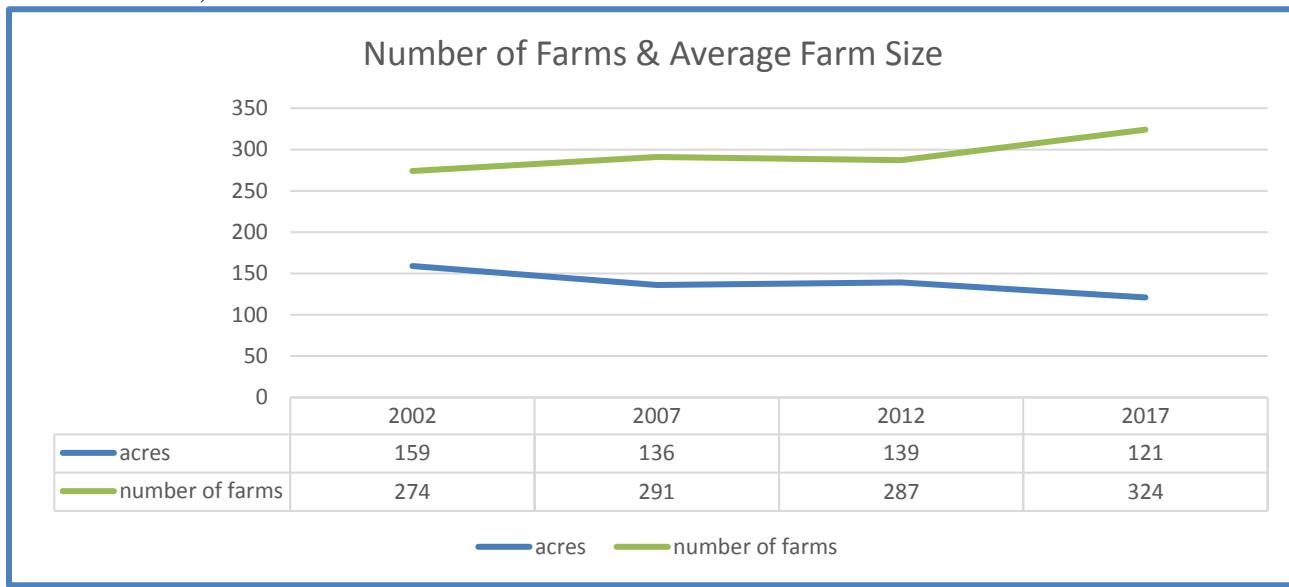


Figure 2-1

Data Source: *United States Department of Agriculture*.

As shown in Table 2-1, there has been a countywide increase of farm market value from \$6,724,000 in 2012 to \$8,714,000 in 2017. This change likely results from a combination of factors including the rising number of smaller farm operations and the diversification of types of farms. Farm operators whose principal occupation is farming decreased from 44.9% in 2012 to 37.4% in 2017. Over the same five-year period, the average age of farmers in Emmet County decreased from 59.1 years to 58.8 years, a slight reduction for the first time in recent history. Younger people will be needed to retain this viable part of our community and economy. Table 2-2 shows that the average farm has doubled its market value production in the five-year period identified. Additional data is available from the United States Department of Agriculture:

[https://www.nass.usda.gov/Publications/AgCensus/2017/Full\\_Report/Volume\\_1,\\_Chapter\\_2\\_Count\\_y\\_Level/Michigan/](https://www.nass.usda.gov/Publications/AgCensus/2017/Full_Report/Volume_1,_Chapter_2_Count_y_Level/Michigan/)

# Chapter 2: Agricultural, Natural and Cultural Resources

| <b>Change in Total Farm Market Value</b>  |                    |
|---|--------------------|
| <b>2012</b>   | <b>2017</b>        |
| <b>\$6,724,000</b>  | <b>\$8,714,000</b> |
| <b>29.5% Increase</b>   |                    |
| Data Source: <i>United States Department of Agriculture</i><br><b>Table 2-1</b> |                    |

| <b>Change in Market Value of Production per Farm</b>                            |                 |
|---|-----------------|
| <b>2012</b>   | <b>2017</b>     |
| <b>\$23,430</b>   | <b>\$46,895</b> |
| <b>100% Increase</b>  |                 |
| Data Source: <i>United States Department of Agriculture</i><br><b>Table 2-2</b> |                 |

## Agricultural Preservation Areas

There are pockets of prime agricultural land and some small prime farm communities throughout the county. Seven farm communities have continued to be significant farming centers: Resort Township, Bear Creek Township, Good Hart, Woodland Road in Maple River Township, Van Road in McKinley Township, Levering and Bliss. These prime agricultural lands and farm communities are illustrated on Map 2-1 as Emmet County Agricultural Preservation Districts and are areas intended to be preserved. The areas mentioned have been selected



[Photo 9 Emmet County](#)

because they have productive soil types, they have

been designated prime/unique farmland by the United States Department of Agriculture (USDA), they are large unbroken tracts of agricultural lands, or they already exist as farming communities, including Centennial Farms. A resurgence of farming activity is occurring in Maple River Township, as young farmers are moving into the area with their families, farming their land and adding activities to supplement their farms. Given all the referenced data above, sustaining future agricultural production and active farming communities is essential to the economic diversity of Emmet County.

# Chapter 2: Agricultural, Natural and Cultural Resources

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## Centennial Farms

Michigan Centennial Farms are a visible reminder of the social, cultural and economic contributions of Michigan farmers to Emmet County and the state's settlement and continuing development. Since 1948, the State of Michigan has recognized over 500 farm families for having achieved this milestone. According to the Historical Society of Michigan, there are 16 Centennial Farms in Emmet County.



Photo 10 Bear Creek Township

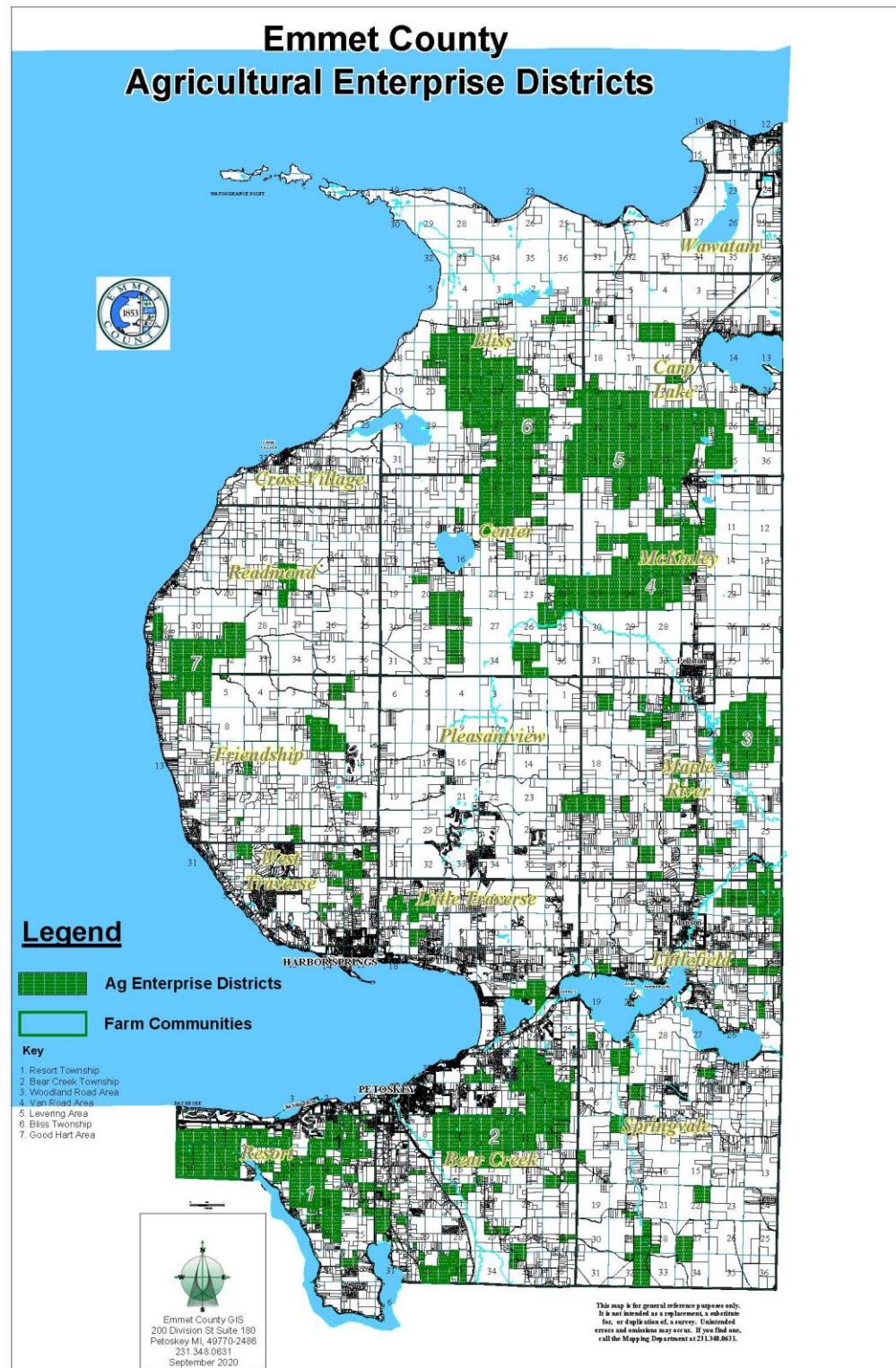
## Vineyards/Wineries

A relatively new development in Emmet County is the establishment of vineyards. According to the USDA Census of Agriculture in 2007 there were 3 vineyards located within Emmet County. The earliest of which was established in 1994. As of 2019, there are 9 vineyards. Wine production in Michigan has skyrocketed in recent years with gallons of wine produced more than tripling in production since 2003. A 2017 Economic Impact Study conducted for the Michigan Grape and Wine Industry Council reports that Emmet County ranks 14<sup>th</sup> among Michigan counties for winery jobs with winery output of \$11,765,000. It further calculates the total direct output from wineries to be \$40,769,200 with a ranking of 15<sup>th</sup> among counties in Michigan.



Photo 11 Bear Creek Township

# Chapter 2: Agricultural, Natural and Cultural Resources



Map 2-1

# Chapter 2: Agricultural, Natural and Cultural Resources

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## Natural Resources

The natural resources of Emmet County are contributors to the sense of well-being enjoyed by both residents and visitors. These resources sustain and support the quality of life of those who live, work and play in the villages, cities and townships of the county. The economic health of County residents is also dependent upon the land and its resources. New development must occur in a fashion that protects and enhances existing land resources. Open space, in its many forms, contributes to the ambience of the area and is one of the reasons Emmet County receives so many seasonal visitors. Land use planners must consider resiliency when reviewing natural resources.

## Natural Features - General Characteristics

Within the county, many state and federally protected wetlands, floodplains, lake and stream shorelines, woodlands, endangered and threatened species and vast regions of rolling hills exist. In addition to their aesthetic and recreational value, these resources provide a clean water supply and an economic base for tourism, forestry and agriculture. The natural environment helps define the quality of a community. The county is favorably endowed with clean air, clean surface and ground water and varied terrain. Citizens are acutely aware of the high quality of life created by the natural environment and appear to support strong policies in favor of environmental protection, as evidenced in the 2019 citizen survey. This stems from awareness of how past practices have had unintended consequences in the form of brownfields and superfund sites and the visible scars left by mining operations on the landscape.



Photo 12 Wycamp Lake

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Alteration of natural features has been standard practice in historic logging, past agricultural activity, mining operations, commercial and subdivision development. As knowledge of the value of these features has increased and as they become less available, more protections have been implemented by federal, state and local governments. The reasonable application of environmental laws and zoning, along with private efforts to conserve and protect, will help ensure that these valuable resources will be present for future generations to enjoy.

Some of the general benefits of protecting and conserving natural features:

- High-quality water for municipal and/or individual water systems
- Wildlife habitat preservation
- Groundwater recharge and purification, flood control, pollution prevention and the support of unique plant and animal life
- Recreational opportunities that include hunting, fishing, snowmobiling, skiing, skating, swimming, sledding, hiking, nature study, photography and related pursuits
- Aesthetics (views, serenity, inspiration, rural nature)
- Educational opportunities (natural history, biology, geology, ecology)
- Economic opportunities in farming, forestry and tourism



Photo 14 Waugoshance Point



Photo 13 Monarch Butterfly

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## Wetlands

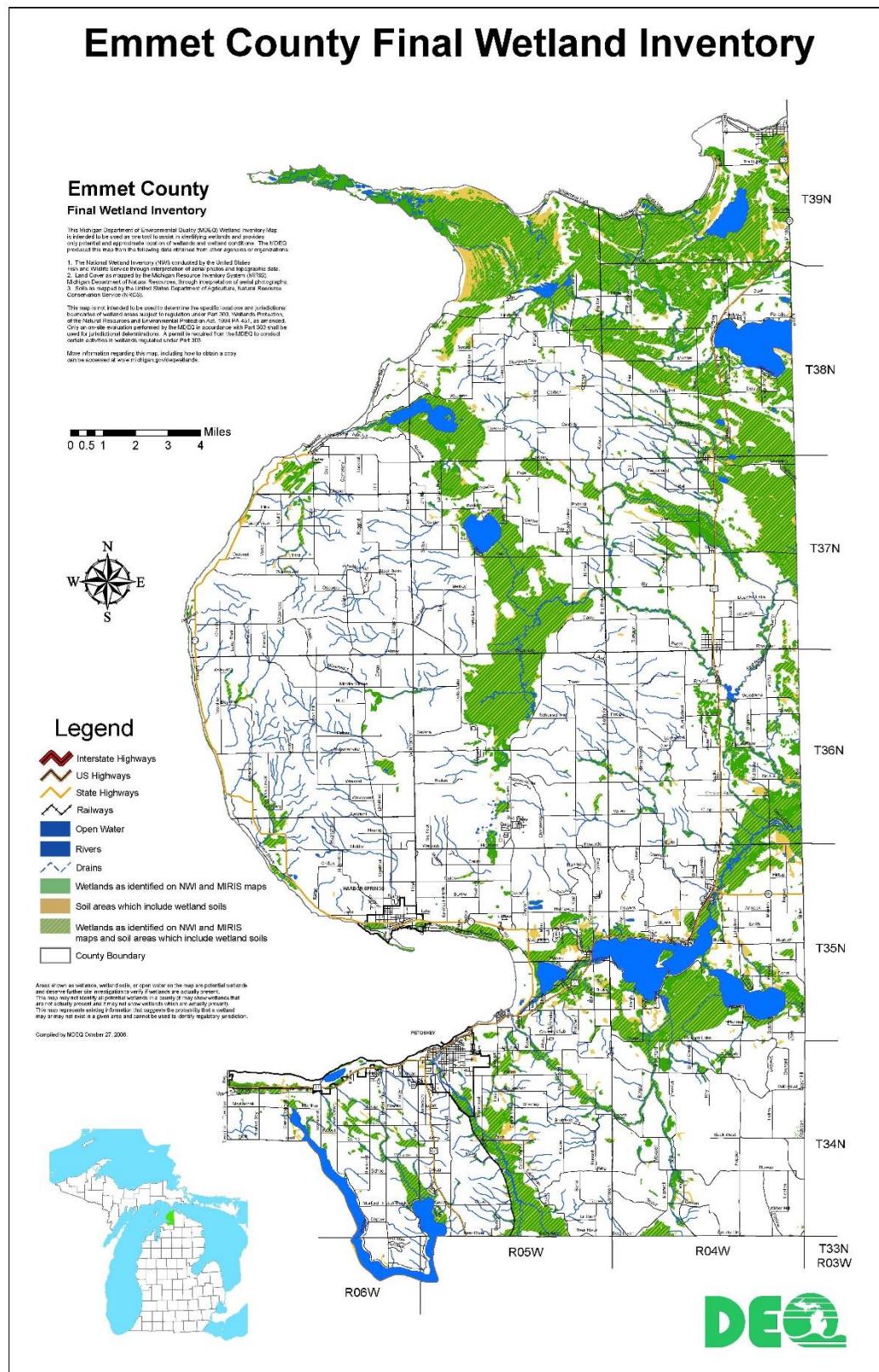
*Wetland* is the collective term for marshes, swamps, bogs and similar areas that are often found between open water and upland areas. Wetlands are found in virtually every part of the county. Wetlands are valuable natural resources that provide many important benefits to people and the natural environment. Wetlands help improve water quality, reduce flood and storm damages, provide important fish and wildlife habitat, support hunting and fishing activity and offer aesthetic features in the landscape.



Photo 15 Wetland Emmet County

County wetland maps, created by the State of Michigan and updated in 2006, show potential and approximate locations of wetlands and wetland conditions. They are available through the Michigan Department of Environment, Great Lakes and Energy ([www.michigan.gov/egle](http://www.michigan.gov/egle)). EGLE has a Wetland Identification Program to assist property owners with identifying the location of any wetlands on their property. Total acreage calculations indicate that there are 46,863.95 acres of wetlands in Emmet County. Wetlands identified in this plan are for general planning purposes only and may or may not be regulated by the State of Michigan. The general wetland map follows.

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Wetlands play a critical role in the function of the county's water-based resources. Acre for acre, wetlands produce more wildlife and plants than any other Michigan habitat type. According to the Michigan Department of Natural Resources, Michigan boasts about 2,300 native plant species. Fifty percent of these are wetland species and over 25 percent of the wetland species are threatened or endangered. In addition more than 40 percent of the 575 wildlife species in Michigan live in or utilize wetlands. This includes 10 to 15 of the 66 mammals, 180 of the 370 birds, 22 of the 28 reptiles and all of the 23 amphibians.

## Benefits of Wetlands

|   |   |   |   |  |  |
|---|---|---|---|--|--|
| Reduce flooding by absorbing runoff from rain and melting snow and slowly releasing excess water into rivers and lakes. (A one-acre swamp, when flooded to a depth of one foot, contains 325,851 gallons of water.) | Improve water clarity and quality by filtering pollutants from surface runoff, trapping fertilizers, pesticides, sediments and other potential contaminants; and breaking them down into less harmful substances. | Recharge groundwater supplies when connected to aquifers and contribute to natural nutrient and water cycles. | Provide commercial and recreational value to the economy by producing plants, game birds (ducks, geese) and fur-bearing animals. Survival of many varieties of fish is directly connected to wetlands that provide shallow water areas for breeding, feeding and escape from predators. | Produce vital atmospheric gases, including oxygen. | Serve as nutrient traps for adjacent water bodies such as the Great Lakes, inland lakes and streams. |
|---|---|---|---|--|--|

## Air Quality

Emmet County's natural features go beyond the physical beauty and splendor of Northern Michigan. In the late 1800s, the rail system served as the "Hay-Fever Express" for tourists escaping the allergy season. The fresh air of Emmet County provided its guests with relief from the symptoms produced by hay fever. Air quality plays a pivotal role in enriching the county's environment and the health of its citizens. It is typically measured in terms of volume of air pollutants. Air pollution comes from many different sources such as factories, power plants, cars, trucks, windblown dust and wildfires. Air pollution can threaten the health of human beings, trees, lakes, crops and animals, as well as cause damage to buildings. An air data report includes pollutant levels from one of the six criteria pollutants identified in the 1970 Clean Air Act.

Fossil fuels (coal, gasoline, diesel, natural gas, propane), are the single largest source of air pollutants in Emmet County. Licensed motor vehicles including automobiles, trucks, buses and motorcycles burn fossil fuels every day. Fossil fuels are also widely used for heating, electricity generation, manufacturing and other industries. Due to an economy based on tourism with limited manufacturing, Emmet County's air quality has remained nearly free of pollutants. Emmet County's air quality ranks "good" by the Environmental Protection Agencies "AirNow" monitoring program.

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Photo 16 Larks Lake

## Forest Land

Forest lands moderate the effects of flooding, moderate micro-climates, protect soils from erosion, buffer noise, produce oxygen and clean some pollutants from the air. Woodlands and forested lands also are beneficial to the public as a renewable resource for many industries. The State of Michigan owns 76,218 acres of forest lands throughout the county. The majority of Emmet County's woodlands are deciduous forest land, made up of northern hardwood, central hardwood, aspen, white birch and lowland hardwoods. Coniferous forests within Emmet County are made up of pine, upland conifers, lowland conifers and Christmas tree plantations. Emmet County should strongly encourage preservation of state forest lands for their recreational, ecological and economic impact to the region.

A great opportunity may exist to establish a "community forest" project in areas east and north of the Village of Pellston. The land resource is available, with over 5,000 acres of public and semi-public land owned by the State of Michigan, Pellston Public Schools, the University of Michigan and Emmet County. Community Forest programs are administered by the Michigan Department of Natural Resources. With 5,000 acres, the broad scale outdoor use potential is substantial.

Emmet County has a varied timber stand with a quality stock of hardwoods. A significant area of the forest resource exists in small parcel ownerships, which by their nature are poorly suited for broad scale timber stand management (harvesting, processing and reforestation). However, there are values to these forests that go beyond commercial timber production. These values include the following:

# Chapter 2: Agricultural, Natural and Cultural Resources



Woodlands are home to a variety of plants and animals. The different forest layers include canopy trees, herbaceous and coniferous understory and plant masses that lie on the forest floor. These provide breeding, feeding and refuge areas for many species of insects, birds, reptiles, amphibians and mammals. The environmental features of woodlands are important for wildlife conservation, environmental health and landscape diversity.



Woodlands are important protective features for watersheds and soils. Forest vegetation moderates the effects of winds and storms, stabilizes and enriches the soil and slows runoff from precipitation, thereby allowing it to be filtered by the forest floor as it permeates into groundwater reserves. By decreasing runoff velocity and increasing groundwater infiltration, woodlands also help to regulate flooding.



Woodlands are buffers to the sights and sounds of civilization. Woodlands mute the noise from highways and industrial activities by altering the tonal quality of sound waves. Where possible, woodlands should be protected and/or planted in areas between residential areas and major transportation corridors or industrial sites.



Emmet County's public and private woodlands support various activities and industries which strengthen the local economy. Camping, hiking and hunting and gathering all depend on healthy woodlands. Lumber is harvested and processed here for many industrial uses.



Woodlands are moderators of climate. The microclimate of a forest, created in part by the shade of the trees and the transpiration of water from the leaves, keeps surrounding air at an even temperature. Forest temperatures are generally cooler in the day and warmer at night than the more widely fluctuating temperatures of unforested areas. Woodlands in urban areas act as natural air conditioners and processors of air pollutants. Deciduous trees in particular are efficient at processing ambient pollutants. They are also our principal oxygen-producing source.

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## Topography

Most of Emmet County's rolling topography spans the central portion of the county. This system of peaks and valleys is bisected by the Pleasantview wetland system which flows from Larks Lake south through Center Township. West Traverse, Friendship and Readmond townships share the west half of this topographic system that contains some of the most valued locations for recreation and scenic views. Outdoor recreation complexes such as Boyne Highlands and Nubs Nob have taken advantage of the steep slopes and surrounding areas for development of ski resorts. County roads, undeveloped private lands and public parks offer outstanding views of Little Traverse Bay, Lake Michigan and the rolling countryside. Other areas with significant slopes are in Bear Creek, Resort and Springvale Townships. Overall, topographic changes in Emmet County range from 582 feet to 1,300 feet above sea level. The steep bluffs along the Lake Michigan shore offer spectacular views of Lake Michigan and the Beaver and Fox chains of islands are visible on clear days.

Steep slopes, hillsides and bluffs are not renewable resources. Topography is a geological feature which contributes greatly to varied ecosystem opportunities while preserving distinctive features of the local landscape. The hilly backdrop to Walloon Lake and the bluffs along Lake Michigan are good examples of topography's contribution to the landscape. Varied topography within the county is a visual asset that enhances rural character with beautiful rolling vistas and recreational opportunities.



Photo 17 E. Mitchell Rd, Bear Creek Township

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## Surface Water

Emmet County's water features include Lake Michigan, 28 inland lakes, rivers and numerous stream systems. Major inland lakes include Round Lake, Crooked Lake, Pickerel Lake and Walloon Lake in the southern portion of the county, Lark's Lake, Wycamp Lake, Paradise Lake, French Farm Lake and O'Neal Lake in the central and northern portions of the county. Burt Lake and Douglas Lake are located in Cheboygan County to the East, but because their watersheds are located within Emmet County, both lakes have significant influences on both counties. Many of the county's streams are quality fishing resources, while the Bear River, Crooked River and Maple River are the most significant canoe streams. The Michigan Resource Inventory System has identified 632 acres of streams, 9,605 acres of inland lakes and 75 acres of reservoir in Emmet County. This totals 10,312 acres, representing approximately 3.5 percent of the county's total area. Emmet County boasts 68 miles of Lake Michigan shoreline and countless miles of lake and stream shores. The Inland Water Route connects Lake Huron by a chain of lakes and rivers to its headwaters in Spring Lake in Bear Creek Township . Additional information regarding specific lakes in our region is available through Tip of the Mitt Watershed Council <https://www.watershedcouncil.org/inland-lakes.html> .



Photo 18 Harbor Point/Harbor Springs

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Spectacular views, clean and unpolluted surface waters and the tranquility of the lakes are all part of the natural ambience of Emmet County. Majestic shorelines invite outdoor enthusiasts to relax, play and marvel at their natural splendor. These resources contribute to a viable recreational economy. In addition to aesthetic values, clean and protected surface waters are critical to human health and safety.

They provide:

- Drinking water supply
- Irrigation supply
- Drainage and flood control
- Plant and wildlife habitat
- Safe recreational access (swimming, etc.)
- Supply of food (fish, waterfowl, etc.)

## Lake Michigan

Water levels on the great lakes fluctuate over time as can be seen on the graph below. The water level changes can be extreme and may occur quickly. Currently lake levels are on the rise and projected to continue the upward trend in 2020. High water levels can lead to an increase of erosion and a loss of shoreline. Communities along the shoreline need to be prepared for both high and low water levels. One way Emmet County helps protect residents and property is by requiring a minimum setback of 60 feet from all surface water.

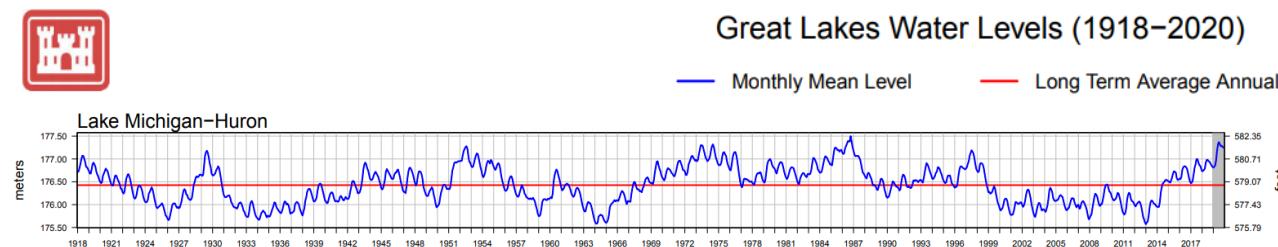


Figure 2-2

Photo 19 Little Traverse Bay

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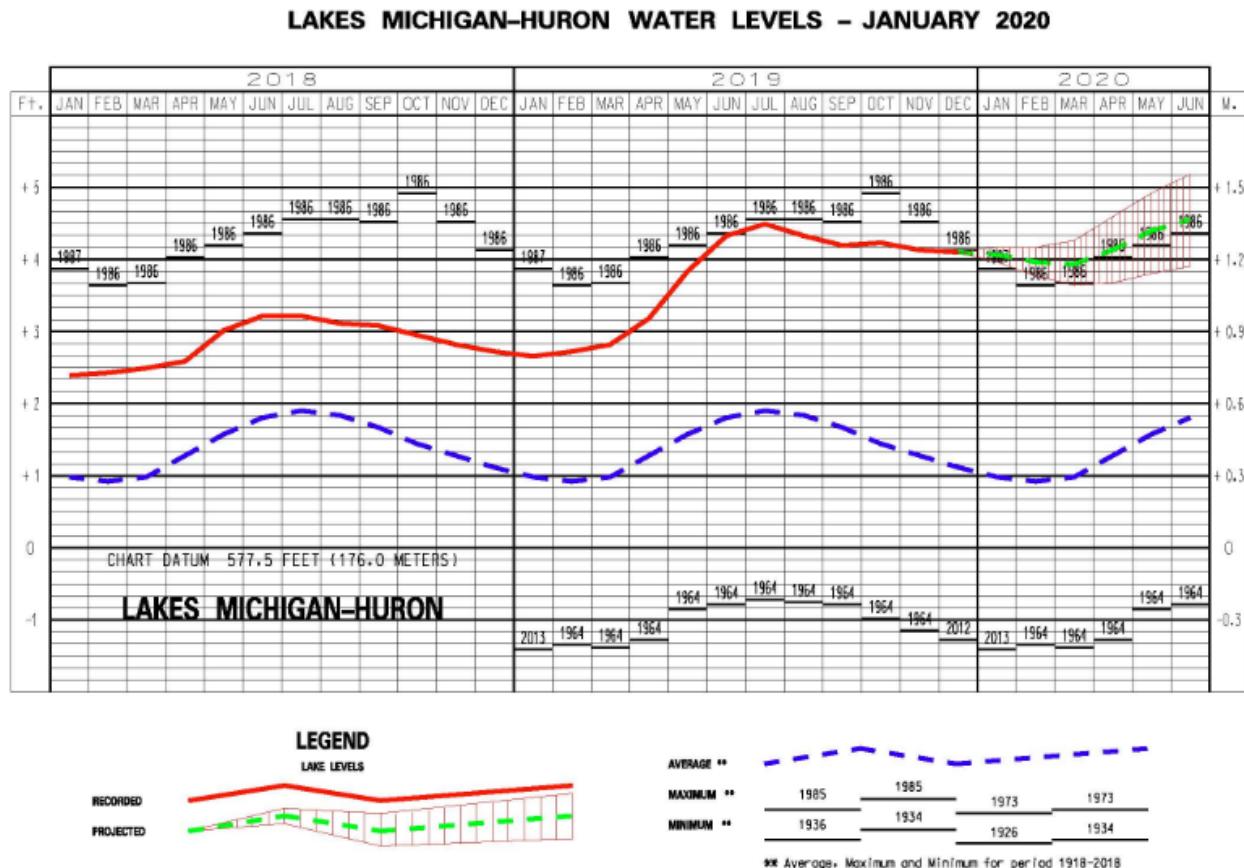


Figure 2-3

## Groundwater

The abundance of surface water in Michigan is widely appreciated and international efforts have been undertaken to protect this resource. With two-thirds of the earth's surface covered with water, 97% of the world's freshwater is still available only as groundwater. Lakes, rivers and streams provide only 1.5% of fresh-water resources. The remaining 1.5% is found as water vapor in the atmosphere and as soil moisture. Protecting groundwater is critical to ensuring long term quality of this life-sustaining resource.

Almost 1/2 of the state's population and nearly all of Emmet County use groundwater as the sole source of drinking water. Because high-quality groundwater is almost wholly dependent upon the actions of people through their usage of the land, it is imperative to evaluate the impact of land use practices and changes in topography on groundwater impacts. Groundwater does not flow in vast underground rivers, it does not necessarily flow in the same direction as surface water and soils cannot safely protect groundwater from all potential contaminants.

## Floodplains

The 100-year Great Lakes floodplain in Emmet County is identified by the Federal Emergency Management Agency (FEMA). A 100-year floodplain is an area within which there is a one percent

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chance of a flood occurring within any year. FEMA identifies floodplains to determine eligibility for the National Flood Insurance Program. Flood maps have been prepared for West Traverse, Little Traverse, Friendship, Cross Village and Readmond Townships and for the Village of Mackinaw City, the City of Petoskey and the City of Harbor Springs. Floodplain lands abut surface waters and generally follow creeks and streams. In 2018, FEMA proposed map updates. The proposal prompted the City of Harbor Springs to construct a stormwater system to manage runoff.

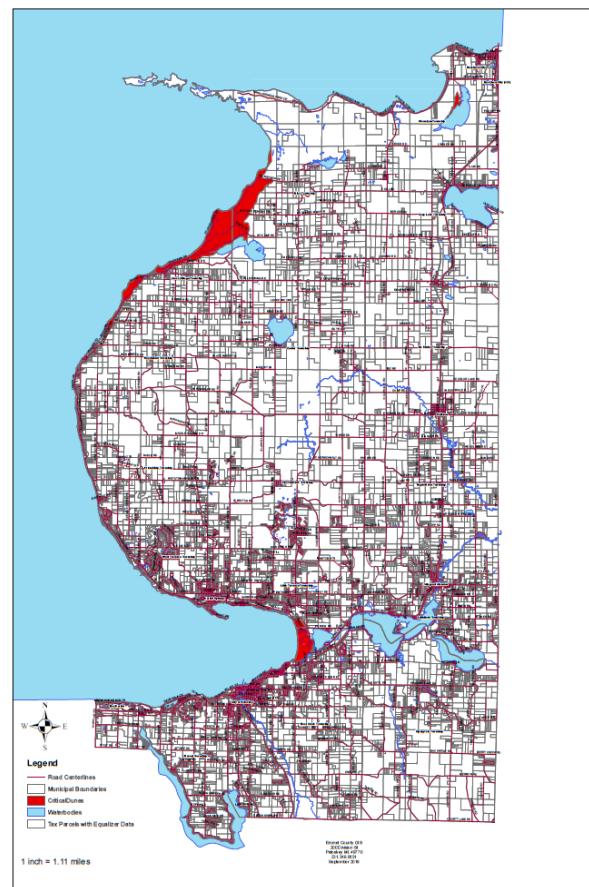
Floodplains are identified because they serve as natural water storage basins during periods of heavy rains or snow thaws. If this water were not accommodated in floodplains, the likelihood of flood damage to property would increase greatly. Engineered control systems are expensive and perhaps less reliable.

## Sand Dunes

The longest stretch of fresh water dunes in the world borders Lake Michigan. Geologically young at about 10,000 years, these scenic dunes serve as a natural barrier to water or wind storm damage. They also provide a unique habitat for highly specialized plants and animals, some of which are threatened or endangered.

The lakefront orientation of the dunes has made them highly desirable sites for residential development. Part 353 of Public Act 451 of 1994, as amended, regulates sand dunes and is now enforced by the Michigan Department of Environment Great Lakes and Energy (EGLE). Changes to the Critical Dune laws occurred in 2013 prompting Emmet County and Little Traverse Township to repeal their local Dune Overlay District ordinances. The state law prohibits local jurisdictions from passing an ordinance which is more strict than the state statute. Critical dunes are located within Bear Creek, Cross Village, Bliss and Little Traverse Townships.

Dune formations have long been identified as unique features within Emmet County and are recognized for their contribution to the county's attractive natural setting. The dune environment contains a number of unique plant and animal communities that rely on the shoreline and dune areas for their survival. Dunes are characteristically unstable, fragile and prone to erosion by wind, water and human activity. Disturbance of the natural dune character by unregulated land use activities not only heightens the risk of erosion, but threatens ecosystems that support plant and animal life, including a number of state and federally listed threatened and endangered species. Owners of properties along the Lake Michigan shoreline should be aware of standards and regulations in place to protect the natural resources.



Map 2-3

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## Dark Skies and Light Glare

Emmet County's night sky is a timeless and boundless resource, possessing value as a cultural, scenic, natural and scientific resource. Starry skies are part of Emmet County's allure, rural character and history. Early settlers used stars for calendars and navigation. Today, unfortunately, artificial lights threaten to destroy the spectacular views and marvels revealed by a dark sky. Light glare can also be hazardous to individuals while driving a vehicle or trying to safely navigate a boat. Managing outdoor lighting will conserve energy, reduce glare, maintain views of the night sky and preserve the rural character of Emmet County.

Pollution can occur in the following forms:

**Sky Glow** – When the overhead clouds glow a strange pink, white and orange from improperly aimed and placed light fixtures.

**Clutter** - Groupings of lights that generate confusion and distract from obstacles, including those that they may be illuminating.

**Light Trespass** – When light crosses property lines, illuminating the neighboring property.

**Glare** – Too much light applied and concentrated to an area.

## Dark Sky Park and Dark Sky Coast

As urban populations lose their view of dark skies, they often gain a new-found appreciation of the night skies of Emmet County. Since many individuals from the urban areas cannot enjoy a star-filled night, they are generally more grateful for places such as Emmet County, where they can view the blanket of stars in the sky.

The Headlands County Park was awarded the International Dark Sky Park designation in May 2011. Numerous dark sky programs are offered at the park as well as night sky observing. A designated dark sky trail and viewing areas along the lakeshore are open to the public.

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Public Act 251 of 2012 protects the night sky above nearly 21,000 contiguous acres of land in northwestern Emmet County from the effects of light pollution and light trespass. The protection area encompasses Cecil Bay and Headlands county parks, Wilderness State Park, plus certain state-owned lands in Bliss, Cross Village and Wawatam Townships. Public Act 251 does not place requirements on the land owner; it simply requires that any lighting on the included public lands be directed downward and, where practical, be on sensor fixtures so as not to interfere with the view of the night sky. This legislation reiterates the importance of preserving our dark sky natural resources. It provides not only natural resource benefits, but it also benefits the economy of Emmet County and Michigan.



**Photo 20 Headlands International Dark Sky Park**

## Invasive Species

Invasive species are non-native species that have become established or have the potential to become established and out-compete the native flora and fauna. According to the Department of Natural Resources website, it is estimated over 200 invasive species have already been introduced to the Great Lakes basin. They pose a significant threat to our local biodiversity and economic viability. Increases in the population of invasive species can lead to reduced property values, increasing costs of control and management, as well as loss of valuable natural resources and biodiversity.

In 2010, the Emmet County Board of Commissioners adopted the Phragmites Control Ordinance. The adoption of the ordinance allowed for a more coordinated effort in the management of phragmites. The county partnered with Tip of the Mitt Watershed Council to carry out the mapping of locations of phragmites within the county and the follow up application of herbicide as part of an overall management plan. The program continues and is permitted annually.

In 2011, the Paradise Lake Improvement Board partnered with Little Traverse Bay Bands of Odawa Indians' Natural Resource Department and State of Michigan Department of Natural Resources to install a boat washing station at the Department of Natural Resources public access boat launch on Paradise Lake. The purpose of the boat station is to reduce the chance of spreading or transporting invasive species into or out of Paradise Lake. This boat-washing launch now plays a vital role in minimizing the transfer of Eurasian Milfoil and zebra mussels already present in Paradise Lake.

