

Glen Arbor Township Future Land Use Plan



February 2005

Glen Arbor Township FUTURE LAND USE PLAN

Prepared Under the Direction of the

**Glen Arbor Township
Planning and Zoning Commission**

By the

**Planning & Zoning Center, Inc.
715 N. Cedar Street
Lansing, MI 48906-5206
517/886-0555 Ph.
517/886-0564 Fax
www.pzcenter.com**

**Adopted by the Glen Arbor Township
Planning and Zoning Commission on February 1, 2005
Adopted by the Glen Arbor Township Board
on February 15, 2005**

**GLEN ARBOR TOWNSHIP
PLANNING and ZONING COMMISSION**

Lance Roman, Chairman

Terry Gretzema, Vice-Chairman

Kent Kelly, Township Trustee

Joel Drake

Jim Seeburger

Lois Saltsman

Frank Wilcox

William S. Olson

Bob Hawley, Zoning Administrator

PLANNING & ZONING CENTER, INC. ASSOCIATES

**Mark A. Wyckoff, FAICP, President
John Warbach, Ph.D., Principal
David Struck, Associate Planner
Carolyn A. Freebury, Vice President**

TABLE OF CONTENTS

Chapter 1: Introduction & Regional Setting.....	1-1
Introduction	1-1
Plan and Relationship to Zoning	1-3
Public Input	1-4
Overview of Chapters	1-4
Chapter 2: Demographic and Economic Characteristics	2-1
Population	2-1
Total Population	2-1
Age of Population	2-1
Households	2-1
Education	2-3
Economic Characteristics.....	2-4
Income, Poverty and Employment	2-4
Assessed Value	2-4
Chapter 3: Current Conditions.....	3-1
Land	3-1
Overview	3-1
Land Use/Cover.....	3-1
Land Use by Tax Class	3-4
Topography.....	3-6
Natural Features	3-8
Overview	3-8
Soils with Limitations for Septics.....	3-8
Wetlands	3-8
Coastal Hazards	3-10
Flooding	3-10
High Risk Erosion Areas (HREA)	3-10
Critical Sand Dunes	3-10
Glen Lakes Water Quality.....	3-13
Crystal River	3-15
Glen Lake/Crystal River Watershed Management Plan	3-16
The Sleeping Bear Dunes National Lakeshore.....	3-19
Glen Lake Development	3-22
The Homestead	3-22
The Leelanau School.....	3-24
Other Land Uses.....	3-24
Buildings in Glen Arbor	3-25
Historic Sites and Buildings	3-25
Glen Arbor "Village"	3-30
Chapter 4: Infrastructure and Public Services.....	4-1
Township Hall	4-1
Fire, EMS and Rescue Services	4-2
Public Safety	4-4
Parks and Recreation	4-4

TABLE OF CONTENTS continued

Golf Courses.....	4-5
School System.....	4-5
Library	4-6
Highways	4-7
Traffic Counts.....	4-8
Utilities.....	4-9
 Chapter 5: Significant Issues and Trends	 5-1
Community Character.....	5-1
Overview	5-1
Relationship Between Residential Population and Commercial Development	5-2
Waste Treatment in Glen Arbor Township	5-6
Natural Resource Protection	5-12
Bigfoot Development	5-13
Exterior Design of Buildings	5-15
Infrastructure Improvement Needs	5-17
Reuse of the Old Fire Station	5-17
Public Restrooms.....	5-19
Public Boat Launch.....	5-20
Trails	5-23
Traffic Safety	5-24
Public Rights-of-Way	5-26
Off-Street Parking	5-30
Affordable Housing	5-31
Typical Options	5-31
Affordable Housing in Adjoining Jurisdictions	5-31
Intergovernmental Relations	5-33
Adjoining Units of Government.....	5-33
National Park Service	5-34
 Chapter 6: Vision, Goals, Objectives & Policies.....	 6-1
Vision	6-1
Introduction	6-1
<i>Proactive Planning and Sustainability</i>	6-1
<i>Quality of Life: Impressions, Standards and Visual Character.</i>	6-1
<i>Quality of Life: Recreation</i>	6-3
<i>Quality of Life: Education</i>	6-3
<i>Economic Development: A Glen Arbor of Opportunity</i>	6-3
<i>Village</i>	6-4
<i>Friendly, Cooperative Community</i>	6-5
<i>Infrastructure</i>	6-5
<i>Intergovernmental Coordination</i>	6-5
Goals, Objectives & Policies.....	6-6
Introduction	6-6
General.....	6-6
Natural Resources	6-7
Residential Use Areas	6-11
Business Use Areas.....	6-16

