

# **Torch Lake Township Master Plan 2018**

**Antrim County, Michigan**



**Prepared by the Torch Lake Township  
Planning Commission**

**With assistance from  
Grobbe Environmental & Planning Associates**

**Final Draft: September 2018**

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# **TORCH LAKE TOWNSHIP MASTER PLAN 2018**

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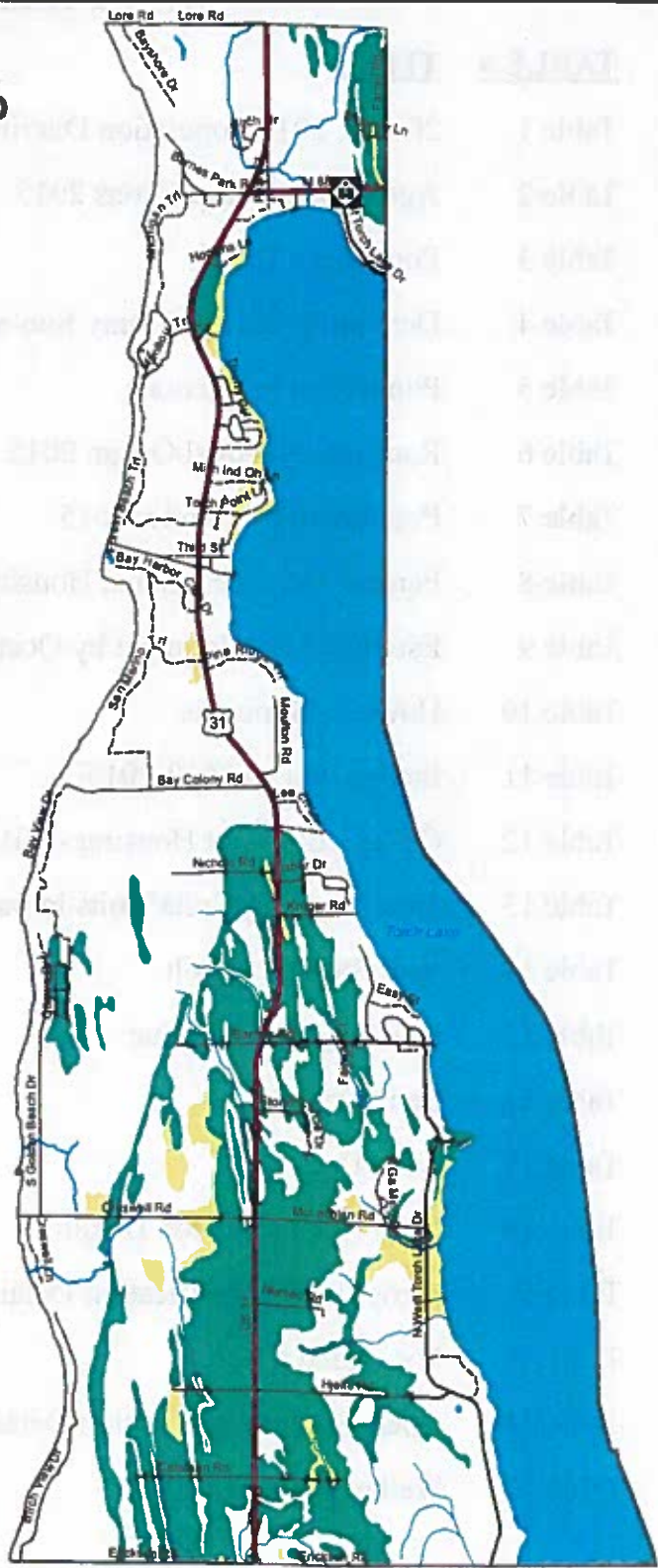
# Torch Lake Township



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Map Date: 8 June 2005  
Map Produced By:  
Northwest Michigan  
Council of Governments





## Prime Forestlands

**Roads**

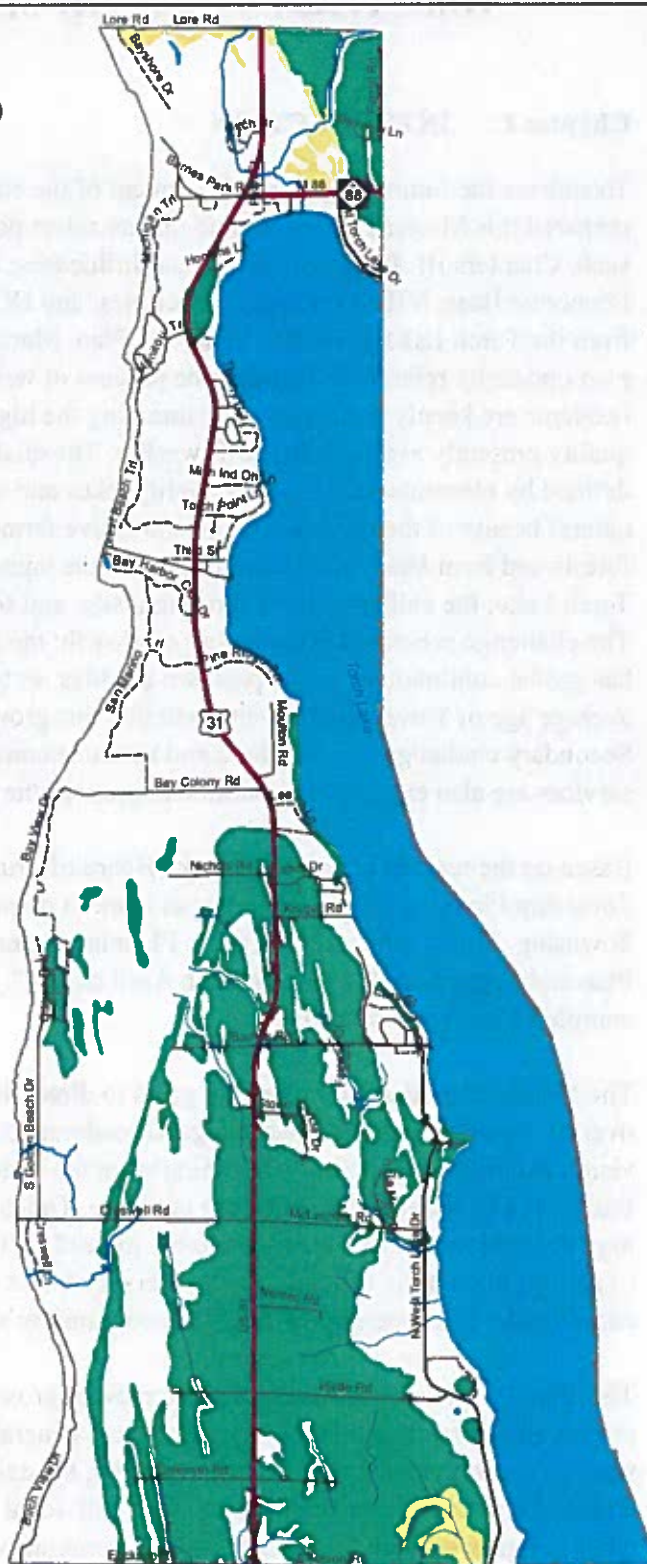
-  State Trunkline
-  County Primary
-  County Local
-  Not Act51 Certified
-  Rivers & Drains
-  Lakes
-  Township Boundary

**Forest Suitability**

-  National Importance
-  Regional Importance



Map Date: 8 June 2006  
Map Produced By:  
 Northwest Michigan  
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# **TORCH LAKE TOWNSHIP MASTER PLAN 2018**

## **Chapter 1: INTRODUCTION**

To address the future physical development of the community, Torch Lake Township has prepared this Master Plan in 2018 to update select portions of its 2012 land use plan. As such, Chapters III: Regional Setting and Influences; IV: Natural Resources; VI: Economic Base; VIII: Community Facilities; and IX: Community Development Options from the Torch Lake Township Land Use Plan, March 2012 are incorporated into this plan update by reference. Through the process of writing this plan, it became evident that residents are keenly interested in maintaining the high quality of rural life and high water quality presently available in the Township. The quality of life in Torch Lake Township is defined by elements such as: high quality lakes and shorelines - and access to them; the natural beauty of the rural landscape and active farms; the rolling topography, including forests and farm land; small town character of the unincorporated hamlets of Eastport and Torch Lake; the ability to see a dark night sky; and friendliness, safety, peace and quiet. The challenge presented is the nature of growth: the fact that the Township's population has grown continuously in the past two decades, as typified by a notable increase in the average age of Township residents, and that this growth trend is expected to continue. Secondary challenges include land and resource consumption, and demand for public services are also expected to continue to grow as the age of the population increases.

Based on the request of the Torch Lake Board of Trustees in March of 2017, Torch Lake Township Planning Commission began work to prepare a master plan update for the Township. The Torch Lake Township Planning Commission audited the 2012 Land Use Plan and began Master Plan update in April of 2017. Master Plan revisions were completed in September 2018.

The Master Plan identifies planning goals to direct the future of Torch Lake Township over the next 20 years. Similar to a good roadmap, this Master Plan defines a community vision and preferred direction outlining what the residents want the Township to be in the future, and by identifying options to get there. The goals are meant to be flexible. There may be more than one route to get to the desired destination. This Plan outlines examples of actions that public officials, landowners, business owners, residents, and others can take in order to cooperatively fulfill the community's goals.

This Plan is not designed to promote or prevent growth, but rather to *guide* growth to protect and promote public health, safety, and general welfare. The intent is to provide a way for growth to occur while still preserving the existing high quality of life found within Torch Lake Township. In so doing, individual interests and private property rights must be balanced with the interests of the community at large when public decisions are made.



During public participation sessions conducted for this Plan, residents repeatedly expressed their desire for the Township to retain its existing rural character – including its friendly and peaceful atmosphere, and to protect its environmental resources such as its small town character, high water quality, and productive farms and forests. Reaching these goals is only possible if decisions made by the Torch Lake Township Planning Commission and other public bodies respect the ideas stated in this Plan.

The Torch Lake Township Master Plan is meant to be a proactive and highly participatory approach to land use planning. It is to be used as a guiding tool for decision-makers regarding land use questions. It defines the community's vision of the future and lays the framework for growth, development, and resource protection for the next 20 years and is to be reviewed every five years in accordance with Michigan law. This Plan has been written with democratic principles and community/environmental sustainability in mind, so that future generations will have an equal or better quality of life than that enjoyed by today's Township residents.

### **Legal Basis for the Master Plan**

This Master Plan was prepared in accordance with the Michigan Planning Enabling Act, P.A. 110 of 2006, MCL 125.3301, as amended. The Torch Lake Township Planning Commission followed the coordinated planning directives of the Michigan Zoning Enabling Act in the preparation and updating of this Master Plan. It is with a spirit of cooperation and coordination between governmental jurisdictions and interested community groups that this Plan has been prepared.