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In 2015, the four-county Charlevoix, Antrim, Kalkaska, Emmet – Cooperative Invasive Species Management Area (CAKE CISMA) was established as a joint effort between local conservation districts and various nonprofit organizations to collaborate on education about and management of harmful invasive species. Its mission is to protect the natural resources, economy and human health in northern Lower Michigan through collaborative outreach and management of invasive species. The organization offers educational programs including events, discussions and integrated workshops. It also surveys and treats invasive species throughout its service area.

## Cultural Resources

Cultural resources of the county are broadly defined and richly inclusive. The cultural resources of any community help to establish that “sense of place” or the “connectedness” of a community’s collective being. Cultural resources are the bonds that define a community. They are the commonality among its citizens and give its visitors a sense of understanding about that community. Detailed in this section are the resources providing history, the arts and outdoor activities that serve to communicate and define Emmet County’s cultural heritage.



Photo 22



Photo 21

### McGulpin Point [emmetcounty.org/parks-recreation/mcgulpin-point-lighthouse](http://emmetcounty.org/parks-recreation/mcgulpin-point-lighthouse)

In 2008, the Emmet County Board of Commissioners purchased the McGulpin Point Lighthouse, an historically significant feature and property in northern Emmet County. The lighthouse is located west of Old Mackinac Point Lighthouse within the Village of Mackinaw City. Constructed in 1869, the lighthouse served as a beacon for 37 years before being decommissioned and sold to a private land owner. Acquiring the property for public ownership ensured the preservation of the lighthouse for everyone.

### Bay View Association [bayviewassociation.org](http://bayviewassociation.org)

The Bay View Association within Bear Creek Township is an incorporated summer resort that was established in 1875 by a group of Methodist ministers and is today a National Historic Landmark. Broad cultural programming was developed under the direction of John M. Hall, who in 1885 was appointed superintendent of the "Chautauqua Educational Department." The Chautauqua offered reading programs, university-level summer courses and other activities. Today the community offers summer activities available to the public, including a nationally renowned Music Festival, nationally known speakers and religious, cultural, social, recreational and educational programs.

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## Little Traverse Historical Society [petoskeymuseum.org](http://petoskeymuseum.org)

The Little Traverse Historical Society in Petoskey operates the Little Traverse Historical Museum, housed in the former Pere Marquette train station built in 1892. Its mission is to enrich our community by preserving, showcasing and sharing the history of the Little Traverse Bay area. It offers walking tours, kids' programs and other events from May to December.

## Crooked Tree Arts Center [crookedtree.org](http://crookedtree.org)

The Crooked Tree Arts Center is a 25,000 square foot restored former Methodist Church located in downtown Petoskey. Founded in 1971, the Arts Center features four galleries, a theater, dance studio, classrooms, a culinary arts kitchen and much more. With approximately 1,600 members, the Crooked Tree Arts Center serves the residents of Charlevoix and Emmet Counties. Programs are offered in the visual arts, performing arts and arts education. Concerts, lectures, exhibits and classes are available year round to meet the needs of residents and visitors to the community.

## Little Traverse Bay Bands of Odawa Indians [ltbbodawa-nsn.gov](http://ltbbodawa-nsn.gov)

The Ottawa (Odawa) people have been in this geographical region of Michigan since long before the Europeans arrived. The Odawa were a migratory people, traveling from the Upper Peninsula and the northern tip of lower Michigan in the fall to the southern part of Michigan where the climate was more hospitable during the winter months. In the spring, the Odawa people returned to their homelands to collect maple syrup, fish and plant crops. When they weren't tending their gardens or doing their day-to-day chores, they gathered fruits, herbs, medicines, as well as any other food products they could dry and put away to be used during the long winter months.

After the Europeans came and settled in, the Odawa ceased to migrate to the southern areas of the state. This was due to the new immigrants or early settlers who brought with them new food staples and work, which the tribal people took advantage of. Permanent housing, schools and churches were then established and the native people went to work for the settlers or began their own businesses to make their living.

After the 1836 and 1855 treaties were signed, the benefits that the US Government promised to the tribes, did not materialize. The Ottawa's from this area began to organize to sue the US Government to try to recover monies agreed upon from the government. Federal courts would not recognize Northern Michigan Ottawa Association (NMOA) Unit 1, because they were an organization. The tribe reorganized and took the name Little Traverse Bay Bands on November 29, 1982. Again, the federal court would not allow the tribe its rights, this time because it was not a federally recognized tribe. On Sep. 21, 1994, President Clinton signed the bill that gave the Little Traverse Bay Bands of Odawa Indians federal recognition through Reaffirmation. The Tribe has approximately 4,500 members, with a large number living within Charlevoix and Emmet counties. The Little Traverse Bay Bands of Odawa Indians employs over 800 full and part-time employees.

# Chapter 2: Agricultural, Natural and Cultural Resources

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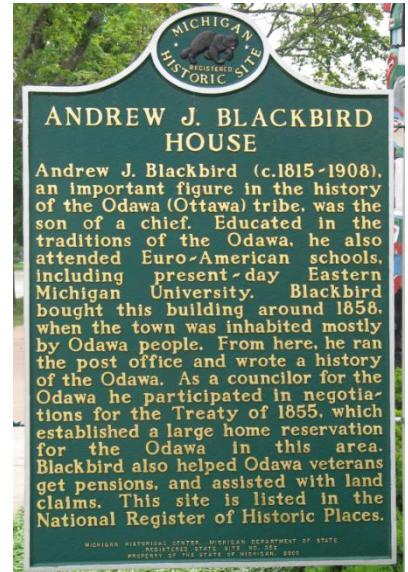
## Andrew J. Blackbird Museum

[harborspringslibrary.org](http://harborspringslibrary.org)

Andrew Blackbird was the first postmaster in Harbor Springs and his home also served as the first post office in the community. In 1952 the doors of Andrew J. Blackbird's former home and office were opened and a museum was established to preserve Native American history and culture.

## Harbor Springs Area Historical Society (HSAHS) [harborspringshistory.org](http://harborspringshistory.org)

Since its inception in 1990, the Harbor Springs Area Historical Society's mission has been to preserve this area's history for future generations. In 2003, HSAHS embarked upon the renovation of the original city hall, built in 1886 as the Emmet County seat. This Victorian-era building, located in close proximity to other historically significant buildings on Main Street, was adapted to house a history museum and opened in the Fall of 2008. The museum features dynamic and interactive exhibits designed to educate the young and young-at-heart.



## Mackinaw Historic Village [mackinawhistory.org](http://mackinawhistory.org)

In 2004, the Mackinaw Area Historical Society (MAHS) created a partnership with the Village of Mackinaw City to create a historic village. Located on approximately 143 acres of land just west of Mackinaw City, the village is open to visitors who can enjoy discovery trails, historic buildings, a covered pavilion, a restored log home, a sawmill and much more. The MAHS collects, catalogues and owns the artifacts used in the buildings. MAHS offers lively local monthly programs featuring informative presentations on historically significant topics.

## M-119 “Heritage Route” [m119tunneloftrees.org](http://m119tunneloftrees.org)

Locally known as the “Tunnel of Trees,” this drive's scenic beauty is breathtaking in the spring and summer and offers a special majestic allure during the peak of the autumn color season. In 1997, with much support, M-119 was granted Heritage Route (now known as a Scenic By-Way) status from MDOT. The Heritage Route Program is designed to identify, inventory, protect, enhance and, in some cases, promote state trunk lines and adjacent land with distinctive or unique scenic, cultural, or historic qualities. The Heritage Route Committee strives to protect, preserve and enhance the natural, scenic and cultural character of the M-119 Heritage Route.



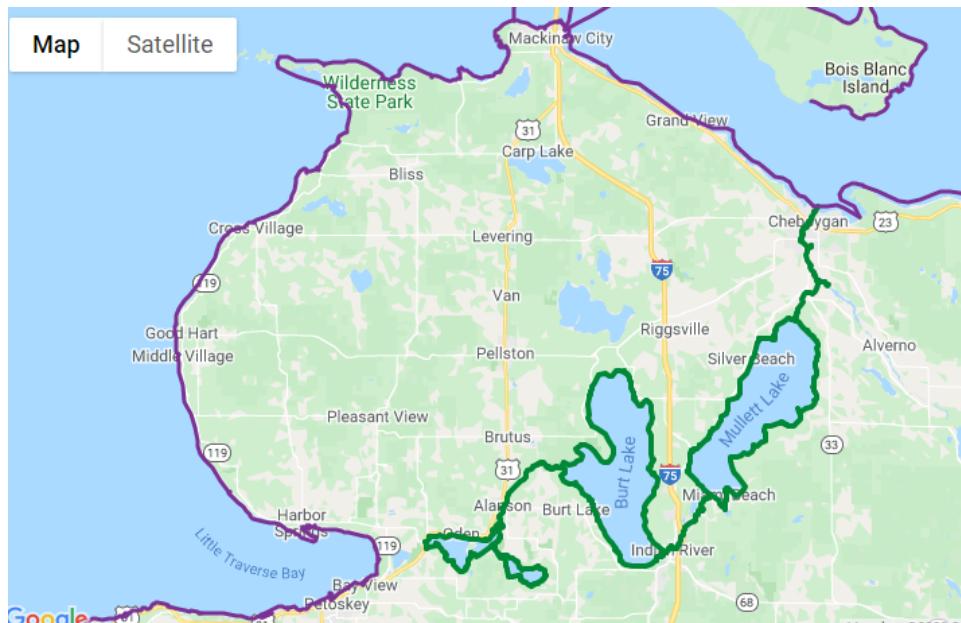
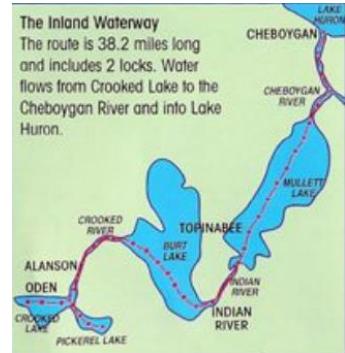
Photo 23 Lake Shore Dr. "Tunnel of Trees"

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## Inland Water Route Historical Society (IWRHS)

[iwrhs.wordpress.com](http://iwrhs.wordpress.com)

The IWRHS was established in 2004 with a mission to maintain and preserve the history of the Inland Water Route of Northern Michigan. In 2006, the society purchased the old Alanson City Hall, originally built in 1926 and newly renovated. The historic building houses a museum that features an extensive collection of historic photographs as well as books and artifacts pertaining to the fishing, boating and tourism culture that sprang up along the inland route. The inland waterway connects Crooked Lake to Lake Huron via a series of lakes and rivers and since the time of the first people, has been an important trade and transportation route. Interactive maps of the route and other water trails are available through [michiganwatertrails.org](http://michiganwatertrails.org).



## Emmet County Historical Commission (ECHC)

[emmetcounty.org/officials-departments/historical-commission/historical-commission-minutes/](http://emmetcounty.org/officials-departments/historical-commission/historical-commission-minutes/)

Created in 2008, the ECHC was established to advise the Emmet County Board of Commissioners in matters relating to history, develop historical programs, activities, projects and services and perform other duties as assigned by the Board.

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## Great Lakes Center for the Arts (GLCFA) [greatlakescfa.org](http://greatlakescfa.org)

GLCFA opened in the summer of 2018 with a mission to inspire, entertain and educate through the performing arts with year-round, world-class performances. GLCFA offers unique cultural performances and events across all genres – music, dance, theater, movies and film, intellectual dialogue and education – making it a regional and national performing arts destination.



Photo 24 Great Lakes Center for the Arts/Bay Harbor

## Hunting [michigan.gov/dnr](http://michigan.gov/dnr)

Hunting and fur trapping were historically the first basis for commerce in Northern Michigan. Deep forests and thick swamps provided habitat for a range of game birds and animals. Today, many acres of wild habitat remain, sustaining the sport of hunting.

The elusive white tail deer is the most sought-after game animal in Emmet County and has created its own cultural identity. Once a critical time to secure food for the year, the annual deer-hunting season has become one of the most widely observed outdoor rituals in northern Michigan. During the weeks

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preceding the November 15<sup>th</sup> season opener, hunters throughout the county work to prepare for the trip to deer camp.

Deer camps allow one to take part in a cultural legacy and share in the camaraderie with fellow hunters. When at deer camp, the outside world does not exist in the mind of a hunter. The food, storytelling, companionship and escape from everyday life create an enduring tradition enjoyed by generations, whether or not venison is a product of the hunt.

## Mushroom Hunting

[canr.msu.edu/news/wild\\_mushroom\\_certification\\_courses\\_scheduled](http://canr.msu.edu/news/wild_mushroom_certification_courses_scheduled)

Morel mushroom hunting has been a part of our culture for decades and draws groups of people from all over Michigan and surrounding states. Residents and non-residents alike drive along country roads looking for the preferred habitat of these delectable treats. Just as in other types of hunting, the hunt isn't always successful. Those who do find morels seldom dispense information on the location of their discovery. Well-guarded hot spots and sworn oaths of secrecy between friends and family are all part of the mushroom-picking culture. Mushroom hunting is fun for people of all ages and provides an avenue for individuals to reconnect with nature. The hobby has become a lucrative business for some, as premium prices are paid for this tasty fungus which finds its way to the kitchens of the world's most discriminating restaurants. Other species of mushrooms are found throughout Emmet County. MSU Extension offers a program titled *Wild Mushroom Foraging Certification* for those interested in selling mushrooms or for those interested in learning about mushroom identification.



Photo 25 White Morel Mushrooms

## Petoskey Stones *Hexagonaria percarinata*

Petoskey stones are composed of fossilized coral from the ancient Devonian period, 350 million years ago. Long ago, these coral colonies inhabited the warm sea waters that once covered the State of Michigan. As a result of glacial movement 1.6 million years ago, stones from the bedrock were plucked up and deposited throughout Emmet County. Today, these stones are commonly found on the beaches, sand dunes and vast glacial deposits along Lake Michigan. In 1965, the stone's popularity elevated it to the status of the State Stone of Michigan.



Photo 26 Petoskey Stones

The coral patterns of the Petoskey stone resemble a honeycomb of tiny suns and their rays. For many years, searching for these fossils has been a favorite activity for visitors to the area. Today, Petoskey stones continue to be a popular trophy. Their patterns are subtle: best seen when wet or polished to a glossy sheen. These soft limestone fossils can be bought in gift shops throughout the state, hand polished and shaped into an array of

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items. Petoskey stones can be found by combing the beaches of Little Traverse Bay and Lake Michigan.

## Fishing

The clear blue waters of Emmet County provide superb habitat for all kinds of fish. Lake trout, steelhead and salmon are caught in Little Traverse Bay while the inland lakes supply anglers with pan fish, northern pike, walleye and the occasional muskie. Rainbow, brown and brook trout are stalked by fly fishermen in County rivers.

A four-season climate offers anglers opportunities to fish year-round. A diversity of wildlife practically guarantees sightings of osprey and bald eagles, ducks and their fuzzy ducklings, graceful white swans, muskrat or beaver. The day might begin with the sounds of a loon calling the angler to action.



Photo 27

Ice fishing is great sport for the fisherman willing to brave the cold weather and venture onto the ice. When the bay and lakes freeze into a solid surface, it's time to try an entirely different kind of fishing. For many hardy souls, the months between December and April can be the most enticing time of the year. Shanty towns spring up on the lakes to provide protection from the elements and the sport takes on a social atmosphere. Anglers meet at their shanties to exchange fishing tips or share some grilled food or hot soup. Whether seeking the silence of a winter day or the good company and tales of other anglers, the anticipation of pulling a good catch through the ice is all part of Emmet County culture.

## Recreation

Emmet County is a four-season paradise, offering numerous recreational opportunities. It is because of this rich diversity of recreational activities that Emmet County is known as a world-class resort community.

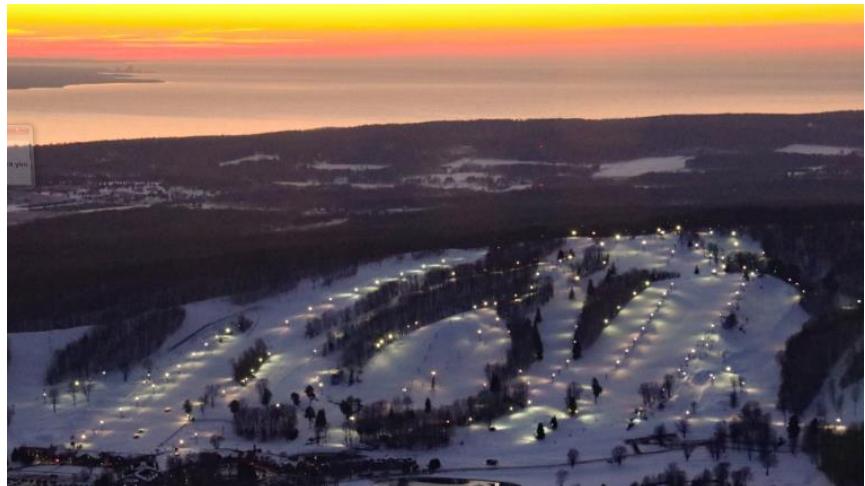
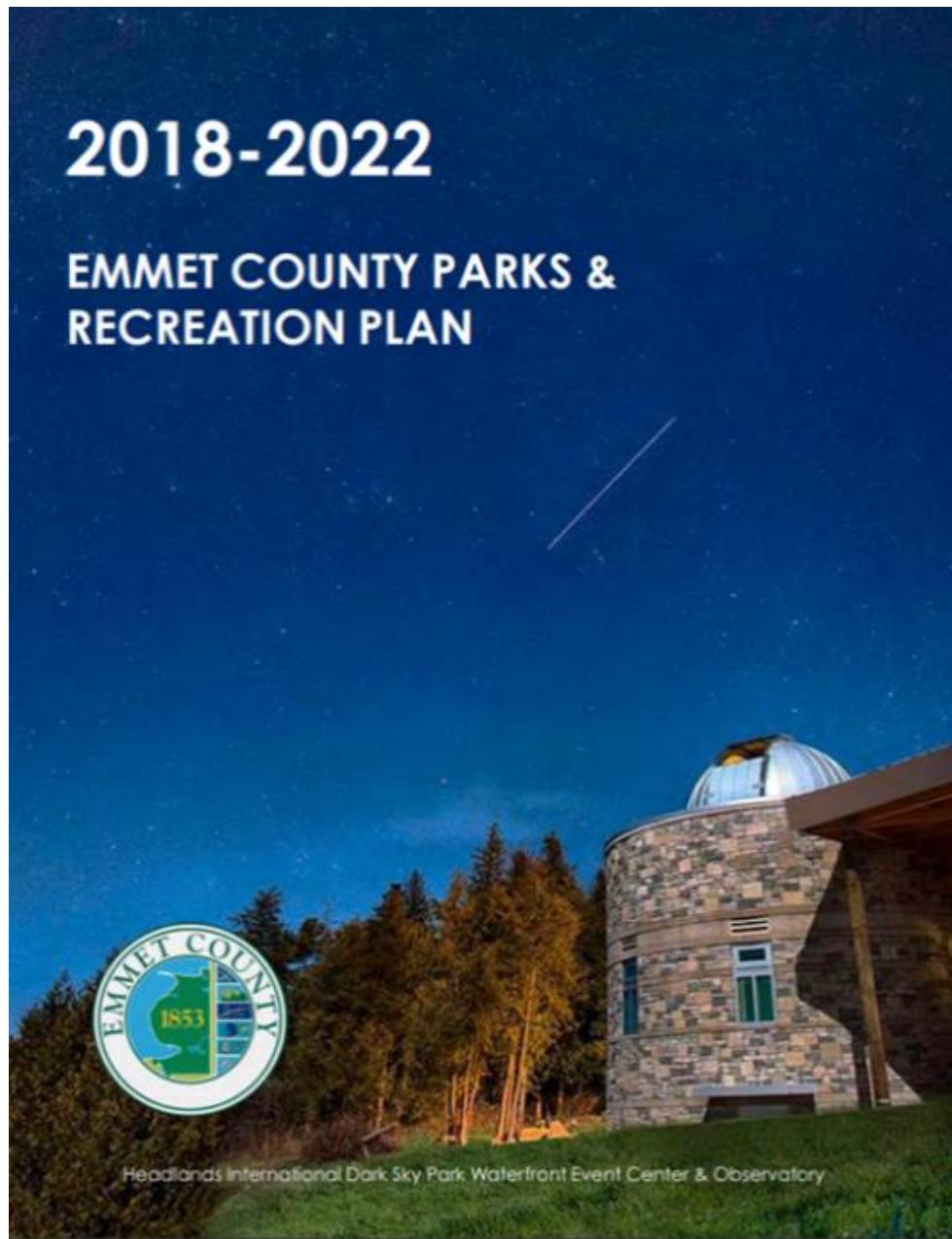


Photo 28 Boyne Highlands, Pleasantview Township

# Chapter 2: Agricultural, Natural and Cultural Resources

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The county operates three active parks and manages several passive park lands which are summarized throughout this Master Plan. Because of the vast amount of recreational opportunities and the high priority placed on recreation in Emmet County, a separate Parks and Recreation Plan is prepared and updated every five years. The Parks and Recreation Plan is considered an integral part of this Master Plan.



For the complete Plan visit:

[https://www.emmetcounty.org/wp-content/uploads/2015/04/PR\\_2018\\_PARKS\\_AND\\_RECREATION\\_PLAN.pdf](https://www.emmetcounty.org/wp-content/uploads/2015/04/PR_2018_PARKS_AND_RECREATION_PLAN.pdf)

# Chapter 3: Public Facilities & Collaboration

## Introduction

This chapter provides a summary of existing public and quasi-public utilities, facilities and community services in Emmet County. The status of these services is important because as integral components of Emmet County, they contribute to the health, safety, education and overall quality of life in the community. As the county continues to grow and demographics change, so will the need to facilitate and employ new improvements and technologies, while focusing on future development in areas where utilities and services are lacking.

Planning issues cross many jurisdictional boundaries and often require governmental units to work together. Cooperation between these units has become increasingly important from an economic standpoint. While budget constraints and the cost of services place a financial burden on many local governments, intergovernmental cooperation creates opportunities to reduce local expenditures and service costs. The degree and type of cooperation can vary. Each governmental unit should consider its particular set of circumstances while looking at the most common goals and possibilities for cooperative agreements.



Photo 29 Littlefield Township Hall

## Public Utilities

Public utilities play a vital role in the way people live and do business. These services are essential to the residents and visitors of Emmet County because they provide the basic necessities for homes and businesses. This chapter encompasses a wide variety of utilities including water, sewer, electricity, natural gas, waste disposal, internet and telecommunications.

## Water

Water is an essential resource that is required to sustain life. A potable supply of groundwater can be found throughout the county, where 100% of the population depends on groundwater for daily living. The Northwest Michigan Community Health Agency regulates and maintains a permitting system for both private and municipal wells throughout the county.



Photo 30 Private Well Head

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The cities of Petoskey and Harbor Springs and the Village of Mackinaw City are the only jurisdictions in Emmet County with public water systems. Limited areas within Little Traverse, West Traverse and Bear Creek townships are served by their neighboring municipalities. The water systems allow for more concentrated growth and development and play an important role in building and serving neighborhoods, businesses and industrial areas.



**Photo 31 City of Petoskey Water Tower**

## Sewer

The purpose of a sanitary sewer system is to convey wastewater from its source to a point of treatment. A sewer utility is charged with the responsibility of protecting the public health of its customers and ensuring minimal impact from the collection and treatment of wastewater. Sanitary sewers are also used as a major development and growth management tool. Sewer systems should provide adequate, cost-effective wastewater treatment and sewer facilities in a manner that keeps pace with development.

## Emmet County and Sewage Treatment

With much of Emmet County's population spread throughout rural areas, many individuals rely on private septic systems. Municipal sewage systems are provided in the more populated areas which include the cities of Petoskey and Harbor Springs, as well the villages of Mackinaw City and Alanson. There are three sewage treatment systems in Emmet County. In order for development to continue in Emmet County, it will be essential to guide and accommodate growth by expanding sewer utilities. If planned and engineered correctly, a sewer system can dictate the direction of development, increase densities where appropriate, preserve open space and attract new business to an area.

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## Harbor Springs Area Sewage Disposal Authority (HSASDA)

HSASDA encompasses a large service area extending from Harbor Springs to portions of the Village of Alanson and portions of Bear Creek Township. The Authority serves and is supported by the City of Harbor Springs, Little Traverse Township, Village of Alanson and Littlefield Township.



[Photo 32 Harbor Springs Area Sewage Disposal Authority](#)

## City of Petoskey and Sewage Treatment



[Photo 33 City of Petoskey Wastewater Treatment Plant](#)

Petoskey's DPW treats wastewater for customers within and near the city and is the treatment contractor for the neighboring Springvale/Bear Creek Sewage Disposal Authority. With oversight and approval from EGLE, treated wastewater from the City's reclamation plant is discharged into Lake Michigan and treated solids are taken to area farms and used as fertilizer. The City of Petoskey operates its treatment facility independent from the Harbor Springs/Alanson facility. Growth pressures include demands from the Bay Harbor community and ongoing development activity in Bear Creek Township.

## Village of Mackinaw City and Sewage Treatment

The Village of Mackinaw City has a sewage treatment facility operated by the Mackinaw City Water Department. The Village operates a design flow of 820,000 gallons per day from a modified lagoon treatment facility with aerators and a clarifier unit. Staff conducts daily sampling and testing to meet the Village's National Pollutant Discharge Elimination System permit requirements and also maintains the Village's eight sewer pumping stations.

## Village of Pellston and Sewage Treatment

Currently the Village of Pellston does not have a public water or sewer system. This raises questions about the future of water quality, as these facilities would reduce the potential for aquifer contamination. With an abundance of sand and lack of clay in the Pellston area, private wells draw from an unconfined aquifer. This can lead to serious problems as shallow unconfined aquifers tend to be extremely susceptible to contamination. These aquifers consist of unconsolidated materials such as sand and gravel which allow contaminants to filter easily into the groundwater system below. This poses a potential problem for the Village of Pellston because of its high number of concentrated septic systems. Municipal wells and a public sewer system are essential for the protection of the aquifer and the public health. These utilities would contribute to environmental protection and safe drinking water and could provide an economic boost to the area.

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## Health Department of Northwest Michigan [nwhealth.org](http://nwhealth.org)

The Health Department of Northwest Michigan provides services and education to promote wellness, prevent disease, provide quality healthcare, address health problems of vulnerable populations and protect the environment for the residents and visitors in our communities. The Health Department serves as the official health department of Antrim, Charlevoix, Emmet and Otsego counties. Their mission is to serve the entire community and to achieve health equity by promoting well-being, preventing disease and protecting the environment through partnerships, innovation and excellence in public health practice.

## Electric

Electricity is available throughout the County. It is a controllable and convenient form of energy that can be investor owned, publicly owned, cooperatively owned, or owned by state and national entities.

## Public Power

The Michigan Public Power Agency is a non-profit, customer-owned joint power supply agency. The cities of Petoskey and Harbor Springs participate in this joint ownership of electrical generating plants and transmission facilities as well as the pooling of utility resources. They are the only municipalities in Emmet County that distribute electricity as a utility. The remaining portion of the population relies on Great Lakes Energy and Consumers Energy to meet their electrical needs. In order to better facilitate future growth and reliable service in Emmet County, new lines and substations may need to be installed.



Photo 34 City of Harbor Springs

## Village of Mackinaw City



Photo 35 Village of Mackinaw City

Although the Village of Mackinaw City does not have an electrical distribution system, it does help in the generation of power. Mackinaw City has two wind turbine generators located at the south end of the village. The turbines are about 320 feet tall at the tip of the blade. The turbines are privately owned located on land leased from the Village of Mackinaw City. Consumers Energy serves the Village of Mackinaw City and together they participate in the "go green" initiative by providing this renewable energy source.

# Chapter 3: Public Facilities & Collaboration

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## Other utilities

Natural gas, propane, telecommunications – including internet and phone services - are all provided by private companies. Many of the utilities are exempt from local land use review when it comes to providing essential services. Some are further protected by the State of Michigan, in the areas of gas and oil exploration. Utilities, including some private utilities, are permitted uses within road rights-of-way.

## Facilities and Community Services

Community facilities are required to meet a range of local needs and demands. They are vital in providing a diverse range of recreation, leisure, social and community services. They may also provide accommodations for an array of community groups and local organizations. Many of the townships and municipalities of Emmet County have numerous facilities at their disposal. The facilities mentioned in the Master Plan are owned, operated, or funded by Emmet County and its tax revenues.

## School & College Facilities

Public facilities exist in nearly every community in Emmet County at the public schools. Public schools offer varying facilities including classrooms, multi-purpose rooms, auditoriums and gymnasiums and can accommodate meetings, community groups, spectator sports, adult recreation and cultural entertainment. Harbor Springs Public School offers a community pool for public use. North Central Michigan College offers many community services for all ages, both inside and outdoors.



Photo 36 Harbor Springs Stadium

## Emmet County Fairgrounds

Since 1921, the annual Emmet County Fair has been held at its current location at the west end of the City of Petoskey along US-31. Emmet County owns approximately 31 acres of land at this location. The facility includes an 11,000 square foot community center, 10,000 square foot exhibit barn, a 2,500 seat covered grandstand, large restroom and shower facilities and a pedestrian entrance plaza. The fairground facilities are used for numerous functions throughout the year, including the Emmet/Charlevoix County Fair, horse and livestock shows, antique shows, animal clinics, concerts, plays, parties and receptions and various other events.

# Chapter 3: Public Facilities & Collaboration

## Emmet County Parks

Emmet County offers active and passive parks. The passive parks are natural areas open to the public. They include 388 acres in Carp Lake Township on US-31 and Dow Road; the Watson Preserve, an 83 acre parcel donated to Emmet County located in Little Traverse Township; 44 acres on Krause Road in Bear Creek Township; the Maple River Forest, a 315 acre parcel in Maple River Township; 116 acres on North Conway and Hathaway Roads in Little Traverse Township; 38 acres in Pellston; 3.1 acres near Wycamp Lake in Bliss Township; and the Resort Bluffs, 4 acres overlooking Little Traverse Bay in Resort Township.



Photo 37

## Camp Pet-o-se-ga

Camp Petosega is located on the shores of Pickerel Lake and is part of the Inland Waterway. The camp has a rich history which is captured in the welcome center/museum. The 300-acre park offers many year-round recreation opportunities for its visitors. It boasts 90 campsites with electricity, 7 rental cabins, a recreation hall, a pavilion, modern restrooms and shower facilities, a beach, canoe/kayak launch, seasonal dock, hiking trails, accessible playground and game areas. The cabins are heated and available for use in the winter. During the winter months the park offers opportunities for cross-country skiing, snow shoeing and ice fishing.



Photo 38 Headlands Observatory / Outdoor seating

## Headlands

With approximately 600 acres of pristine woodlands, more than 2 miles of Lake Michigan shoreline, a new observatory and two rental houses, the Headlands International Dark Sky Parks offers locations for public and private events. The Observatory hosts events throughout the year and is available for rent during non-event times. The Guest House offers lodging along Lake Michigan's shore. The park is mostly natural and is home to threatened plant species.

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## Cecil Bay

Cecil Bay Park includes approximately 900 acres located at the mouth of the Carp River and offers nearly a mile of shoreline on Lake Michigan. This undeveloped land is open to fishing and personal exploration. A beach for swimming exists where the Carp River empties into Lake Michigan. The park has a picnic shelter, parking area for day visitors and steps to the river to protect the banks from erosion.



Photo 39 Lake Michigan/Carp River

## Pellston Regional Airport



Photo 40 Interior Pellston Regional Airport

In operation since 1936, the Pellston Regional Airport has played an important role in the area's development. The main passenger terminal has a welcoming atmosphere of Northern Michigan with a glowing fireplace, woodland creatures and an abundance of stone and woodwork. Its design is "visitor friendly" and offers quick and efficient commercial passenger, private plane and cargo services.



Photo 41 Landing Pellston Regional Airport

## Planning & Zoning Services for Townships

Emmet County administers planning and zoning for 12 of the 16 townships; the remaining four townships administer their own zoning. Table 3-1 shows zoning jurisdiction by township. In addition to zoning, townships can and do, participate in multiple agreements through various public acts.

| Township Zoning Districts in Emmet County |                       |                              |
|---|-----------------------|------------------------------|
| Townships                                 | Townships with Zoning | Townships with County Zoning |
| Bear Creek                                |                       | X                            |
| Bliss                                     |                       | X                            |
| Carp Lake                                 |                       | X                            |
| Center                                    |                       | X                            |
| Cross Village                             |                       | X                            |
| Friendship                                |                       | X                            |
| Littlefield                               |                       | X                            |

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|                 |   |   |
|-----------------|---|---|
| Little Traverse | X |   |
| McKinley        |   | X |
| Maple River     |   | X |
| Pleasantview    | X |   |
| Readmond        |   | X |
| Resort          | X |   |
| Springvale      |   | X |
| Wawatam         |   | X |
| West Traverse   | X |   |

*Data Source: Emmet County Planning Office*

**Table 3-1**

## Cities/Villages

Each city and village administers its own zoning. Each offer a range of services and infrastructure to better facilitate the safety and quality of life to its residents. The major differences between villages and cities are that villages are not legally separated from the township in which they reside, villages are not required to assess a property tax and villages are not required to conduct state and national elections.

### Petoskey

[petoskey.us](http://petoskey.us)

Petoskey is the larger of the two cities in Emmet County in size as well as in population. It also serves as county seat. Petoskey encompasses approximately 6.2 square miles or roughly 4,000 acres. Currently, the City of Petoskey and Resort Township have a 425 Agreement (a mutually beneficial agreement between two jurisdictions in lieu of annexation) that provides Bay Harbor with utilities and public safety services from the city.

### Harbor Springs

[cityofharborsprings.com](http://cityofharborsprings.com)

The City of Harbor Springs is considerably smaller than the City of Petoskey, at roughly 800 acres. Harbor Springs has a 425 Agreement with West Traverse Township to serve the Glenn Beach portion of the township with utilities, public safety and other services.

### Villages

There are three incorporated villages located within Emmet County.

- Village of Alanson [villageofalanson.com](http://villageofalanson.com)
- Village of Mackinaw City [mackinawcity.org](http://mackinawcity.org)
- Village of Pellston [pellstonmi.com](http://pellstonmi.com)

The Village of Mackinaw City has two 425 Agreements, one with Mackinaw Township in Cheboygan County and the other with Wawatam Township. Both agreements have been put in place to supply water and sewer services.

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## Friendship Centers of Emmet County

The Petoskey Friendship Center has welcomed senior citizens to a community center to enjoy socializing, games and other activities since 1967. Today, the Friendship Centers serve approximately 6,500 seniors a year from facilities in Petoskey, Brutus and Pellston. The facilities are partially funded by the Emmet County Senior Millage. Almost half of the annual operating budget is derived from the millage, with the remainder of support coming from federal, state and local grants, United Way, Michigan Department of Transportation and others. The Friendship Center also receives funding and oversight from The Area Agency on Aging, a regional 10-county organization. Services and facilities include:

- Preparation and delivery of over 3,000 Meals on Wheels each month
- Independent living support for senior adults with multi-faceted services
- Inexpensive transportation throughout Emmet County
- Cafeteria-style lunch service in three senior centers
- Wide variety of social activities and fitness programs
- Several registered nurses on staff to provide health related services
- Senior volunteers who donate 32,000 hours of service annually through the Retired Senior Volunteer Program (RSVP)
- A 10,000 square foot gathering place in Petoskey, complete with a dining area, dance floor, library and game room



Photo 42 Friendship Centers of Emmet County Bear Creek Township

## Bay Bluffs - Emmet County Medical Care Facility

Established in 1966, Bay Bluffs serves as a 120-bed care facility and provides quality living accommodations for the elderly population of Emmet County. Staff provides many services from short-term rehabilitation to long-term resident care. Its mission is to provide the highest possible standard of care while preserving the individual dignity and quality of life for all the residents. Residents at Bay Bluffs live in neighborhoods within the facility, where staff members are assigned so they can create relationships with residents.



Photo 43 Bay Bluffs Harbor Springs

Bay Bluffs offers an array of medical services to the residents, as well as transportation to local medical appointments. Social workers provide assistance and

# Chapter 3: Public Facilities & Collaboration

support to the residents and their families. The therapy department helps residents regain the skills they need to achieve their maximum level of independence and perhaps return home. Once skilled therapy (physical, occupational and speech) is no longer needed, restorative therapy takes over and continues to help the residents achieve their goals. Restorative services are available to residents seven days a week. Visitors of all ages and their pets are welcome, with the goal of creating an atmosphere to be enjoyed by all.

## Emmet County Sheriff's Office

<https://www.emmetcounty.org/courts-sheriff/sheriff/>

Starting in the 1800s, the Sheriff's office was required by law to operate the jail and provide basic police services to the various cities, villages and townships of the county. Although Emmet County houses 3 municipal police departments and cross-deputized Little Traverse Bay Bands of Odawa Police Department, the Office of the Sheriff remains the chief law enforcement agency. The Office has approximately 50 employees, both sworn officers and professional support staff. The Office of the Sheriff provides jail functions as well as general law enforcement for the people of Emmet County. The Office offers a number of classes and presentations that focus on several aspects of personal safety. The services provided by the Sheriff's Office include alarm registration, Prescription and Over-the-Counter Drug (POD) drop-off program, free gun locks, child safety seat inspections, "Care Track" – a telemetry tracking system to track high-risk people with Alzheimer disease and special needs children and other important services to the entire County.



Photo 44 Emmet County Road Patrol

## LAW ENFORCEMENT DIVISIONS Community Education

Sheriff's office personnel are available to conduct community group presentations and classes on various law enforcement-related topics. The following are examples of presentations offered by the Sheriff's office upon request: elderly abuse, identity theft, financial crimes, kid safety and Citizen Response to Active Shooter Events (CRASE). The office also offers boater safety, hunter safety and snowmobile safety classes.

## Animal Control

The Emmet County Sheriff has been involved in animal control duties since 1976. State law mandates that all dogs must be licensed in their county of residence and have current rabies vaccinations. All dogs off the owner's property must be on a leash except while hunting. The county currently has one full-time animal control officer. The officer's responsibilities include animal bite complaints, stray

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dog complaints, wild animal complaints, kennel inspections, cruelty to animal complaints and other animal related complaints.

## **Marine Division**

The Marine Division is responsible for patrolling all waters within Emmet County and the waters along the Lake Michigan shoreline. In addition to patrolling, deputies of the Marine Division conduct boat livery inspections and search and recovery operations.