TABLE OF CONTENTS continued

Economic Base and Service Industry.....	6-17	
Vehicular and Pedestrian Movement	6-18	
Community Facilities	6-19	
Governmental.....	6-21	
 Chapter 7: Future Land Use		
Preservation of Community Character.....	7-1	
Community Character by Subarea	7-1	
M-22/M-109/675 Corridors	7-2	
National Lakeshore.....	7-5	
Lake Michigan Shoreline	7-6	
Glen Lakes Shoreline	7-7	
Crystal River Shoreline	7-8	
The Homestead	7-9	
Miller Hill	7-10	
Village of Glen Arbor	7-12	
Natural Carrying Capacity	7-14	
Relationship to Plans and Zoning in Adjoining Jurisdictions	7-15	
Future Land Use Map	7-17	
Very Low Density Residential.....	7-20	
Low Density Residential	7-21	
Waterfront Areas.....	7-22	
Medium Density Residential.....	7-23	
Village Business	7-23	
Resorts.....	7-24	
Public and Quasi-Public Uses	7-25	
Private Roads	7-25	
 Chapter 8: Zoning Plan		
Explanation of a Zoning Plan	8-1	
Relationship to the Future Land Use Plan	8-1	
Districts and Dimensional Standards	8-1	
Agricultural District.....	8-2	
Residential Districts	8-2	
Commercial Districts.....	8-3	
Recreational Districts.....	8-5	
Governmental District.....	8-6	
Dimensional Regulations	8-6	
Proposed Changes to the Zoning Ordinance.....	8-7	
 Chapter 9: Plan Implementation		9-1
Focusing on Priorities	9-1	
Annual Tasks	9-1	
Top Priorities	9-1	

TABLE OF CONTENTS continued

LIST OF MAPS

1-1	Regional Location Map	1-1
3-1	Land Use/Cover.....	3-2
3-2	Land Use by Tax Class	3-5
3-3	Topography in Glen Arbor Township	3-7
3-4	Soils With Limitations for Septics.....	3-11
3-5	Wetlands.....	3-12
3-6	Glen Lake Watershed.....	3-17
3-7	Sleeping Bear Dunes National Lakeshore	3-21
3-8	The Homestead.....	3-23
3-9	Woodstone Development.....	3-23
3-10	Port Oneida Rural Historic District.....	3-29
3-11	Existing Land Use Village of Glen Arbor, 2004	3-31
4-1	Township Buildings and Recreation Facilities in Glen Arbor	4-2
4-2	Glen Lake Community School District.....	4-6
4-3	Roads in Western Leelanau County	4-7
4-4	Traffic Counts	4-9
5-1	Potential Off-Street Parking Areas & ROW to Preserve.....	5-30
7-1a	Glen Arbor Township Future Land Use	7-18
7-1b	Glen Arbor Township Future Land Use	7-19

LIST OF TABLES

2-1	Glen Arbor Population, 1990-2000	2-1
2-2	Median Age in Glen Arbor Township, 1990-2000.....	2-1
2-3	Households in Glen Arbor Township, 1990-2000.....	2-2
2-4	Seasonal Housing in Glen Arbor Township, 1990-2000	2-2
2-5	Leelanau County Seasonal Population, 1996	2-3
2-6	Average Household Size in Glen Arbor Township, 1990-2000.....	2-3
2-7	Educational Attainment of Glen Arbor Township Residents, 2000	2-4
2-8	Glen Arbor Employment and Unemployment, 2003	2-4
2-9	Glen Arbor Township SEV, 1990-2003.....	2-5
3-1	Land Use/Cover 1990 and 2000	3-3
3-2	Land Use/Cover Conversion 1990-2000	3-3
3-3	Land Use by Tax Class in Acres	3-4
5-1	Population of Glen Arbor Township and Surrounding Communities, 2000	5-3
8-1	Glen Arbor Township Zoning District Regulations	8-6