### **Planning Process**

The process of writing this Master Plan began in earnest in April of 2017. The process of revising and updating the Master Plan, including three (3) facilitated public input sessions, and a public hearing on August 14 and 25, 2018. Please refer to Appendix A for complete summaries of public input sessions. Professional planning consultants from Grobbel Environmental and Planning Associates of Traverse City were hired to assist the Township.

During this process, there were many opportunities for residents to provide input. One of the more formal methods used was an on-line survey of residents (updating a 2010 Torch lake public opinion survey). Please refer to Appendix C for a complete review of the survey results.

Facilitated public visioning sessions to engage citizens for input into the master planning process were held on August 23, 2017; September 9, 2017; and October 11, 2017. Existing community demographic, land uses, land ownership, and the resource base were addressed. Existing zoning, previous developments, and other uses allowed under the present zoning were also discussed. Significant land use changes and zoning action requests within the past few years were also reviewed. A full summary of responses given at these public input sessions exist in Appendix A.

The planning process then shifted to the Planning Commissions visioning activities regarding what residents want to see happen with respect to land use in the future. In addition, the Planning Commission met at least monthly from April 2017 to (month) 2018 to prepare the Master Plan, as well as work on current zoning issues. The meetings were advertised and the public invited in accordance with the requirements of the Open Meetings Act, P.A. 267 of 1976 [MCL 15.261 *et seq.*].

The Torch Lake Township Planning Commission directed the audit and revision of Chapter 1: Introduction; Chapter 3: Community Demographics; Chapter 4: Land Use/Land Cover; and Chapter 5: Future Land Use Plan, Policies, Goals and Actions during the 2018 Master Plan review and updating process.

In summary, a wide variety of methods of soliciting community input were utilized in the planning process for this Master Plan. Residents were given many opportunities to participate and have their ideas and concerns addressed. These results have been incorporated into this Plan and referred to throughout the Plan.

## **Chapter 2: COMMUNITY CHARACTER**

### **Introduction**

A description of community character is important to document. There must be an understanding of what makes a community unique, in order to obtain a sense of a community's character and to direct future land use patterns and/or land use regulation, if any. Factors to explore include community description, regional setting, and historical/cultural resources. Torch Lake's name is thought not to be related to its shape, but rather the lake and Township's name were derived from translation from the Ojibwa name "*Was-wa-gon-ong*," meaning "Place of the Torches." It is thought that this reference refers to the practice of the local Native American population who once used torches at night to attract fish for harvesting with spears and nets. For a time it was referred to by local European settlers as "Torch Light Lake," which eventually was shortened to its current name.

### **Community Description**

Torch Lake Township is rural and rich in natural beauty, with extensive natural resources including: two small unincorporated villages or "hamlets;" miles of sandy Lake Michigan and Torch Lake shoreline; productive farmland; upland hardwood and coniferous forests; diverse wildlife habitat; rolling hills and meadows; and wetlands. These natural resources contribute to a beautiful, mostly rural setting for people to live, work, and recreate within Torch Lake Township.

The Township's population for the year 2015 was 1,194, as reported by the U.S. Census Bureau. Out of the fifteen townships in Antrim County, Torch Lake Township had the eighth highest population that year. U.S. Census data also show that Torch Lake Township experienced a 3% population growth over the past decade. Seasonal residents, visitors to private homes and rental cottages, and day tourists importantly add to the Township's population and economic base during summer months.

There are no incorporated villages or cities within the jurisdictional boundaries of Torch Lake Township. The intersection of U.S. 31 Highway and M-88 in Eastport, may be the busiest four corners within Torch Lake Township. The community is located in northern Michigan between Grand Traverse Bay of Lake Michigan and the northern end of Torch Lake. U.S. 31 Highway runs through the center of the community, intersecting state highway M-88. US 31 leads north 17 miles (27 km) to Charlevoix and 34 miles (55 km) north to Petoskey, and it leads south 16 miles (26 km) to Elk Rapids and 33 miles (53 km) to Traverse City. M-88 leads southeast 26 miles (42 km) to Mancelona. Although historically a larger settlement, land uses now at the four corners include: a bar/restaurant; an auto repair and sales operation; grocery store and gas station; farm processing and retail operation; a motel; a hair salon; a self storage facility; a real estate office; and a U.S. Post Office. Notable land uses within the hamlet of Torch Lake include a township park; boat repair, sales and marina supply; Township Hall/Fire Station; former cafe/convenience store; and an antique shop.



**Aurora borealis or the northern lights over Torch Lake, Antrim County, Michigan.**

### **Geographic Setting**

Banks Township, Antrim County contains the Village of Ellsworth and the hamlet of Atwood, and exists to the north of Torch Lake Township. Milton Township possesses the incorporated hamlet of Kewadin and exists to the south. Central Lake Township adjoins Torch Lake Township to the northeast and possesses the incorporated Village of Central Lake. Torch Lake exists east of the Township, beyond which are Central Lake and Forest Home Townships. Vehicle traffic is carried north and south through the Township mainly via U.S. 31 Highway, and to the east and west via M-88. Notably there is no state or federally-owned lands within Torch Lake Township.

Torch Lake Township is located within the western central portion of Antrim County, one of four coastal townships along the shore of Lake Michigan. Antrim County exists at the northwestern extreme of the northern portion of the lower peninsula of Michigan.

### **A Brief History of Torch Lake Township and Region**

Every township has historic and cultural resources that uniquely contribute to a sense of pride and a sense of place, as well as providing definition and direction for the future. Torch Lake Township's history is intertwined with the rich cultural heritage of the region and neighboring townships.

Prior to European settlement in the current State of Michigan, the Anishinaabek people, commonly referred to as the Ojibwa (or the Chippewa), Potawatomi, and Odawa (a.k.a. Ottawa) Indians, inhabited the western half of the Lower Peninsula and the Upper Peninsula of Michigan, and are thought to have hunted and fished in present day Torch Lake Township and made arrowheads at a site near Eastport and at a chert bedrock outcrop near present day Norwood in southwestern Charlevoix County. The Anishinaabek today inhabit portions of Ontario, Michigan, Wisconsin and Minnesota. The Anishinaabek did not originally inhabit the Great Lakes region, and historic accounts indicate the Anishinaabek people migrated from the "Great Salt Sea" and western plains to the east to the Great Lakes.



**Lake Michigan shoreline, Torch Lake Township, Antrim County, Michigan.**



The history of Grand Traverse County begins in the year 1839 with the advent of Protestant missionaries and U.S. surveyors. In May, 1839, Rev. John Fleming and Rev. Peter Dougherty arrived at the little cove known as Mission Harbor on the Old Mission Peninsula. They had come by boat from Mackinac where they had spent the previous winter and had now come to the Grand Traverse Bay region for the purpose of establishing a mission, having been sent to this country by the Presbyterian Board of Missions. The Grand Traverse Herald at the time reported: "Of the presence of man there were no signs visible, save a few bark wigwams, in a narrow break in the fringe of forest, from one of which a thin column of blue smoke curled lazily upward." They found only one Indian at the village, who informed the missionaries that the band was encamped at the mouth of the Elk River on the opposite side of East Grand Traverse Bay. The Indian made a signal with a column of smoke which had the effect of bringing over a canoe, full of young men, who came to inquire who the strangers were and what was wanted. The next day, a chief and a number of other men came over. Messrs. Fleming and Dougherty informed him that they had come at the direction of their agent at Mackinac and by permission of their great father, the US president, to establish a school among them for the instruction of their children and to teach them Christianity. The reply was that the head chief and his men would come in a few days, and then they would give an answer. On the arrival of the head chief *Aish-qua-gwon-a-ba* a council was held, for the purpose of considering the proposal of the missionaries.

At its close, Messrs. Fleming and Dougherty were informed that the Indians had decided to unite the bands living in the vicinity, and locate near the river on the east side of the bay in present day Elk Rapids. If the missionaries would go with them, they would show them the intended location of their new villages and gardens, so that they could select a good central site for their dwelling and school. About the 20th of the month, the European missionaries in their boat accompanied by a fleet of Indian canoes, crossed the bay, landing at the mouth of the Elk River. The Indians proposed to divide their settlement into two villages. After looking over the ground, the missionaries chose a location more than a quarter of a mile from the river on the south side.

The day after the missionaries landed at Elk River, the Indians' came to their tent in great excitement, saying there were additional Europeans in the region as they had seen a horse's track which contained the impression of a shoe. Their ponies were not shod. Shortly after, a European explorer stumbled into the camp. He proved to be a packman belonging to a company of U.S. surveyors, who were at work on the east side of Elk and Torch Lakes. He had lost his way and wanted a guide to pilot him back to his company.

An Indian went with him several miles, returning in the afternoon with the man's hatchet in his possession, having taken it on the refusal of the latter to pay him for his services. The next day the whole company of surveyors came in and encamped for a short time at the mouth of the Elk River. Immediately after deciding upon the location, Messrs. Fleming and Dougherty commenced cutting logs for the construction of a dwelling and

school house. Hard work and the discomforts of a wilderness, the latter of which were doubly annoying to the inexperienced missionaries, filled up the next few days. Among other evils from which they could not escape, the sand flies were a terrible torment. Finally, the body of the house was raised, the doors and windows brought from Mackinac were put in their places, and the gables and roofs were covered with sheets of cedar bark purchased of the Indians.

Then an unexpected storm fell upon the devoted missionaries, crushing the hopes and changing the life prospects of one, and plunging both into deep sorrow. A messenger came from Mackinac, with intelligence that Mr. Fleming's wife had suddenly died at that place. The bereaved husband, with the four men who had come with him, immediately embarked in their boat for Mackinac. He never returned to the mission. Mr. Dougherty was left alone. With the exception of the surveyors at work somewhere in the interior, he was the only European in the area.

After the departure of his comrade, Mr. Dougherty with the assistance of an interpreter Peter Greensky busied himself with the work of finishing the house, and clearing away the brush in the vicinity. Once or twice the cedar bark of the roof took fire from the stove pipe, but fortunately the accident was discovered before any serious damage was done. Chief *Aish-gua-gwon-a-ba* and his wife, perhaps to show their friendliness and make it less lonely for the missionary, came and stayed with him several days in his new house. About the 20th of June, Henry R. Schoolcraft, Indian agent at Mackinac, arrived in small vessel, accompanied by his interpreter, Robert Graverat, and Isaac George as Indian blacksmith. From information received at Mackinac, Mr. Schoolcraft had come impressed with the notion that the harbor near the little island near the peninsula (i.e., Bower's Harbor) would be a suitable point at which to locate the blacksmith, carpenter, and farmer, that by the terms of the recent treaty, the government was obliged to furnish for the benefit of the Indians.