## **Snowmobile Division**

The Snowmobile Division is responsible for patrolling the extensive snowmobile trail system in Emmet County. They enforce snowmobile laws and respond to snowmobile accidents.

## **Dive Team**

The Emmet County Sheriff's Department dive team is dispatched to drowning and near-drowning incidents. The dive team has all necessary scuba equipment for each diver, dry suits, underwater communication equipment and an underwater video camera.

## **K-9 Unit**

K9 Ares, a female German Shepherd, became an Emmet County Sheriff's Deputy in 2014. The K-9 team is used in many situations including building searches, tracking of lost people and criminals, prowler complaints and drug detection.

## **Corrections/Jail Division**

The Emmet County Correctional Facility, located in the City of Petoskey, has a capacity of 103 beds. The correctional facility operates 24 hours per day, 365 days per year. Its goal is to run a secure facility that is safe for both staff and inmates.

## **Emergency Medical Services**

Emmet County EMS took over operation of the ambulance service from Allied EMS in 2015. The service area includes all of Emmet County along with portions of Cheboygan County. Emmet County EMS operates 8 fully-equipped Advanced Life Support ambulances and a non-transporting Advanced Life Support unit (E-Car). The ambulances and personnel are staffed in three stations located in Mackinac City, on M-119 near Harbor Springs and the main station on Eppler Road just outside of the City of Petoskey.

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Emmet County EMS responded to 5,066 calls for service in 2018. Emmet County EMS works cooperatively with McLaren Northern Michigan Hospitals to provide the highest quality patient care including cardiac, stroke and trauma care. The voters of Emmet County approved an operating and capital millage in 2019.



Photo 45 Emmet County EMS

## CCE/9-1-1

The Charlevoix, Cheboygan and Emmet (CCE) Central Dispatch Authority has provided emergency call processing and dispatch services to the region since 1996. The dispatch authority covers over 1,730 square miles of land and approximately 4,500 miles of road. CCE serves over 77,220 people in the 3-county area, triple that number during the summer months. Central Dispatch is the communication center for 13 law enforcement agencies, 25 fire departments, 9 EMS agencies and 11 first-responder squads. It also acts as the headquarters for the Emergency Operations Center during a time of crisis or natural disaster. Calls made from cellular phones can provide the location of the caller. New services allow text messages to be made to 9-1-1. Central Dispatch suggests **“Call if you can, Text if you can’t.”**



# Chapter 3: Public Facilities & Collaboration

## Fire Departments

Within Emmet County, local municipalities provide fire protection services to all units of government. Seven of the fire departments are considered volunteer which operate on a paid-per-call system. In this system, firefighters are on call and receive pay for the emergencies they respond to. The City of

Petoskey uses sworn public safety officers to respond to fire calls within the city limits. Public safety officers are certified in three disciplines and serve the City of Petoskey as police officers, firefighters and EMTs. The Michigan Department of Natural Resources serves Emmet and small portions of Charlevoix and Cheboygan Counties. Its primary role is dealing with wild land and forest fires, as well as issuing and regulating burning permits. The fire departments often join forces to assist each other in fire suppression and other related emergency services, in order to protect the public.



Photo 46 Resort Township

## Emmet County Road Commission

The Emmet County Road Commission is responsible for a total of 1,050 miles of roads, consisting of

217 miles of state trunk line, 244 miles of primary roads and 589 miles of local roads. The Emmet County Road Commission operates from two facilities. The administrative offices and main vehicle service garages are located in Little Traverse Township, while additional garages and storage facilities are located in Levering. The Emmet County Road Commission is charged with maintaining and expanding a safe network of roads. It must deal with seasonal workload surges, budget constraints, limited availability of equipment and supplies and the public's desire to preserve the unique qualities of Emmet County's historic communities.



Photo 47 Emmet County Road Commission

The ECRC has no taxing authority. It receives the majority of its funding through state and federal fuel taxes and vehicle registration fees.

ECRC staff meets annually with each township in the county to determine maintenance and construction priorities. Construction and maintenance projects are planned and coordinated with input from township officials and residents. Townships are typically held 100% responsible for the funding of special activities outside the parameters of ECRC's responsibilities. The Emmet County Road Commission has agreements with neighboring Charlevoix and Cheboygan county road commissions to maintain and service roads bordering the county. It also has agreements in place with the Michigan Department of Transportation (MDOT) to provide year-round maintenance to the interstate and state highways running through Emmet County.

# Chapter 3: Public Facilities & Collaboration

## Emmet County Department of Public Works:

### Recycling, Composting and Waste Disposal <https://www.emmetrecycling.org/>

Emmet County operates a state-of-the-art recycling, composting and waste transfer facility in Little Traverse Township. The DPW, operating since 1979, has continued to expand its services throughout the years. The department offers recycle drop sites throughout the county, curbside recycling in certain municipalities, document shredding, food scrap collection and recycling, zero waste events and tours of the facility. A solid waste ordinance regulates waste haulers and waste handling for the county.

Emmet County Recycling accepts over 60 different materials for recycling. Waste is hauled to a landfill in Presque Isle County. Figure 3-1 illustrates the amounts of various materials recycled at Emmet County's transfer station in 2018. An estimated 42% of the waste stream generated in Emmet County was recycled during 2018. According to an EPA report, "Advancing Sustainable Materials Management," roughly 46% by weight of the solid waste stream is recyclables currently accepted. Most residents of Emmet County can recycle 50 to 75% of their household waste.

Emmet County's waste and recycling systems are widely recognized as unusually cost effective, convenient and comprehensive. In fact, DPW staff are often asked to educate and share their experiences with other counties and municipalities across Michigan and nationally. The county and its residents have taken an active approach to trash handling, making the county Drop-off Center and recycling system a model program and source of pride. The DPW offers curbside recycling within Bear Creek, Little Traverse and Resort townships, the cities of Harbor Springs and Petoskey (including Bay Harbor) and the Village of Alanson. Emmet County DPW has agreements with neighboring Cheboygan and Otsego Counties for providing recycling services.

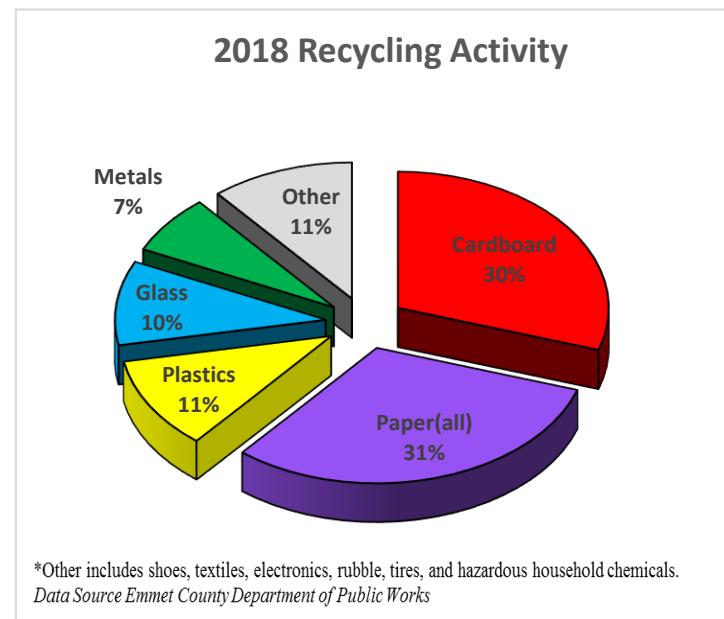


Figure 3-1

## Authorities in Emmet County

- Economic Development Corporation of Emmet County
- Emmet County Brownfield Redevelopment Authority
- Emmet County Land Bank Authority
- City of Harbor Springs Downtown Development Authority
- City of Petoskey Downtown Development Authority
- Village of Alanson Downtown Development Authority
- Village of Mackinaw City Downtown Development Authority
- Village of Pellston Downtown Development Authority
- Village of Mackinaw City Brownfield Redevelopment Authority
- Harbor-Petoskey Area Airport Authority

# Chapter 3: Public Facilities & Collaboration

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- Harbor Springs Area Fire Authority
- Harbor Springs Area Sewage Disposal Authority
- Greenwood Cemetery Board
- Mackinac Bridge Authority
- Springvale/ Bear Creek Sewage Disposal Authority

## Harbor Area Regional Board of Resources, Inc. (HARBOR, Inc.) [harborinc.org](http://harborinc.org)

HARBOR, Inc. is a citizen- based, non-profit, Michigan Corporation formed as a result of a grassroots effort by concerned local citizens. Their purpose is to act as a resource for local units of government, property owners' associations, residents and others, when decisions are made that affect the greater community. Its mission is to bring together the greater Harbor Springs community by providing a platform for cooperation and communication; encouraging participation through education and discussion; facilitating the understanding and implementation of plans and proposals; and promoting, protecting and maintaining the common vision. HARBOR, Inc serves the townships within the Harbor Springs School District and the City of Harbor Springs.



Photo 48 North Western State Trail

## Networks Northwest [networksnorthwest.org](http://networksnorthwest.org)

Networks Northwest facilitates solutions to the community needs of a ten-county region. It offers and administers several programs that empower community and economic development. It also provides resources for job seekers and employers. The counties of Antrim, Benzie, Charlevoix, Emmet, Grand Traverse, Kalkaska, Leelanau, Manistee, Missaukee and Wexford are all members and utilize Networks Northwest's pool of resources. Its mission is to build stronger communities and improve quality of life in Northwest Michigan.

# Chapter 3: Public Facilities & Collaboration

## State of Michigan [michigan.gov](http://michigan.gov)

Emmet County works with numerous state agencies and departments to administer and fund programs such as public and mental health, courts, vital records, disaster preparedness, solid waste management, highway and road administration and maintenance, property tax administration, law enforcement, elections administration and incarceration of convicts. Emmet County Planning and Zoning Department works most closely with the Michigan Department of Transportation (MDOT), Department of Environment, Great Lakes and Energy (EGLE) and Michigan Department of Natural Resources (DNR).



Photo 49 Petoskey State Park

## Little Traverse Bay Bands Of Odawa Indians

[ltbbodawa-nsn.gov](http://ltbbodawa-nsn.gov)

The Tribe has enacted planning, zoning and building code statutes and provides a variety of services for tribal members including housing, health care and other social and cultural services. The Little Traverse Bay Bands of Odawa Indians continues to strive for the protection of vital areas such as sites of cultural significance, scenic view sheds, open space, wetland areas, waterfront property, plant and animal habitat and endangered/threatened species, among others. By protecting these vital areas in perpetuity, the tribe ensures that the LTBB way of life will be protected for seven generations to come.

## United States Government

[usa.gov](http://usa.gov)

Intergovernmental cooperation exists in varying forms among many different levels of governments. Emmet County works in conjunction with the United States Government to administer several state and federal regulatory agencies and programs.



Photo 50 Multi-Family Housing Bear Creek Township

# Chapter 4: Transportation

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## Introduction

Emmet County has a network of highways, county roads, private roads, trails and waterways. With an abundance of transportation avenues, everyone can take part in exploring the wonders of Emmet County.

The county transportation system not only allows for traveling throughout the county, but connects businesses and residents with locales throughout the state and beyond. Residents seldom live, work, shop and play in the same place. Safe, convenient transportation for residents and tourists is essential in a rural area like Emmet County. In order to maintain a functioning year-round economy, people must be able to circulate between the various points of the county with ease. A variety of transportation modes are needed to address these diverse needs.

## Existing Conditions

A transportation network is shaped by the fundamental need to access businesses, services, recreation, schools and local markets. Transportation comes in many forms, including air, water and land-based systems such as rail, bus, auto and pedestrian. Vehicular travel is the predominant method of movement for residents, businesses and visitors within Emmet County. Passenger rail has disappeared. As the population of the county continues to increase, so too will traffic levels, travel times and traffic hazards. It is important to acknowledge that Emmet County will continue to facilitate solutions to the challenges of the transportation system, while maintaining the rural character of the county.



Photo 51

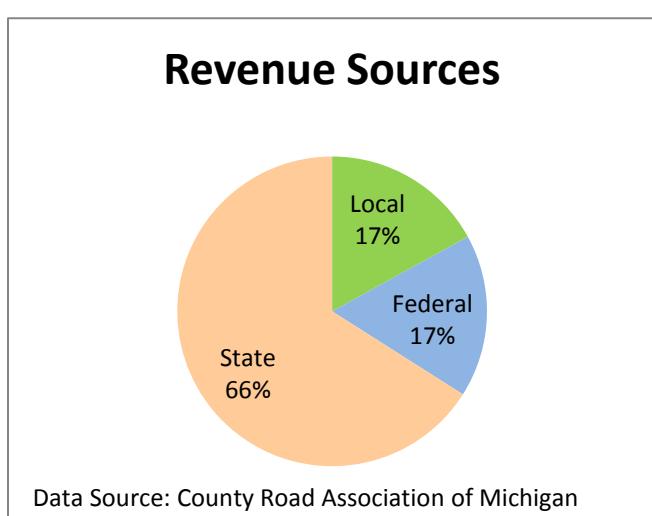
## Issues

With a growing population and changing demographics, Emmet County must recognize the challenges and opportunities associated with the future of transportation. It is a challenge for the county and its residents to maintain and expand an existing road network so that it can meet development and population growth. This is especially challenging for a county that must satisfy the seasonal surges of traffic during the summer months when the county's resort communities come to life. The ability to accommodate diverse resident, resort and visitor needs is influenced by a range of factors: geographic constraints, budgetary limitations and the desire to preserve natural resources and unique community qualities.

# Chapter 4: Transportation

The Michigan Department of Transportation (MDOT) has the ongoing responsibility to investigate congestion problems on state trunk lines, particularly along US-31. Communication and planning continues between municipalities and road agencies to determine solutions for traffic congestion, road safety concerns and new development. The need for improved road linkages is evident in many areas of the county. In previous years, population levels and development patterns may not have warranted extending new and existing roads. It has become increasingly desirable to have an improved cross-road network, with convenient access to all locations in the county.

The transportation infrastructure is a valuable asset and must be protected. It is both influenced by and influences land development. Future planning must consider a diverse range of users, including residents of all ages, commuters and visitors. Tourism, special events, shopping, recreation and freight delivery must also be considered. Careful planning will be needed in order to anticipate and meet the needs of Emmet County's transportation system.



Funding for Michigan roads has become a problem as current sources become less reliable. As can be seen in Figure 4-1 the primary funding source is the Michigan Transportation Fund. This fund is made up of state fuel tax, vehicle registration fees and other transportation-related fees. Due to more efficient vehicles and motorists driving less, this funding source is not as dependable as it once was. The state fund generates less now than it did in 2011. Under the 2015 road funding package, state gas taxes, diesel taxes and vehicle registration fees were increased, starting in 2017 through 2022, to help fund more road repairs. Many within the legislature and Governor Snyder stated it was a start and was not enough to make a big improvement in road repairs,

but dozens of miles have been improved in the few years of the increase. Federal funding comes from a fuel tax collected on every gallon of gas sold. In order to receive the funding, a 20% match is required of both MDOT and local road agencies. Unfortunately, local road agencies often do not have enough resources to meet the 20% match required to receive federal funding. Federal regulations create financial obstacles in accepting federal funding. Local road agencies have been able to work collaboratively with each other to capitalize on the federal funding available.

An additional form of federal funding that benefits roads in Emmet County comes from the Bureau of Indian Affairs (BIA). The BIA receives funds from federal sales tax and in turn disburses the funds to Native American tribes for road improvements within their native jurisdictional boundaries. The Little Traverse Bay Bands of Odawa tribal land overlaps much of Emmet County. Money from the BIA road funding may be applied to any road project within the Little Traverse Bay Bands of Odawa jurisdiction either for private tribal roads or county public roads. The tribal council determines how the funding will be used each year and works with the Emmet County Road Commission to develop and update its 5-year plan.

# Chapter 4: Transportation

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The final source of funding comes from local resources. Counties and townships may generate this additional funding through a special assessment or millage. In Emmet County, some townships have assessed additional millage to support local roads within their jurisdiction. The amount assessed varies by township.

## State Highways

There are 217 miles of highway serving Emmet County which include the following:

### I-75 (Major Interstate Highway)

I-75 is the only interstate in Northern Michigan. It runs parallel to the east county line through Cheboygan County. Although only a short segment of I-75 physically enters Emmet County (at the tip of the mitt in the Village of Mackinaw City), its influence is substantial. I-75 is the major traffic link between the Upper Peninsula and the rest of Michigan.

### M-68 (Minor State Highway)

M-68 enters the county at its easterly boundary in Littlefield Township, terminating 2.5 miles west in the Village of Alanson. This corridor links US-31 in Alanson with I-75 near Indian River.

### M-119 (Minor State Highway & Heritage Route)

Highway M-119 winds along the shoreline of Little Traverse Bay and is the primary link between the cities of Petoskey and Harbor Springs. It is a popular scenic drive between Harbor Springs and Cross Village. A conflict between the highway's natural wonders and the increased housing pressures in the area generated attention from concerned residents. In 1997, with much support, M-119 was granted Heritage Route status from MDOT. The Heritage Route Program (Scenic By-ways) is designed to identify, inventory, protect, enhance and in some cases, promote state trunk lines.

### US-31 (Major Highway)

US-31 passes north-south through the entire length of the county. This highway links the Mackinac Bridge (and I-75) with the Pellston Regional Airport, Petoskey and Bay Harbor. Recent upgrades creating passing lanes between the Charlevoix/Emmet County line and the City of Petoskey have allowed for smoother flowing traffic before converging with US-131.

### US-131 (Major Highway)

US-131 reaches a length of 268 miles in Michigan, from the Indiana state line northerly to Petoskey. The direct connection between Grand Rapids and



Photo 52 US 31 Bay View/Petoskey

# Chapter 4: Transportation

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Emmet County is significant. US-131 provides a major connection between Emmet County and neighboring towns to the south such as Boyne Falls, Mancelona, Kalkaska and Cadillac.

US-31 and US-131 come together on the south side of Petoskey. This point of convergence acts as a focal point for individuals driving from the North, South and West. The intersection funnels a high volume of daily traffic entering and leaving the county and serves as the gateway to local businesses, tourist destinations and residential areas.

## County Major Connector Roads

Besides the major influences that the trunk highways and the interstate have in Emmet County, primary and local roads are important and act as connectors to those highways. There are 244 miles of primary roads and 590 miles of local roads in Emmet County.

### State Road (Primary County Road)

State Road begins on the north side of Harbor Springs and serves as a direct route to Cross Village. It also serves as an important alternate travel corridor to M-119 (Tunnel of Trees). Due to lack of sharp curves on State Road, traffic is able to move more efficiently with better visibility there than on M-119.

### Pleasantview Road (Primary County Road)

Pleasantview runs north-south in the central region of Emmet County. It is particularly significant in serving skiers going to Boyne Highlands and Nubs Nob resorts. The traffic is fed primarily from US-31 and M-119.

### Levering Road (Secondary County Road)

Levering Road gathers many residents from Bliss and Cross Village Townships. It acts as the primary east/west road in northern Emmet County, running from US-31 (and the community of Levering) to Cross Village. Traveling east from US-31, Levering Road traverses the Cheboygan County line and provides access to I-75. Levering Road is a direct route into downtown Cheboygan.



Photo 53 Cross Village

# Chapter 4: Transportation

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## **Robinson Road (Secondary County Road)**

Robinson Road is an east-west rural collector road and begins at an intersection with US-31 in the Village of Pellston. The east part of Robinson Road is also a major connector route to I-75 and the City of Cheboygan. When Robinson Road enters Cheboygan County, it is renamed Riggsville Road. The west half of Robinson Road goes from US-31 to M-119 near the lakeshore at Good Hart, collecting traffic as it crosses both Pleasantview and State Roads.

## **Mitchell Road (County Primary Road)**

Mitchell Street, which starts in downtown Petoskey, becomes Mitchell Road running east/west across Emmet County. It acts as a collector route for commuters who live east of the City of Petoskey. Mitchell Road crosses the rural communities of Bear Creek and Springvale Townships. When it enters Cheboygan County, it is renamed Wolverine Road. The road then terminates in Wolverine, where drivers can then access I-75.

## **River Road (County Primary Road)**

River Road runs north/south parallel to US-131 and stretches from the City of Petoskey south into Charlevoix County. Slicing through the heart of Bear Creek Township, it gathers considerable traffic from residents of Bear Creek Township, Clarion and Springbrook Hills. The latter communities are both located in Charlevoix County. River Road is a popular alternative route to US-131 for many residents because it allows individuals to drive to and from Petoskey with relative ease and less traffic.

## **Resort Pike (County Primary Road)**

Although short in comparison to the rest of the major connectors, Resort Pike plays a vital role in moving traffic through Resort Township. It links to US-31 outside the city limits of Petoskey. This road connects residents from the west and southwest of Petoskey with the Walloon Lake area.

## **Road Quality**

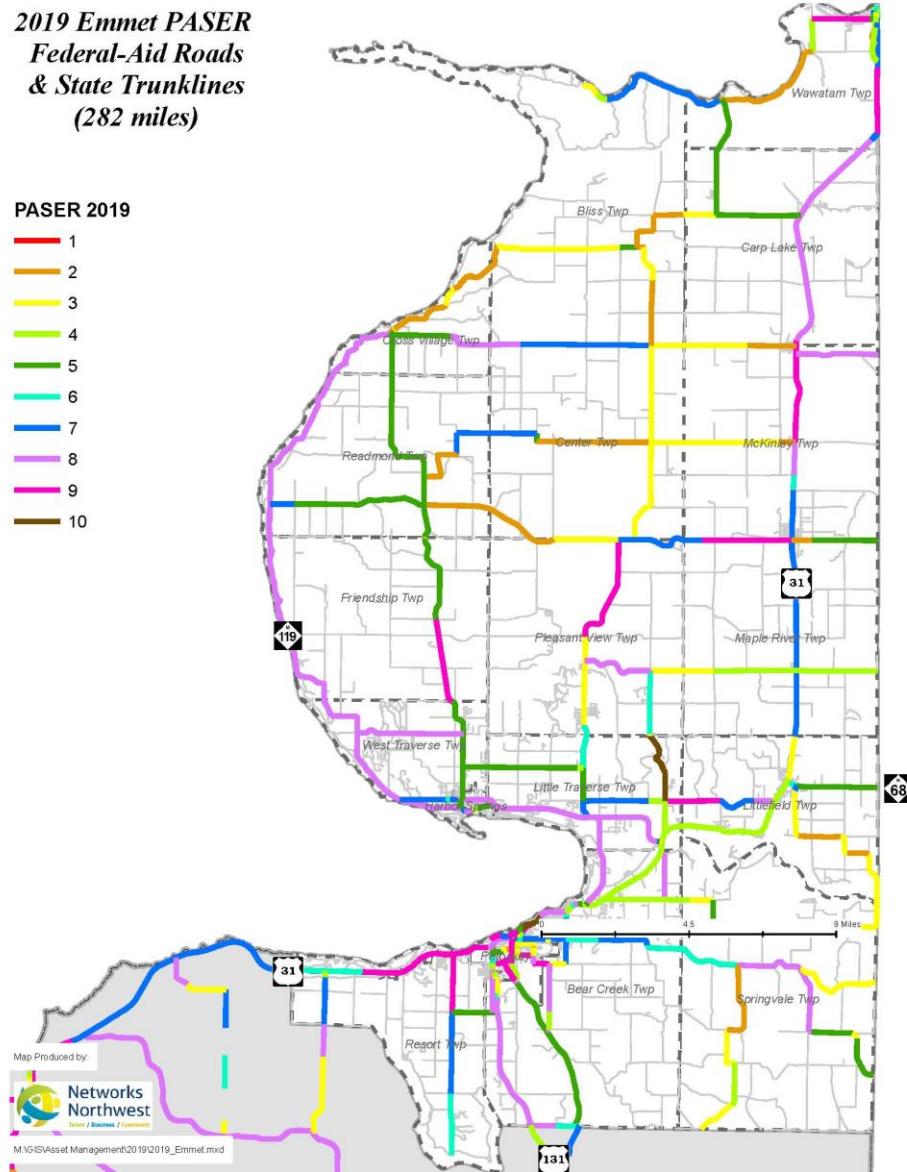
The quality of the roads in Emmet County is important to the transportation system. The county strives for a safe, comfortable and well-maintained system of roadways. Environmental impacts such as snow, frost and other weather-related factors have a significant impact on road quality. Heavy traffic loads and high volumes of traffic can also contribute to the deterioration of Emmet County roadways. In 2004, the residents of Emmet County approved a 1-mill tax increase, which has been consistently renewed, to contribute to road improvements throughout the county.



**Photo 54 Pleasantview Rd**

# Chapter 4: Transportation

## Pavement Surface Evaluation and Rating System (PASER) Road Quality of Emmet County



Map 4-1 Rating system: 1-4 failing to fair, 5-7 fair to good and 8-10 very good to excellent.

Networks Northwest uses the PASER system to evaluate the roads in Emmet County and the surrounding counties within the northwest Lower Michigan region. The PASER system is a visual evaluation that measures and classifies roads based on their surface condition and appearance. According to Networks Northwest, 39.8% of Emmet County's roads were rated Fair to Good. Very Good to Excellent classifications comprise 10.7% of Emmet's roads, while 49.5% were rated Failing to Fair. This is among the highest percentages in the region for failing to fair roads. Map 4-1, provided by Networks Northwest, displays the surface ratings for Emmet County's roads.

<https://www.networksnorthwest.org/community/transportation/>

# Chapter 4: Transportation

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## Commercial Truck Lines

Trucking and freight lines play an essential role in Emmet County, bridging the connection between the manufacturer and the consumer. With two major highways and a close proximity to I-75, the trucking and freight lines have shown to be fundamental.

Currently there are no trucking and freight companies based in Emmet County. Residents are faced with dependence on trucking and freight services from outside Emmet County and possibly the state, to maintain the manufacturer and consumer connection.

## Commercial Bus Line [indiantrails.com](http://indiantrails.com)

Indian Trails is the only commercial bus line operating in Emmet County providing transportation throughout the State of Michigan and beyond. Indian Trails offers three stops in Emmet County in Alanson, Petoskey and Mackinaw City.

## Rail System

Currently there are seven miles of active rail remaining in Emmet County. This section is classified as a type-two railway, with speed limits not to exceed 25 mph. Emmet County's section of rail begins at the south county line near Bear River Road and follows River Road, running north through Bear Creek Township into the City of Petoskey.

This section of rail in Emmet County is called the Tuscola and Saginaw Bay Railway (TSB). Although there is only a short distance of track remaining in Emmet County, it plays a vital role for at least one area business. Petoskey Plastics Inc. takes advantage of the rail service and relies heavily on it to transport material every month. The rail service is being utilized because of its superior ability to provide a cost-effective way to move mass quantities of materials and products. It is important to note that the rail system can play a pivotal and cost-effective role in the development of other industries and Emmet County as a whole.



Photo 55 Rail System  
Bear Creek Township

## Air Travel

The growing availability of air travel in Emmet County has widened the role of aviation in Northern Michigan. Air travel is no longer a luxury, but rather a way of life. With so much of today's society placing importance on time constraints and cost-effectiveness, air freight and passenger service are vital to the livelihood of Emmet County. Just like the rail system of the past, aviation is a key component of the tourist market, facilitating economic growth and improving quality of life throughout the area.

As stated throughout the Master Plan, much of Emmet County's economy is dependent on tourism. Air travel makes the area more accessible by providing tourists from all over the world with a quick and convenient form of transportation.

Air travel improves the quality of life in Emmet County by widening choices of places to go and things to do. It exposes people to new cultures and experiences and is pivotal in getting emergency medical services and supplies.

# Chapter 4: Transportation

## Pellston Regional Airport

Located in northern Emmet County, Pellston Regional Airport connects northern Michigan to the rest of the world. In operation since 1936, Pellston Regional Airport, owned by Emmet County, offers quick and efficient commercial passenger, private plane and cargo services. It provides commercial flights daily to and from Detroit, Michigan. Both Federal Express and UPS serve the county via the airport. In 2018, Pellston Regional Airport tallied 8,400 general aviation arrivals and departures and 1,973 commercial arrivals and departures, totaling 10,373 flights.



Photo 56 Pellston Regional Airport



Photo 57 Pellston Regional Airport

Pellston Regional Airport offers dining, car rental companies, shuttle and taxi services, Wi-Fi, a covered boarding bridge and free parking. A conference room and onsite work stations are provided. Other services include the sale of jet fuel and AV Gas, minor repairs by appointment, WSI pilot weather briefing system, Instrument Landing System (ILS) and GPS approaches and a VOR navigation system.

## Harbor Springs Municipal Airport

The Harbor Springs airport is owned by the City of Harbor Springs and is located along M-119 in Little Traverse Township.

It is operated by the Harbor-Petoskey Area Airport Authority. This group represents the cities of Harbor Springs and Petoskey, along with Bear Creek, Little Traverse, Pleasantview and West Traverse townships. Each municipality has one appointed member on the Authority Board of Directors.

Harbor Springs airport plays an important role in the economy by allowing private pilots an easy commute to Emmet County. The airport plays a crucial role by serving as a location for emergency patient transport and organ delivery. McLaren Northern Michigan Hospital relies on the airport because strong winds off Little Traverse Bay don't allow the hospital to safely operate a helipad. Harbor Springs Municipal is open 365 days a year and has staff on call 24 hours a day. Services provided to all incoming and departing flights include flight planning, tie-downs, hangers, supplies, JET A and 100LL fuel and a courtesy car.

## Water Travel

Traveling by water is one of the oldest methods of transportation in Northern Michigan. In fact, water travel has helped shape and develop Emmet County. Native Americans living in the region relied on light-weight canoes to maneuver across lakes and through the intricate networks of rivers and streams. In time, fur traders and early settlers used these waterways to develop ports, cities and villages. Petoskey, Harbor Springs and Cross Village played a major role in the lumber industry because of their easy access to Lake Michigan. Lumber was ferried throughout the Midwest and was instrumental

# Chapter 4: Transportation

in the rebuilding of Chicago after the Great Fire of 1871. Passenger ships started to bring passengers and cargo to the area, essential to the growth and expansion of the county. Currently, there is no shipping season or shipping industry in Emmet County.

Today water travel is viewed primarily as recreational fun, but it still is an important contributor to Emmet County's economy. Traveling by water is a pleasant, relaxing and unique way to discover Emmet County's natural resources and cultural wonders. Ports in Bay Harbor, Petoskey and Harbor Springs allow boaters to gain access to the St. Lawrence Seaway System. This system of locks and canals acts as a marine highway for boats and ships heading out to the Atlantic Ocean. The seaway was instrumental in the exploration of the Great Lakes region and continues to serve the Midwest's shipping needs. Little Traverse Ferry service began operation in Little Traverse Bay in 2020. It offers service between Petoskey, Harbor Springs and Bay Harbor.



Photo 58 Little Traverse Bay

## Inland Water Route

Northern Michigan's Inland Water Route system is a remarkable journey for the boating enthusiast. This route starts in Pickerel Lake, winds 40 miles to Lake Huron through 2 locks systems, 3 lakes, 3 rivers and 2 counties. There are also several boat launches along the way. US-31 in Emmet County and I-75, M-27, M-33, in Cheboygan County are in close proximity to the waterway, providing convenient access for those who trailer their boats. Emmet County partnered with the Northeast Michigan Council of Governments to create an Inland Waterway and Straits Area Trail Plan. It provides great detail in the amenities and access points along the route. A complete history and maps are available through the Michigan Great Lakes Water Trails website.

<http://www.michiganwatertrails.org/trail.asp?ait=cv&cid=133>

## Marinas

In order to alleviate some of the hassle of boating and water travel, marinas were created to satisfy the water enthusiast's needs. Most marinas provide boat storage and docking, gas, maintenance, restrooms, food and ice. Some of the larger marinas in the area offer internet, dry cleaning, laundry, showers and ATMs. Emmet County has 9 marinas. The 3 municipal marinas are located in Petoskey, Harbor Springs and Littlefield Township. The others are privately owned and are located in Bay Harbor, Ponshewaing, Oden, Paradise Lake, Alanson and 2 in Harbor Springs.



Photo 59 Petoskey Marina

# Chapter 4: Transportation

## Boat Ramps and Launches

Public water access is an essential and integral part of living in Emmet County. Whether outside the front door or just down the road, access to the water is available to every resident.

### Snowmobiling

The county has more than 122 miles of interconnecting trails that pass through several towns and connect to neighboring counties. The majority of these trails (100 miles) are located north and east of Harbor Springs, with approximately 20 miles of trail located southeast of Petoskey, running through Bear Creek and Springvale townships. These trails are groomed and maintained by the Michigan Department of Natural Resources in cooperation with local snowmobile clubs. In addition to the groomed trails, all shoulders of county roads are open to snowmobiles.

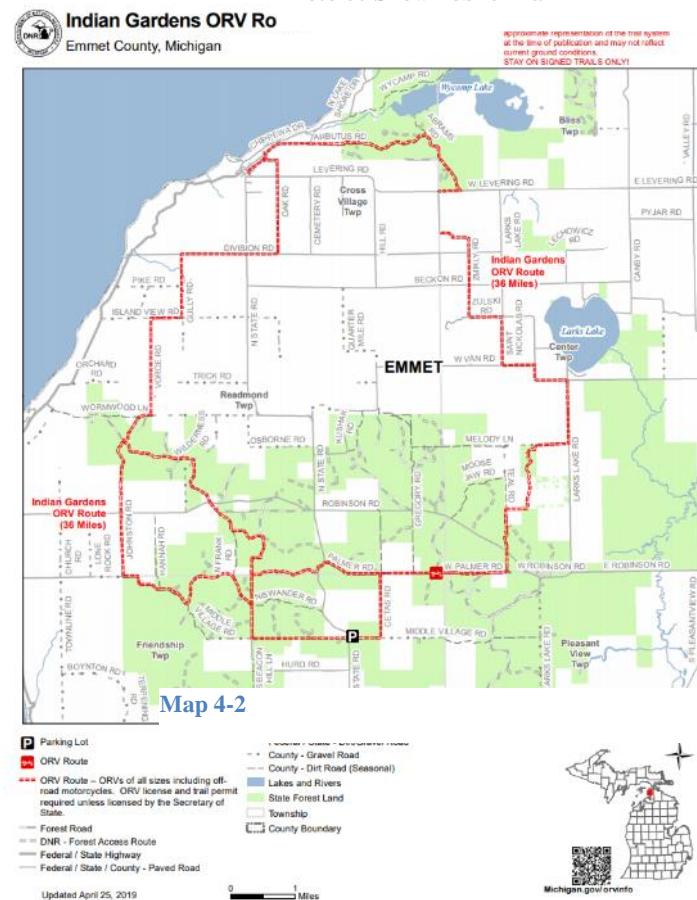


Photo 60 Snowmobile Trail

## All-Terrain Vehicles (ATVs) and Off-Road Vehicles (ORVs)

[https://www.michigan.gov/dnr/0,4570,7-350-79119\\_79148\\_80314---,00.html](https://www.michigan.gov/dnr/0,4570,7-350-79119_79148_80314---,00.html)

Emmet County allows use of ATVs and ORVs through an ordinance regulating their use on county roads. Due to safety concerns, the Road Commission had certain roads exempted from use by ORVs or ATVs. Within Emmet County, two areas are designated for ORV use. The Indian Garden ORV Route is located completely within the northwestern area of Emmet County. The Tomahawk Trail Systems motorcycle trails are located in the southeastern part of Emmet County and extend into neighboring counties.



# Chapter 4: Transportation

## Public Transportation

| <b>Emmet County Households without a Vehicle</b> |                                     |
|--|-------------------------------------|
| <b>Year</b>                                      | <b>Households without a Vehicle</b> |
| <b>2000</b>                                      | <b>737</b>                          |
| <b>2010</b>                                      | <b>795</b>                          |

Source: U.S. Bureau of the Census [Table 4-1](#)

Public transit is valuable because it provides choice and opportunity to travel. It can offer cost-effective travel, ease congestion and alleviate environmental strains. Public transit also plays an important role in serving the disabled, elderly and youth. An assortment of public transportation options is available to county residents including agency transportation, specialized service transit, inter-county transit and taxi services. It is recognized that even with the variety of options available in the county, there are still considerable unmet needs within the community.

Public transportation tends to be used by four primary groups: persons with low income, people living in a household with limited or no access to a vehicle, seniors and individuals with disabilities. The 2000 U.S census found 4,495 people in the county (14.3%) were 65 years or older. In the year 2010 the U.S Census identified some 5,437 (16.6%) were 65 years of age or older and that number continues to increase. The 2017 estimates show 6,651 (20.2%) were over 65 years of age. In addition, Table 4-1 illustrates an increase in households with no available vehicles. Both trends indicate the potential need for changes to the public transportation services in Emmet County.

In response to those needs Friends Enhancing Emmet Transit (FEET) was formed. FEET is an offshoot of Emmet 20/20 and Charlevoix Emmet Human Services Coordinating Body Transportation Work Group. It is made up of a group of concerned citizens, organizations and business working together to provide effective sustainable county wide transportation.

## Public School Districts

Public school districts in Emmet County provide their own transportation for the student population. Students are transported to their educational facilities, Monday through Friday, September through June. Funding is generated by local millage and aid for schools from the Michigan Department of Education. Although Concord Academy of Petoskey is considered a public school, it currently relies on private transportation provided by the students' families or friends.

## Friendship Centers of Emmet County (Council on Aging)

Transportation is an essential part of living an independent life. The Council of Aging is able to offer bus service. The Friendship Centers have been providing low-cost, high-quality bus service throughout Emmet County since 1975. The Michigan Department of Transportation provides vehicles and some of the operating funds. Additional funding comes from Emmet County's senior millage, bus advertising, bus fares and donations. Transportation is available to individuals who are at least 60 years old, persons with disabilities regardless of age and the general public based on space and

# Chapter 4: Transportation

availability. The Friendship Centers average 20,000 passengers a year. Buses are equipped to transport wheelchairs and drivers are trained to assist passengers entering and exiting the vehicles.

## Vital Care Adult Day Care Center

Vital Care Adult Day Care Center is an adult service program for elderly and disabled individuals who need a place away from home. It allows their caregivers a break and alleviates their clients' social isolation. Vital Care uses two express vans to transport its clients to and from its facility in Petoskey. Its staff have day-to-day client care responsibility and serve as the vans' drivers. They transport their clients from home in the morning and return them in the afternoon. Vital Care's transport serviced 2,100 passengers in 2014. Vital Care Adult Day Care Center is operated by the State of Michigan, local millage, local grants and van fares. Limitations on hours of operation, liability and full-time drivers, preclude non-clients from utilizing this system.