TABLE OF CONTENTS continued

LIST OF FIGURES

5-1	Septic System and Other Space Requirements for a Small Retail Establishment on a 200' x 100' Lot in Glen Arbor "Village"	5-8
5-2	Septic System and Other Space Requirements for a 40 Seat Restaurant on a 200' x 200' Lot in Glen Arbor "Village"	5-9
5-3	Comparison of Regular and Bigfoot Development	5-14
7-1	Protection of Visual Character	7-14

LIST OF PHOTOS

1-1	Sleeping Bear Sand Dune.....	1-2
3-1	Wetlands Along the Crystal River	3-9
3-2	Big Glen Lake from Inspiration Point	3-14
3-3	Crystal River	3-15
3-4	Sleeping Bear Dunes	3-20
3-5	Leelanau School.....	3-24
3-6	Port Oneida Historic District Farm Buildings	3-25
3-7	Sylvan Inn, Building on State Register of Historic Places	3-27
3-8	Glen Arbor Roller Mills, State Register of Historic Places.....	3-28
4-1	Glen Arbor Township Hall	4-1
4-2	Glen Arbor Public Safety Building	4-3
4-3	Leelanau County Sheriff's	4-4
5-1	Western Avenue in the Village of Glen Arbor on a Summer Day	5-2
5-2	Sylvan Inn Bed & Breakfast	5-5
5-3	Pristine Waters of Big Glen Lake	5-11
5-4	Hatlems Creek.....	5-13
5-5	LeBear Luxury Resort and Spa.....	5-14
5-6	Typical Northwoods Designs.....	5-16
5-7	Typical Northwoods Designs.....	5-16
5-8	Old Fire Station.....	5-17
5-9	Vault Toilet at Alligator Hill Trailhead	5-19
5-10	Boat Launch on Lake Street.....	5-20
5-11	Vehicles and Trailers Parked Along Lake Street.....	5-21
5-12	Glen Haven Road at the Cannery	5-22
5-13	M-22 (Western Avenue) and M-109.....	5-25
5-14	M-22 (Western Avenue) and Lake St.	5-26
5-15	Lake Street Parking	5-28
5-16	State Street Parking	5-29
5-17	Apartments Above Manitou Mercantile	5-33
5-18	National Park Service Sign	5-36
6-1	Tourists Enjoying the Dunes	6-2
6-2	The Glen Lakes from the Overlook on Stocking Drive	6-4
6-3	Sand Dune.....	6-7
6-4	Sleeping Bear Bay Glimmers on a Cloudy Day.....	6-10
6-5	Tree Covered Road	6-12
6-6	New Home.....	6-14

TABLE OF CONTENTS continued

6-7	Boone Docks Restaurant	6-16
6-8	Path to the Water	6-19
6-9	Tennis Courts are Rarely Empty During the Summer.....	6-20
7-1	Looking East across Big Glen Lake from the Narrows.....	7-2
7-2	D. H. Day Farm.....	7-3
7-3	New Subdivision along Northwood Drive.....	7-4
7-4	Looking Down the Sheer Face of a Sand Dune	7-5
7-5	Natural Vegetation Screens Buildings along the Shoreline.....	7-6
7-6	Two Small Resorts on Glen Lake	7-8
7-7	Crystal River	7-9
7-8	The Inn at the Homestead.....	7-10
7-9a	Homesites Cut Into Forest on Miller Hill	7-11
7-9b	Clearcutting in Forest on Miller Hill	7-11
7-10	Becky Thatcher Jewelry Shop Combines Home and Business.....	7-13
7-11	Entry Across the Narrows Bridge from the South in Empire Township	7-16
9-1	Sunset.....	9-4

Forty-six other photos are used on the cover and nine chapter dividers. These photos were all taken by Terry Gretzema or Mark Wyckoff.