**Abandonment of the Elk Rapids Indian Village & Mission:** Looking over the ground, and consulting the wishes of the Indians, Mr. Schoolcraft came to the conclusion that Mission Harbor was a more suitable place. Accordingly Mr. George was left to commence operations, and Mr. Schoolcraft returned to Mackinac. Soon after the departure of Mr. Schoolcraft, *Ah-go-sa*, the chief at Mission Harbor, accompanied by the principal men of his band visited Mr. Dougherty, saying that most of the Indians at that place were unwilling to move over to the east side of the bay (i.e., Elk Rapids) and offering to transport him and his goods across to Mission Harbor. The Indians reportedly offer to furnish Dougherty with a house if he would take up his residence with them. Convinced that, all things considered, the harbor was a more eligible site for the mission Mr. Dougherty accepted the proposal. Leaving what things were not needed for immediate use, and loading the balance in Indian canoes Dougherty was ferried across the bay to Old Mission which became famous as a center of development in the agricultural interests of northwestern Michigan.



In the spring of 1840 the log house which had been built at Elk Rapids the previous year was taken down, and the materials were transported across the bay and used in the construction of a school-house and wood-shed. Until the Mission Church was built, a year or two after, the school-house was used for holding religious services as well as for school.

The Federal Land Ordinance of 1785 instituted the geographic and political system of surveyed counties, townships, and sections. Between 1816 and 1856, Michigan was systematically surveyed by the federal General Land Office. Surveyed townships and section lines established the political boundaries of counties and townships throughout the state. Surveyors took detailed notes on the location, species and diameter of each tree used to mark section lines and corners. They also noted the locations of rivers, lakes, wetlands, agricultural potential of soils, and general quality of timber along each section line being measured. In addition they noted natural disturbances, and trails and settlements of Anishinaabek Indians and early Europeans.

Antrim County was legally established by the State of Michigan on February 7, 1857. The county was formed in 1840 as *Meegisee* County, meaning "eagle" which was the name of a Chippewa chief who signed the 1821 Treaty of Chicago and the 1826 Treaty of Mississinwas. It was renamed "Antrim County" in 1843, one of the Irish or Scots Irish names given to five renamed Michigan counties at that time reportedly in recognition of the increasing number of settlers of Irish and Scots Irish heritage in Michigan at that time. In the text of the 1843 legislative act, the name was misspelled as "Antim." The county seat was originally located in Elk Rapids, but was moved to Village of Bellaire in 1904 after 25 years of litigation. By 1860 there were 179 European settlers established and working in Antrim County. A separate county government was organized in 1863. Antrim County statistics indicate that in 1864, only 382 European immigrants lived in the County which at that time also included the geographic area of present-day Kalkaska, Crawford and Otsego Counties. Missionary settlements eventually made way for larger numbers of European settlers arriving during the 1870 and 1880s.

The earliest European settlers in Antrim County are thought to be explorers, hunters and adventurers that migrated up its shorelines, particularly the Lake Michigan coastline. These pioneers were followed by settlers that hacked a hard scrabble existence from its white pine and hardwood forests to harvest its forests and till its sandy soils. Notable of these early settlers is Captain John W. Brown who founded "Brownstown" at the present day hamlet of Torch Lake in 1847. Prior to the lumbering period, Torch Lake and other nearby townships were covered with mostly virgin hardwood. Timbering was an important winter occupation for pioneer farmers, and was the principle industry in the area in the late 1890s and early 1900s. Sawmills including Dexter and Noble of Elk Rapids and the Cameron Brothers of Brownstown were the two largest timber producers. The Elk Rapids Iron Company, an iron ore smelting plant was opened in Elk Rapids in




## Torch Lake Township

### Maximum Slope

#### Roads


-  State Trunkline
-  County Primary
-  County Local
-  Not Act51 Certified
-  Rivers & Drains
-  Lakes
-  Township Boundary

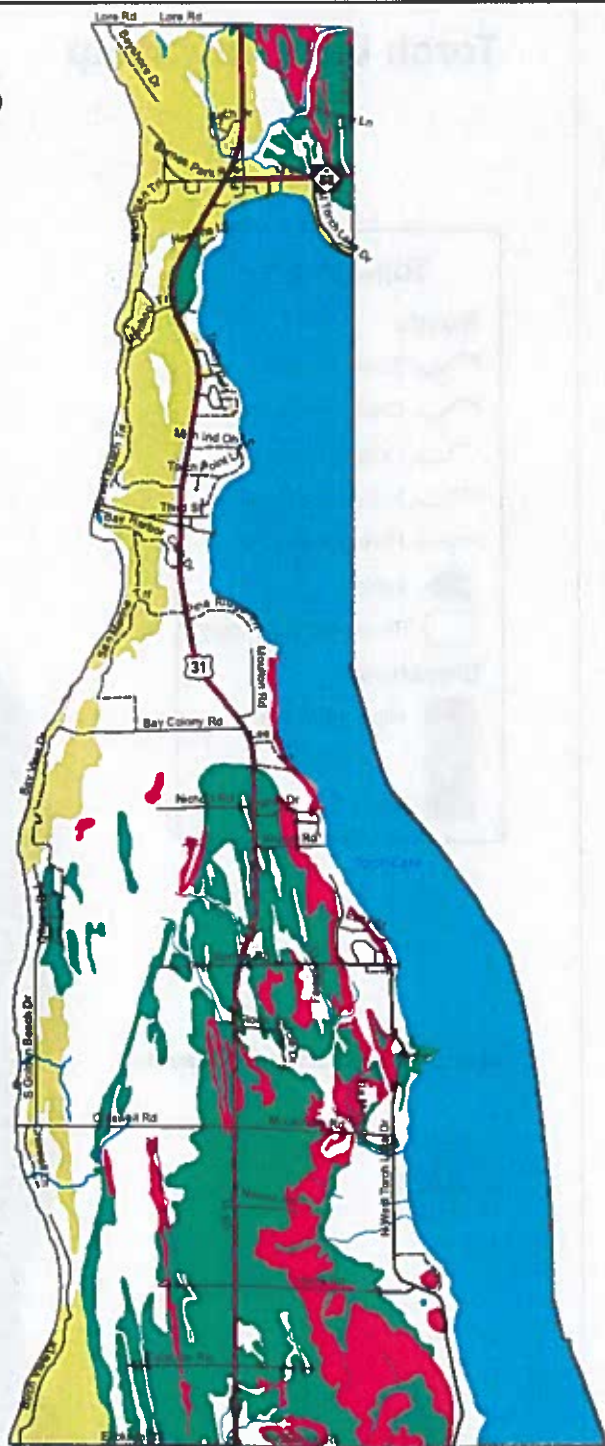
#### Percent Slope

- 6% or less
-  6% to 12%
-  12% to 20%
-  20% to 40%

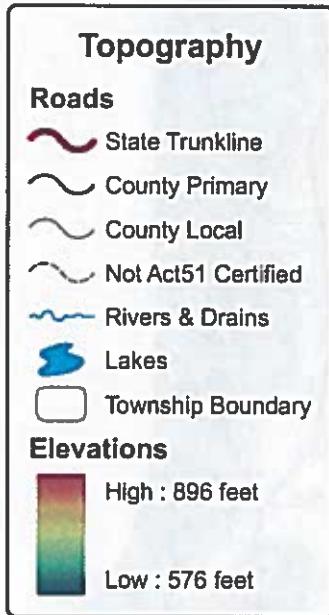
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Map Date: 25 May 2008  
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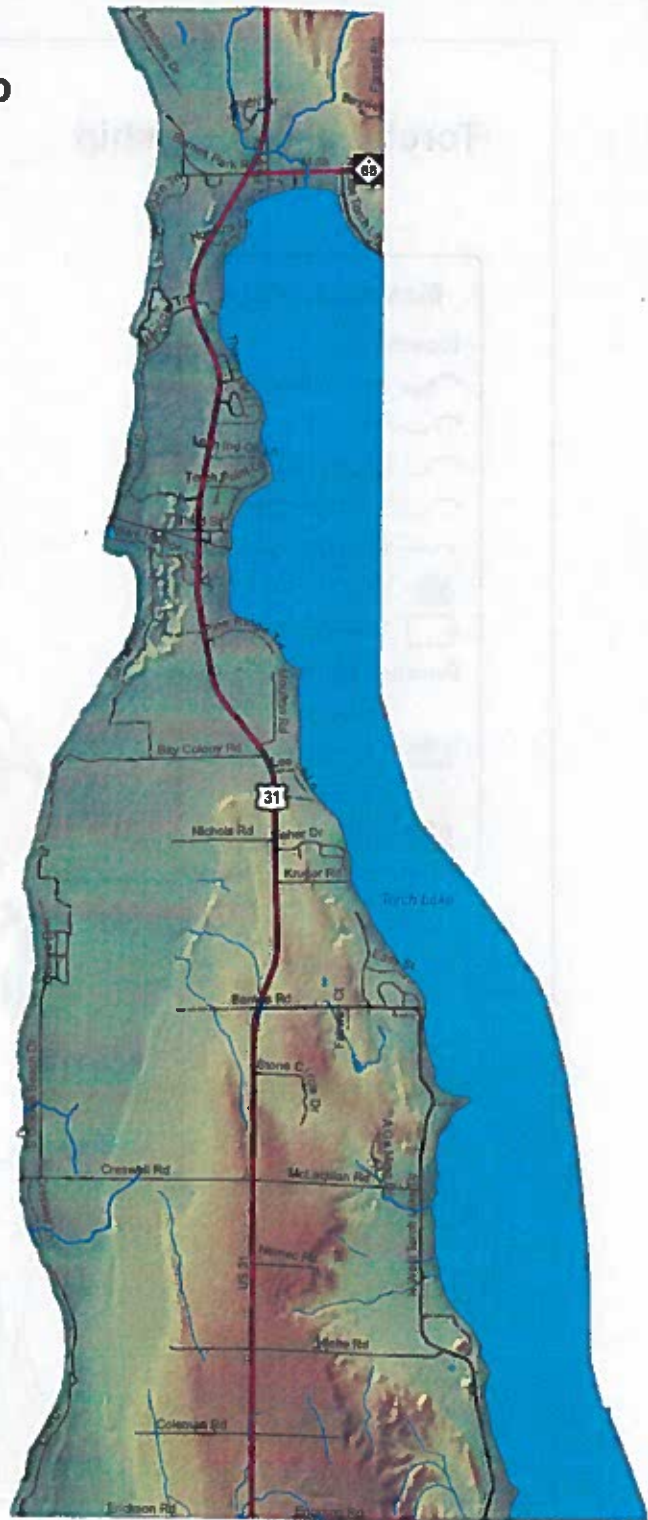
# Torch Lake Township



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Map Date: 9 June 2006  
Map Produced By:



1873, and operated at that time by Dexter and Noble. Much of the cut timber that did not travel from the area to Chicago for rebuilding efforts went to the Elk Rapids Iron Company as charcoal to fuel the iron ore smelter. Torch Lake was heavily used to transport logs to Dexter and Noble mill. Rivers in the area were dredged for the timber tug boats operated by Elk Rapids Iron Company. The tug "The Torch" hauled saw logs from the banks of area lakes to Elk Rapids during non-winter months. Two other tugs known as "The Elk" and "The Albatross" usually hauled cordwood for the iron smelter or a wood products chemical works in Elk Rapids. Saw logs were hauled on area waters with the use of booms consisting of long lines of small logs bound together with chains or cables forming an enclosure. These booms were opened at the head of Torch River and gathered up again at the mouth of Torch River on Round Lake (i.e., today known as Lake Skegemog).