## The Petoskey Club

The Petoskey Club provides psycho-social rehabilitation services and opportunities for persons with mental illness on weekdays as well as program-sponsored community activities on weekends and holidays. The Petoskey Club assures free door-to-door transportation to and from the Clubhouse during the regular work week and transportation to and from members' community work sites in Petoskey. Most transportation to and from the Clubhouse is provided by staff using program vans, while some is purchased for members through alternative vendors.

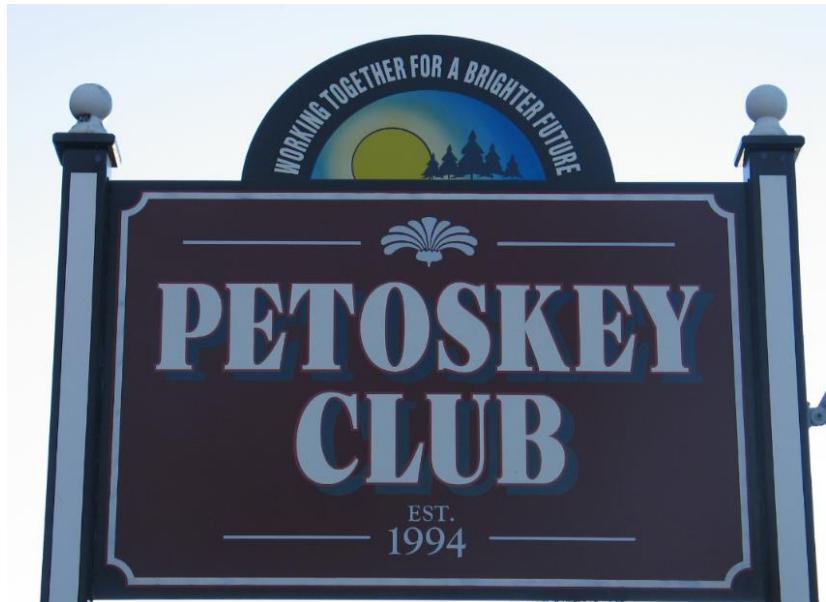


Photo 61 Bear Creek Township

## Straits Regional Ride (SRR)

Straits Regional Ride provides inter-county transportation to Cheboygan, Emmet and Presque Isle counties. SRR currently operates Monday through Friday from 6:00 am to 5:00 pm. The buses run flexible routes with selected stops in many communities within the three counties. SRR vehicles are equipped to accommodate individuals with walkers, wheelchairs and other special needs. The SRR bus system is available on routes into and out of Emmet County. SRR is funded by the State of Michigan, fare boxes, contracts and local match from each county's general fund.

# Chapter 4: Transportation

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## EmGo



EMGO county-run public transportation started operating January 2, 2019. It expanded on the service that Straits Area Regional Ride provided. Bus routes ran from Petoskey, Mackinaw City and Harbor Springs to multiple locations in Emmet County with some flexible routes. In 2020, the County Board of Commissioners voted to eliminate EMGO, effective December 31, 2020. Options for public transportation may be explored in the future.

## Department of Health and Human Services (DHHS)

DHHS provides transportation services to eligible children, adults, seniors and disabled individuals who are clients of the agency. Volunteer drivers use their own vehicles and receive mileage reimbursements. The focus of this program is getting clients to dental and medical appointments. Funding comes partially from Medicaid and a State program called Volunteer Services. The Department of Health and Human Services averages 800 riders a year.

## Northwest Michigan Community Health Agency (NMCHA)

Northwest Michigan Community Health Agency is similar to DHHS and provides transportation for maternal services, Women, Infants and Children (WIC) and immunization programs. Medicaid-eligible individuals can travel to health facilities and doctors' offices in the county. NMCHA serves Emmet County and depends upon taxi companies or friends. No fare is charged to the rider and mileage reimbursements are funded by Medicaid.

## Women's Resource Center of Northern Michigan

The Women's Resource Center provides transportation services through its domestic abuse and sexual assault services programs. Transportation services are offered to clients who have destinations to a safe house, school, work, DHHS, medical visits and the courthouse. The Women's Resource Center averages 450 riders a year. Transportation is provided by personal vehicles, on an as-needed basis, 7 days a week, 24 hours per day. No fare is charged to the rider for this service.

## Bay Connect

Bay Connect is a nonprofit transportation service funded through grants and donations. It provides transportation for Northern Michigan residents in Emmet County for non-emergency health care appointments and provides them with access to essentials such as groceries, prescriptions and shopping. Anyone may ride the bus but preference is given to seniors 55+, veterans & disabled. The Bay Connect operates a flex route from the Harbor Springs Friendship Center ending at Meijer's in Petoskey. Riders must be a member of Bay Connect to receive transportation.

# Chapter 4: Transportation

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## Private Taxi, Shuttle and Limousine Services

These services are classified as demand-and-response transportation. They provide their services to the general public by cars, vans and buses. Individuals make arrangements to meet their travel needs with these privately owned and operated businesses. Fare rates differ between areas of the county and type of transportation services. Currently, there are 9 private companies that offer these services to Emmet County. The average fleet size of these businesses ranges from 1-5 vehicles. One company offers 24 hour-service. One company provides wheelchair transportation service throughout the State.

## Non-Motorized Transportation and Trails

According to the 2010 US census, 4.5% of the workforce of Emmet County took advantage of non-motorized transportation. Besides alleviating traffic congestion, non-motorized transportation generates other positive advantages for the county: clean environment, sustainable economy, quality of life and individual health.

Increased trail use by a broad cross-section of the population demonstrates the need to expand the existing system. Improvement and development of new passages and corridors are needed. An enhanced system of trails would allow much of the county to be accessible to commuters, recreational users, outdoor enthusiasts and fitness devotees. Map 4-4 shows the current network as well as proposed improvements to the system. Bridging gaps and creating connections to adjacent communities are significant steps toward building future trail infrastructure.

East and south trail corridors will allow for a safe and convenient trail system into neighboring counties, area attractions and recreation centers throughout the region. The development process requires the cooperation of state, local and national agencies and private organizations such as Top of Michigan Trails Council and the North Country Trail Association. A variety of land ownership and trail location issues need to be addressed during development stages. Obtaining trail easements through privately owned land represents a major obstacle in creating trails and corridors. During the site plan review process, zoning officials should require trail easements or implementations for new developments.



Photo 62 Little Traverse Wheelway

# Chapter 4: Transportation

## Bicycling

Although widely viewed as recreational, bicycling is an important mode of transportation in Emmet County. Bicycling is available to residents and nonresidents of all ages and socioeconomic levels. Like the automobile, bicycles provide a high degree of independence and freedom. It is a great way to commute while getting some exercise. There are approximately 120 miles of bike paths and trails located in Emmet County. Bicycling can connect local communities throughout the area. The Little Traverse Bay Kiwanis Club and Little Traverse Wheelway Committee spearheaded the development of the Little Traverse Wheelway, a 26-mile bike trunk line that connects the cities of Charlevoix, Petoskey and Harbor Springs via a beautiful shoreline route. This trail is a non-motorized/multi-purpose route used for bicycling, running and walking. Local cycling clubs have been created by enthusiasts from Charlevoix and Emmet counties. Use of the trails provides riders with safe, convenient and enjoyable passage between the counties' major destinations. Top of Michigan Trails Council supports trail extensions, amenities, events and advocates for trails throughout northern Michigan.



Photo 63 Little Traverse Wheelway

## Walking

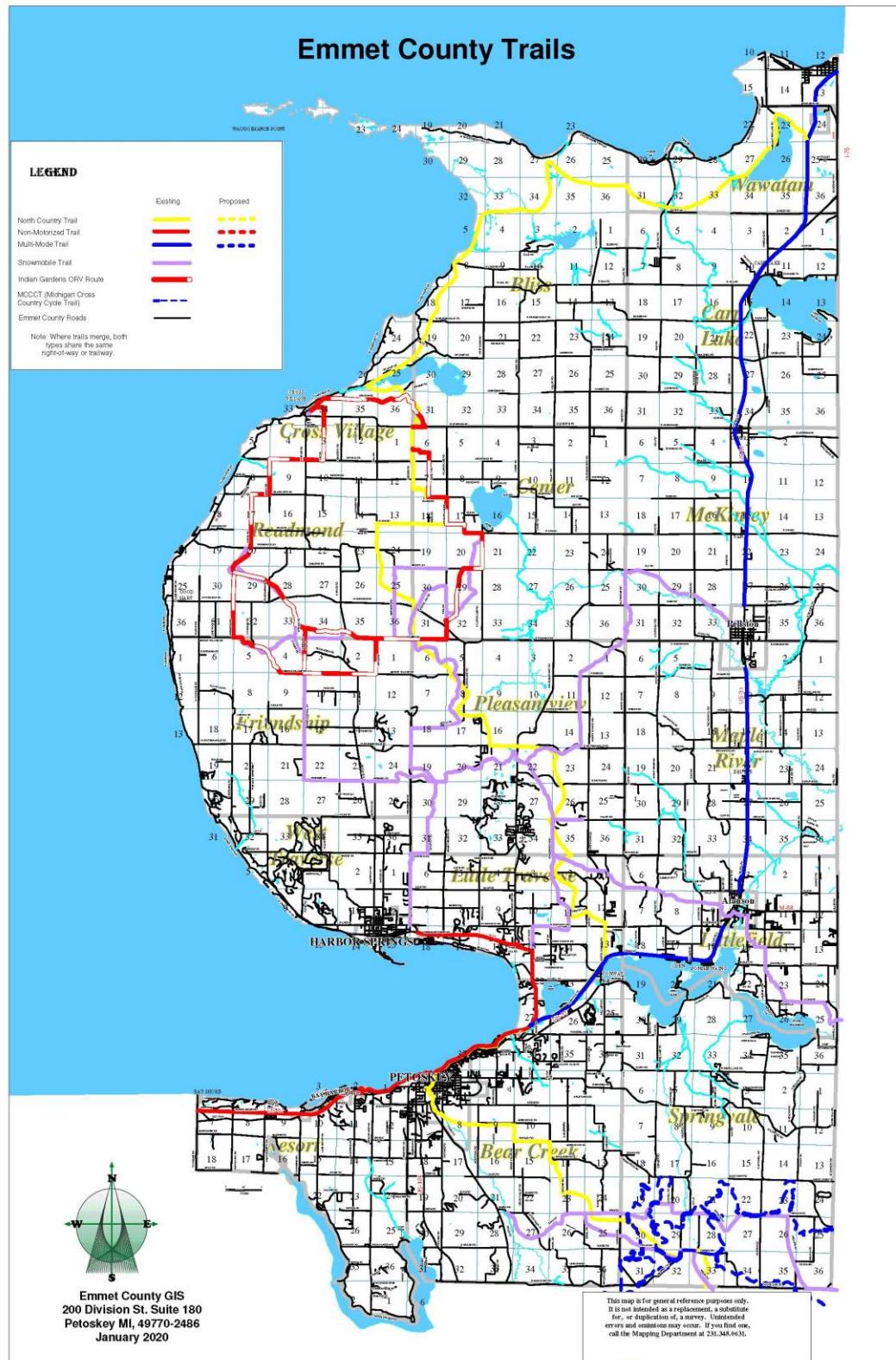
Walking is a practical and inexpensive way to travel, especially where there are sidewalks and trails. It is ideal for those individuals who live near or in a city, town, or village. Although walking to work may seem unrealistic for most residents, having walkable communities in Emmet County is not. Walkable communities exist where an interconnected system of trails and sidewalks allows safe, convenient walking. The “shoe leather express” is an attractive option that adds vitality to a vibrant community. Walkable communities are highly desirable places to shop and live. Both



Photo 64 North Western State Trail

tourists and residents alike enjoy the benefits and comforts of being in a community that encourages safe and convenient pedestrian travel. Many local communities and the Little Traverse Conservancy offer local short walking trails in various locations throughout Emmet County. The North Country National Scenic Trail offers miles of recreational walking through Emmet County and beyond.

# Chapter 4: Transportation



Map 2-4

# Chapter 4: Transportation

## Connectivity and Safety

With much of the basic infrastructure in place, Emmet County's non-motorized transportation system still has room for improvement. As the demand for non-motorized transportation increases, there is a need to accommodate different types of users and expand the county's connectivity. People walk alone, in groups, with pets and behind strollers. They run, skate and ride bikes. Sidewalks and trails serve both as travel-ways and stopping areas. A well-defined non-motorized transportation system will have the ability to guide users through Emmet County. The network would connect residential areas to commercial districts, recreation centers, schools and the rural community. A well-connected network of trails and paths has many short links, numerous intersections and minimal dead-ends. As connectivity and route options increase, travel distances decrease, allowing for more direct links between destinations. This creates a more accessible and efficient system. To enhance and promote the health, safety and general welfare of citizens, site plan approvals by local zoning boards should include paved walkways that are separated from the roadway.

## Safe Routes to School

This federally funded program, administered by the State of Michigan is offered to schools from kindergarten through middle school (grades K-8). The program offers funding to provide safe access for students to bike or walk to school. The State of Michigan administers the program and indicates that Safe Routes to School (SR2S) is an international movement to make it safe, convenient and fun for children to bike and walk to school. Safe Routes to School initiatives help ease traffic jams and air pollution, unite neighborhoods and contribute to students' health and readiness to learn in school.



Photo 65 Little Traverse Township – Emmet Heights Rd

## Car-Pooling/ Ridesharing

Car-pooling (also known as ridesharing) is the shared use of a vehicle to commute along a specific route or location. Although there are no organized carpooling or ridesharing organizations presently in Emmet County there is a web-based ride share program sponsored by Networks Northwest. Northern Michigan Ride (NMRide.net) connects commuters throughout the Northwest Michigan region.

Even though only a few residents of the county take advantage of this commuting practice, the county's use is slightly higher than that of the State of Michigan. According to the U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates 9.6% of the work force in Emmet County carpool to work. The decision to participate in a carpool entails a great deal of responsibility and flexibility. Carpoolers pick up their riders at their homes or gather at a convenient, designated location.

# Chapter 4: Transportation

Carpooling is strictly voluntary and is beneficial to the individuals participating, fellow commuters and their communities. With growing population and seasonal surges, carpooling is an effective way to combat traffic congestion, offer financial savings, conserve energy, reduce air pollution and alleviate the need for parking spaces. Locations to facilitate and address the needs of carpooling will be essential to the development of such a program in Emmet County.

## Bridges

Although bridges often go unnoticed, their function is essential to Emmet County. They allow for roads and railroads to cross over otherwise impassable obstacles such as rivers, valleys, roads, or other physical barriers. With the miles of winding rivers and streams in the county, it is no wonder that bridges have such a fundamental impact. Bridge construction has created efficient routes to remote areas and facilitated uninterrupted traffic flow throughout Emmet County.

### Mackinac Bridge

When it opened in 1957, the Mackinac Bridge made life easier for those individuals wishing to travel across the Straits of Mackinac. Prior to its completion, a ferry service was used to transport vehicles and trains across the rough waters between Mackinaw City and St. Ignace. According to the Mackinac Bridge Authority, during the deer season, hunters waited hours and even days in a 16-mile traffic jam to catch the ferry.

The overall length of the bridge is approximately five miles from shore to shore and it is the third largest suspension bridge in the United States. Construction of the bridge took over 2 ½ years and cost the lives of five workers. Today the “Mighty Mac,” as it is lovingly referred to, acts as a gateway to and from Michigan’s Upper Peninsula and is part of the I-75 corridor. This modern marvel provides historic perspective and scenic allure to northern Emmet County while it serves as an important link in the transportation network.



Photo 66 Mackinac Bridge

### West Mitchell Street Bridge

Because the Bear River acts as a natural east-west barrier, bridges were built to span the deep riverbed and unite the two divided areas of the county. The West Mitchell Street Bridge located in the City of Petoskey was built in 1930 and was added to the National Register of Historic Places on October, 10, 1986. The 330 ft. long bridge is the fourth largest concrete girder bridge in the State of Michigan. The West Mitchell Street Bridge is a part of US-31 and allows for passage over the Bear River. The bridge also serves as a funnel, channeling traffic to and from downtown Petoskey.

### M-68 Bridge

The M-68 Bridge crosses the Crooked River at the north edge of the Village of Alanson. Built in 1937, the bridge enables traffic and commerce to flow east and west along M-68 connecting the Village of Alanson to Indian River and I-75. The M-68 Bridge received an upgrade in 2013. The bridge allows convenient access to Emmet County for commuters from neighboring counties.

# Chapter 5: Housing

## Introduction

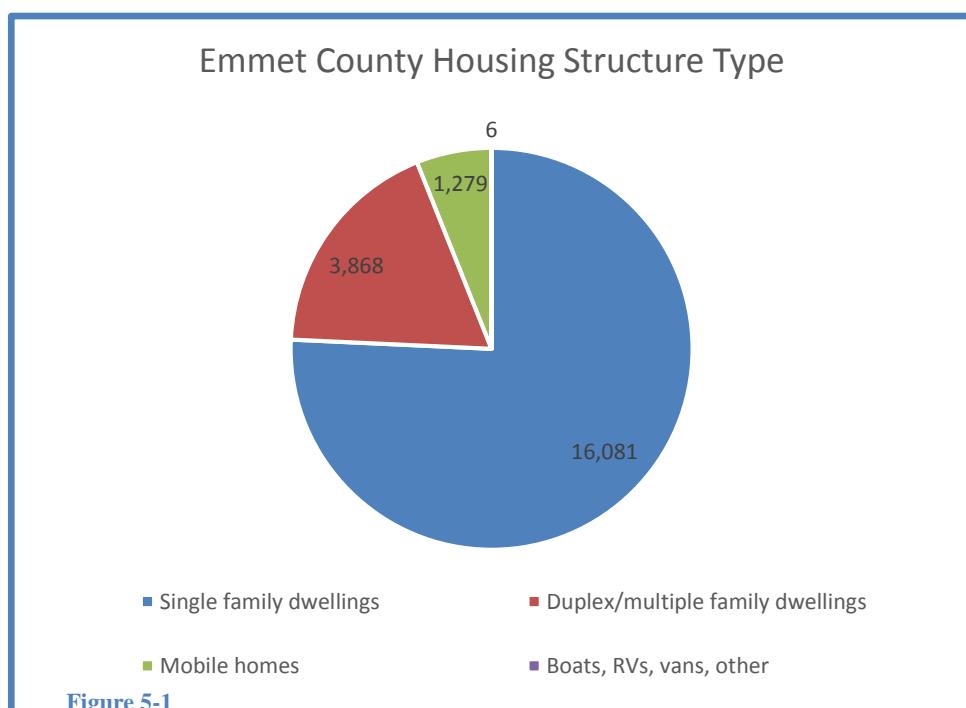
Adequate attainable housing is essential for the sustainability and growth of Emmet County. As a result of the development of new resort communities, improved highway access, economic diversification and a demand for lakefront property, Emmet County's population has been steadily increasing since 1960. The population of the county has doubled in size between 1960 and 2010 from 15,904 to 32,694. Population estimates since 2010 show small increases most years (2018 estimate is 33,308).

The population figures only reflect a portion of the developmental impact taking place and do not reflect the important seasonal surges that Emmet County faces in the summer months. The county is a vacation center for a large number of people in the Midwest and draws individuals to seasonal residences. The seasonal and tourist population has the potential to add nearly 90,000 people to the county at the peak of the summer season. The large number of seasonal residents also influences the types of commercial, business, recreational and other kinds of development that occur in the county.

Demographic changes also impact the housing demands. Walkable communities are desirable, household sizes are decreasing, cost of construction continues to rise and the average age of building contractors in Emmet County is near retirement age.

## Existing Housing

According to the 2010 Census, housing structures in Emmet County totaled 21,288. The pie chart below indicates the types of housing structures. The estimated number of total housing units in 2017 has increased by 200 units. The median value for owner-occupied housing units was \$174,300. The median monthly mortgage was \$1,349, with 3,918 homes not mortgaged. While the majority of households had at least one vehicle available, 593 households had no vehicle available. Occupancy figures indicate 63.8% of homes are being lived in while 36.2% are vacant. Seasonal use comprises 27.5% of homes in the county. Owner-occupied housing units account for the majority (74.2%) of residences, while 25.8% are occupied by renters. The average household size was 2.32 persons according to the 2010 Census. There are many historic homes in Emmet County that are still used as full-time residences and are listed with the Michigan State Historic Preservation Office (SHPO).



# Chapter 5: Housing

Residential zoning permits have been tracked since 1973. Figure 5-2 identifies, by year, the number of residential permits issued in Emmet County. The high number of multiple-family permits issued in 2004 is a direct result of 240 units permitted in Bear Creek Township in one mixed-use development.

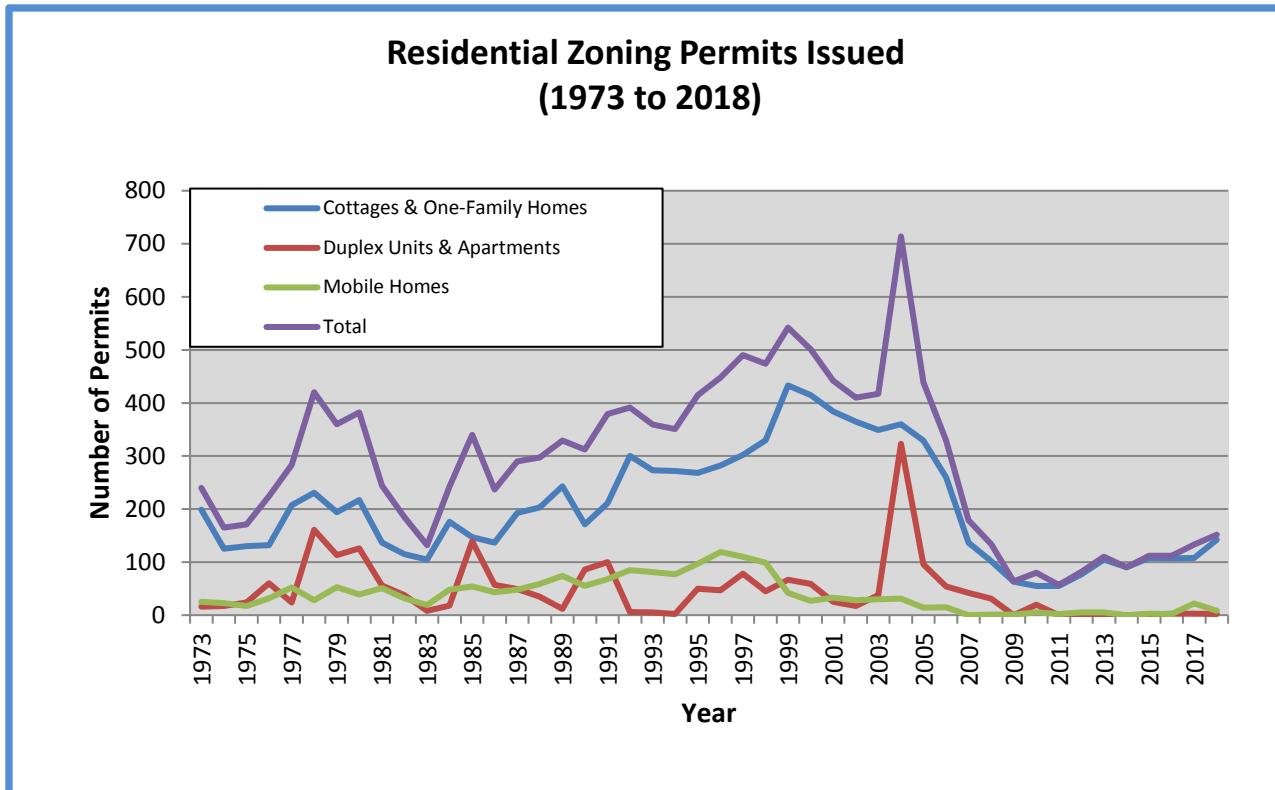


Figure 5-2

Data Source: Emmet County

## Future Housing

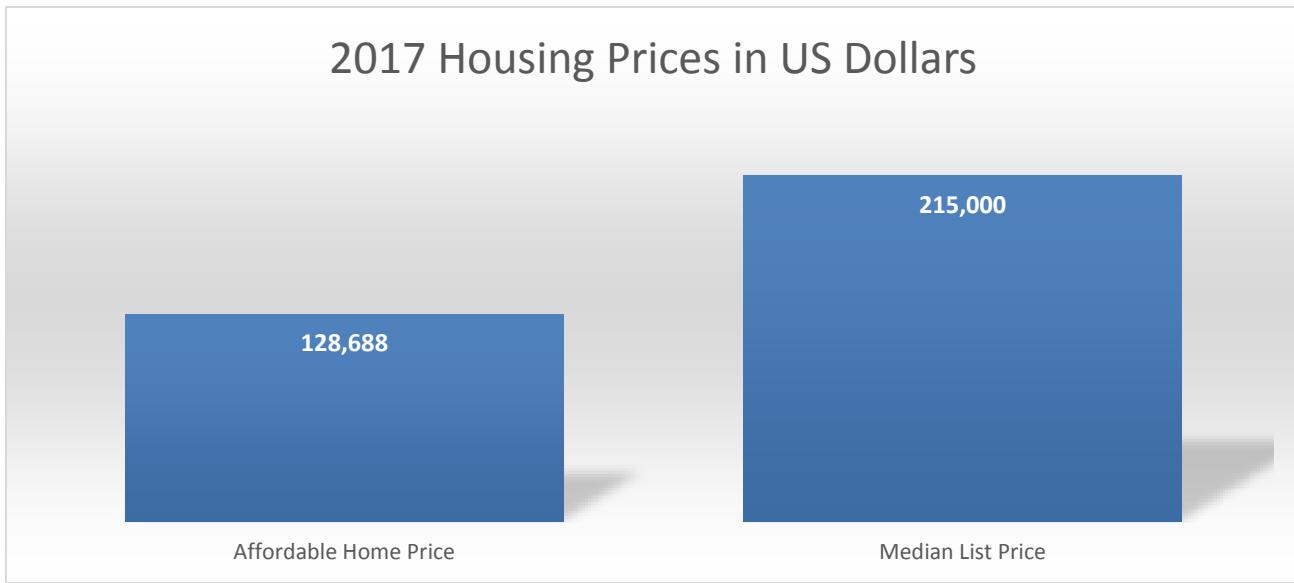
Matching future housing demand to satisfy projected population growth is a critical component of the Master Plan. Housing development is typically market-driven and the market may not be filling the housing needs for all sectors of the population. It is important to monitor current trends and future projections so that Emmet County can optimize the supply of housing appropriate to the anticipated demand.

The availability of a diverse range of housing types helps to ensure that all households, regardless of age, income level and physical ability, have the opportunity to find housing suited to their needs. The cost of housing in a community should be compatible with the income of its residents. Homes for our future are key to fulfilling the housing needs of all economic segments of a population. If homes are not available, many workers may be forced to live elsewhere and commute to their jobs, adding traffic congestion, fuel consumption, parking deficiencies and air quality problems to local communities.

The median income for a family in Emmet County is \$51,475 based on 2013-2017 US Census American Community Survey data. To be affordable, housing costs should not exceed 30% of a household's annual income. The costs factored into this number include rent or mortgage, insurance and taxes. For additional comparison, Figure 5-3 charts the median list price of homes in 2017 and the affordable home price.

# Chapter 5: Housing

## Affordable vs. Median Housing Prices



**Figure 5-3** Data Source: 2017 median price list from the Emmet County Realtors Association website.

\*Affordable home price (2.5 times the income of a family earning 80% of the county median) is based on 2017 census data showing the median income for Emmet County as \$51,475.

Many times affordable housing developments receive a negative perception and community response before they are even built. It is important to provide information to the community on the benefits of having housing considered to be affordable and the economic impact it can produce. Attainable homes, at all price levels, are essential to economic development and the health of the community. They increase the ability of families to afford necessities such as food, clothing, transportation and medical care.

Possible contributing factors to a lack of affordable housing:

- Wages not keeping pace with housing costs
- Land values remain high
- Housing production for low/medium income residents not meeting the demand
- Seasonal employment based on nature of resort community
- High construction cost
- Shortage of residential contractors<sup>94</sup>

Higher-density housing, such as multiple-family complexes, should be encouraged in neighborhoods with close proximity to commercial centers. This decreases dependence on automobiles and helps support neighborhood commercial areas.

Continued demographic changes such as the aging population will benefit from a residential mix in the county's neighborhoods. Availability of different housing types in the same neighborhood allow people to "age in place" as they get older and not have to relocate to an unfamiliar community. In addition, housing pressures can be eased by allowing accessory dwelling units to accommodate parents who live with adult children.

# Chapter 5: Housing

## Homelessness

Homelessness occurs when people lack fixed housing, usually because they cannot afford regular, safe and adequate shelter. Homeless households are mobile and tend to go where emergency and transitional housing is available, so the issue has regional impact. Although difficult to measure and predict, many of the causes of homelessness are known and can be prevented. The major contributors include:

- Lack of affordable housing
- Job loss/poverty
- Lack of affordable healthcare
- Natural disaster
- Domestic violence
- Substance abuse and behavioral problems
- Mental illness
- Disability

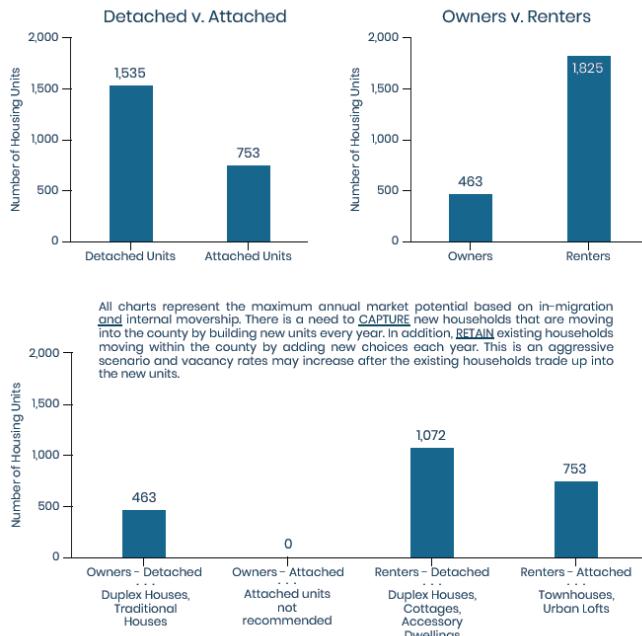
## Homes for our Future

Networks Northwest has created an organization called Housing North. Its mission is to build awareness, influence policy and expand capacity so communities can create housing solutions that meet their unique needs. Locally the Little Traverse Bay Housing Partnership is focusing efforts on awareness, financial solutions and advocacy. Housing North provides resources including a Target Market Analysis developed for Emmet County and services to assist their private, public and non-profit partners in their housing efforts. The Emmet County Target Market Analysis, conducted by market analyst LandUse USA and coordinated by Networks Northwest and Housing North, shows the potential demand for new units in locations throughout Emmet County.

<http://housingnorth.org/assets/02-nwm-tma-emmet-county-11-22-19.pdf>

### Market Potential | Emmet County New Builds and Rehabs | Year 2020

#### Emmet County, Michigan Residential Target Market Analysis Annual Market Potential - Year 2020



All figures have not been adjusted downward for existing vacancies, and they also have not been adjusted for out-migration. Underlying target market analysis and exhibit prepared by LandUseUSA | Urban Strategies © 2019 on behalf of Housing North and Networks Northwest.



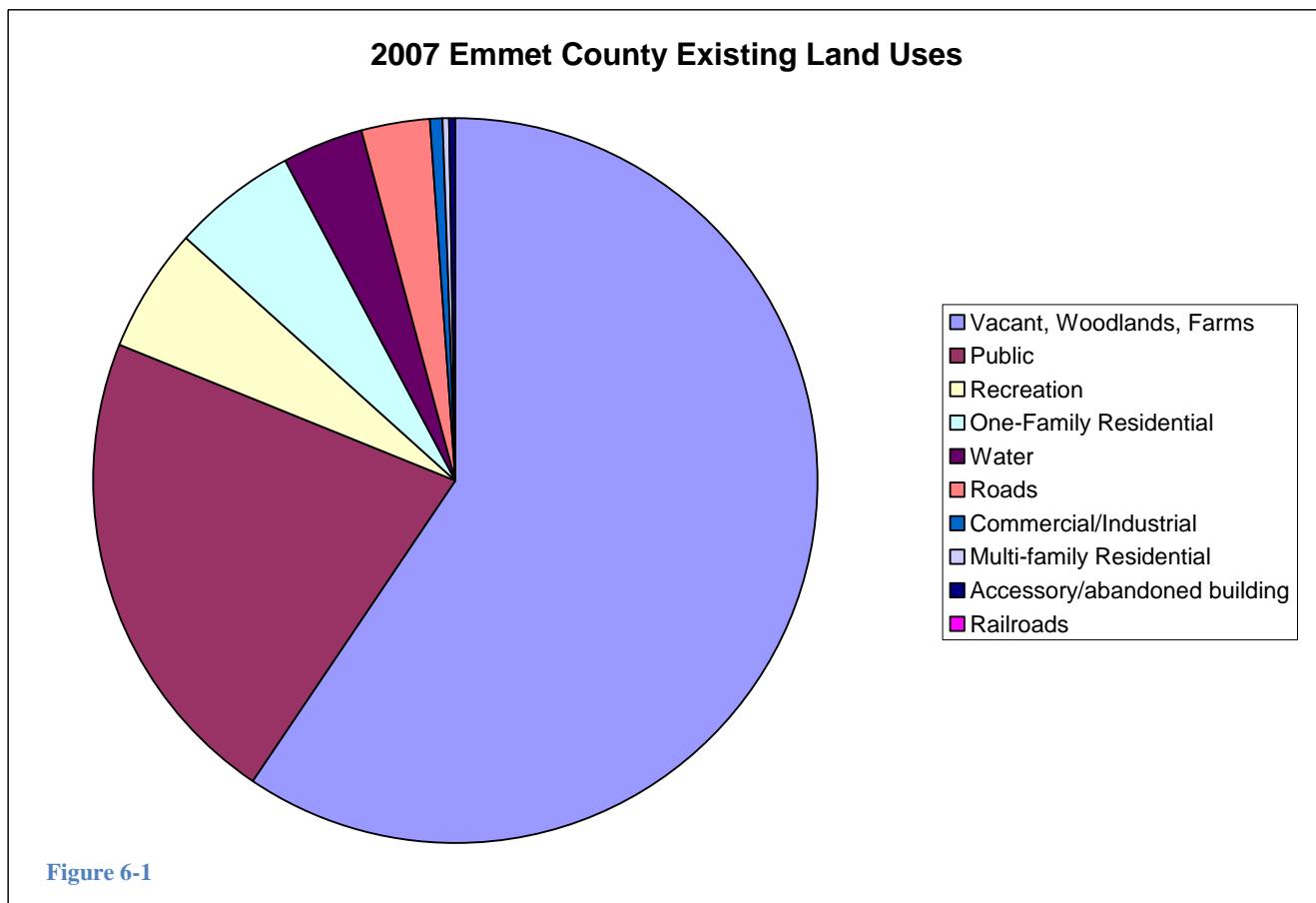
# Chapter 6: Land Use

## Introduction

The Land Use Chapter provides the primary direction for achieving the Master Plan's guiding principles, as well as designating land use categories throughout the county. Land Use Planning is a long-range tool used to balance the interests of preserving and enhancing the qualities of life as the need for growth occurs. It seeks to integrate land use development and redevelopment in a manner that respects the rights of property owners and the community at large. This Master Plan recognizes that the quality of life in Emmet County is indisputably linked to the natural resources and featured landscapes of this area. This is one reason why Emmet County identified and mapped the future land use and overlay districts described in this chapter: to protect, maintain and enhance our natural resources.

## Existing Land Use

A detailed account of land uses in Emmet County enables planners to better assess existing zoning standards and evaluate the impact of new developments and the expansion of nonconformities in the county.



In 2007, Emmet County updated the Existing Land Use data (Figure 6-1 and Table 6-1) originally compiled in 1999, utilizing zoning and building permit information, supplemented by visual field inspections. The tables and maps created as a result of these inventories identify trends and help complete the research necessary to create the Future Land Use Map (Appendix A).

# Chapter 6: Land Use

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## Future Land Use

Future Land Use is a culmination of information gathered in all the previous chapters. Information on demographics, agriculture, natural resources, cultural resources, recreation, economics, transportation, utilities, location of community facilities, public opinion surveys and the history of Emmet County all play a key role in shaping the desired physical application of land uses in Emmet County. This plan is designed to guide land-use patterns, densities and intensities in areas that will best accommodate the population and development of Emmet County. Its intent is to recognize and understand the existing land uses, present land-use trends and physical characteristics of the county's landscape and to consider the multitude of potential future land-use applications. The Future Land Use Map does not necessarily indicate the need for immediate changes, but rather acts as a guide for long-term growth. The product of this chapter will be a concise all-encompassing Future Land Use Map (Appendix A).

## Mapped Land Uses

The categories illustrated are generalized boundaries not meant to be a precise delineation of blocks or property lines. They are descriptive of general development, recognizing that some intermixtures and overlays are neither permissible nor desirable. The Future Land Use Map represents potential land-use categories and zoning districts and may not be all-inclusive. Through the Zoning Ordinance, more detail will be given to individual neighborhoods based on unique characteristics. Because the map crosses jurisdictional boundaries, it considers county-wide land uses to help establish a coordinated and sustainable development pattern. Each residential category reflects a range of densities represented by type on the Future Land Use Map. These residential ranges are represented by type on Table 6-1. The county map does not replace specific future land-use maps created by individual jurisdictions.

| <b>Residential Categories</b>                       |                   |
|---|-------------------|
| <b>Type</b>   | <b>*Density</b>   |
| Rural Residential (RR)                              | 5 Acres or larger |
| Low Density Residential (LDR)                       | 1 to 5 Acres      |
| Medium Density Residential (MDR)                    | ½ to 1 Acre       |
| High Density Residential (HDR)                      | ½ Acre or Less    |
| *Density = 1 dwelling unit per unit of land measure |                   |
| <b>Table 6-1</b>                                    |                   |

# Chapter 6: Land Use

## Rural Residential (RR)

Rural Residential includes lots five acres or larger, neither served nor intended to be served by public sewer and water. Appropriate uses include one- and two-family dwellings. The purpose of RR is to preserve the rural character and natural landscape of the county while accommodating low-density residential land use. It provides single-family development in a setting that emphasizes tranquility and privacy.