**Logging camp on Torch Lake near Alden, Antrim County, Michigan.**

At about the same time in the late 1860s and 1870s, the logging industry was beginning to get underway. Many farmers and Indians worked their fields in the summer months, and supplemented their income by working in the lumber camps in winter. Others were employed full-time by the lumber industry. It is said the hardwoods of northern Michigan



helped rebuild Chicago after the fire of 1871. Tall ships and steamers often utilized the harbors within the Beaver Island archipelago for refuge and supplies, including South Manitou Island—the most southerly island in the Beaver group—before arriving in Chicago.

Early census data shows the primary agricultural products were corn, wheat, potatoes, hay, and livestock producing cheese and butter. In the mid-1870s, fewer than 50 acres of apples, peaches, pears, plums, and cherry orchards were recorded within Torch Lake Milton Township. After the turn of the century, the timber supply was largely exhausted, and agriculture and tourism became principal economic activities. During the 1930s, the production of cherries became the chief agricultural activity, due in large part to a favorable “micro-climate” along the Lake Michigan shoreline.

Roberts School was reportedly the first building located on the north side of Easley Road, and was named for the Roberts pioneer family—which lived across the road from the school. This school was also referred to as District School Number 5, until a northern portion of Milton Township was annexed by Torch Lake Township between 1896 and 1910. North and South Milton Township were assumed upon the establishment of different school districts. South Milton School was established in 1861, and North Milton School was erected in 1870. In 1886 the North Milton School burned down, and the second building was located across from Mud Lake on present-day Cairn Road. Three other schools existed in the early days. Kewadin School was located within present-day Kewadin, and was established sometime in the late 1800s. Creswell School was built in 1884 following a land sale from Elk Rapids Iron Company to Milton Township.



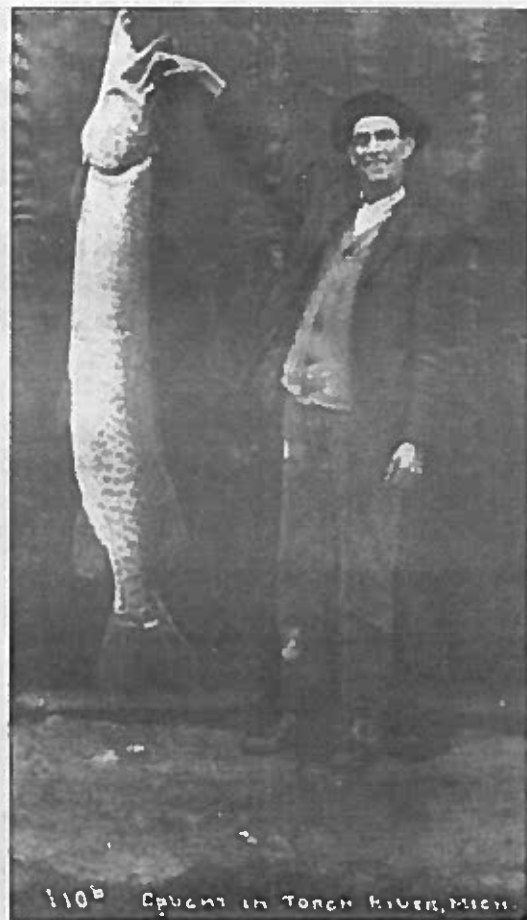
**Elk Rapids sawmill and foundry circa late 19th century, Antrim County, Michigan.**

## Civil War Era

Torch Lake Township residents that volunteered in military service for the Union Army from 1861 to 1865 during the Civil War included: Daniel Blakely, Nelson Todd, Charles Hults, A. Cameron, Aaron Stocker, Charles G. Randall, Cornelius Acker, Samuel W. Oberhotzer, and Sylvester H. Palmer.

## The Torch Lake Monster - A Township Tall Tale

It is said that every lake should have its own monster, especially if that lake also happens to be the home of a summer camp. And the famous Torch Lake Monster doubtless owes its longevity to the existence of Camp *Hayo-Went-Ha* on its northern edge, where generations of youngsters have shrieked around the campfires to tales of a giant creature — “one eye brown, one eye blue, his body covered all in icky green goo” — that lives at the bottom of the lake and rises at night to terrorize boaters, swimmers and unwary campers who venture where they’re not supposed to venture.



WORLD RECORD? — Angler holds up his 110 pound muskie taken in Torch River sometime between 1916 and 1920.

The current legend of the monster doesn't go back very far; credit goes to Dave Foley, an avid fisherman, former teacher and athletic coach, who served as a counselor at *Hayo-Went-Ha* from 1967 to 1977. As monster stories go this one is pretty mainstream, but there are some odd things about Torch Lake itself that make such stories almost plausible. First of all, Torch Lake is unusually deep, 285 feet at its deepest point and with an average depth of 111 feet making it the deepest inland lake in Michigan. Early visitors used to speculate that it was literally a “bottomless” lake, connected to nearby Grand Traverse Bay by underwater tunnels. There were persistent, if unsubstantiated, stories of people who drowned in the lake whose bodies washed up in the Bay, or vice versa. Torch Lake is also unusually clear – in fact, one of the clearest lakes in the world — and in those crystal-clear depths lurk some extremely large fish. You might almost call them, well, monsters. In fact a 50-pound and almost five feet long muskellunge was recently caught in Torch Lake, the largest ever caught in the state. And if you know what rapacious, hungry fish muskies are, you could easily spin a horror story out of that one.

Torch Lake Township is characterized by rolling, wooded, sand dunes and miles of shoreline on its east and west boundaries. Both Torch Lake and Lake Michigan shorelines are exceptionally attractive, with many bluffs and sandy beaches. The waters of both bodies are clear and cold, and must continue to be protected to remain so. Torch Lake Township is planned and zoned, with a clear mandate from its residents, visitors, business owners and property owners to actively protect the unique natural qualities of the Township and region. Although the permanent population of Torch Lake Township has been modest in recent decades, several hundred new homes have been built in the township during this period, mostly by seasonal residents and retired persons settling in the Township and region. Most residences in the Township exist along the shorelines of Torch Lake and Lake Michigan.



**Wooden “cribs” exist on the bottom of Torch Lake of unknown age and origin. Theories range from cribs sunk with rocks for wharf building to artificial fish habitat.**



### **Summary of Findings**

When considering the community description, the regional setting, natural resources and waters, and the cultural/historical heritage of Torch Lake Township, certain land use patterns begin to emerge. The early European settler history of the Township is directly linked to the Township's abundant natural resources including fish/game, water bodies and timber resources. Development pressures have continually increased along lake shorelines through time within Torch Lake Township.

Efforts to preserve and enhance water quality and natural features deserve special recognition and support. Shared natural resource appreciation is important because it engenders a sense of community identity, and fosters and informs a commitment to the people and places that comprise Torch Lake Township.



## **Chapter 3: COMMUNITY DEMOGRAPHICS**

### **Introduction**

It is important to know the demographic composition of Torch Lake Township when planning for its future. Assessed over time, trends emerge and changes become evident that will most likely effect future land uses and community services. In the following sections, information is reviewed regarding Torch Lake Township's population by age groups (including senior citizens), employment trends, housing trends, persons with disabilities, population trends and projections, race and ethnic groups, gender, measures of income, etc. In most discussions, 2010 - 2016 data were used directly or from the U.S Census, Antrim County Administration/Planning Department, and Networks Northwest (i.e., formerly the Northwest Michigan Council of Governments). If data were not available for Torch Lake Township, then Antrim County data were used for comparison purposes.

### **Age Groups**

Table 1 compares Torch Lake Township population from 2010 to 2015. Torch Lake Township's largest population segment increase during the period 2010 to 2015 was within Seniors (65-74 years) at 11.2%. Torch Lake Township's largest population segments in 2015 consisted of Mature Family (45-64 years) persons at 33.7% and Elderly (75+ years) at 22.3%. The largest relative loss of population from 2010 to 2015 occurred within School aged persons (5-20 years) at 8.9%, and Family Forming (21-44 years) and Mature Family (45-64 years) at 8.1%, each. This trend suggests the rapid aging of Torch Lake Township's population, and the continued loss of young families and middle-aged residents. It is noted that because Torch Lake Township has a relatively small total population, even a small influx by any age group could significantly alter the Township's age group composition.

<b>TABLE 1</b> <b>Torch Lake Township</b> <b>2010 &amp; 2015 Population Distribution &amp; Trends</b>						
Age Group	2010		2015		Change	
					2010-2015	
	No.	Percent	No.	Percent	No.	Percent
Preschool	43	3.2	16	1.4	-27	-1.8
(0-4 yrs)						
School	235	17.7	98	8.8	-137	-8.9
(5-20 yrs)						
Family Forming	259	19.4	126	11.3	-133	-8.1
(21-44 yrs)						
Mature Family	500	37.6	375	33.7	-125	-8.1
(45-64 yrs)						
Seniors	146	11.0	247	22.2	96	11.2
(65-74 yrs)						
Elderly	149	11.2	251	22.3	102	11.1
(75+ yrs)						
<b>Total</b>	<b>1,331</b>	<b>100.0</b>	<b>1,183</b>	<b>100.0</b>	<b>-148</b>	<b>-0.9</b>
Source: 2010 US Census and 2011-2015 US Census American Community Survey 5-year Estimates						

Table 2 compares Torch Lake Township's population age with that of Antrim County and the State of Michigan. Torch Lake Township has a much lower percentage of preschool children (i.e., 1.4%) than Antrim County (i.e., 4.3%) and the State of Michigan (i.e., 5.8%). Torch Lake Township also has a significantly lower percentage of School aged persons (i.e., 8.8%) as compared to Antrim County (i.e., 17.0%) and the State of Michigan (i.e., 19.8%), and Family Forming aged persons with Torch Lake Township at 11.3% as compared to Antrim County at 22.6% and the State of Michigan at 31.4%. The percent of Mature Families in Torch Lake Township (i.e., 33.7%) is higher than Antrim County (i.e., 31.4%) and the State of Michigan (i.e., 28.0%), and significantly higher for Retirement age persons in Torch Lake Township (i.e., 44.5%) as compared to Antrim County (i.e., 24.7%) and the State of Michigan (i.e., 24.7%). These comparisons support the finding that a rapid and significantly increasing trend in Torch Lake Townships residents' age currently exists within the Township, though this trend is substantially grater than that observed within Antrim County and he State of Michigan as a whole during this period.

<b>TABLE 2</b> <b>AGE GROUP COMPARISONS 2015</b>				
<b>Age Groups</b>	<b>Torch Lake Twp.</b>	<b>Torch Lake Twp.</b>	<b>Antrim County</b>	<b>State of Michigan</b>
Preschool (under 5 years)	16	1.4%	4.3%	5.8%
School Age (5-19 years)	98	8.8%	17.0%	19.8%
Family Forming (20-44 years)	126	11.3%	22.6%	31.4%
Mature Family (45-64 years)	375	33.7%	31.4%	28.0%
Retirement Age (65 years & older)	498	44.5%	24.7%	14.9%
<b>TOTALS</b>	<b>1,183</b>	<b>100%*</b>	<b>100%*</b>	<b>100%*</b>

Source: U.S. Census 2015 American Community Survey 5-year Estimates

\*Figures provided by U.S. Census do not equal exactly 100% due to figure rounding

### Population Trends

Table 3 tracks population trends over the twenty five year period from 1990 to 2015, comparing Torch Lake Township with Antrim County, and the State of Michigan.

<b>TABLE 3</b> <b>POPULATION TRENDS</b>					
<b>Community</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>2000 to 2015 Percent Change</b>
<b>Torch Lake Township</b>	762	1,159	1,331	1,183	-%
<b>Antrim County</b>	18,185	23,110	23,975	23,267	-%
<b>State of Michigan</b>	9,262,087	9,295,297	9,938,444	9,990,571	%

Source: U.S. Census

Torch Lake Township experienced a substantial population increase between 1990 and 2000 (i.e., 52%), and a significant population increase from 2000 to 2010 (i.e., 15%), and a notable population decrease between 2000 and 2015 (i.e., 11%). This trend roughly mirrors population changes in Antrim County and the State of Michigan during these periods, with the exception of the significant Township population increase of 52%



**TABLE 4  
DEMOGRAPHICS BY COUNTY SUB-AREAS  
Antrim COUNTY 2000-2010**

County Sub-Area Communities	Population		2000–2010 Change		Proportion of Antrim County Total by Percentage	
	2000	2010	Number	Percent	2000	2010
<b>Eastern Antrim County</b>						
▪ Chestonia Twp	546	511	-35	-6.4%		
▪ Jordan Twp	875	922	47	5.4%		
▪ Mancelona Twp	4,100	4,400	300	7.3%		
▪ Mancelona Village	1,408	1,390	-18	-1.3%		
▪ Star Twp	745	926	181	24.3%		
▪ Warner Twp	389	416	27	7.0%		
Subtotal	8,063	8,565	-502	-6.2%	27.9%	29.6%
<b>Western Antrim County</b>						
▪ Bellaire Village	1,164	1,086	-78	-6.8%		
▪ Central Lake Twp	2,254	2,198	-56	-2.5%		
▪ Central Lake Village	990	952	-38	-3.8%		
▪ Custer Township	988	1,136	148	15.0%		
▪ Echo Township	928	877	-51	-5.5%		
▪ Ellsworth Village	483	349	-134	-27.7%		
▪ Forest Home Township	1,858	1,720	-138	-7.4%		
▪ Helena Township	878	1,001	123	14.0%		
▪ Kearney Township	1,764	1,765	1	0.0%		
Subtotal	11,307	11,084	-223	-2.0%	39.1%	38.3%
<b>US 31 Corridor Townships</b>						
▪ Banks Twp	1,813	1,609	-204	-11.3%		
▪ Elk Rapids Twp	2,741	2,631	-110	-4.0%		
▪ Elk Rapids Village	1,700	1,642	-58	-3.4%		
▪ Milton Twp	2,072	2,204	132	6.4%		
▪ Torch Lake Twp	1,159	1,194	35	3.0%		
Subtotal	9,485	9,280	-205	-2.2%	32.9%	32.1%

Source: Antrim County Master Plan, adopted November 8, 2012.

\*Figures may not equal exactly 100% due to figure rounding.

Table 4 above shows that each of the regions of Antrim County experienced slight rates of population decrease 2000 and 2010, the most populated areas are located within western Antrim County. Table 4 also indicates that the fastest growing areas during the period of 2000 to 2010 in Antrim County were within Star Township (i.e., 24.3% increase), Custer Township (i.e., 15.0% increase) and Helena Township (14.0% increase). This substantial population growth experienced in these communities in the past decade may be likely attributed to retirement, the availability of reasonably price land, and/or residential development within forested areas and/or along lakes, rivers, and streams. To the contrary, the following communities evidenced significant population loss from 2000 to 2010: Ellsworth Village(i.e., -27.7%) and Banks Township (i.e., -11.3%).

### Population Projections

Table 5 presents population projections for 2010 and 2020. Estimating future population numbers helps in planning for community services, recreation, and public facilities needs to adequately serve the additional Township residents while retaining the essential community character and natural resources.

Using a straight-line population projection method based on recent growth trends produced a slight increased (i.e., 3.0%) population projection estimate for Torch Lake Township. The straight-line arithmetic method assumes the population will grow in a linear fashion, based on the ten year period of 2000 to 2010.

<b>TABLE 5 POPULATION PROJECTIONS</b>					
<b>Entity</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>2010-2020 Change</b>		<b>2020 Projection</b>
			<b>#</b>	<b>%</b>	
Torch Lake Township	1,159	1,194	35	3.0%	1,379
Banks Township	1,813	1,609	-204	-11.3%	1,729
Central Lake Township	2,254	2,198	-56	-2.5%	2,465
Milton Township	2,072	2,204	132	6.4%	2,700
Antrim County	23,110	23,580	470	2.0%	27,224

Source: Antrim County Master plan, Nov. 8, 2012. p. 5-4.



Using this population projection method (and recognizing its limitations), the population for Torch Lake Township could increase slightly to 1,379 by the year 2020 and 1,414 by the year 2030.

There are many factors that influence population growth, and most are not easily quantifiable. However, based on the fact that Torch Lake Township exists less than ten (10) miles north of Elk Rapids and approximately fifteen (15) miles south of the City of Charlevoix, possesses abundant high quality lake shore, and intact rural character, it is reasonable to project that Torch Lake Township will continue to grow steadily. These population areas are also considered within commuting distance of Torch Lake Township.

Given these trends and projections, it is likely that Torch Lake Township will continue to be an attractive rural area in which to settle through the year 2030. Although Torch Lake Township has no public sewer or water services, it does possess future home sites and a number of residential lots two acres and larger. It's year-round attraction as a prime recreational area possessing hunting, fishing, golfing, skiing, snowmobiling, boating, and other recreational features, add to its attractiveness for seasonal and permanent housing.

### Racial and Ethnic Composition

Table 6 shows Torch Lake Township's racial composition and national origin to be relatively similar to Antrim County with 89.3% of the population reported as white, 0.1% of the population as American Indian, <0.1% reported as Black or African American, and 10.3% as Some Other Race. Torch Lake Township possesses a racial composition of fewer of all racial and ethnic minorities than Antrim County as whole and the State of Michigan overall.

<b>Race/National Origin</b>	<b>Torch Lake Township Number</b>	<b>Torch Lake Township Percent</b>	<b>Antrim County Percent</b>	<b>State of Michigan Percent</b>
White	1,188	89.3%	95.2%	81.4%
American Indian and Alaskan Native	2	0.1%	0.9%	1.5%
Black or African American	0	<0.1%	0.3%	15.2%
Asian/Pacific Islander	4	0.3%	0.3%	3.4%
Some other race	137	10.3%	2.7%	1.4%
<b>TOTAL (one race/national origin)</b>	<b>1,331</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Census 2010.

## Population by Gender

Table 7 shows population by gender for Torch Lake Township, Antrim County, and the State of Michigan. Like Antrim County and the State of Michigan as a whole, in 2010 Torch Lake Township possessed a slightly higher ratio of females to males.

<b>TABLE 7 POPULATION BY GENDER 2010</b>			
	<b>% Male</b>	<b>% Female</b>	<b>All Persons</b>
<b>Torch Lake Township</b>	49.1%	50.9%	1,331
<b>Antrim County</b>	49.8%	50.2%	23,267
<b>State of Michigan</b>	49.1%	50.9%	9,900,571

Source: U.S. Census 2010.

## Seasonal Population

Table 8 shows the percentage of vacant housing for Torch Lake Township and two adjoining Antrim County townships along the U.S. 31 Highway corridor, Antrim County as a whole, and the State of Michigan. All three shoreline townships and Antrim County as a whole have very high rates of vacant, seasonal, occasional, or recreational housing use. These homeowners may have more than one home, and reside in Antrim County temporarily to enjoy seasonal opportunities and/or visit recreationally at different times of the year. All three townships and Antrim County experience seasonal housing rates greatly in excess of the 15.1% State of Michigan average, and Torch Lake Township surpasses Antrim County's overall vacant/seasonal housing at 42.8%.

<b>TABLE 8 PERCENT VACANT/SEASONAL HOUSING YEARS 2010-2015</b>		
<b>Governmental Jurisdiction</b>	<b>Year 2010</b>	<b>Year 2015</b>
<b>Torch Lake Township</b>	48.6%	44.6%
<b>Banks Township</b>	39.8%	37.9%
<b>Elk Rapids Township</b>	34.6%	33.1%
<b>Antrim County</b>	42.8%	45.6%
<b>State of Michigan</b>	15.4%	15.1%

Source: U.S. Census 2010 and 2015.

It is assumed that the information provided by the U.S. Census above is useful, together with other data, for Township planning purposes. Given Torch Lake Township rich natural resource base, the Township will very likely continue to attract numerous seasonal and recreational visitors. It is a fair assumption that the high quality waterbodies and shorelines, rural character and quaint population centers in the region will continue to be a major attraction for the residents and visitors alike, and that the demand for seasonal dwellings will remain strong and continue to increase at least in short term.

### **Employment by Occupation**

Table 9 shows the percentage of employment by occupation for Torch Lake Township and Antrim County residents during the period of 2010 to 2015. Torch Lake Township's leading occupations in 2015 were Management, Professional and Related and Sales and Office at 29.5%, each; followed by Services 17.8%; Natural Resources, Construction and Maintenance at 12.5%; and Production, Transportation and Material Moving at 7.5% of employment by occupation within Torch Lake Township.

The fastest growing occupations for residents of Torch Lake Township between 2010 and 2015 were Sales and Office and Service occupations, both increasing 6.8% (i.e., 13 and 23 additional employed in the Township, respectively). It is noted that Natural Resources, Construction and Maintenance, which includes farming and forestry declined by more than one-half, i.e., 57.3% from 2010 to 2015. Management, Professional and Related occupations also decreased 16.9% during this period.