## Low Density Residential (LDR)

Low Density Residential includes one- to five-acre lots neither served nor intended to be served by public sewer and water. Appropriate uses include one- and two-family dwellings. The purpose of LDR is to support new residential development while serving as transition areas between medium density and rural residential development. LDRs stabilize and preserve low density residential neighborhoods and prevent the intrusion of incompatible land uses.

## Medium Density Residential (MDR)

Medium Density Residential ranges from  $\frac{1}{2}$  to 1 acre in size and may or may not be connected to public sewer and water. Appropriate uses include one- and two-family dwellings. The purpose is to allow for a mixture of housing options, while providing a buffer between lower and higher residential densities. They also serve to separate residential and commercial areas. MDRs are intended for a slightly higher density of population with close proximity to goods and services.



Photo 67 Single Family Housing

## High Density Residential (HDR)



Photo 68 Multi-family Housing

High Density Residential calls for a residential density of  $\frac{1}{2}$  acre or less per dwelling unit and connection to the public sewer and water utilities. Appropriate uses include one- and two-family dwellings and multi-family attached housing. The purpose is to create a wide range of affordable and sustainable housing choices to accommodate diverse population growth and meet changing household and community needs. HDRs are usually located adjacent to commercial and employment centers or near major transport corridors.

## Mixed Use (MU)

Mixed Use is the compact development of land that offers a variety of complementary and integrated uses, including but not limited to: residential, office, retail, restaurant, or entertainment use. The purpose is to recognize areas with the potential for several types of compatible land uses. They are intended to provide flexibility in design in order to protect and enhance the character of the county. MUs encourage protection of open space through infilling. They facilitate the integration of diverse but compatible uses into a single development, with the goal of creating compact communities in which to live, work and play.

# Chapter 6: Land Use

## Light Commercial (LC)

Light Commercial offers professional and business services and is accessed by major roadways, arterials and service drives. Appropriate uses include professional offices, financial institutions, medical clinics, laboratories and other commercial facilities. The purpose of LC is to provide opportunities for varied commercial and professional office development on the community level. They are not intended for intensive regional commercial and industrial uses. These districts provide an opportunity to group businesses, professions and other services. They also act as a gradual transition between commercial and residential areas.

## General Commercial (GC)

General Commercial offers larger retail, service and commercial centers for convenient shopping along major travel corridors where most patrons will use automobile access. Within the development, walkability will be encouraged. Appropriate uses include shopping centers, general retailers, grocery stores, pharmacies, banks, restaurants, theatres, service stations, hotels and entertainment facilities. The purpose is to provide a variety of goods and services for comparison shopping; accommodate new businesses; create employment opportunities; and promote a suitable mix of commercial uses that fulfill the needs of the residents, visitors and growing community.



Photo 69 Restaurant - Cross Village

## Industrial (I)

The Industrial areas include all uses identified as industrial, as well as the activities accompanying those uses. They permit a wide range of activities, including manufacturing, warehousing and storage, processing, wholesale, distribution, mechanical repair, assembly, limited retail and accessory office and services. The primary purpose of this category is to provide areas where industrial uses can be located to promote economic



Photo 70 Storage Facility Bear Creek Township

# Chapter 6: Land Use

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diversity. Industrial use is intended to fit into the pattern of development in recognition of its significance to the county's economy.

## Park/Recreation (PR)

The Park and Recreation areas include all lands and facilities owned and operated by the state and/or local units of government for park uses that are open to the public. The purpose of Park and Recreation is to provide locations for both active and passive recreation; to encompass facilities that provide outdoor recreation; and to accommodate other services and uses of land that provide a distinct public benefit. Most PR lands are improved sites identified as parks and maintained for public use.



Photo 71 Camp Pet-o-se-ga

## Public/Quasi-Public (P)

The Public/Quasi-Public category includes state forests and publicly owned lands other than parks. It also includes privately owned properties available to the public, i.e. Commercial Forest and Little Traverse Conservancy owned properties. Uses may include schools, cemeteries, libraries, utility services, airports and other facilities owned by public entities. The purpose is to provide a variety of recreational lands and services to residents and visitors, with the desire to keep these lands for public use. Lands in this category that are removed from public use will be reviewed in relation to the surrounding future land use categories.



Photo 72 Church Steeple - Harbor Springs

## Agriculture Overlay (AG)

The Agriculture Overlay identifies land which is to be used now or in the future, based on soil types and current land uses, for the production of food, feed and other goods, by the systematic growing and harvesting of plants and/or animals. This land is categorized by tax classification, productive soil types and the designation of prime/unique farmland. The purpose is to protect and preserve land outside residential, commercial and industrial areas for the continued practice of agricultural activities.

# Chapter 6: Land Use

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## Viewshed Protection Overlay (VP)

Viewshed Protection Overlay identifies vantage or scenic viewpoint locations in the county where it is possible to view long-ranging segments of land, water and/or other relatively undisturbed natural scenery. The purpose is to preserve the unique scenic quality of Emmet County for both visitors and residents, by ensuring future improvements are compatible with naturally occurring features and existing land use. The rolling topography and steep hillsides in Emmet County provide extensive viewsheds and natural vistas for the area. However, as development continues, there are increasing numbers of viewsheds being disturbed. Planning for development within these areas requires a number of construction and development standards that find a balance between preservation and construction practicality. These standards could include height limitations, site location, building location, spacing, bulk and other viewshed protections.



Photo 73 Little Traverse Bay

## Open Space Overlay (OS)

Open Space Overlay identifies vacant or undeveloped land, often considered an amenity for surrounding communities. This land use is restricted for conservation, agriculture, or recreational purposes by municipalities, conservation organizations, land trusts, homeowners associations and/or individuals. The purpose is to preserve the various elements of the county's rural charm and character and to protect from development of open land areas containing unique and sensitive natural features: fallow fields, wetlands, woodlands, floodplains, critical sand dunes, groundwater and groundwater recharge areas, surface water, lake and stream shores, viewsheds, topography and wildlife corridors.



Photo 74 Rural Emmet County

# Chapter 7: Zoning Plan

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## Introduction

This chapter shows how the Master Plan and Zoning Ordinance correlate. It establishes the basis for the Planning Commission to make land-use decisions, particularly related to rezoning of land. The Zoning Plan guides decision-making. The Board of Commissioners' decisions should be reflected in and influenced by the Zoning Plan.

## Capital Improvement Program (CIP)

The CIP has been prepared by the Finance Department and is implemented by the Board of Commissioners. Planning Commission review of the CIP has historically not been requested.

## Plan Review/Monitoring

Under the Michigan Planning Enabling Act, the Master Plan must be reviewed at a minimum of every five years by the county Planning Commission. The Planning Commission upon review will determine to amend the plan, adopt a new plan, or leave the plan as is. The Planning Commission may choose to review the plan more frequently.

The Planning Commission should create a work plan annually by reviewing and monitoring the Action Plan. Keeping the Master Plan updated will preserve its relevance for decision-making in the county.

The Planning Commission will submit an annual report to the Board of Commissioners documenting action taken to implement the Master Plan. The report will include comments on items successfully implemented, other outstanding accomplishments, problems encountered, delays or other extenuating circumstances, new directions or policies made and potential changes to the Plan.

The Master Plan is a living document intended to guide decision-making. Boards, committees, organizations and residents may wish to propose programs and projects to Emmet County. Whenever applicable, they should report how their proposals contribute to the goals of the Master Plan.

## Zoning Plan

This Master Plan details the future needs of the county and ways that the Emmet County Zoning Ordinance may be amended to reach the goals and objectives. The Land Use chapter outlines all of the categories, the potential uses in those categories and the purpose of each category on the Future Land Use Map. Table 7-1 relates the land use categories on the Future Land Use Map to the districts identified in the Emmet County Zoning Ordinance (County Ordinance No. 15-1). Details regarding specific zoning district standards and the potential placement of structures and uses are located in the Emmet County Zoning Ordinance.

As described in this Master Plan, Emmet County does not administer zoning in all jurisdictions. However, this Master Plan makes recommendations for future land uses on a countywide basis. This zoning plan takes into account areas that are subject to county zoning. If a local township repeals its zoning ordinance, the county would then assume jurisdiction and a detailed assessment would be conducted of that township's zoning ordinance and master plan as it relates to the county zoning ordinance.

# Chapter 7: Zoning Plan

| <b>Future Land Use Categories as related to the Emmet County Zoning Ordinance</b>                                       |  |
|---|--|
| <b>Future Land Use Category</b>   | <b>Zoning Ordinance Zoning District</b>  |
| Rural Residential (RR)  | Forest Recreation (FR)   |
| Low Density Residential (LDR)   | Farm Forest (FF-1 and FF-2)  |
| Medium Density Residential (MDR)  | One & Two Family Residential (R-1),<br>General Residential (R-2),<br>Recreation Residential (RR),<br>and Scenic Resource (SR)                  |
| High Density Residential (HDR)  | General Residential (R-2)  |
| Mixed Use (MU)  | General Residential (R-2)<br>Local-Tourist Business (B-1)<br>General Business (B-2)<br>Parking Transition (P-T)                                |
| Light Commercial (LC)   | Local-Tourist Business (B-1)<br>General Residential (R-2)  |
| General Commercial (GC)   | General Residential (R-2)<br>Local-Tourist Business (B-1)<br>General Business (B-2)<br>Commercial/Industrial (B-3)<br>Parking Transition (P-T) |
| Industrial (I)  | Commercial/Industrial (B-3)<br>Light Industrial (I-1)<br>General Industrial (I-2)  |
| Planned Unit Development (PUD) and PUD-Residential Overlay may be applied to any future land use category listed above. |  |
| <b>Table 7-1</b>  |  |

# Chapter 8: Resiliency

## Introduction

Resilience can be defined as the ability of a community to recover or “bounce back” from adversity – whether an economic downturn, extreme weather, environmental disaster or demographic shift. In 2019 a community vulnerability assessment was conducted by Land Information Access Association for the purpose of providing information aimed at improving climate resilience by reducing human and community vulnerabilities. The document is available for download from the Emmet County web-site: <https://www.emmetcounty.org/officials-departments/planning-zoning-and-construction-resources/planning-and-zoning-resources/> . Excerpts from the document *Defining Vulnerability in Emmet County* follow.

### Building Community Resilience

As defined by the Urban Sustainability Directors Network, community resilience is the ability of a community to anticipate, accommodate and positively adapt to or thrive amidst changing climate conditions or hazard events and enhance quality of life, reliable systems, economic vitality and conservation of resources for present and future generations. The Rockefeller Foundation emphasizes equity as an important component of resilience, stating that community resilience is the capacity of people — particularly the poor and vulnerable — to survive and thrive no matter what stresses or shocks they encounter. Resilient communities are able to learn from adversity and adapt quickly to change. In general, the most important qualities of resilient communities are: (1) Reflective, (2) Flexible, (3) Integrated, (4) Robust, (5) Resourceful, (6) Redundant and (7) Inclusive. The Rockefeller Foundation has identified 12 indicators within these qualities that make for a resilient community (see inset). However, it is important to acknowledge that Emmet County is unique and not all of these indicators or characteristics may be necessary for the county to be “resilient.”

#### According to the Rockefeller Foundation, a Resilient Community often has...

1. Minimal human vulnerability
2. Diverse livelihoods and employment
3. Effective safeguards to human life and health
4. A collective identity and mutual support
5. Comprehensive security and rule of law
6. A sustainable economy
7. Reduced exposure and fragility
8. Effective provision of critical services
9. Reliable mobility and communication
10. Effective leadership and management
11. Empowered stakeholders
12. Integrated development planning

In Emmet County we know that our western boundary is primarily the Lake Michigan shoreline. Lake Michigan is an asset in every sense of the word. It creates a location for recreation. It is a highly valuable source of habitat for a variety of species of birds, insects, fish, other animals, plant-life and more. It provides for stunning scenic vistas, with its “million-dollar sunsets” and its vast open plane. The land fronting Lake Michigan is highly valued for residential, commercial and recreational uses. It is also an ever-changing, dynamic body of water. The water levels are cyclical as demonstrated by the USGS hydrological surveys. Emmet County should be aware of the changes, anticipate the impact they may have on our resources and plan accordingly.

## DEFINING VULNERABILITY IN EMMET COUNTY

The effects of climate change have been felt by everyone. With planning and preparation, communities can weather the storms and recover, becoming even better places to live and thrive. Through community-wide planning, resilient communities actively cultivate their abilities to recover from adverse situations and events, working to strengthen and diversify their local economies and

# Chapter 8: Resiliency

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communication networks, increase social capital and civic engagement, enhance ecosystem services, improve human health and social systems and build local adaptive capacity.

The Emmet County planning process aims to increase community resilience by fostering civic engagement and improving communication and cooperation between local officials, citizens and neighboring jurisdictions. To improve economic resilience, Emmet County and communities throughout northwest Lower Michigan should work to encourage and support local production of goods and supplies, increasing self-reliance and reducing the flow of funds out of the community. Zoning policies and programs to encourage local investing and entrepreneurship can be helpful in building both employment and production capacity. Local investments, consumption of locally-produced products and locally-owned businesses all help to diversify the community's economy, giving it greater resilience.

The following is a vulnerability assessment focused on Emmet County's coastal communities. This assessment begins with an overview of regional climate trends and predicts societal impacts, then transitions to a detailed assessment of each community's vulnerabilities to extreme heat and flooding events. Although the assessment is concentrated on these two specific types of events, many of the considerations and societal impacts identified would be present in other stresses and shocks within the community (e.g. a winter storm).

In completing the assessment, several factors are considered, such as demographics, environmental conditions, locations of critical facilities and essential services and the built environment. This assessment informs recommendations for reducing identified community vulnerabilities through policies, programs and projects, which will inevitably lead to a more resilient community.

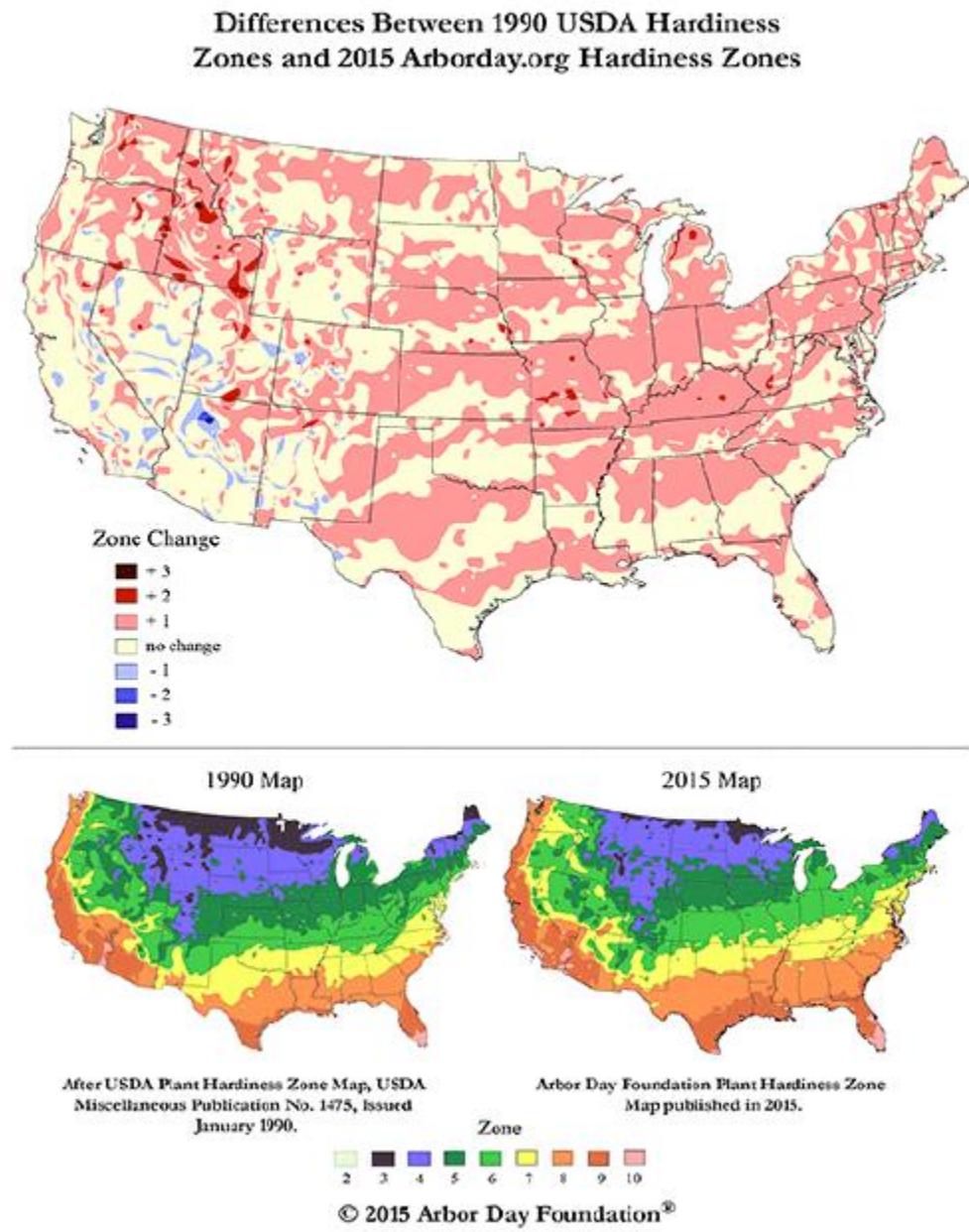
**Climate Variability** Based on the most recent models, the climate of Emmet County will continue to warm, with greater increases in average temperatures during the winter months and at night. There are a variety of weather impacts expected with this change in average temperatures. Some of the potential impacts of climate change in the county are listed below:

- Storms are expected to become more frequent and more severe
- Increases in winter and spring precipitation
- Less precipitation as snow and more as rain
- Less winter ice on lakes
- Extended growing season (earlier spring/later fall)
- More flooding events with risks of erosion
- Increases in frequency and length of severe heat events (heat waves)
- Increased risk of drought, particularly in summer

It is important to note that increased flooding and more intense drought are not mutually exclusive nor contradictory. In the Great Lakes region, scientists are predicting more intense rain events in the fall and winter along with more intense droughts in the summer months.

# Chapter 8: Resiliency

These changes in climate could have a number of both positive and negative effects in Emmet County. For example, an extended growing season could help support new crops and increase crop yields for area farmers. On the other hand, the highly variable weather conditions — such as severe storms and flooding mixed with summer droughts — present big challenges to farming. Much of the U.S. has been warmer in recent years and that affects which plants grow best in various regions. The Arbor Day Foundation completed an extensive update of U.S. Hardiness Zones based on data from 5,000 National Climatic Data Center cooperative stations across the continental United States. As illustrated in Figure 8-1, zones in northwest Lower Michigan are shifting northward. A



**Figure 8-1**

few decades ago, Emmet County was solidly in Zone 4; today, Zone 5 plants that once thrived in the southern reaches of the state can now successfully survive in Emmet County.

## Heavy Rain and Flooding

Climate scientists say that Emmet County and northwest Lower Michigan can expect more frequent storms of increasing severity in the decades ahead. The total amount of rainfall per year is also likely to increase. However, climate models suggest the precipitation will be more concentrated in the

# Chapter 8: Resiliency

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winter, spring and fall seasons and there will be more localized, intense storms at almost any time of year.

The potential for substantially larger rain events raises concerns over harm to human health and damage to buildings and infrastructure.

In assessing vulnerability to flooding, community planners evaluate potential exposures as well as sensitivity. Buildings, roads, bridges, sewer lines and other infrastructure located in a flood zone are exposed to greater risks. Where flowing floodwaters have the greatest energy, structures may be undercut, collapse or move and soils will erode. Even areas outside of an identified floodplain are subject to flooding from heavy downpours. Where the soils have low permeability and physical drainage is inadequate, water will accumulate and cause ponding during large storm events. Appropriate planning and land-use regulations can help reduce exposures caused by poor site selection. The sensitivity of structures can be modified to reduce risk of damage by applying flood-resistant design standards.

## Conclusions

No specific recommendations were made which would require changes to the Emmet County Zoning Ordinance. More evaluation may be necessary in the future as scenarios change and if individual townships wish to engage in further study. Regardless, climate and weather continue to change and citizens should be aware of the potential risks associated with land ownership and management. Resources are available locally through Tip of the Mitt Watershed Council and Emmet County Planning and Zoning Department.



Photo 75 City of Petoskey Break Wall

# Chapter 9: Action Plan

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## EMMET COUNTY PLANNING COMMISSION ACTION PLAN

Emmet County is one of 83 counties within the State of Michigan. Approximately 30% of the counties within Michigan have adopted county-wide zoning ordinances. Because of countywide planning and zoning responsibilities, Emmet County Planning Commission's role is quite diverse. As the zoning authority, the Planning Commission's tasks include reviewing special land uses, planned unit developments, rezoning requests, zoning ordinance text amendments and site plan reviews. Its role as a county planning agency includes review of adjacent communities' plans, ordinance amendments and municipalities' plans and ordinance amendments acting as the Zoning Coordinating Committee.

## IMPLEMENTATION AND ACTION PLAN

1. Support a strong economic base by attracting, retaining and expanding environmentally sustainable businesses, especially those that lead to the creation of permanent employment with higher wage opportunities, increased local tax base, or other public benefits.
  - a. Promote growth that does not sacrifice or negatively impact unique community character.
  - b. Advocate sustainable development practices.
  - c. Encourage businesses that add value to our natural resources.
  - d. Work with municipalities to create, maintain and improve infrastructure and services to support business development in established business centers and industrial parks.
  - e. Promote, develop and maintain both seasonal and year-round recreational activities, to support recreation-based tourism.
  - f. Provide business incentives for businesses that meet the criteria of the Master Plan.
  - g. Advocate the re-development of brownfields (previously developed sites) and in-fill of vacant parcels within already-developed locations as opposed to development of greenfields and open spaces in rural areas.
  - h. Advocate the expansion of high-speed internet in underserved areas.
  - i. Use social media to communicate opportunities available to residents and visitors.
  - j. Explore new technologies when upgrading and expanding Emmet County's infrastructure.
  - k. Review zoning to ensure adequate locations for pre-school and child care facilities.
2. Provide opportunities for homes for our future so that our work force can afford to live, work and play in our communities and create new walkable nodes around rural commercial centers.
  - a. Work with local communities to strengthen existing downtowns by encouraging mixed-use development and "walkable downtowns."
  - b. Use the location of utilities and existing land-use patterns to guide and direct future development.
  - c. Ensure that public facilities are adequate to support desired development.
  - d. Study areas that could be rezoned to allow higher density where adequate services exist, near existing communities, development and commercial services.
  - e. Work with existing organizations to find solutions for getting people who need housing into those that are vacant.
  - f. Work with local municipalities to enhance and expand sanitary sewer services and infrastructure and where appropriate, to guide future development and protect water quality.

# Chapter 9: Action Plan

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3. Maintain the existing rural character and increase the vitality of our local agricultural community and forestry operations.
  - a. Support value-added agriculture, such as farm stands, farmers markets and community-based agricultural businesses.
  - b. Promote agriculture-based tourism and community events in appropriate locations as identified on the Future Land Use Map.
4. Preserve agricultural land to maintain its rural character, wildlife habitat, water and air quality, production and historic value.
  - a. Support and promote the use of preservation tools, such as purchase of development rights (PDR), transfer of development rights (TDR), PA 116 (Farmland and Open Space Preservation Act), cluster development and conservation design.
5. Protect, conserve and preserve natural resources that are part of the county's heritage.
  - a. Review and strengthen the Emmet County Zoning Ordinance to protect all natural resources of the county.
  - b. Explore funding options and other creative strategies for preserving natural resources and creating recreational opportunities.
  - c. Coordinate permitting with local, state and federal agencies to ensure all applicable environmental permits and conditional approvals are in place.
  - d. Provide educational opportunities for landowners, policy-makers and developers on the importance of environmental conservation practice such as low-impact development and conservation easements that contribute to preservation of natural systems.
6. Protect and preserve historic properties and resources.
  - a. Protect significant historic properties by promoting their rehabilitation and appropriate or adaptive re-use.
7. Provide adequate public facilities to support the common needs of the residents, businesses and visitors of Emmet County.
  - a. Identify opportunities for new or expanded public facilities which can enhance the overall quality of life within Emmet County for all.
  - b. Work with community organizations to identify potential community needs and appropriate future facility locations to best serve the community.
  - c. Encourage community facilities generating high traffic volumes to locate along major roadways and provide access opportunities for alternative transportation modes.
  - d. Support and encourage the joint planning, development and use of public facilities and services with other governmental or community organizations in areas of mutual concern and benefit in order to maximize efficiency, reduce costs and minimize impacts on the environment.
  - e. Communicate and coordinate with long-term health care facilities and providers to anticipate and address future needs.
8. Analyze and plan for transportation infrastructure to enhance and promote safety.

# Chapter 9: Action Plan

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- a. Link development areas through a network of corridors and connector routes for both motorized and non-motorized travel.
- b. Implement pedestrian and bicycle connections within and between residential, commercial, industrial, educational and other community facilities through cooperative relationships with organizations and jurisdictions.
- c. Incorporate the use of signs, crosswalks and trail buffers for the safety of pedestrians, bicyclists and vehicular traffic.
- d. Promote traffic calming techniques to increase the walkability and residential feel of communities and residential areas.
- e. Utilize local zoning and the site-plan review process to implement transportation recommendations.
- f. Implement recommendations from the Access Management Plan.
- g. Coordinate existing and future transportation planning and design with land uses to minimize environmental stressors.

**9.** Encourage cost-effective and affordable multi-modal transportation for all, interconnecting areas of residence, employment, education, commerce, public services and recreation.

- a. Promote alternate modes of transportation such as public transit, carpooling and non-motorized transportation, etc. to reduce traffic congestion and meet the needs of all.
- b. Encourage the community to express their desires regarding a transit system.
- c. Identify existing transportation services and consolidate resources in order to eliminate duplicate routes.
- d. Continue to work toward a public transportation system to support the existing and future/planned housing network.

**10.** Maintain effective working relationships among local, regional, state, tribal and federal governments.

- a. Work with all units of government to actively address goals of the Master Plan.
- b. Regularly review intergovernmental agreements to re-affirm such agreements are still supported by the participating governmental units.
- c. Communicate and collaborate on issues of mutual interest and become more aware of the goals, objectives and strategies of other groups and boards.
- d. Identify gaps and develop programs to promote regional economic development cooperation within Emmet County and the region.
- e. Work in cooperation with units of government that use differing planning and zoning guidelines in order to standardize regulations where appropriate.
- f. Meet with each township, city and village a minimum of one time within the next five years to maintain lines of communication.
- g. Keep informed and educated on marijuana standards. Communicate with each township regarding marijuana laws and ordinances.

**11.** Provide zoning districts which allow for diversity in the type, density and location of housing.

- a. Encourage creative housing developments that incorporate open spaces in areas of higher density.
- b. Work in partnership with public and private groups to seek resources for affordable housing.

# Chapter 9: Action Plan

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- c. Encourage housing developments to be compatible with existing housing forms while encouraging a mixture of housing types.
- d. Require sidewalks, trails, appropriate lighting and other amenities in new developments, which help make residential neighborhoods pleasant and safe.
- e. Find solutions and/or incentives to promote redevelopment, infill housing and development of approved yet unbuilt developments to utilize existing infrastructure.
- f. Consider a higher density multiple family district in appropriate areas and allowing for a mixture of housing types in some single-family districts.

**12. Encourage housing options for all people.**

- a. Participate in regional discussions, programs and policies to address the housing needs of the county.
- b. Work with local non-profits and community organizations to provide shelter and other support services to individuals who are homeless, or at risk of becoming homeless.
- c. Evaluate ordinances and tools to ensure opportunities for a wide range of housing types and densities to meet existing and future housing needs.

**13. Provide for land uses based on demonstrated need in their appropriate locations throughout Emmet County.**

- a. Coordinate proposed land-use patterns with adequate transportation, infrastructure systems and required services to support development, while encouraging the best use of land and discouraging sprawl.
- b. Promote the location of higher-density mixed-use developments in established commercial areas.
- c. Encourage the concentration of commercial and industrial activities in selected areas to alleviate the pressures of sprawl.
- d. Identify and adopt incentives for properties identified as potential redevelopment and infill areas.
- e. Identify and promote utilization of brownfield sites.
- f. Revise zoning maps and standards to encourage mixed-use development as represented on the Future Land Use Map.
- g. Where infrastructure such as water and sewer is already in place, encourage higher-density residential, commercial and industrial development to minimize environmental impacts.
- h. Identify areas with mixed use, commercial and industrial potential to meet the needs of the county.
- i. Identify risks to existing and future development along the Lake Michigan shoreline and provide education to promote resiliency.

# Emmet County Future Land Use 2020

## Legend

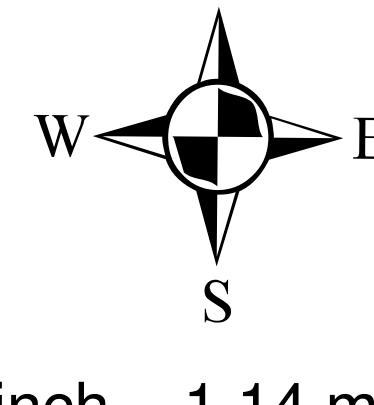
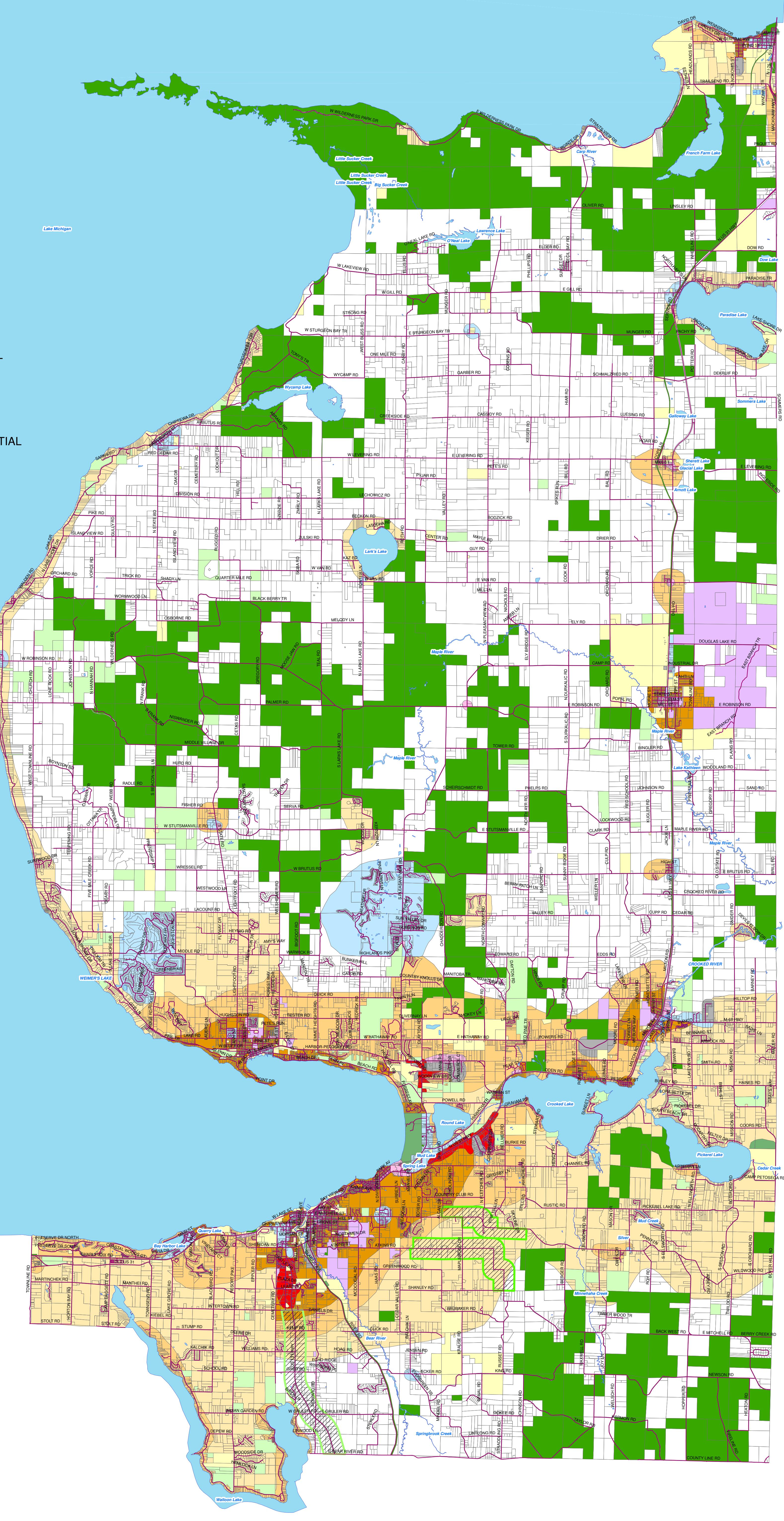
- Road Centerlines
- Accessory Farm Uses Overlay
- Accessory Farm Uses Overlay
- Accessory Farm Uses Overlay
- Emmet Water Bodies
- State of Michigan 2020
- Lands in Tribal Trust Federal 2020
- County City Village Township 2020
- Schools Colleges 2020
- Commercial Forest 2020
- Conservancy 2020
- Tax Parcels with Equalizer Data

## EMFLU\_07\_region

- <all other values>

## LANDUSE

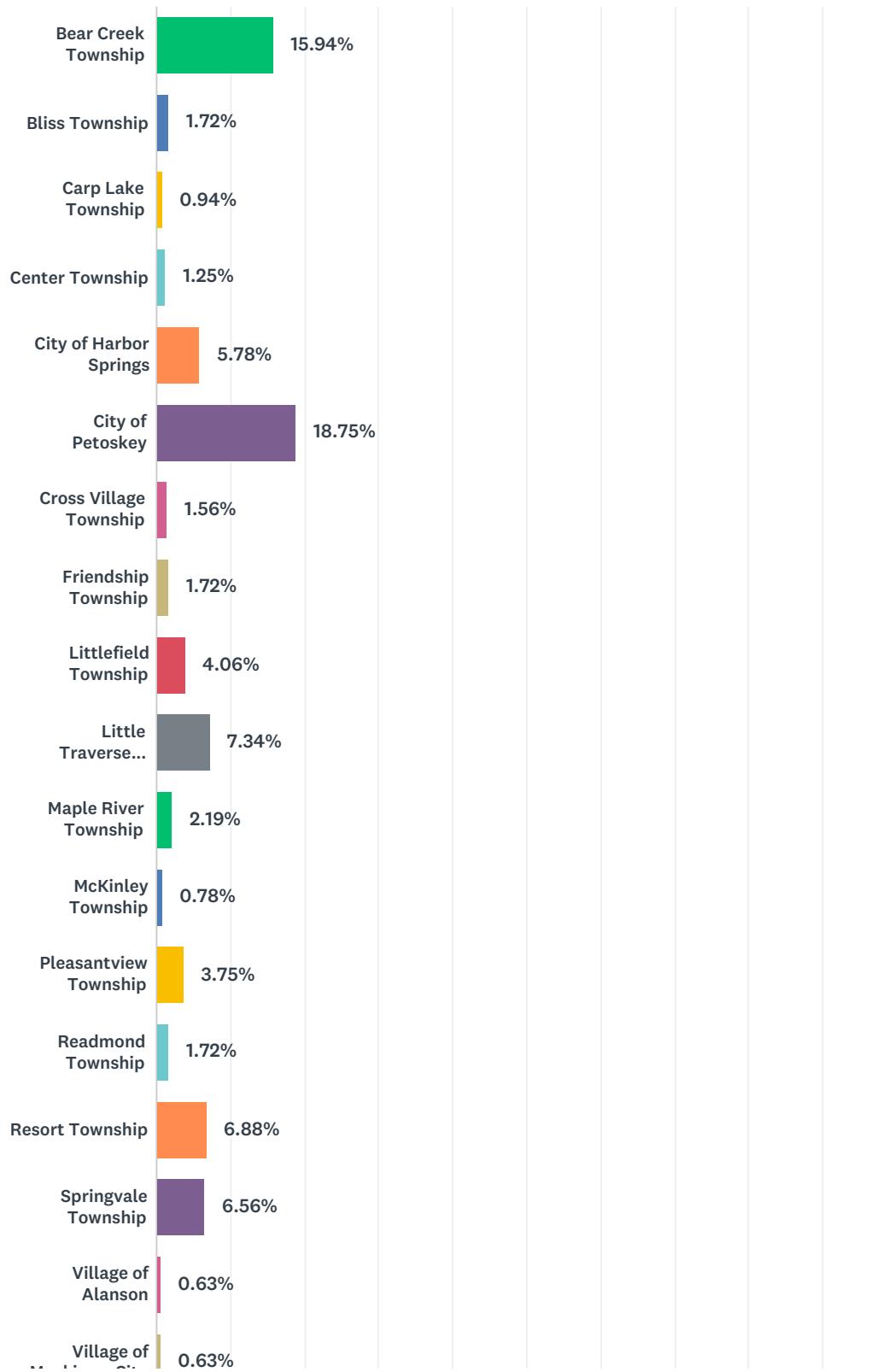
- COMMERCIAL
- HDR HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- LDR LOW DENSITY RESIDENTIAL
- LIGHT COMMERCIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- MU MIXED USE
- PARKS AND RECREATION
- RR RURAL RESIDENTIAL



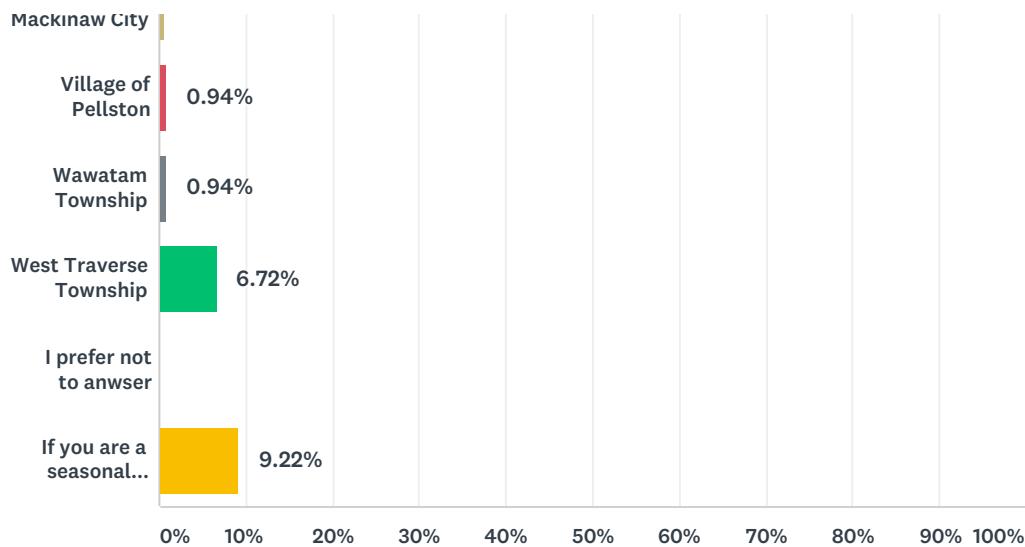
1 inch = 1.14 miles

Q1 Where in Emmet County do you live? Please select which Township, City, or Village your housing address resides in. If you are a seasonal resident or non-resident, please refer to the last answer choice.