TABLE 9  
PERCENTAGE OF EMPLOYMENT BY OCCUPATION  
2010 AND 2015

Occupation	2010 (%)	2015 (%)	Change (%)
Management, Professional and Related	16.9	29.5	12.6
Sales and Office	10.1	16.9	6.8
Services	11.0	17.8	6.8
Natural Resources, Construction and Maintenance	24.5	12.5	-12.0
Production, Transportation and Material Moving	12.5	7.5	-5.0

<b>TABLE 9</b> <b>Torch Lake TOWNSHIP</b> <b>Estimated Employment by Occupation (Employed Civilian Population, 16 years and Older)</b>												
Occupation	2010				2015				Change			
	Torch Lake Township		Antrim County		Torch Lake Township		Antrim County		2010-2015			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Management, Professional, and Related	183	33.6	2,706	28.1	137	29.5	2,509	26.3	-46	-16.9	-197	-7.3
Service	60	11.0	1,964	20.4	83	17.8	2,189	23.0	23	11.7	225	11.5
Sales and Office	124	22.8	2,123	22.0	137	29.5	2,127	22.3	13	10.1	14	0.2
Natural Resources, Construction & Maintenance	136	25.0	1,226	12.7	58	12.5	1,045	11.0	-78	-57.3	-181	-14.8
Production, Transportation & Material Moving	41	7.5	1,617	16.8	50	10.8	1,658	17.4	9	21.9	41	2.6
<b>Total</b>	<b>544</b>	<b>100</b>	<b>8,221</b>	<b>100</b>	<b>516</b>	<b>100</b>	<b>9,528</b>	<b>100</b>	<b>-28</b>	<b>-5.1</b>	<b>1,307</b>	<b>15.9</b>

Source: U.S. Census and 2010, and 2011-2015 U.S. Census Estimates

Social Security benefit recipients in Torch Lake Township were reported by the U.S. Census during 2015 as: retired at 275 residents (26.8%) and those receiving supplemental and cash assistance at 5 persons (0.5%). The total Social Security recipients in 2010 represent 35.5% percent (i.e., 364) of Torch Lake Township 2015 population 16 years or older.

#### Travel Time to Work

According to the U.S. Census, Torch Lake Township residents reported mean travel time to work in 2015 was 33.9 minutes.

## Income Measures

U.S. Census data in Table 10 below indicate a significant increase in median family income (9.4%) and median household income (20.1%) in Torch Lake Township from 2010 to 2015. As summarized in Table 11 below, during the same period Torch Lake Township families living below the poverty line decreased from 6.4% to 0.8%, or a 5.6 percentage point decrease from 2010 to 2015. This trend of decreased poverty in Torch Lake Township compares to Antrim County at 9.9% and Michigan at 16.7% at the time of the 2015 census, evidencing very strong economic status of Torch Lake Township residents as compared to Antrim County and the State of Michigan as a whole. Individual or “per capita” income in Antrim County increased 13.6 percent, from \$23,912 to \$27,155 from 2010 to 2015.

<b>TABLE 10 Torch Lake Township Household Income</b>				
	<b>2010</b>	<b>2015</b>	<b>Change</b>	
<b>Household Income</b>			<b>2000-2015</b>	
	<b>No.</b>	<b>No.</b>	<b>No.</b>	<b>Percent</b>
Less than \$10,000	22	13	-9	-40.9
\$10,000 to \$14,999	27	8	-19	-70.4
\$15,000 to \$24,999	59	30	-29	-49.2
\$25,000 to \$34,999	34	54	20	58.8
\$35,000 to \$49,999	71	75	4	5.6
\$50,000 to \$74,999	117	136	19	16.2
\$75,000 to \$99,999	77	70	-7	-9.1
\$100,000 to \$149,999	65	103	38	58.5
\$150,000 or more	39	54	15	38.5
Total Households	511	533	22	4.3
<b>Median Household Income</b>	<b>59,676</b>	<b>65,268</b>	<b>5,592</b>	<b>9.4</b>

Source: U.S. Census 2000 and 2010

<b>Family Income</b>				
	2010	2015	Change	
<b>Family Income</b>			2010-2015	
	No.	No.	No.	Percent
Less than \$10,000	18	3	-15	28
\$10,000 to \$14,999	9	0	-9	42.3
\$15,000 to \$24,999	22	8	-14	73.6
\$25,000 to \$34,999	20	19	-1	-6.5
\$35,000 to \$49,999	62	51	-11	-10.3
\$50,000 to \$74,999	98	101	3	21.3
\$75,000 to \$99,999	74	62	-12	7.5
\$100,000 to \$149,999	59	101	42	77.5
\$150,000 or more	30	55	25	27.5
Total Families	392	400	8	24.9
<b>Median Income</b>	<b>66,000</b>	<b>79,853</b>	<b>13,853</b>	<b>20.1</b>
Source: U.S. Census 2010 and 2015				

<b>TABLE 11 INCOME STATUS 2010-2015 Torch Lake TOWNSHIP</b>		
	2010	2015
Median Household Income	\$59,676	\$65,268
Median Family Income	\$66,000	\$79,853
Families Below Poverty Level	6.4%	0.8%

Source: U.S. Census 2000 and 2010.

## Household Types

There were 511 occupied households in 2010 and an estimated 553 occupied households in 2015 in Torch Lake Township. The average household size was 2.4 people per household. In 2015 families made up 72.3 percent of the households in the Township, including both married-couple families (67.6 percent) and other families (4.7 percent). Non-family households made up an estimated 27.7 percent of all households in Torch Lake Township during this period. Most of the non-family households were people living

alone, but some were composed of people living in households in which no one was related to the other householder(s).

### **Public Schools**

The southern portion of Torch Lake Township exists within the Elk Rapids School District. The Elk Rapids School District has consists of five (5) schools serving 1,323 students. Schools consist of the Lakeland Elementary School, Cherryland Middle School, Sunrise Academy alternative school and Elk Rapids High School in Elk Rapids, and the Mill Creek Elementary School in Williamsburg. The student to teacher ratio is 20:1, slightly above the state average of 19:1. The Elk Rapids High Schools was named 88th among all other Michigan high schools by U.S. News and World Report in 2017.

The northern portion of the Torch Lake Township exists within the Central Lake School District. The Central Lake School District has consists of three (3) public schools serving 381 students. Schools consist of the Central Lake Elementary, Middle and High Schools in Central Lake. The student to teacher ratio is 18.6:1, slightly below the state average of 19:1. The Central Lake High School was unreviewed by US News and World Reports in 2017.

### **Housing Measures**

#### **Occupied/Vacant Housing Units**

Table 12 below summarizes occupied and vacant housing units in Torch Lake Township, Antrim County and Michigan in 2015. Table 13 indicates that the housing stock in Torch Lake Township was 38.7% occupied in 2015, versus Antrim County at 83.6% and an overall housing unit occupation rate of 84.6% statewide. These data suggest a strong correlation to vacation and second homes within the housing stock in Torch Lake Township, and that houses in the Township are also more likely to be rented to a third party than in Antrim County or Michigan overall.



<b>TABLE 12</b> <b>Torch Lake Township</b> <b>Occupied/Vacant</b> <b>Housing Units 2015</b>		
	Percent Occupied	Percent Vacant
Torch Lake Township	38.7	61.3
Antrim County	83.6	16.4
State of Michigan	84.6	15.4

Source: U.S. Census 2015.

#### **Total Housing Units/Units in Structures**

Table 13 below summarizes trends in housing stock within Torch Lake Township from 2010 to 2015. Table 14 indicates that the housing stock in Torch Lake Township increased 18.5% from 2010 to 2015, while its overall population increased 3.0% over the same period. The average number of persons per housing unit during this period in Torch Lake Township was 2.4 persons/household, suggesting that new and existing housing stock in the Township more than adequately is keeping pace with its population growth. Important to consider is the housing affordability needs of future Township residents in comparison with the list prices of new housing and/or costs for constructing additions to existing homes.

**TABLE 13**  
**Torch Lake Township**  
**Total Housing Units/Units in Structure**

Housing Units	2010				2015				Change			
									2010-2015			
	Torch Lake Township		Antrim County		Torch Lake Township		Antrim County		Torch Lake Township		Antrim County	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1-unit, detached	1,143	94.9	14,681	83.7	1,304	91.3	14,493	81.4	161	14.1	-188	-1.3
1-unit, attached	0	0	144	0.8	2	0.1	229	1.3	2	200	85	59.0
2 to 4 units	23	1.9	540	3.0	69	4.7	576	3.2	46	69.5	36	6.7
5 to 9 units	10	0.8	352	2.0	31	2.2	433	2.4	21	210	81	23.0
10 or more units	0	0	134	0.8	0	0	391	2.2	0	0	257	191.7
Mobile Homes	29	2.4	1,702	9.7	22	1.5	1,689	9.5	-7	-24.1	-13	-0.7
Boat, RV, van, etc.	0	0	17	0.1	0	0	0	0.0	0	0	-17	-100
Totals	1,205	100	17,546	100	1,428	100	17,811	100	223	18.5	265	1.5

Source: 2010 and 2015 U.S. Census

### Year Structure Built

Table 14 below summarizes trends in the age of housing stock within Torch Lake Township from 2010 to 2015. Table 14 indicates that the largest proportion of housing stock in Torch Lake Township was constructed either between 1970 to 1999. Also a solid growth of new homes built between 2010 and 2015 was reported, suggesting a strong economic climate. Consequently, some consideration should be paid to the adequacy of the older housing stock to meet current and future Township housing needs of residents. Also important to consider is the affordability or retrofitting and upgrading older housing stock to met the future needs of current and future Torch Lake Township residents.

Total Housing Units	TABLE 14 Torch Lake Township Year Structure Built					
	Torch Lake Township 2010		Torch Lake Township 2015		Change 2010- 2015	
	No.	%	No.	%	No.	%
2009-2014	—	—	19	1.3	19	100
2000-2009	100	8.3	121	8.5	21	21
1990-1999	340	28.2	286	20.0	-54	-15.9
1980-1989	220	18.3	267	18.7	47	21.4
1970-1979	183	15.2	293	20.5	110	60.1
1960-1969	102	8.5	149	10.4	47	46.1
1940-1959	131	10.9	198	13.9	67	51.1
1939 or earlier	129	10.7	95	6.7	-34	-26.4
Total	1,205	100	1,428	100	223	18.5

### Housing Market Value

Table 15 below summarizes trends in housing market value within Torch Lake Township from 2010 to 2015. Table 16 indicates the value of most homes during 2015 in Torch Lake Township was within the \$500,000 to \$999,000 range, followed by the \$300,000 to \$499,000 price range. These data suggest that existing housing stock is very highly priced, and is very likely not may be keeping pace with affordable housing needs of Township residents. Important to consider is the availability of affordable housing within Torch Lake Township.

Total Housing Units	<b>TABLE 15</b> <b>Torch Lake Township</b> <b>Housing Market Value</b>					
	Torch Lake Township 2010		Torch Lake Township 2015		Change 2010-2015	
	No.	%	No.	%	No.	%
Less than \$50,000	11	2.3	19	3.5	8	72.7
\$50,000 to \$99,999	45	9.3	40	7.4	-5	-11.1
\$100,000 to \$149,000	51	10.6	77	14.2	26	51.0
\$150,000 to \$199,000	45	9.3	59	10.9	14	31.1
\$200,000 to \$299,000	66	13.7	89	16.4	23	34.8
\$300,000 to \$449,000	50	10.4	83	15.3	33	66
\$500,000 to \$999,000	139	28.8	135	24.9	-4	-2.9
\$1,000,000 or more	76	15.7	41	7.6	-35	-46.0
Median (dollars)	365,300	100	286,100	100	-79,200	-21.7

Source: 2010 and 2015 U.S. Census

## **Summary of Findings**

This section of the Master Plan provides a description of the community by analyzing and summarizing the demographic composition of Torch Lake Township. The fastest growing age groups in Torch Lake Township between 2010 and 2015 are the Seniors (aged 65-74 years) at 11.2% followed by Elderly (aged 75+ years). Household size in Torch Lake Township continued to decrease to 2.4 person/household in 2015 (2.52 in 2010), while the overall Township population (examined from 2010 until 2015) continued to slightly decrease (at 0.9%). Townships within the eastern and southern portion of Antrim County generally experienced the highest rate of growth from 2010 to 2015, while US-31 corridor communities – including Torch Lake Township – experienced very slight growth or the slight loss of population. Based on past population trends, the full-time population of Torch Lake Township is expected to slightly increase by 3.0% increase from the 2010 population by 2020.

The racial composition of Torch Lake Township is predominantly white at 89.3%. Torch Lake Township has an important proportion of households indicated as seasonal at 44.6%, higher than most of its neighboring townships with Banks Township at 37.9%, and Elk Rapids Township at 33.1%. With the onset and continuation of the retirement of the baby boomer segment of the population, Torch Lake Township will likely see an increased conversion of seasonal to permanent housing and new full-time residences in future years.

Employment by occupation in Torch Lake Township was led by Management, Professional and Related Occupations and Sales and Office in 2015, while Natural Resources, Construction and Maintenance declined 14.8% in the Township during this period. The fastest growing occupation within Torch Lake Township residents in 2015 was Service, followed by Production, Transportation & Material Moving.

Household income in Torch Lake Township increased 9.4%, and family income was up 20.1% between 2010 and 2015. Families living below poverty in Torch Lake Township decreased from 6.4% to 0.8% during this period. Housing stock within Torch Lake Township has kept pace with Township population, yet home prices are substantially high and likely present difficulty for young families, working families and individuals and first time home owners to enter the housing market in Torch Lake Township.

## **Chapter 4: LAND USE/LAND COVER**

### **Introduction**

The following discussion addresses changes in land use and land cover in Torch Lake Township. A *land use* is the type of human activity that takes place on a developed parcel such as: residential, multiple family, commercial, agricultural, industrial, or other. *Land cover* refers mostly to the type of vegetation as documented from interpretation of aerial photographs. Some land cover categories include: agriculture (active), upland forest, upland field (inactive agricultural land), open water, wetland, barren, and urban (typically residential, but also consisting of the lack of other land cover categories).

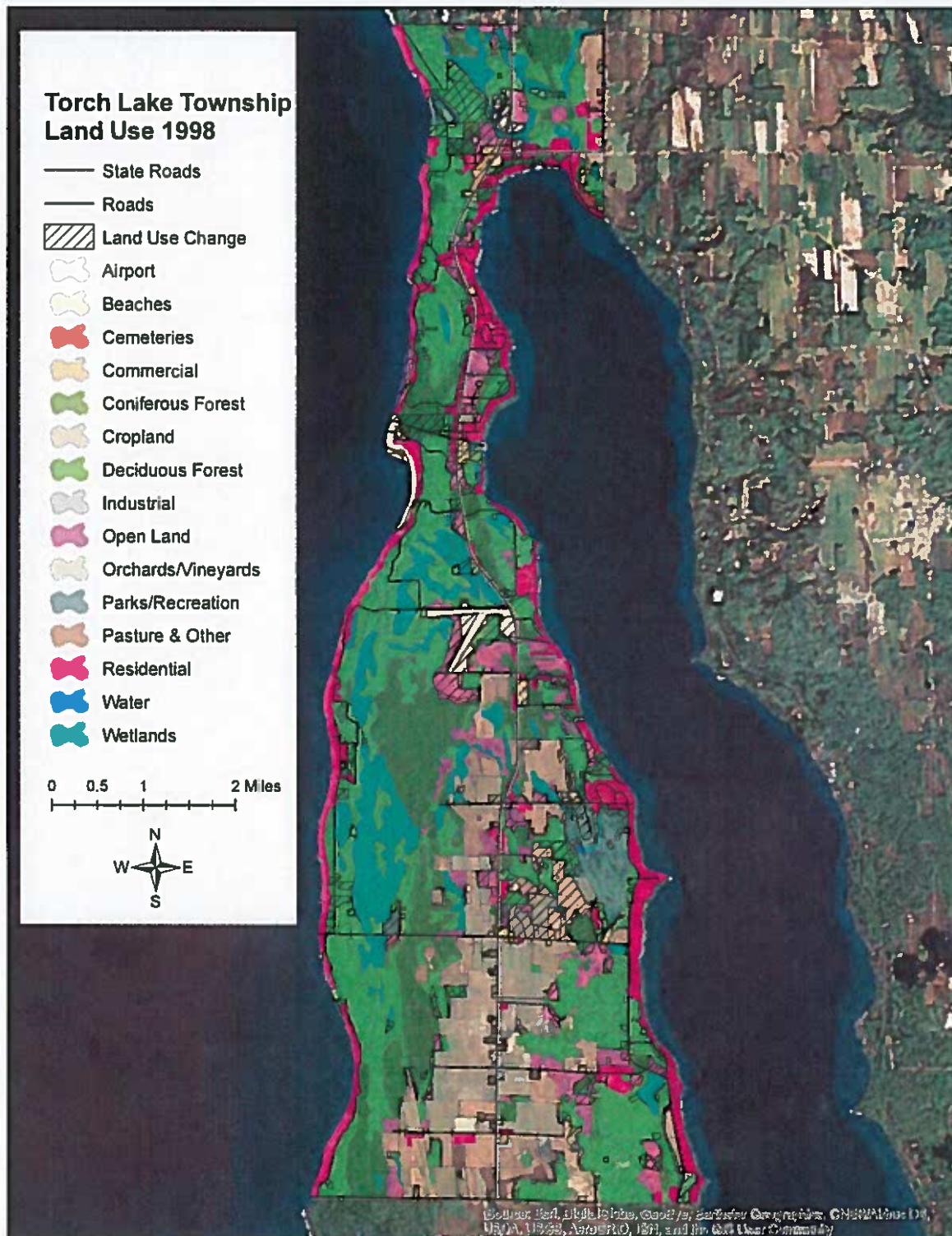
Generally speaking, *land use* characterizes human activities, while *land cover* provides a general picture of the effect of human activities on the land, along with resources and vegetation. It is recognized that sometimes there is overlap between the two when examining changes over time. When planning for the future, each land use and/or natural resource requires unique public services and special considerations. As an example: removal of trees and vegetation for a golf course or housing development will require storm water protection techniques. The cumulative effect of land use/land cover changes can be tracked and analyzed to project future needs.

### **Changes in Land Cover Between 1998 and 2017**

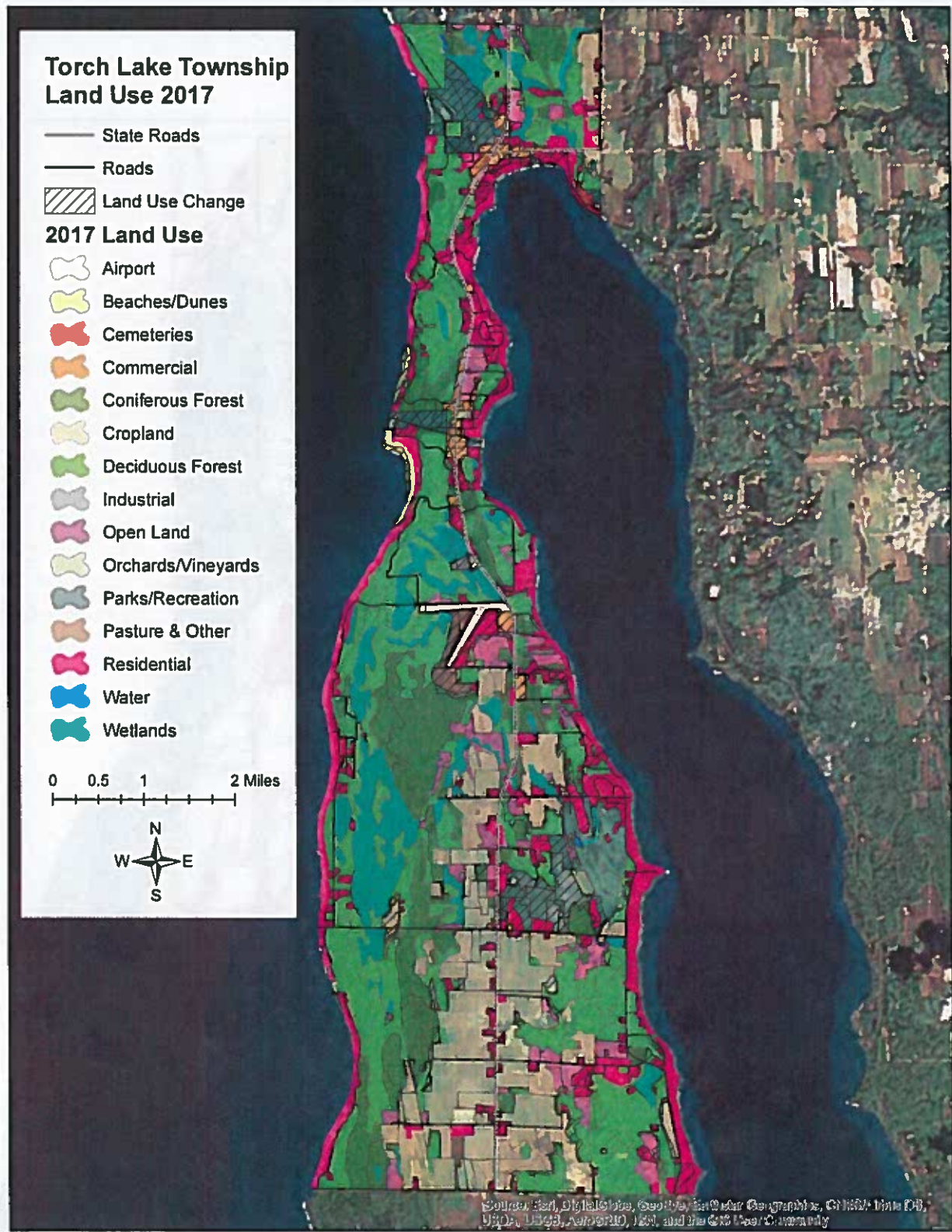
A breakdown of land cover by category and acreage within Torch Lake Township is identified in Table 16. 1998 land cover information is from the Antrim County Administration/Planning Department, and 2017 information is from a land cover study performed by private consultants specifically for this plan. Both land cover studies relied upon the interpretation of aerial photographs. The 1998 Land Cover Map for Torch Lake Township on Page 43, and Torch Lake Township, Land Cover, 2017 Map on Page 44 illustrate these data.