Answered: 640 Skipped: 0



## Emmet County Master Plan 2019 Survey



| ANSWER CHOICES                | RESPONSES  |
|-------------------------------|------------|
| Bear Creek Township (1)       | 15.94% 102 |
| Bliss Township (2)            | 1.72% 11   |
| Carp Lake Township (3)        | 0.94% 6    |
| Center Township (4)           | 1.25% 8    |
| City of Harbor Springs (5)    | 5.78% 37   |
| City of Petoskey (6)          | 18.75% 120 |
| Cross Village Township (7)    | 1.56% 10   |
| Friendship Township (8)       | 1.72% 11   |
| Littlefield Township (9)      | 4.06% 26   |
| Little Traverse Township (10) | 7.34% 47   |
| Maple River Township (11)     | 2.19% 14   |
| McKinley Township (12)        | 0.78% 5    |
| Pleasantview Township (13)    | 3.75% 24   |
| Readmond Township (14)        | 1.72% 11   |
| Resort Township (15)          | 6.88% 44   |
| Springvale Township (16)      | 6.56% 42   |
| Village of Alanson (17)       | 0.63% 4    |
| Village of Mackinaw City (18) | 0.63% 4    |
| Village of Pellston (19)      | 0.94% 6    |
| Wawatam Township (20)         | 0.94% 6    |
| West Traverse Township (21)   | 6.72% 43   |
| I prefer not to answer (22)   | 0.00% 0    |

## Emmet County Master Plan 2019 Survey

If you are a seasonal resident or non-resident, please describe your connection to Emmet County and, generally, where you live other than the County? (23) 9.22% 59

TOTAL

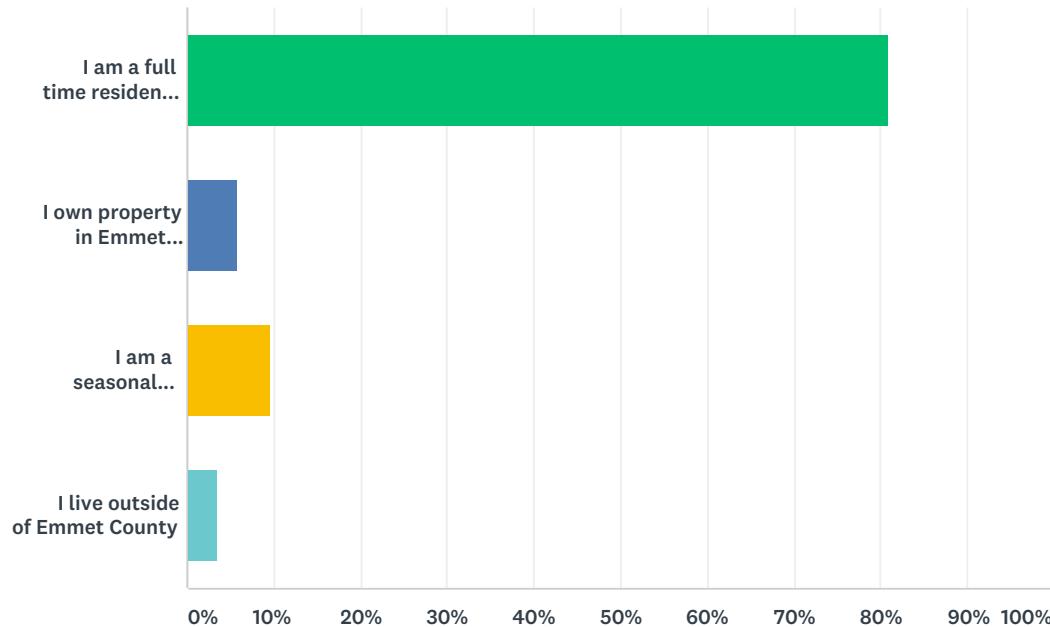
640

### BASIC STATISTICS

|                 |                  |                |               |                            |
|-----------------|------------------|----------------|---------------|----------------------------|
| Minimum<br>1.00 | Maximum<br>23.00 | Median<br>9.00 | Mean<br>10.29 | Standard Deviation<br>7.10 |
|-----------------|------------------|----------------|---------------|----------------------------|

## Q2 What describes your residential status?

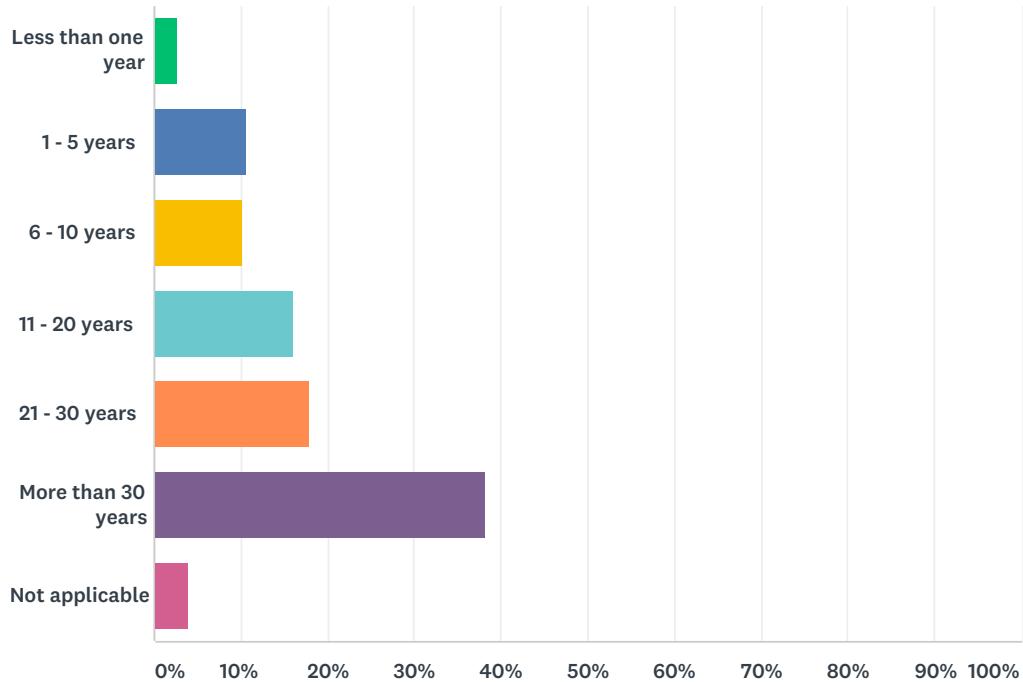
Answered: 633 Skipped: 7



| ANSWER CHOICES  | RESPONSES |            |
|---|-----------|------------|
| I am a full time resident of Emmet County                         | 80.88%    | 512        |
| I own property in Emmet County, but do not reside in Emmet County | 5.85%     | 37         |
| I am a seasonal resident of Emmet County                          | 9.64%     | 61         |
| I live outside of Emmet County                                    | 3.63%     | 23         |
| <b>TOTAL</b>  |           | <b>633</b> |

## Q3 How long have you lived in Emmet County, either full time or seasonally?

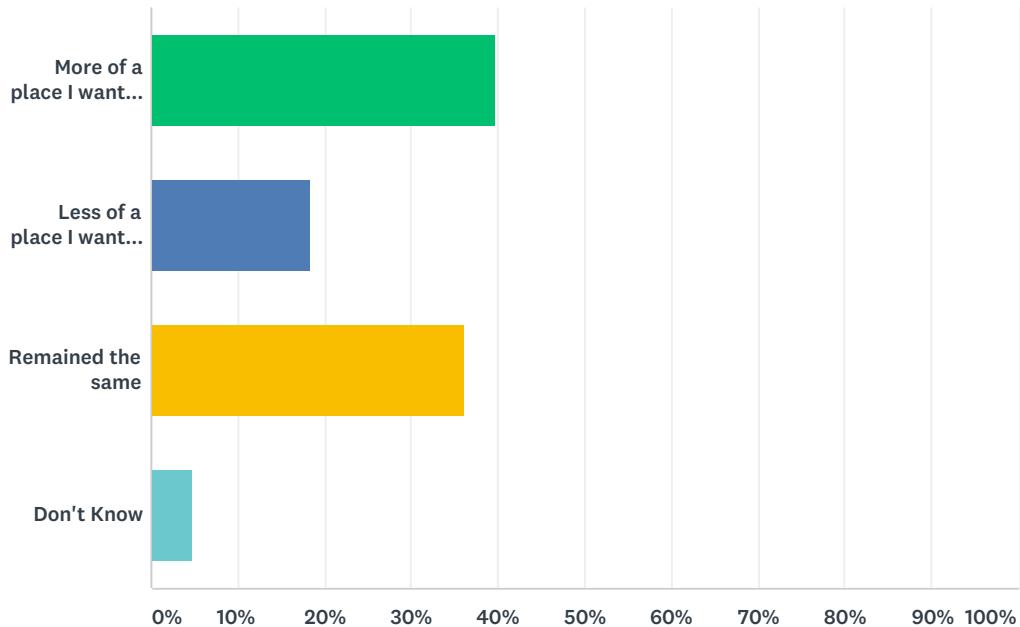
Answered: 636    Skipped: 4



| ANSWER CHOICES     | RESPONSES |            |
|--------------------|-----------|------------|
| Less than one year | 2.67%     | 17         |
| 1 - 5 years        | 10.69%    | 68         |
| 6 - 10 years       | 10.22%    | 65         |
| 11 - 20 years      | 16.19%    | 103        |
| 21 - 30 years      | 18.08%    | 115        |
| More than 30 years | 38.21%    | 243        |
| Not applicable     | 3.93%     | 25         |
| <b>TOTAL</b>       |           | <b>636</b> |

## Q4 In the past 5-10 years, Emmet County has become:

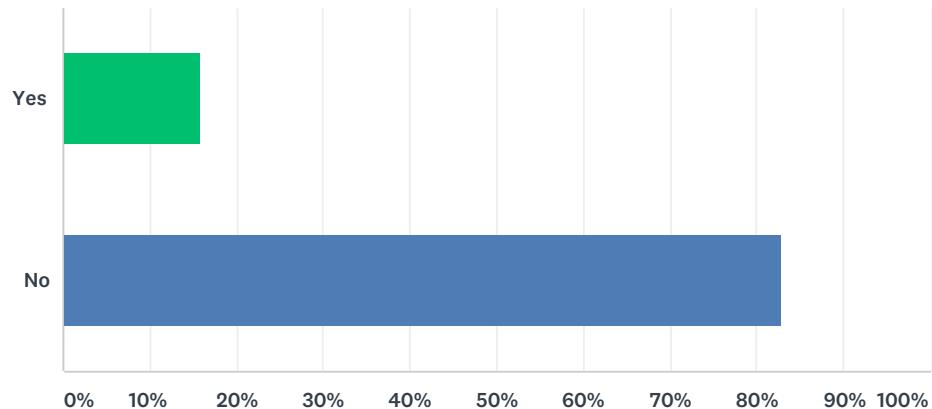
Answered: 628    Skipped: 12



| ANSWER CHOICES                 | RESPONSES |            |
|--------------------------------|-----------|------------|
| More of a place I want to live | 39.81%    | 250        |
| Less of a place I want to live | 18.47%    | 116        |
| Remained the same              | 36.15%    | 227        |
| Don't Know                     | 4.78%     | 30         |
| <b>TOTAL</b>                   |           | <b>628</b> |

**Q5 If you are a current resident, do you plan on moving from the County in the next five to ten years?**

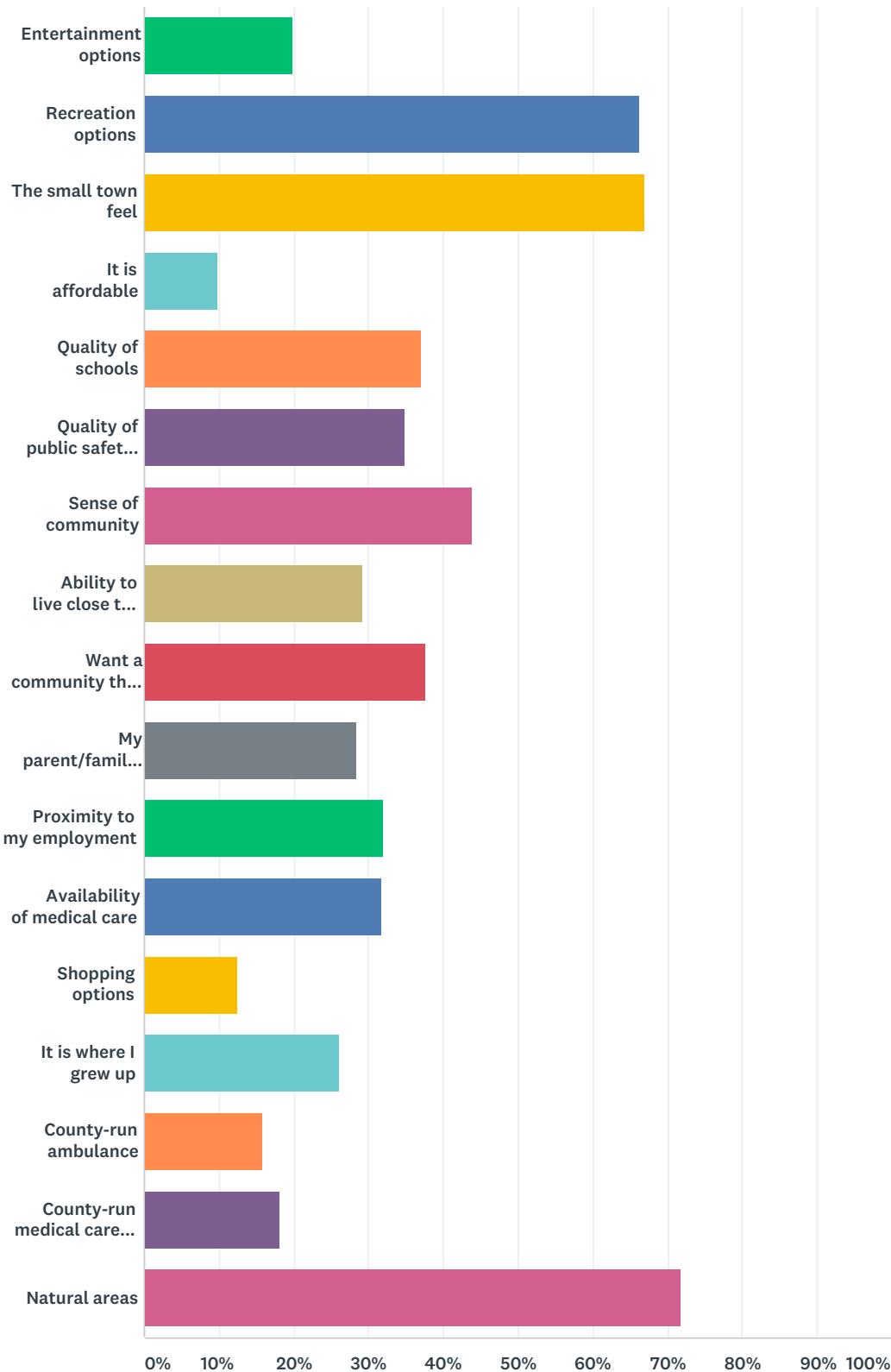
Answered: 581 Skipped: 59



| ANSWER CHOICES | RESPONSES |            |
|----------------|-----------|------------|
| Yes            | 15.83%    | 92         |
| No             | 82.79%    | 481        |
| <b>TOTAL</b>   |           | <b>581</b> |

## Q6 What are the things that you find most appealing about Emmet County? (check all that apply)

Answered: 640 Skipped: 0

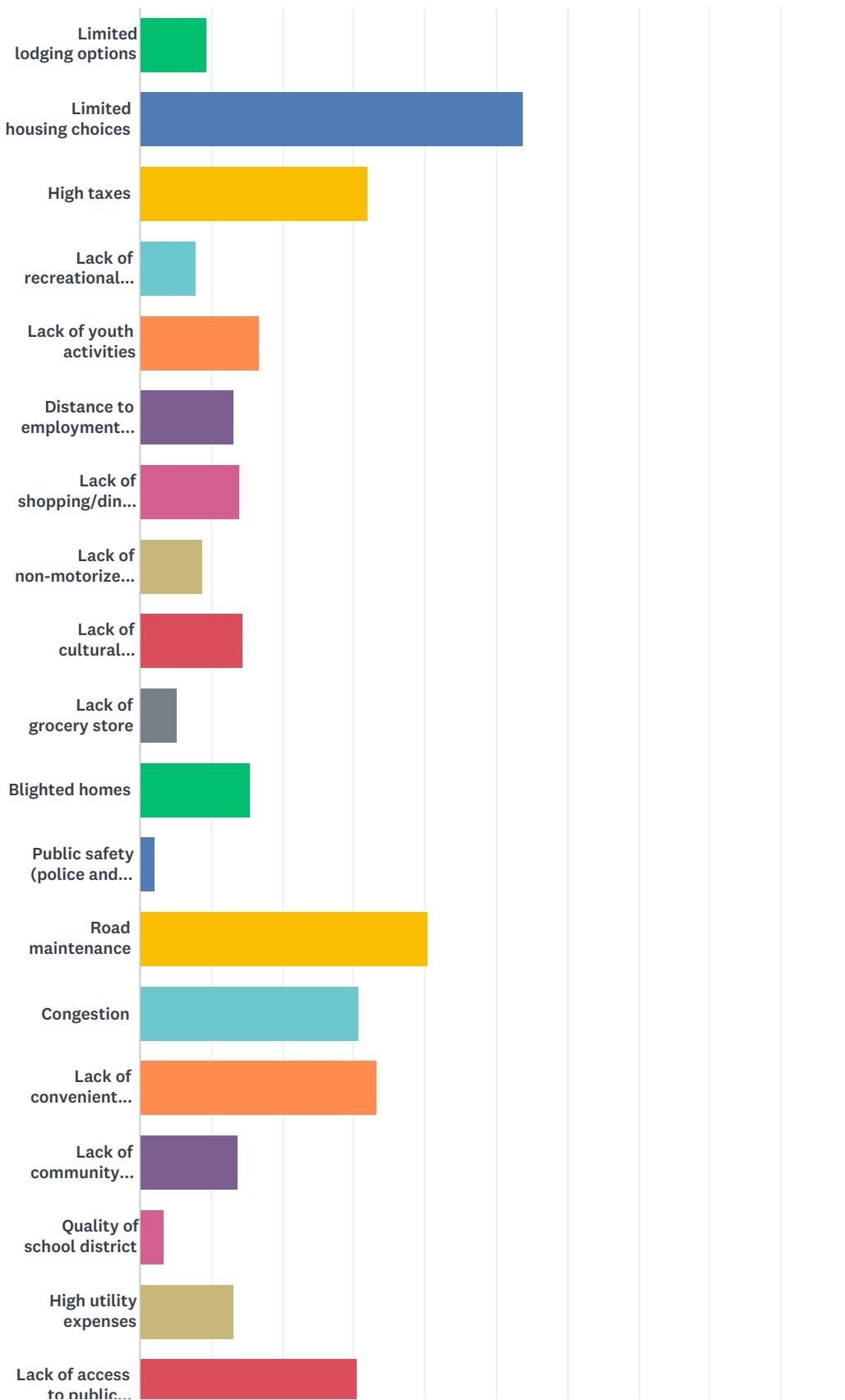


## Emmet County Master Plan 2019 Survey

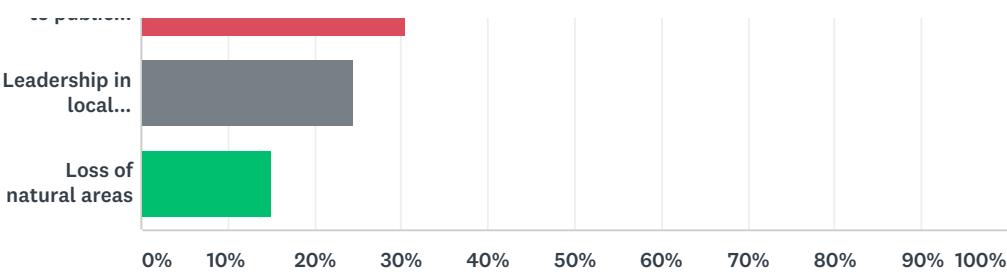
| ANSWER CHOICES                                   | RESPONSES  |
|--|------------|
| Entertainment options                            | 19.84% 127 |
| Recreation options                               | 66.25% 424 |
| The small town feel                              | 67.03% 429 |
| It is affordable                                 | 9.84% 63   |
| Quality of schools                               | 37.03% 237 |
| Quality of public safety (police and fire)       | 35.00% 224 |
| Sense of community                               | 43.91% 281 |
| Ability to live close to a downtown              | 29.38% 188 |
| Want a community that is less congested and busy | 37.66% 241 |
| My parent/family live here                       | 28.44% 182 |
| Proximity to my employment                       | 32.03% 205 |
| Availability of medical care                     | 31.72% 203 |
| Shopping options                                 | 12.66% 81  |
| It is where I grew up                            | 26.09% 167 |
| County-run ambulance                             | 15.94% 102 |
| County-run medical care facility                 | 18.13% 116 |
| Natural areas                                    | 71.72% 459 |
| Total Respondents: 640                           |            |

## Q7 What are Emmet County's negative aspects? (check all that apply)

Answered: 640 Skipped: 0



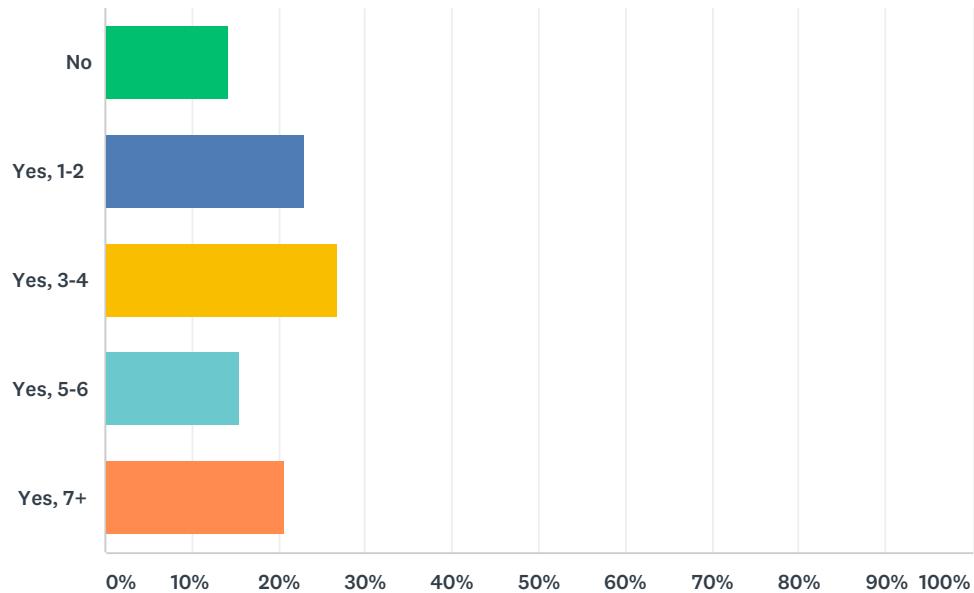
## Emmet County Master Plan 2019 Survey



| ANSWER CHOICES   | RESPONSES  |
|--|------------|
| Limited lodging options  | 9.38% 60   |
| Limited housing choices  | 53.75% 344 |
| High taxes   | 32.03% 205 |
| Lack of recreational activities within the community                                   | 7.97% 51   |
| Lack of youth activities   | 16.72% 107 |
| Distance to employment opportunities   | 13.13% 84  |
| Lack of shopping/dining options  | 14.06% 90  |
| Lack of non-motorized transportation (bike paths, sidewalk, curb cuts for handicapped) | 8.75% 56   |
| Lack of cultural events/entertainment options  | 14.53% 93  |
| Lack of grocery store  | 5.16% 33   |
| Blighted homes   | 15.47% 99  |
| Public safety (police and fire)  | 2.19% 14   |
| Road maintenance   | 40.31% 258 |
| Congestion   | 30.78% 197 |
| Lack of convenient Downtown parking  | 33.28% 213 |
| Lack of community center   | 13.91% 89  |
| Quality of school district   | 3.44% 22   |
| High utility expenses  | 13.28% 85  |
| Lack of access to public transit   | 30.63% 196 |
| Leadership in local government   | 24.38% 156 |
| Loss of natural areas  | 15.00% 96  |
| Total Respondents: 640   |            |

## Q8 Have you attended a community event, such as the County fair or art in the park, in Emmet County in the past three years? If so, how many?

Answered: 629    Skipped: 11



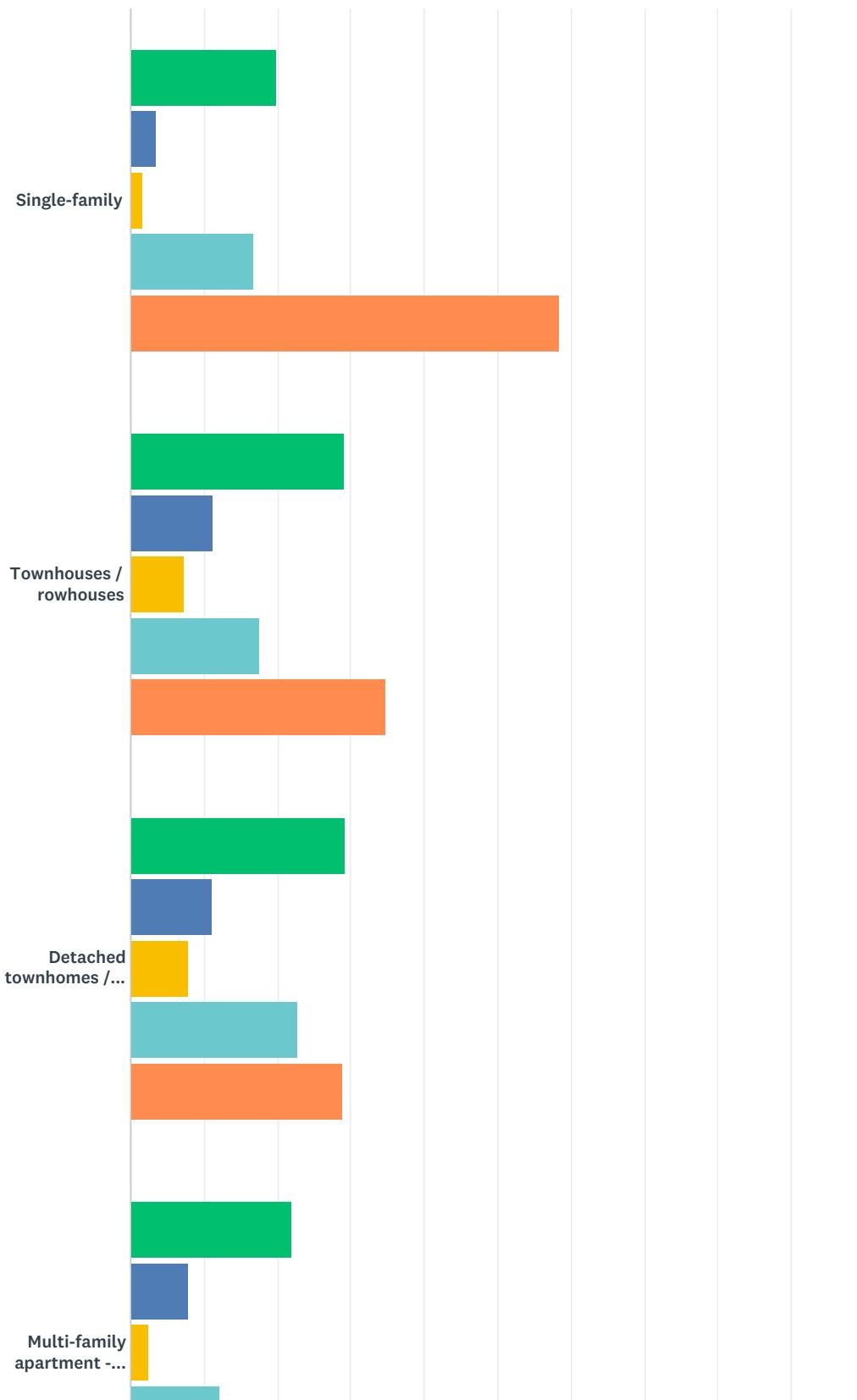
| ANSWER CHOICES | RESPONSES |            |
|----------------|-----------|------------|
| No             | 14.15%    | 89         |
| Yes, 1-2       | 23.05%    | 145        |
| Yes, 3-4       | 26.71%    | 168        |
| Yes, 5-6       | 15.42%    | 97         |
| Yes, 7+        | 20.67%    | 130        |
| <b>TOTAL</b>   |           | <b>629</b> |

## Q9 Which events have you attended? How important are these events to you?

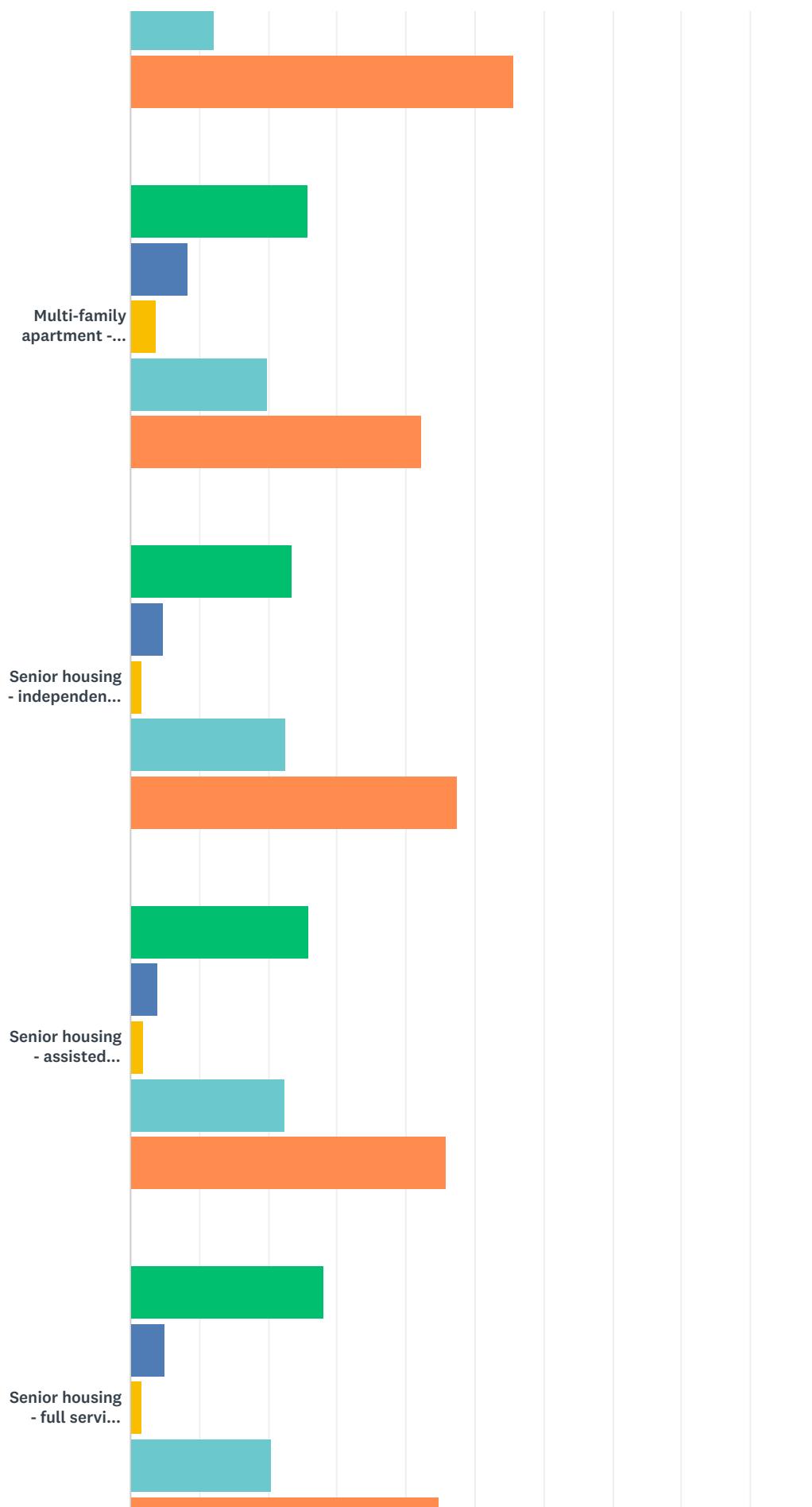
Answered: 446    Skipped: 194

**Q10 For each type of housing listed below, please indicate how much new housing you feel the County needs in the next 5 - 10 years.**

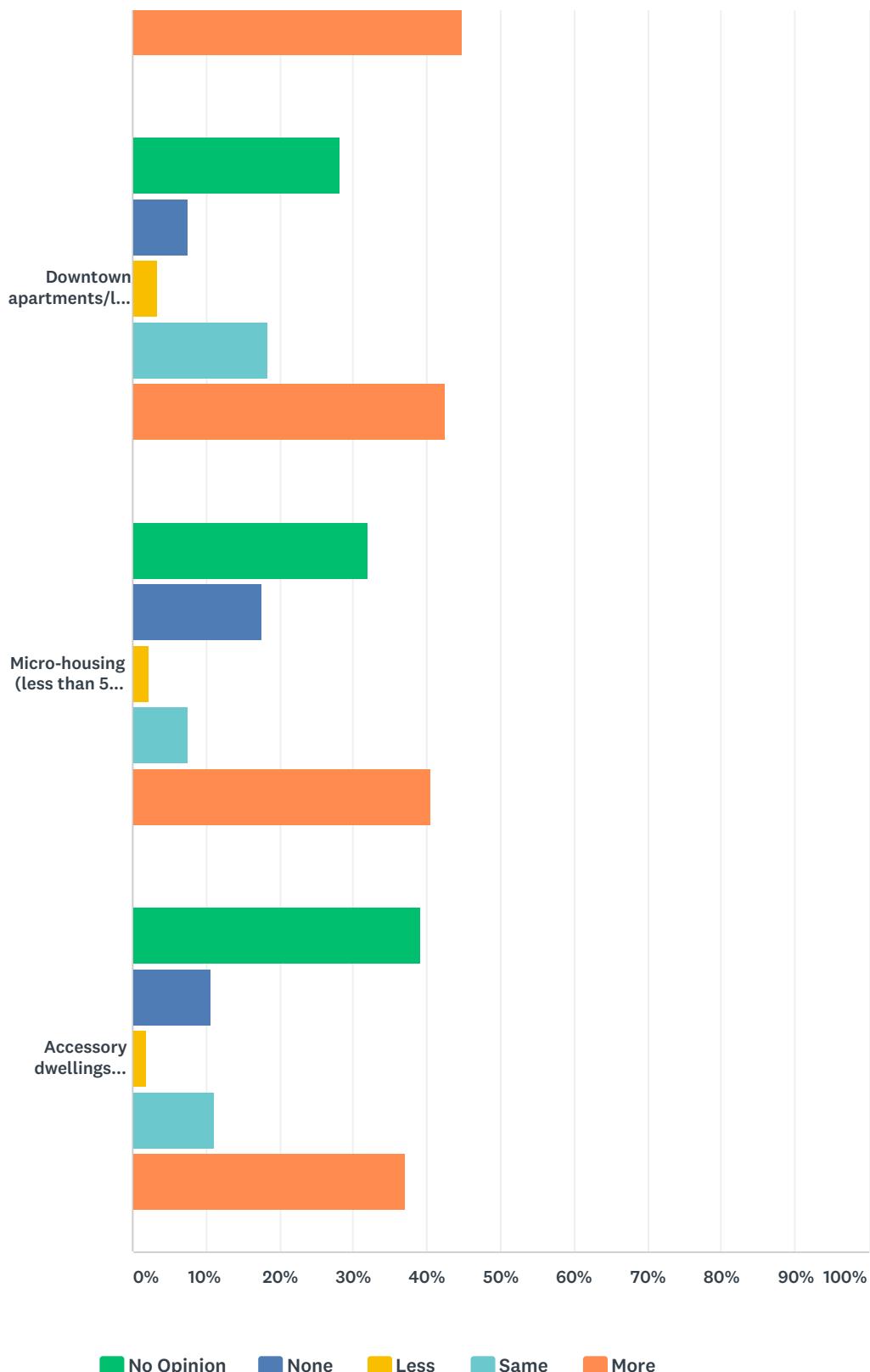
Answered: 640    Skipped: 0



## Emmet County Master Plan 2019 Survey



## Emmet County Master Plan 2019 Survey



■ No Opinion ■ None ■ Less ■ Same ■ More

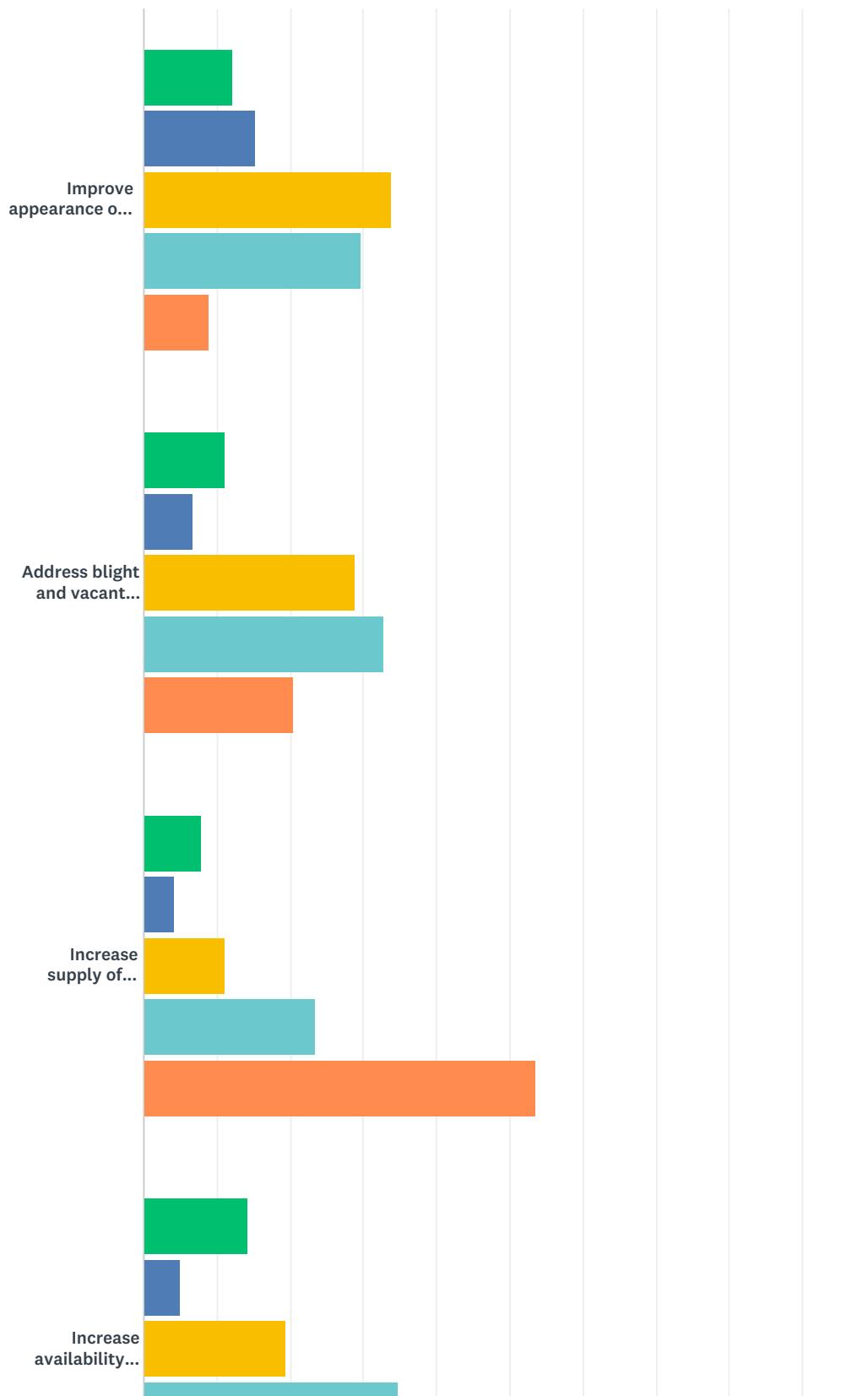
|                        | NO OPINION    | NONE         | LESS        | SAME          | MORE          | TOTAL |
|------------------------|---------------|--------------|-------------|---------------|---------------|-------|
| Single-family          | 19.87%<br>124 | 3.53%<br>22  | 1.60%<br>10 | 16.67%<br>104 | 58.33%<br>364 | 624   |
| Townhouses / rowhouses | 29.01%<br>179 | 11.35%<br>70 | 7.29%<br>45 | 17.67%<br>109 | 34.68%<br>214 | 617   |

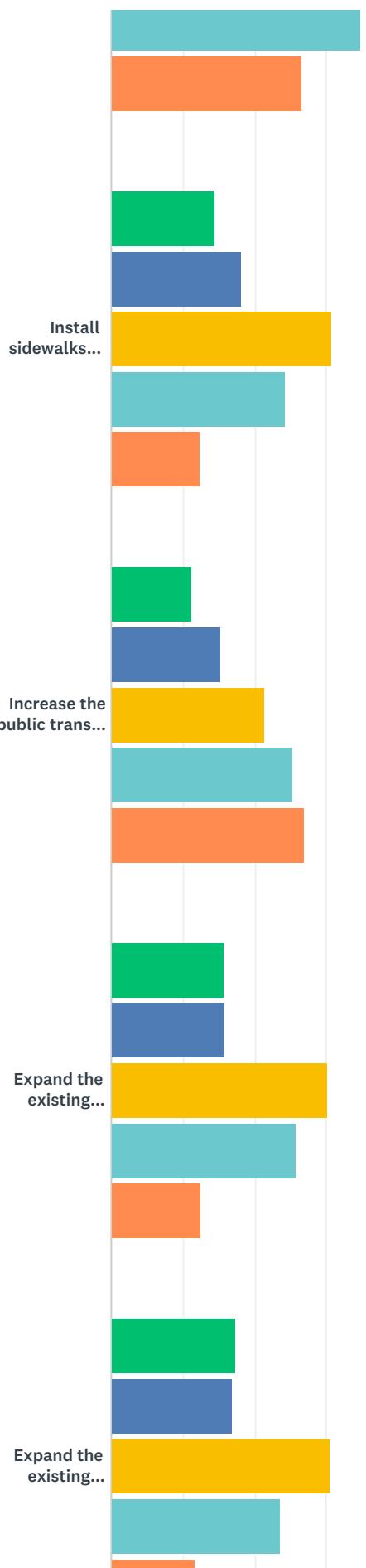
## Emmet County Master Plan 2019 Survey

|   |               |               |             |               |               |     |
|---|---------------|---------------|-------------|---------------|---------------|-----|
| Detached townhomes / condos                             | 29.28%<br>178 | 11.18%<br>68  | 7.89%<br>48 | 22.86%<br>139 | 28.78%<br>175 | 608 |
| Multi-family apartment - income restricted              | 21.87%<br>138 | 7.92%<br>50   | 2.54%<br>16 | 12.04%<br>76  | 55.63%<br>351 | 631 |
| Multi-family apartment - market rate                    | 25.74%<br>156 | 8.42%<br>51   | 3.80%<br>23 | 19.80%<br>120 | 42.24%<br>256 | 606 |
| Senior housing - independent living                     | 23.50%<br>145 | 4.86%<br>30   | 1.62%<br>10 | 22.53%<br>139 | 47.49%<br>293 | 617 |
| Senior housing - assisted living                        | 25.90%<br>158 | 3.93%<br>24   | 1.97%<br>12 | 22.46%<br>137 | 45.74%<br>279 | 610 |
| Senior housing - full service community                 | 28.00%<br>168 | 5.00%<br>30   | 1.67%<br>10 | 20.50%<br>123 | 44.83%<br>269 | 600 |
| Downtown apartments/lofts                               | 28.31%<br>173 | 7.53%<br>46   | 3.44%<br>21 | 18.33%<br>112 | 42.39%<br>259 | 611 |
| Micro-housing (less than 500 sq. ft)                    | 32.03%<br>196 | 17.65%<br>108 | 2.29%<br>14 | 7.52%<br>46   | 40.52%<br>248 | 612 |
| Accessory dwellings (granny flats, in-law suites, etc.) | 39.09%<br>240 | 10.75%<br>66  | 1.95%<br>12 | 11.07%<br>68  | 37.13%<br>228 | 614 |

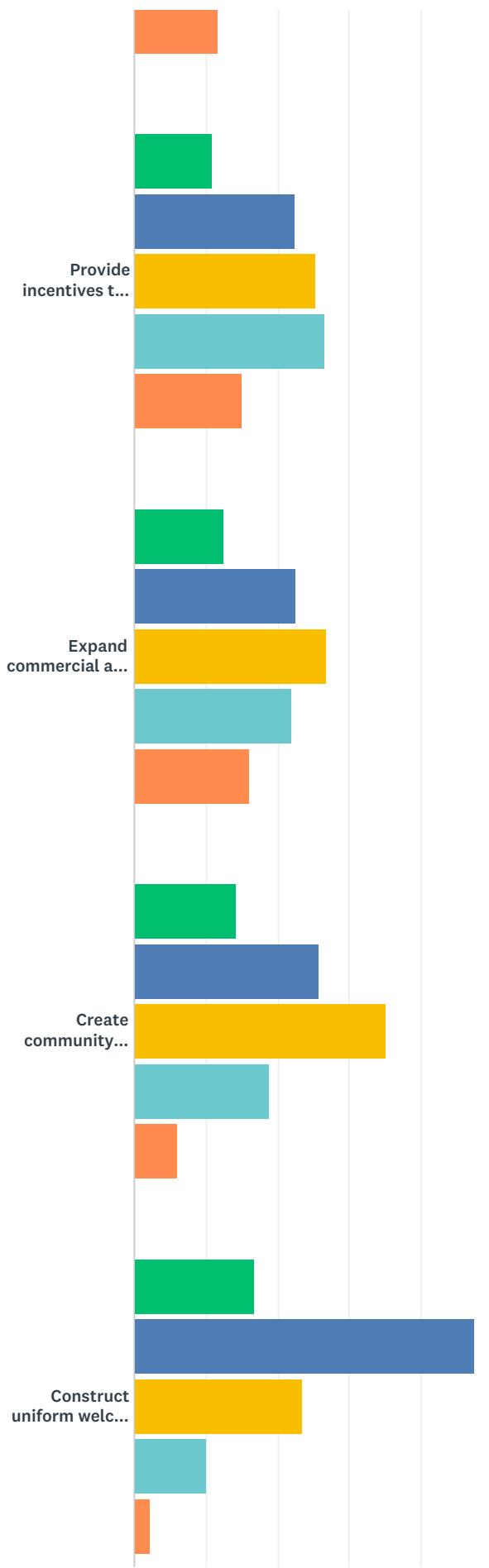
## Q11 How important are each of the following development priorities for Emmet County to address over the next five to ten years?

Answered: 640 Skipped: 0

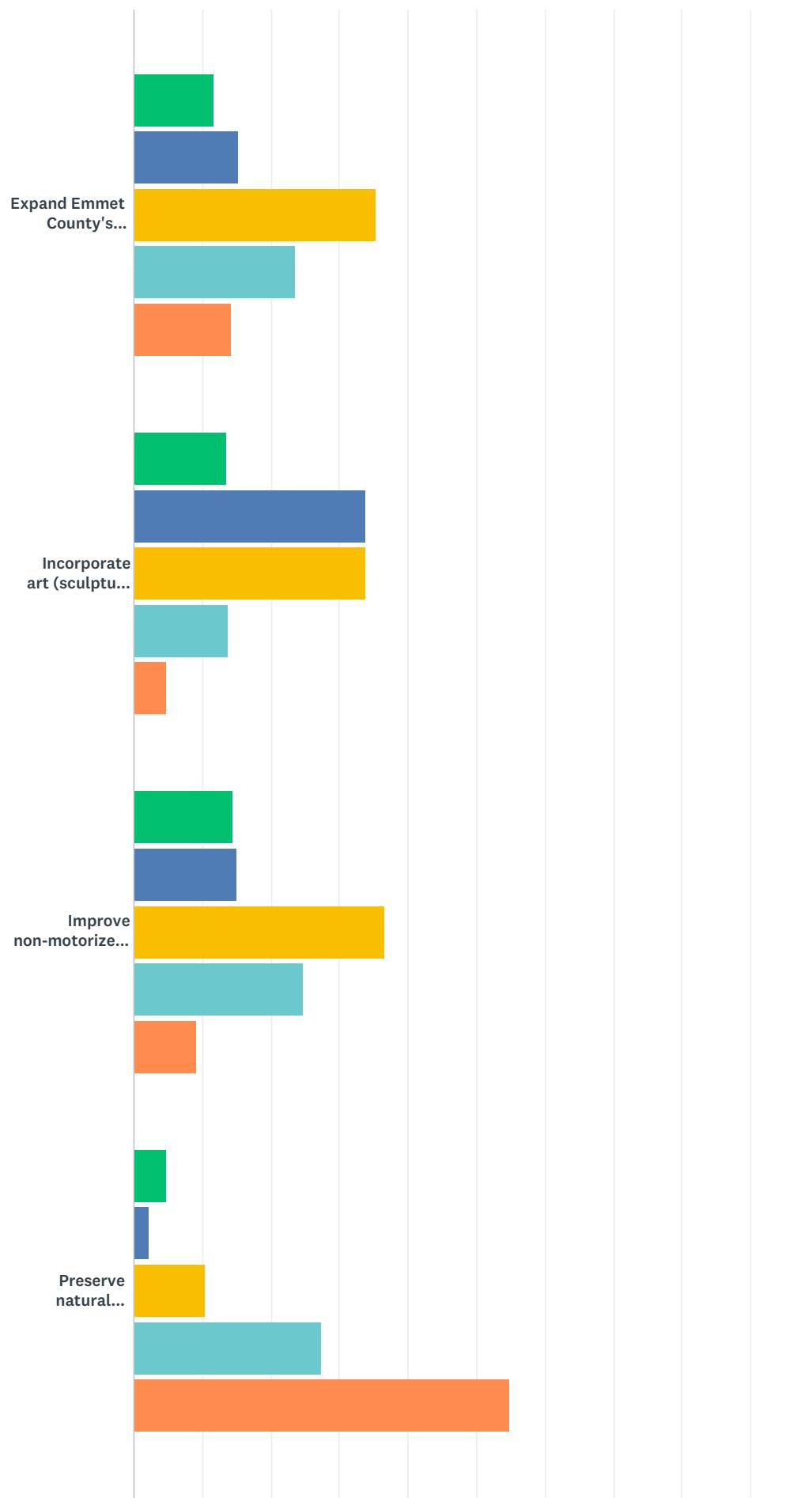




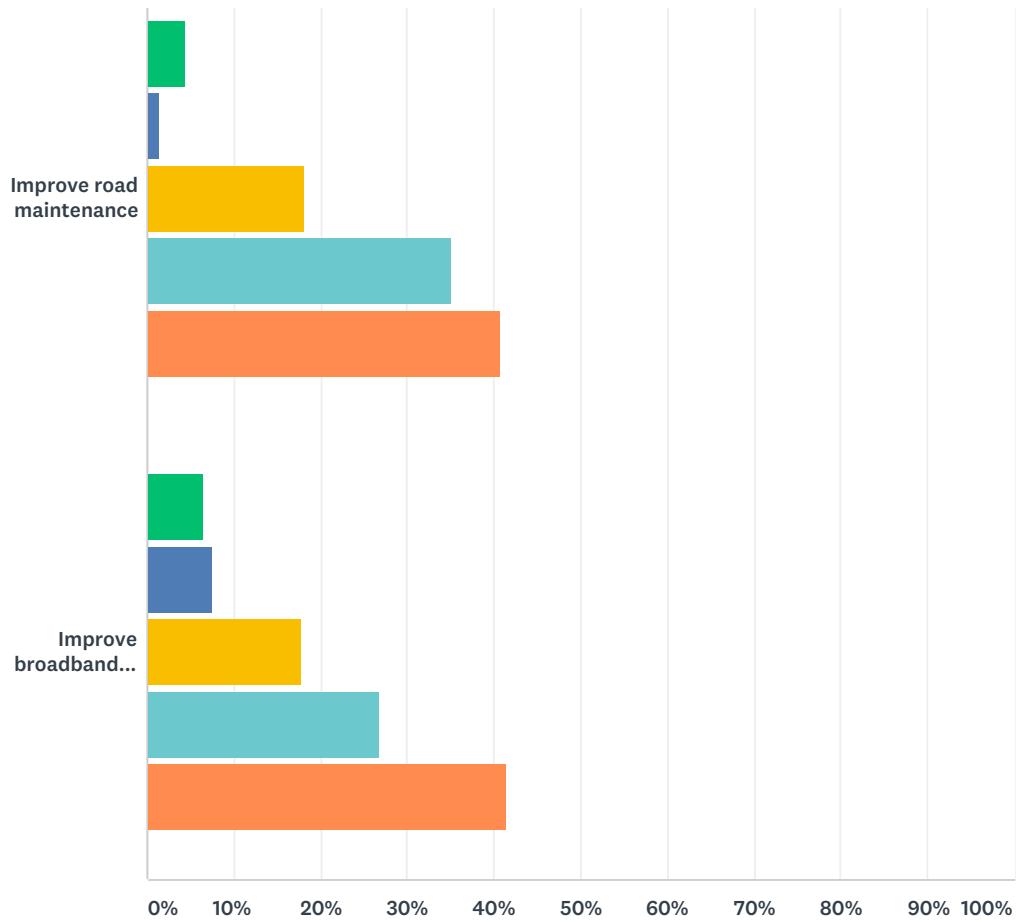
## Emmet County Master Plan 2019 Survey



## Emmet County Master Plan 2019 Survey



## Emmet County Master Plan 2019 Survey



█ No Opinion  
 █ Not Important At All  
 █ Somewhat Important  
 █ Important  
 █ Extremely Important

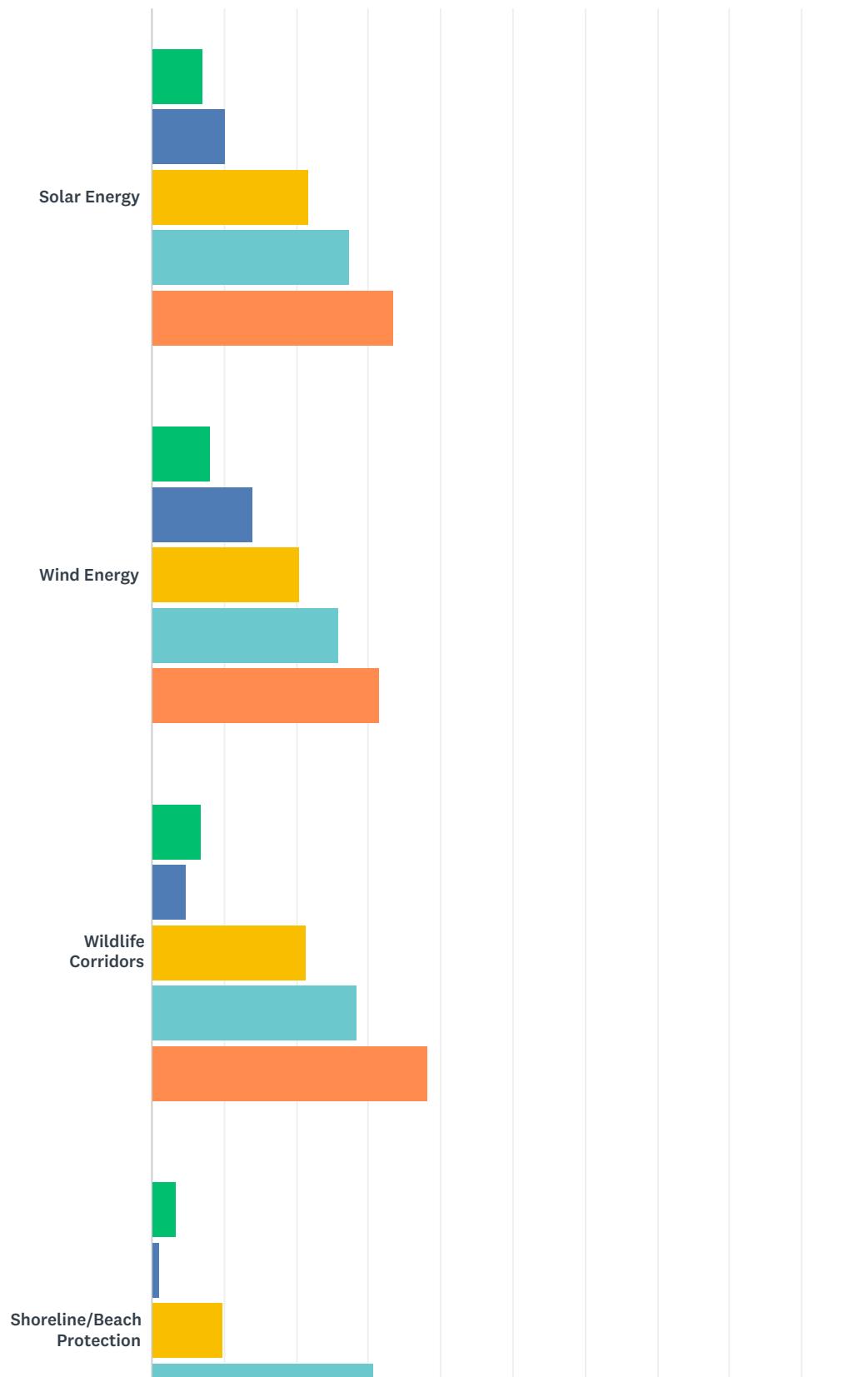
|   | NO<br>OPINION | NOT<br>IMPORTANT<br>AT ALL | SOMEWHAT<br>IMPORTANT | IMPORTANT     | EXTREMELY<br>IMPORTANT | TOTAL |
|---|---------------|----------------------------|-----------------------|---------------|------------------------|-------|
| Improve appearance of residential neighborhoods                 | 12.20%<br>75  | 15.28%<br>94               | 33.82%<br>208         | 29.76%<br>183 | 8.94%<br>55            | 615   |
| Address blight and vacant homes                                 | 11.02%<br>68  | 6.65%<br>41                | 28.85%<br>178         | 32.90%<br>203 | 20.58%<br>127          | 617   |
| Increase supply of affordable housing                           | 7.94%<br>50   | 4.13%<br>26                | 11.11%<br>70          | 23.33%<br>147 | 53.49%<br>337          | 630   |
| Increase availability of senior housing                         | 14.29%<br>90  | 4.92%<br>31                | 19.37%<br>122         | 34.76%<br>219 | 26.67%<br>168          | 630   |
| Install sidewalks community-wide                                | 14.38%<br>89  | 18.26%<br>113              | 30.86%<br>191         | 24.23%<br>150 | 12.28%<br>76           | 619   |
| Increase the public transit program                             | 11.27%<br>70  | 15.30%<br>95               | 21.26%<br>132         | 25.28%<br>157 | 26.89%<br>167          | 621   |
| Expand the existing non-motorized network within Emmet County   | 15.65%<br>97  | 15.97%<br>99               | 30.16%<br>187         | 25.65%<br>159 | 12.58%<br>78           | 620   |
| Expand the existing non-motorized network to connect regionally | 17.37%<br>107 | 16.88%<br>104              | 30.52%<br>188         | 23.54%<br>145 | 11.69%<br>72           | 616   |

## Emmet County Master Plan 2019 Survey

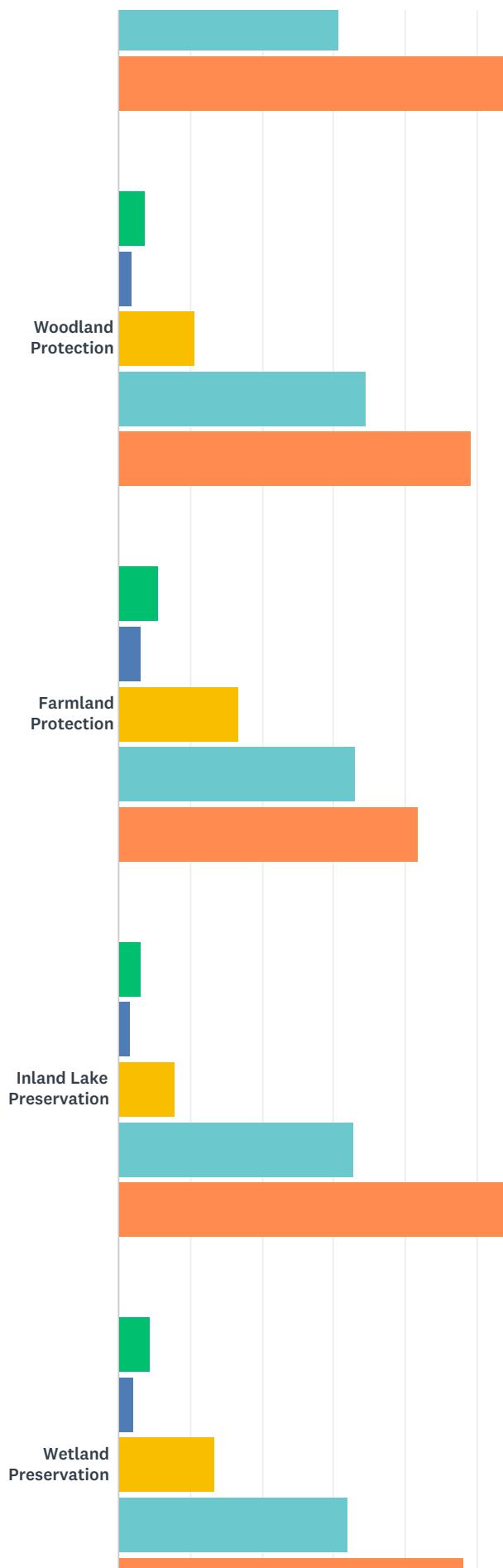
|   |               |               |               |               |               |     |
|---|---------------|---------------|---------------|---------------|---------------|-----|
| Provide incentives to attract commercial/industrial development   | 10.82%<br>67  | 22.29%<br>138 | 25.36%<br>157 | 26.49%<br>164 | 15.02%<br>93  | 619 |
| Expand commercial and industrial development  | 12.46%<br>77  | 22.65%<br>140 | 26.70%<br>165 | 22.01%<br>136 | 16.18%<br>100 | 618 |
| Create community wayfinding signage for key County assets including Downtown, trails, and parks         | 14.17%<br>87  | 25.73%<br>158 | 35.18%<br>216 | 18.89%<br>116 | 6.03%<br>37   | 614 |
| Construct uniform welcome markers at each of the County main entrances                                  | 16.80%<br>103 | 47.47%<br>291 | 23.49%<br>144 | 9.95%<br>61   | 2.28%<br>14   | 613 |
| Expand Emmet County's recreational programming and facilities   | 11.65%<br>72  | 15.21%<br>94  | 35.28%<br>218 | 23.62%<br>146 | 14.24%<br>88  | 618 |
| Incorporate art (sculpture, statues, murals) into public spaces and onto public infrastructure          | 13.64%<br>84  | 33.93%<br>209 | 33.93%<br>209 | 13.80%<br>85  | 4.71%<br>29   | 616 |
| Improve non-motorized accessibility (sidewalks and accessibility) to open spaces and recreational areas | 14.50%<br>89  | 14.98%<br>92  | 36.64%<br>225 | 24.76%<br>152 | 9.12%<br>56   | 614 |
| Preserve natural features (floodplains, woodlands, and stream shoreline)                                | 4.78%<br>30   | 2.39%<br>15   | 10.53%<br>66  | 27.43%<br>172 | 54.86%<br>344 | 627 |
| Improve road maintenance  | 4.31%<br>27   | 1.44%<br>9    | 18.18%<br>114 | 35.25%<br>221 | 40.83%<br>256 | 627 |
| Improve broadband access to all properties  | 6.43%<br>40   | 7.56%<br>47   | 17.68%<br>110 | 26.85%<br>167 | 41.48%<br>258 | 622 |

**Q12 How important are each of the following conservation and sustainability priorities for the County in the next 5-10 years?**

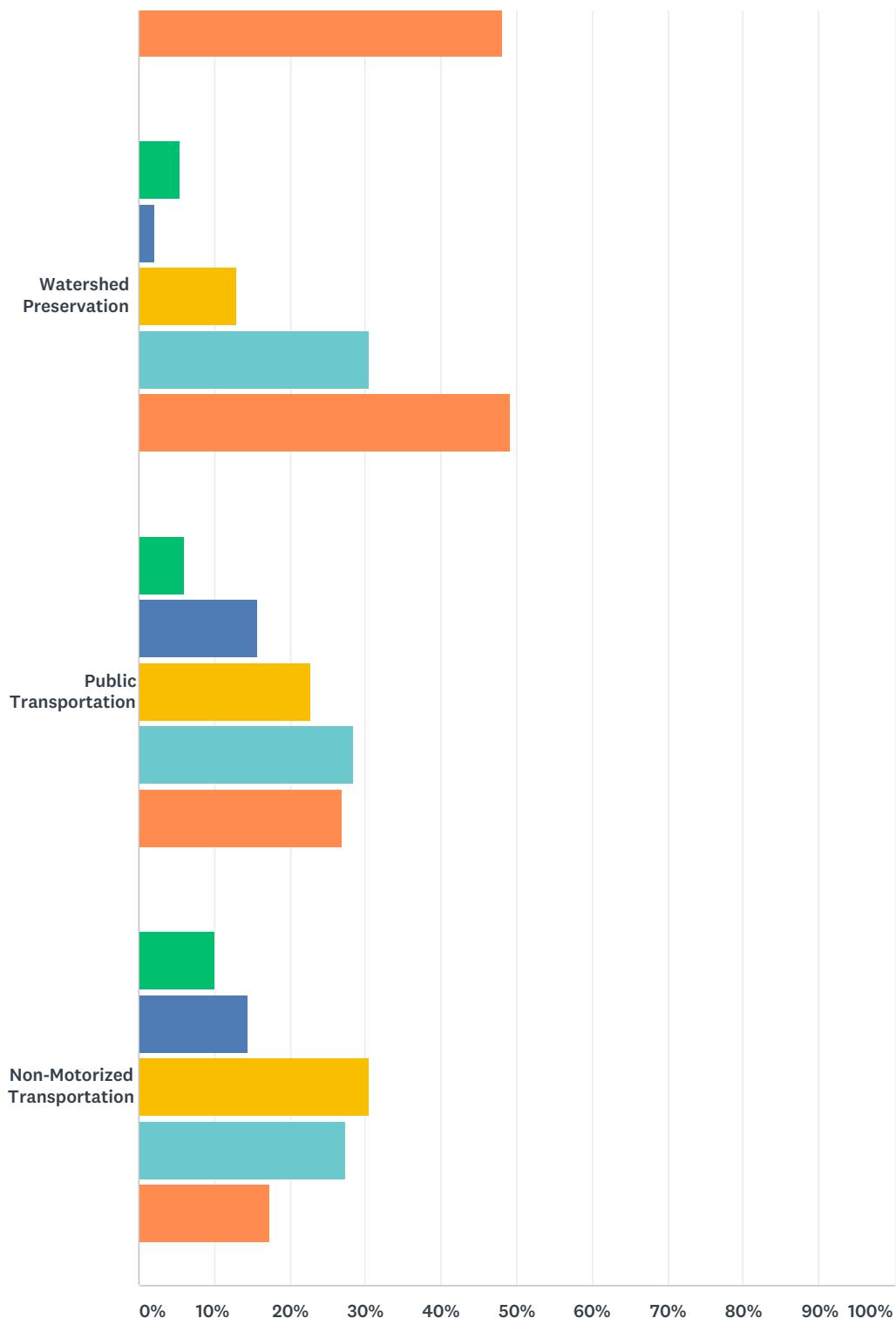
Answered: 633    Skipped: 7



## Emmet County Master Plan 2019 Survey



## Emmet County Master Plan 2019 Survey



█ No Opinion    █ Not Important at All    █ Somewhat Important    █ Important  
█ Extremely Important

|              | NO<br>OPINION | NOT IMPORTANT<br>AT ALL | SOMEWHAT<br>IMPORTANT | IMPORTANT     | EXTREMELY<br>IMPORTANT | TOTAL |
|--------------|---------------|-------------------------|-----------------------|---------------|------------------------|-------|
| Solar Energy | 7.09%<br>44   | 10.31%<br>64            | 21.74%<br>135         | 27.38%<br>170 | 33.49%<br>208          | 621   |

### Emmet County Master Plan 2019 Survey

|                              |              |              |               |               |               |     |
|------------------------------|--------------|--------------|---------------|---------------|---------------|-----|
| Wind Energy                  | 8.09%<br>50  | 13.92%<br>86 | 20.55%<br>127 | 25.89%<br>160 | 31.55%<br>195 | 618 |
| Wildlife Corridors           | 6.94%<br>43  | 4.84%<br>30  | 21.29%<br>132 | 28.55%<br>177 | 38.39%<br>238 | 620 |
| Shoreline/Beach Protection   | 3.34%<br>21  | 0.95%<br>6   | 9.86%<br>62   | 30.84%<br>194 | 55.01%<br>346 | 629 |
| Woodland Protection          | 3.69%<br>23  | 1.92%<br>12  | 10.58%<br>66  | 34.62%<br>216 | 49.20%<br>307 | 624 |
| Farmland Protection          | 5.60%<br>35  | 3.04%<br>19  | 16.64%<br>104 | 32.96%<br>206 | 41.76%<br>261 | 625 |
| Inland Lake Preservation     | 3.04%<br>19  | 1.60%<br>10  | 7.99%<br>50   | 32.75%<br>205 | 54.63%<br>342 | 626 |
| Wetland Preservation         | 4.36%<br>27  | 2.10%<br>13  | 13.41%<br>83  | 31.99%<br>198 | 48.14%<br>298 | 619 |
| Watershed Preservation       | 5.35%<br>33  | 2.11%<br>13  | 12.97%<br>80  | 30.47%<br>188 | 49.11%<br>303 | 617 |
| Public Transportation        | 6.00%<br>37  | 15.72%<br>97 | 22.85%<br>141 | 28.36%<br>175 | 27.07%<br>167 | 617 |
| Non-Motorized Transportation | 10.14%<br>59 | 14.43%<br>84 | 30.58%<br>178 | 27.49%<br>160 | 17.35%<br>101 | 582 |

## Q13 What new types of businesses or service providers would you like to see in the community?

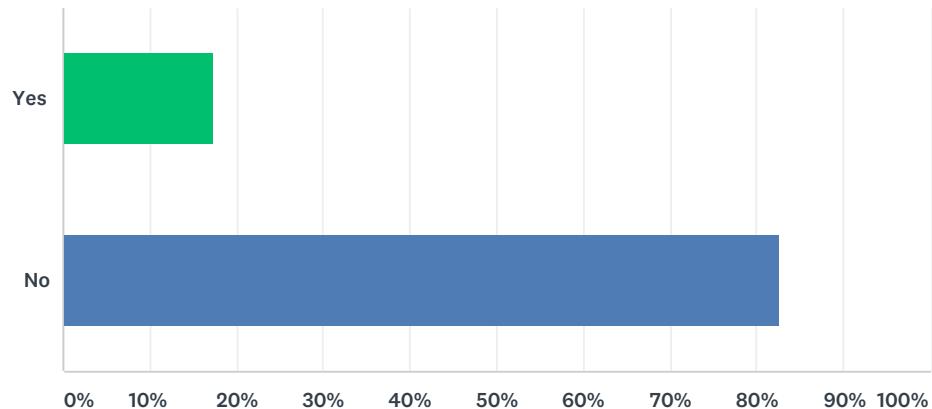
Answered: 336    Skipped: 304

**Q14 Please identify additional development priorities (or developments that should be discouraged!) for the County that were not addressed in the above questions.**

Answered: 249    Skipped: 391

## Q15 Do you own Lakefront property (on Lake Michigan or an inland lake)?

Answered: 630 Skipped: 10



| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Yes            | 17.30%    | 109 |
| No             | 82.70%    | 521 |
| TOTAL          |           | 630 |

**Q16 If yes, has your property been impacted by fluctuating lake levels?  
Describe how.**

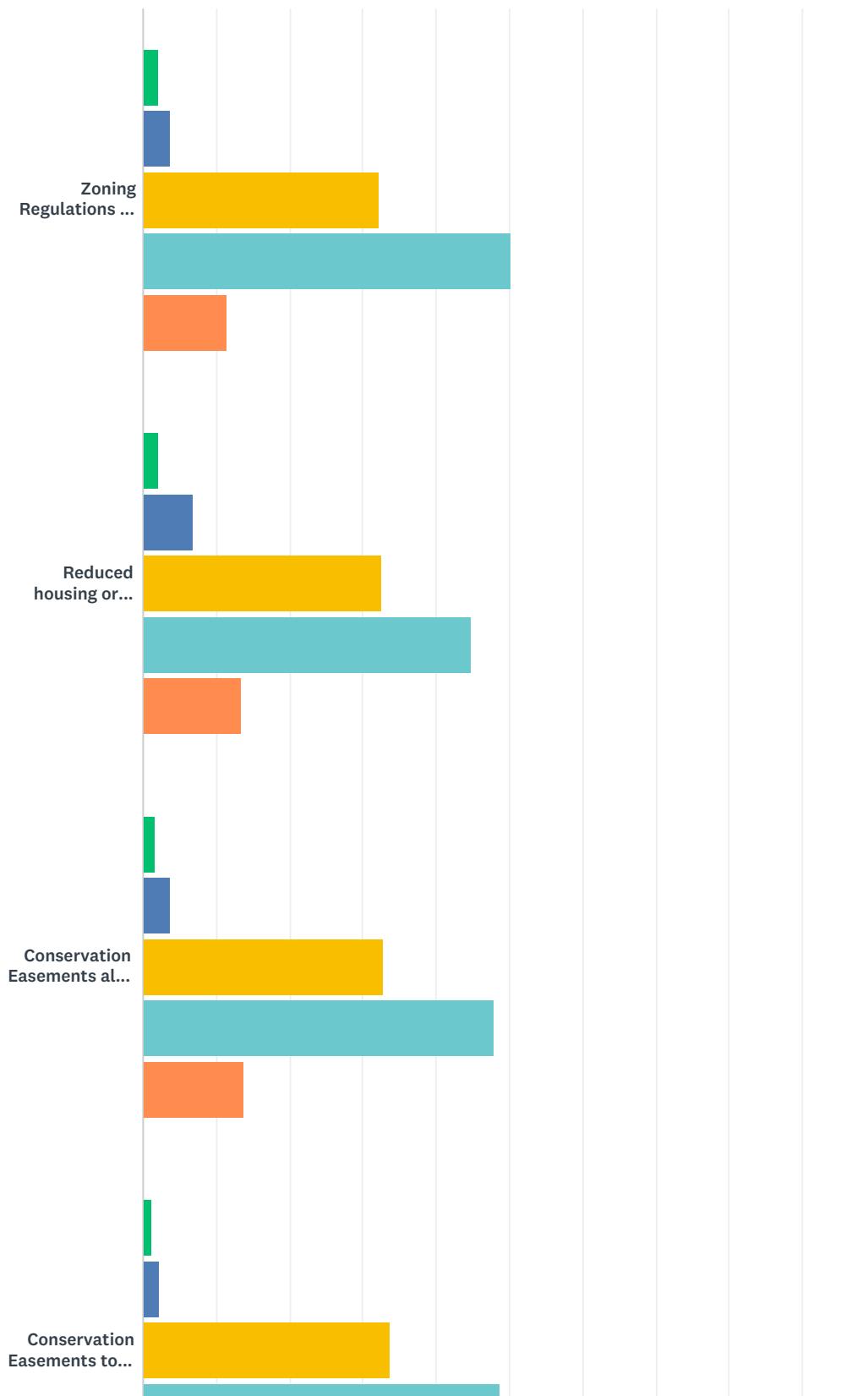
Answered: 114    Skipped: 526

**Q17 If no, have your visits to Lake Michigan or inland lakes been impacted by fluctuating lake levels? Describe how.**

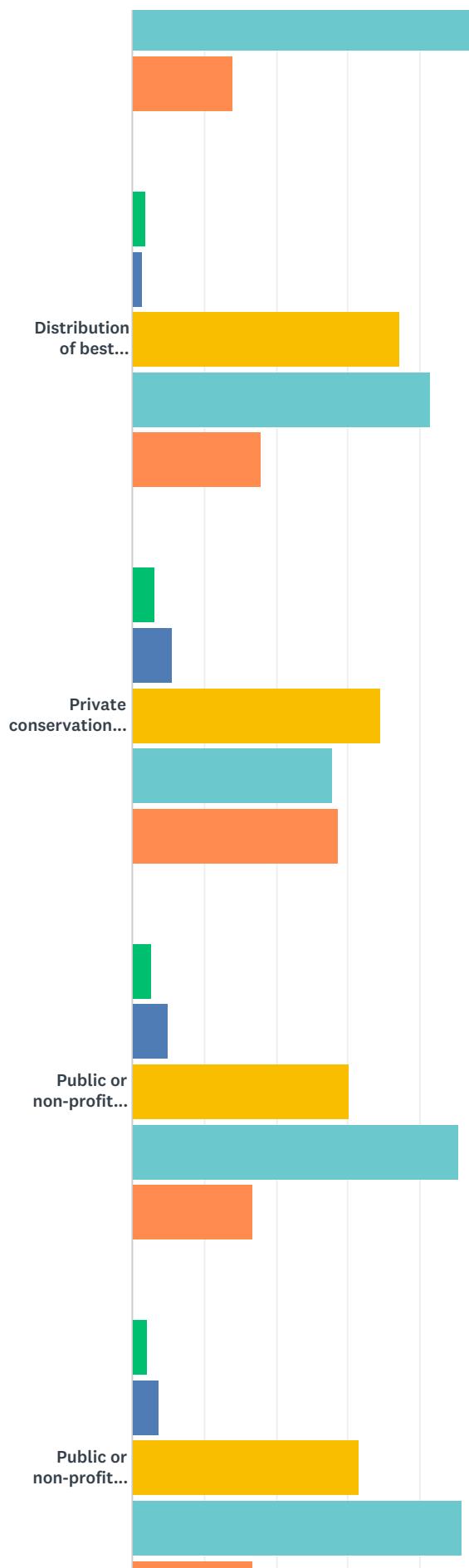
Answered: 303    Skipped: 337

## Q18 Describe your level of support for programs to preserve lakefronts and protect watersheds

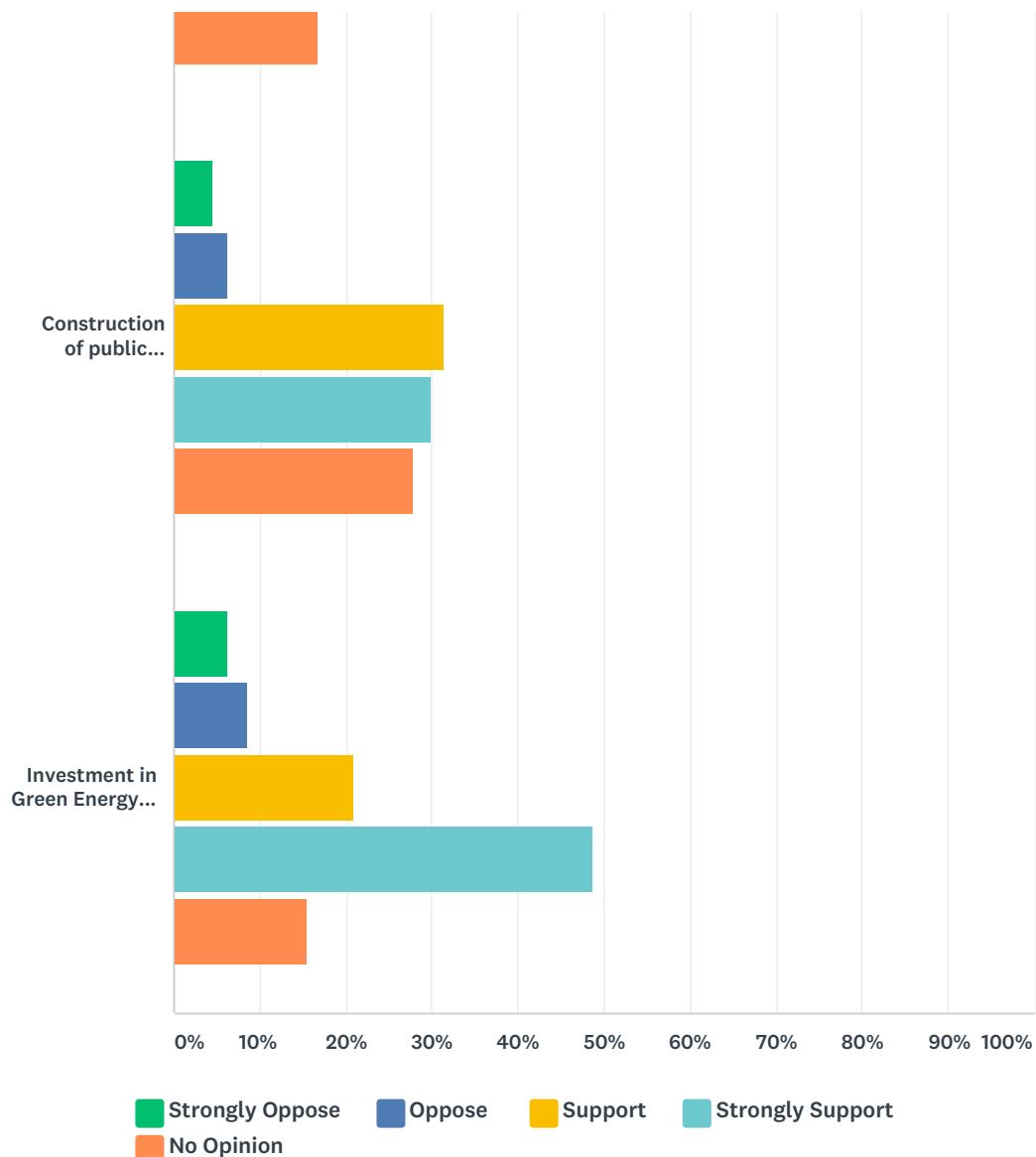
Answered: 614    Skipped: 26



## Emmet County Master Plan 2019 Survey



## Emmet County Master Plan 2019 Survey



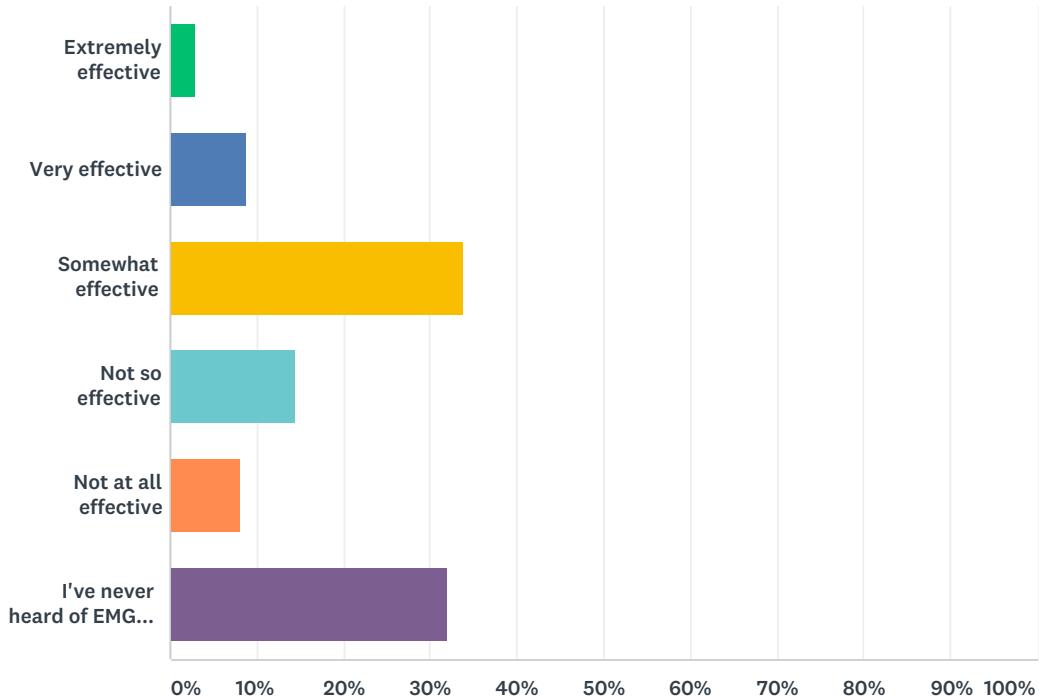
|   | STRONGLY OPPOSE | OPPOSE      | SUPPORT       | STRONGLY SUPPORT | NO OPINION    | TOTAL |
|---|-----------------|-------------|---------------|------------------|---------------|-------|
| Zoning Regulations on Lakefront Development                           | 2.16%<br>13     | 3.81%<br>23 | 32.17%<br>194 | 50.25%<br>303    | 11.61%<br>70  | 603   |
| Reduced housing or building density along lakefronts                  | 2.15%<br>13     | 6.95%<br>42 | 32.62%<br>197 | 44.87%<br>271    | 13.41%<br>81  | 604   |
| Conservation Easements along lakefronts                               | 1.67%<br>10     | 3.67%<br>22 | 32.89%<br>197 | 47.91%<br>287    | 13.86%<br>83  | 599   |
| Conservation Easements to protect watersheds                          | 1.17%<br>7      | 2.34%<br>14 | 33.61%<br>201 | 48.83%<br>292    | 14.05%<br>84  | 598   |
| Distribution of best practices information to private property owners | 1.84%<br>11     | 1.50%<br>9  | 37.23%<br>223 | 41.40%<br>248    | 18.03%<br>108 | 599   |
| Private conservation agreements between neighboring property owners   | 3.23%<br>19     | 5.61%<br>33 | 34.52%<br>203 | 27.89%<br>164    | 28.74%<br>169 | 588   |
| Public or non-profit acquisition of lakefront land for preservation   | 2.68%<br>16     | 5.03%<br>30 | 30.20%<br>180 | 45.30%<br>270    | 16.78%<br>100 | 596   |
| Public or non-profit acquisition of land to protect watersheds        | 2.17%<br>13     | 3.67%<br>22 | 31.50%<br>189 | 45.83%<br>275    | 16.83%<br>101 | 600   |

## Emmet County Master Plan 2019 Survey

|   |             |             |               |               |               |     |
|---|-------------|-------------|---------------|---------------|---------------|-----|
| Construction of public sewers in lakefront neighborhoods                                    | 4.64%<br>27 | 6.19%<br>36 | 31.44%<br>183 | 29.90%<br>174 | 27.84%<br>162 | 582 |
| Investment in Green Energy, Public Transportation, and other areas to combat climate change | 6.33%<br>38 | 8.50%<br>51 | 21.00%<br>126 | 48.67%<br>292 | 15.50%<br>93  | 600 |

## Q19 How would you rate the effectiveness of EMGO, the Emmet County Public Transportation system?

Answered: 585 Skipped: 55



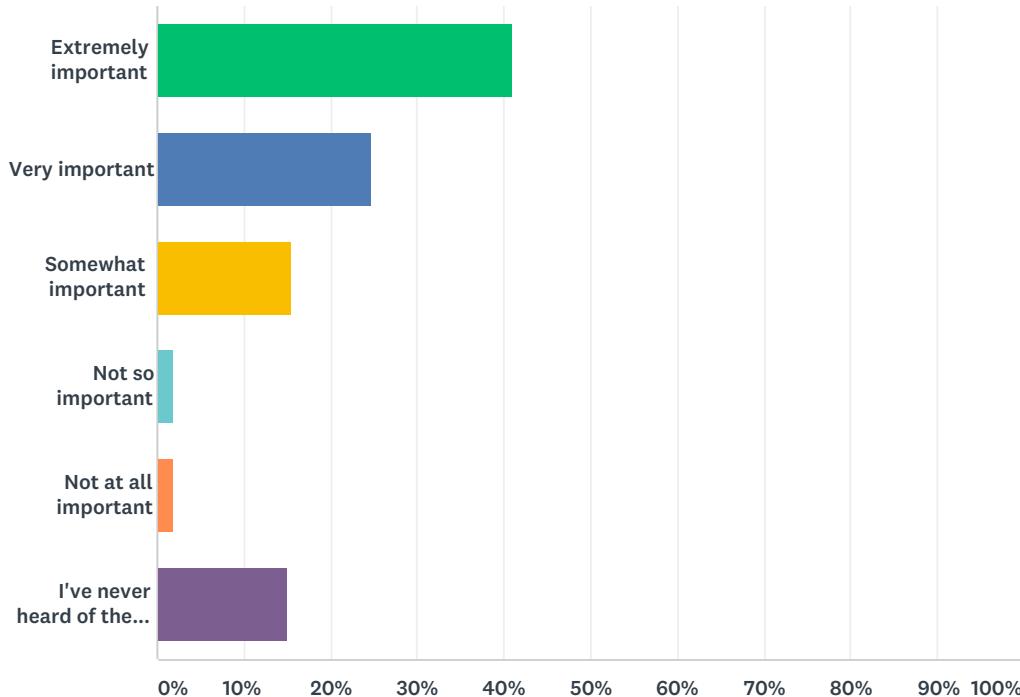
| ANSWER CHOICES  | RESPONSES |            |
|---|-----------|------------|
| Extremely effective   | 2.91%     | 17         |
| Very effective  | 8.72%     | 51         |
| Somewhat effective  | 33.85%    | 198        |
| Not so effective  | 14.36%    | 84         |
| Not at all effective  | 8.21%     | 48         |
| I've never heard of EMGO, the Emmet County Public Transportation System | 31.97%    | 187        |
| <b>TOTAL</b>  |           | <b>585</b> |

**Q20 In your opinion, what would make EMGO more effective?**

Answered: 281    Skipped: 359

## Q21 How would you rate the importance of the Emmet County Medical Care Facility, Bay Bluffs?

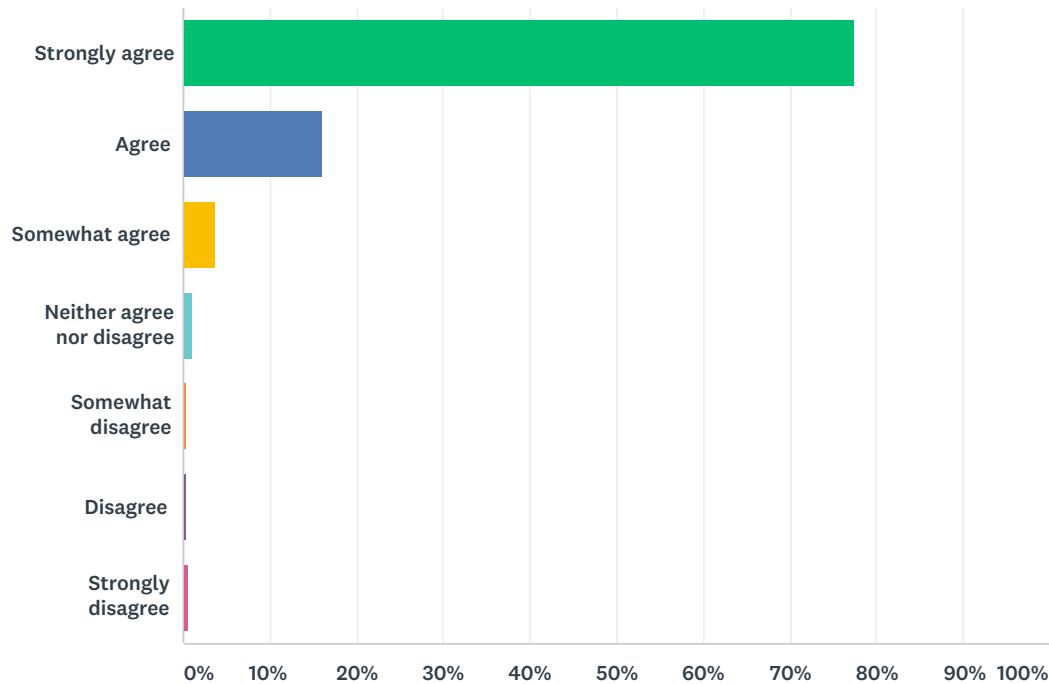
Answered: 615 Skipped: 25



| ANSWER CHOICES   | RESPONSES |            |
|--|-----------|------------|
| Extremely important  | 40.98%    | 252        |
| Very important   | 24.72%    | 152        |
| Somewhat important   | 15.45%    | 95         |
| Not so important   | 1.95%     | 12         |
| Not at all important   | 1.95%     | 12         |
| I've never heard of the Emmet County Medical Care Facility, Bay Bluffs | 14.96%    | 92         |
| <b>TOTAL</b>   |           | <b>615</b> |

## Q22 I believe parks, trails, open space, and recreational programs are vital in our community.

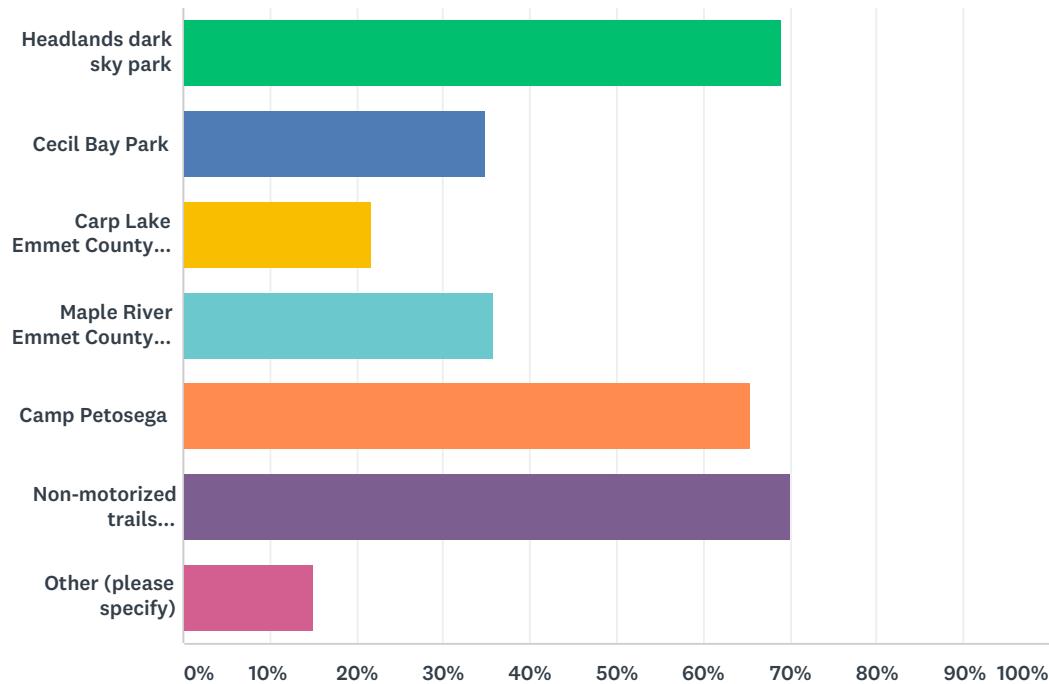
Answered: 626 Skipped: 14



| ANSWER CHOICES             | RESPONSES |            |
|----------------------------|-----------|------------|
| Strongly agree             | 77.48%    | 485        |
| Agree                      | 16.13%    | 101        |
| Somewhat agree             | 3.83%     | 24         |
| Neither agree nor disagree | 1.12%     | 7          |
| Somewhat disagree          | 0.48%     | 3          |
| Disagree                   | 0.32%     | 2          |
| Strongly disagree          | 0.64%     | 4          |
| <b>TOTAL</b>               |           | <b>626</b> |

## Q23 Which Emmet County parks, trails, and recreation facilities are you familiar with or have visited in the past?

Answered: 605 Skipped: 35



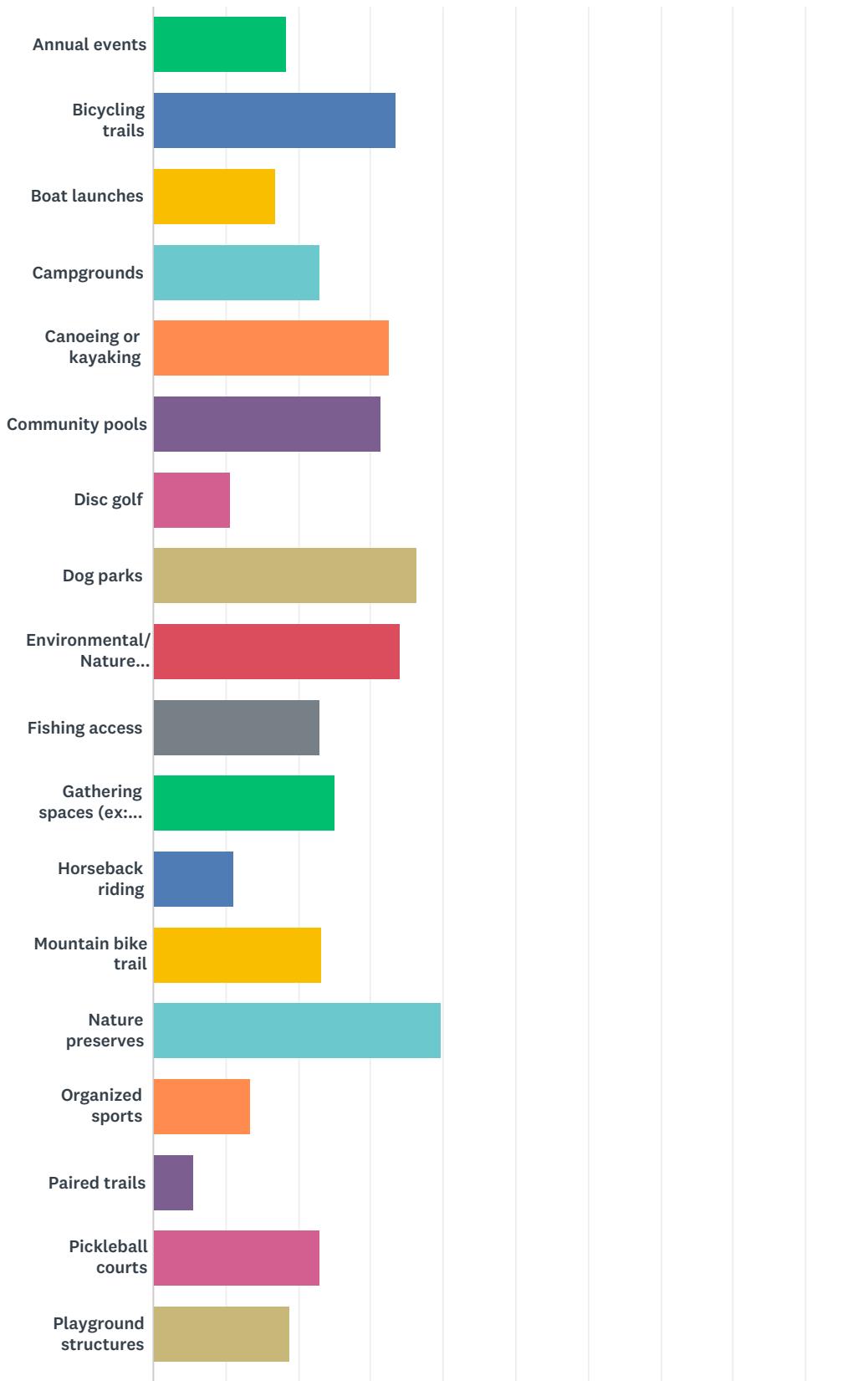
| ANSWER CHOICES                            | RESPONSES  |
|---|------------|
| Headlands dark sky park                   | 69.09% 418 |
| Cecil Bay Park                            | 34.88% 211 |
| Carp Lake Emmet County property           | 21.82% 132 |
| Maple River Emmet County property         | 35.87% 217 |
| Camp Petosega                             | 65.45% 396 |
| Non-motorized trails (county/state/local) | 70.08% 424 |
| Other (please specify)                    | 15.04% 91  |
| Total Respondents: 605                    |            |

**Q24 What do you like best about Emmet County parks, trail, and recreation facilities ?**

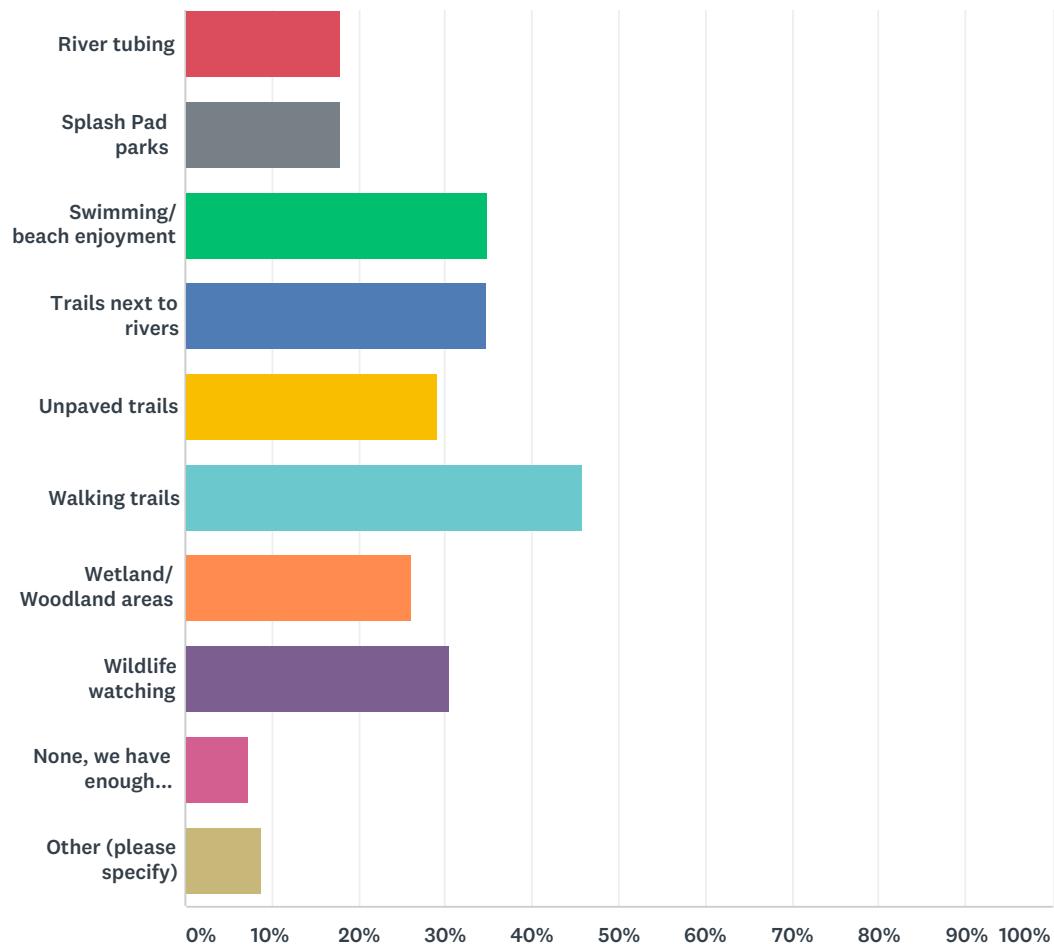
Answered: 307    Skipped: 333

## Q25 What type of recreational amenity or facility would you like to see increased in Emmet County? (select all that apply):

Answered: 605    Skipped: 35



## Emmet County Master Plan 2019 Survey



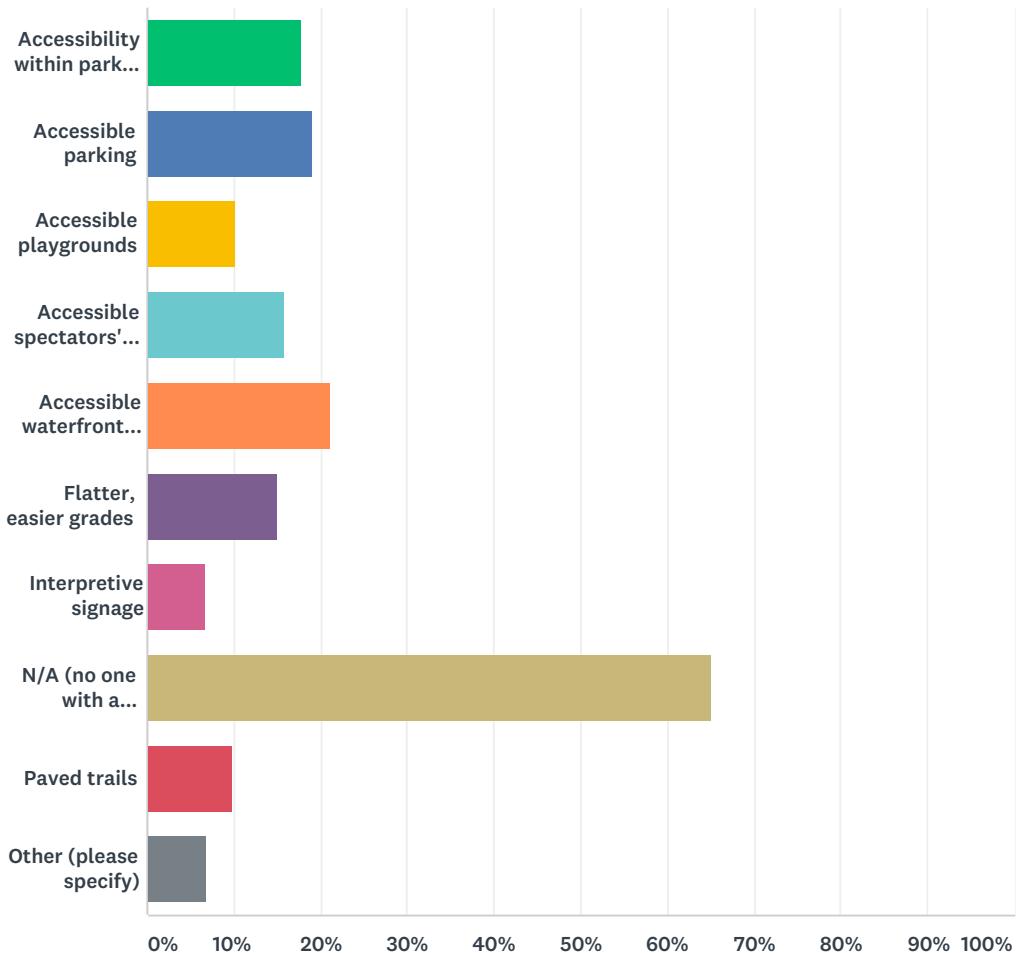
| ANSWER CHOICES                                | RESPONSES |     |
|---|-----------|-----|
| Annual events                                 | 18.51%    | 112 |
| Bicycling trails                              | 33.55%    | 203 |
| Boat launches                                 | 17.02%    | 103 |
| Campgrounds                                   | 22.98%    | 139 |
| Canoeing or kayaking                          | 32.56%    | 197 |
| Community pools                               | 31.40%    | 190 |
| Disc golf                                     | 10.58%    | 64  |
| Dog parks                                     | 36.36%    | 220 |
| Environmental/ Nature education programs      | 34.05%    | 206 |
| Fishing access                                | 22.98%    | 139 |
| Gathering spaces (ex: picnic, grilling, etc.) | 25.12%    | 152 |
| Horseback riding                              | 11.07%    | 67  |
| Mountain bike trail                           | 23.14%    | 140 |
| Nature preserves                              | 39.67%    | 240 |
| Organized sports                              | 13.39%    | 81  |

## Emmet County Master Plan 2019 Survey

|  |        |     |
|--|--------|-----|
| Paired trails  | 5.62%  | 34  |
| Pickleball courts  | 22.98% | 139 |
| Playground structures  | 18.84% | 114 |
| River tubing   | 18.02% | 109 |
| Splash Pad parks   | 18.02% | 109 |
| Swimming/ beach enjoyment  | 34.88% | 211 |
| Trails next to rivers  | 34.71% | 210 |
| Unpaved trails   | 29.09% | 176 |
| Walking trails   | 45.79% | 277 |
| Wetland/ Woodland areas  | 26.12% | 158 |
| Wildlife watching  | 30.58% | 185 |
| None, we have enough recreational amenities and facilities in Emmet County | 7.27%  | 44  |
| Other (please specify)   | 8.76%  | 53  |
| Total Respondents: 605   |        |     |

**Q26 If there is a person with a disability in your household, what would make Emmet County parks and recreation more user friendly? (select all that apply):**

Answered: 378    Skipped: 262

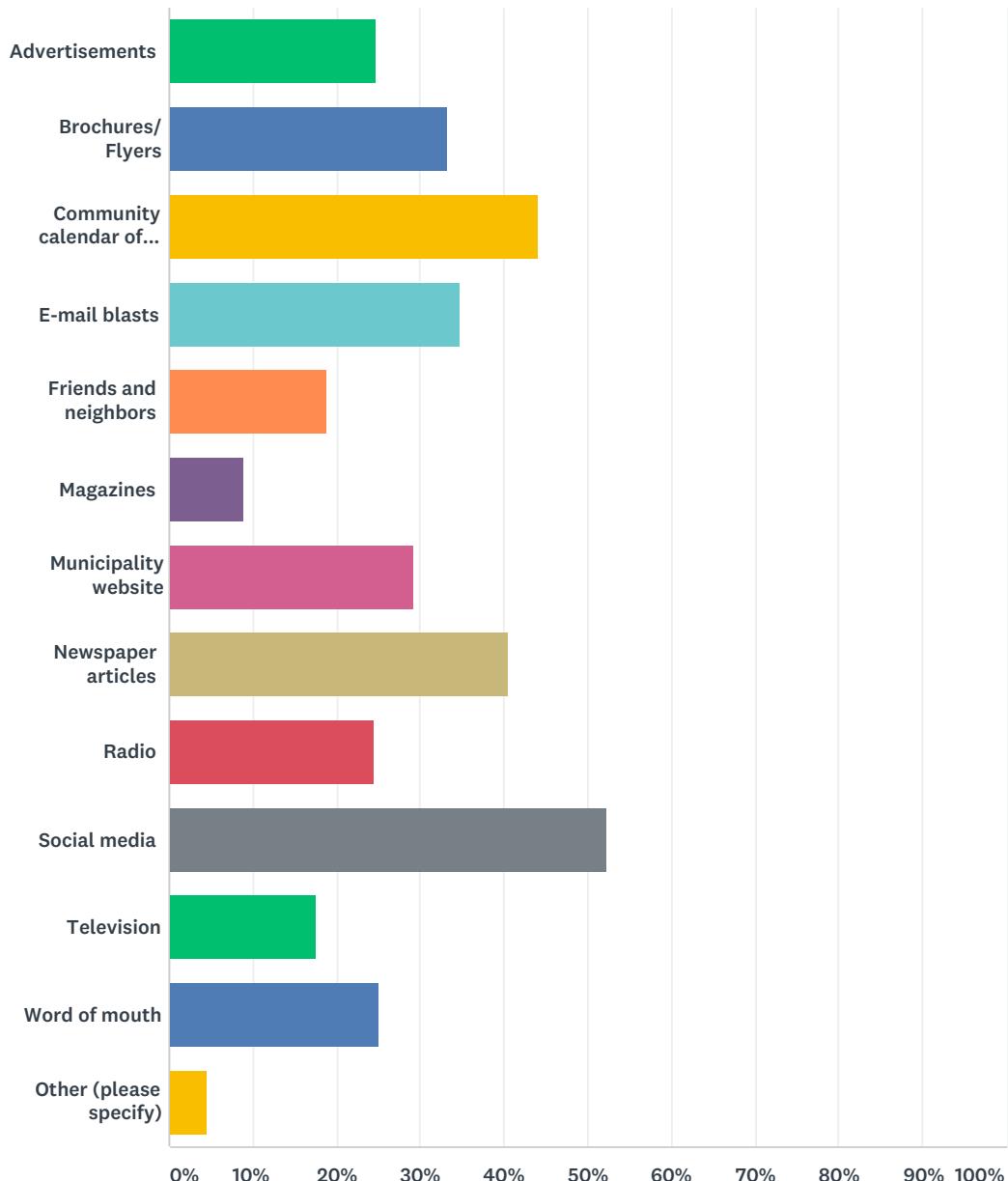


| ANSWER CHOICES                                  | RESPONSES |
|---|-----------|
| Accessibility within park spaces (connections)  | 17.72%    |
| Accessible parking                              | 19.05%    |
| Accessible playgrounds                          | 10.32%    |
| Accessible spectators' viewing areas            | 15.87%    |
| Accessible waterfront access                    | 21.16%    |
| Flatter, easier grades                          | 15.08%    |
| Interpretive signage                            | 6.61%     |
| N/A (no one with a disability in our household) | 65.08%    |
| Paved trails                                    | 9.79%     |
| Other (please specify)                          | 6.88%     |

Total Respondents: 378

## Q27 What is the best way to inform you about Emmet County parks, trails, facilities, and recreational programs ? (check all that apply):

Answered: 606 Skipped: 34



| ANSWER CHOICES               | RESPONSES |
|------------------------------|-----------|
| Advertisements               | 24.75%    |
| Brochures/ Flyers            | 33.33%    |
| Community calendar of events | 44.22%    |
| E-mail blasts                | 34.65%    |
| Friends and neighbors        | 18.81%    |

## Emmet County Master Plan 2019 Survey

|                        |        |     |
|------------------------|--------|-----|
| Magazines              | 8.91%  | 54  |
| Municipality website   | 29.21% | 177 |
| Newspaper articles     | 40.59% | 246 |
| Radio                  | 24.42% | 148 |
| Social media           | 52.31% | 317 |
| Television             | 17.49% | 106 |
| Word of mouth          | 25.08% | 152 |
| Other (please specify) | 4.62%  | 28  |
| Total Respondents: 606 |        |     |

**Q28 When you're driving your car, do you find any roadways or intersections in the County unsafe or otherwise frustrating? Which ones?**

Answered: 385    Skipped: 255

**Q29 Please share any additional comments and thank you again for your participation!**

Answered: 195    Skipped: 445