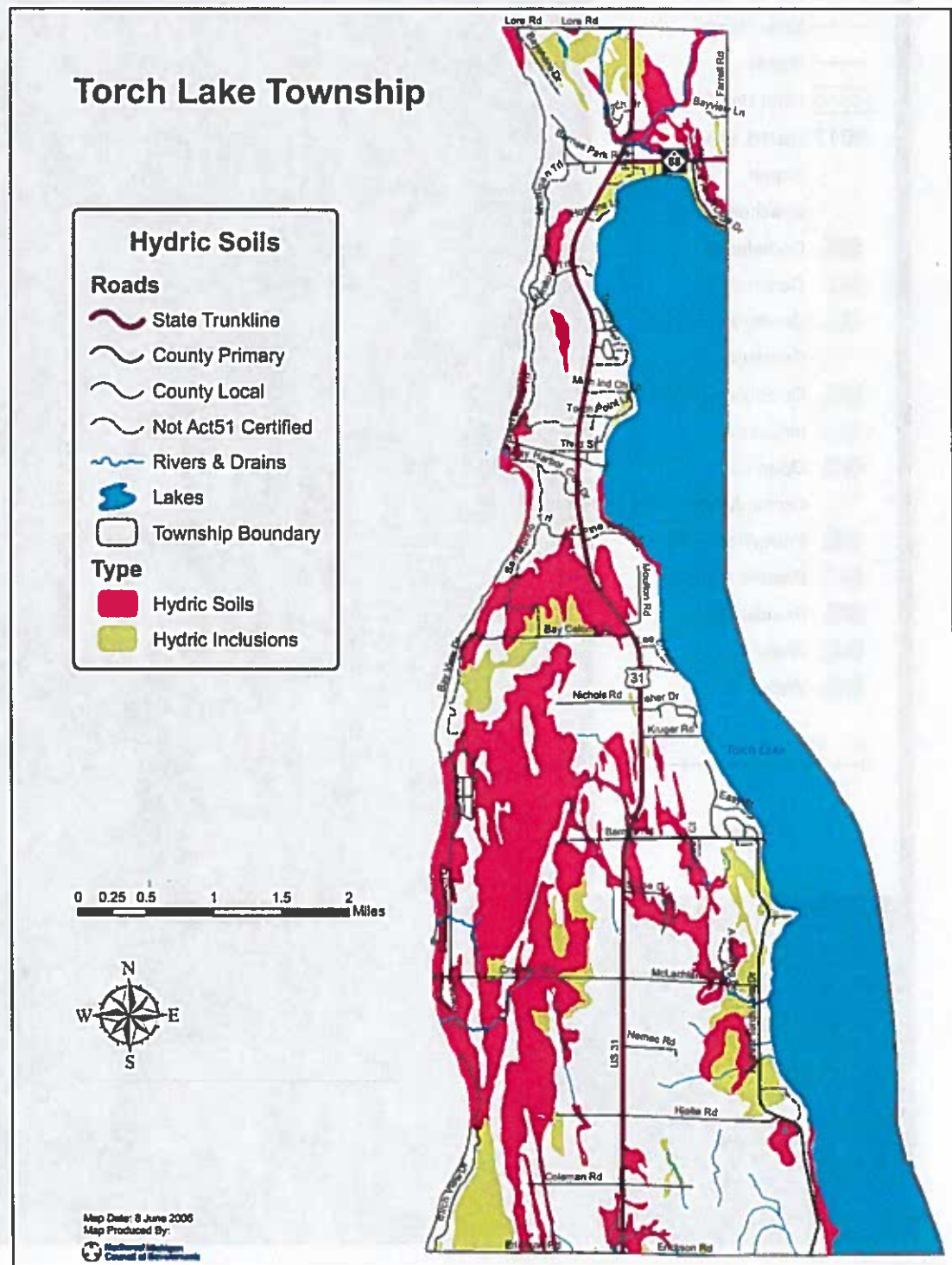














# Torch Lake Township

## Wetlands

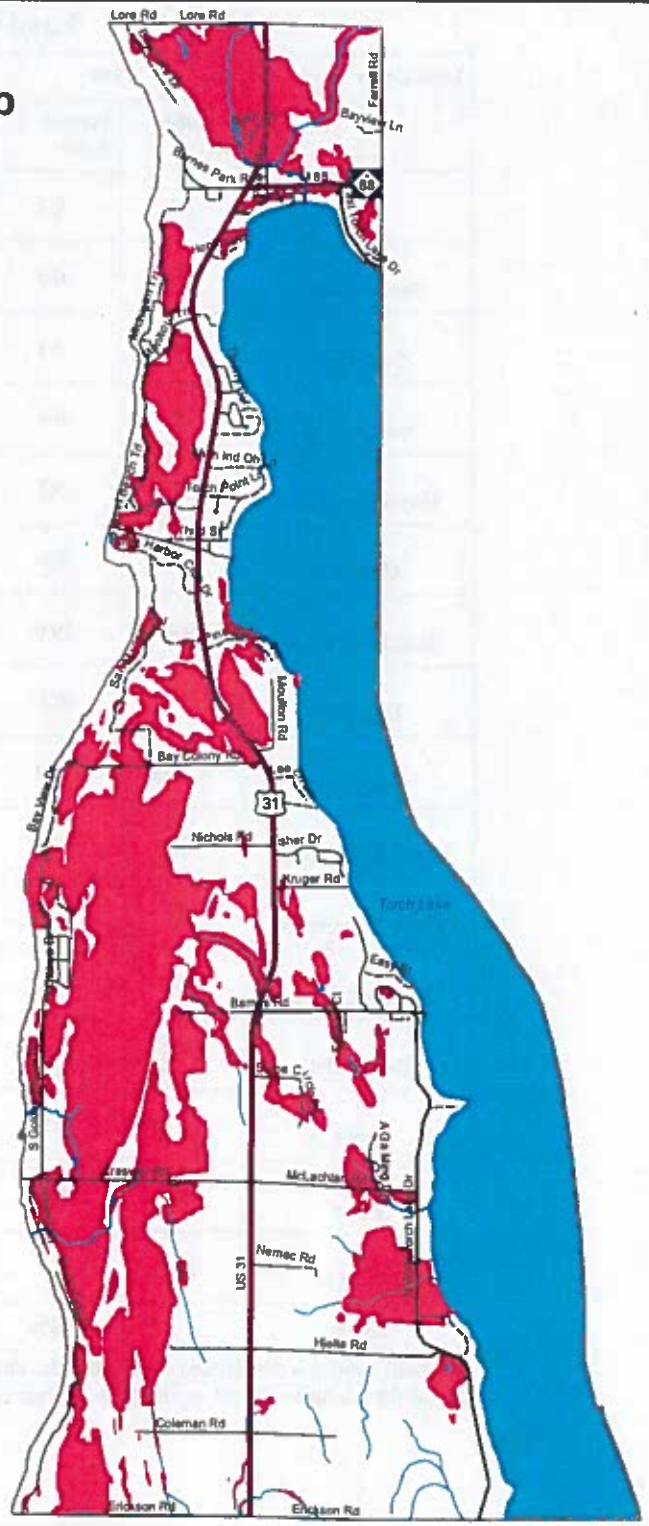
### Roads

-  State Trunkline
-  County Primary
-  County Local
-  Not Act51 Certified
-  Rivers & Drains
-  Lakes
-  Township Boundary
-  Composite Wetlands

0 0.25 0.5 1 1.5 2 Miles



Map Date: 8 June 2006  
Map Produced By:  
 Michigan Council of Governments



**TABLE 16**  
**TORCH LAKE TOWNSHIP**  
**Land Cover**

Land Cover Type	1998		2017		Percent Change (Net Acres) 1998-2017
	Number Acres	Percent Acres	Number Acres	Percent Acres	
Airport	28	0.3	44	0.5	57% (+16)
Beaches/Dunes	1	0.0	45	0.5	98% (+44)
Cemeteries	8	0.1	9	0.1	13% (+1)
Commercial	75	0.8	138	1.4	84% (+63)
Coniferous Forest	890	9.2	1,291	13.3	45% (+401)
Cropland	674	7.0	879	9.1	30% (+205)
Deciduous Forest	2,804	29.0	2,821	29.1	1% (+17)
Industrial	31	0.3	19	0.2	-39% (-0.12)
Open Land	1,350	13.9	476	4.9	-65% (-874)
Orchards/Vineyards	989	10.2	839	8.7	-15% (-150)
Parks/Recreation	321	3.3	529	5.5	65% (+208)
Pasture & Other	79	0.8	73	0.8	-78% (-6)
Residential	1566	16.2	1,635	16.9	4% (+69)
Roads	8	0.1	11	0.1	38% (+3)
Water	859	8.9	889	9.2	3% (+30)
Wetlands	28	0.3	44	0.5	57% (+16)
<b>Totals</b>		<b>100%</b>		<b>100%</b>	

\*"Urban" land cover includes residential development from previous land cover including upland forest, upland field, agriculture, or barren lands.

<b>TABLE 17</b> <b>TORCH LAKE TOWNSHIP</b> <b>Land Use</b>					
Land Use Type	1998		2017		Percent Change (Net Acres) 1998-2017
	Number Acres	Percent Acres	Number Acres	Percent Acres	
Urban	1,708.0	17.6	1,850.0	19.1	8.3 % (+142)
Agriculture	1,742.0	18.0	1,721.0	17.7	1.2% (-21)
Forestland	4,015.0	41.5	4,650.0	47.9	15.8% (+635)
Grass and Shrub Land	1,351.0	14.0	581.0	6.0	-57% (-770)
Wetland	859.0	8.9	888.0	9.2	3.4% (+29)
Open Water	8.0	0.1	11.0	0.1	37.5%(+3)
<b>Total</b>	<b>9,683</b>	<b>100</b>	<b>9701</b>	<b>100</b>	<b>18% (19)</b>

\*\*“Urban” land use includes residential development from previous land cover including upland forest, upland field, agriculture, or barren lands.

\*\*Due to difference consultants mapping the land use/land cover change there are some acreage differences. In general, the 2017 numbers should reflect the current land use and land cover data based on aerial photographic imagery and Geographic Information Systems software.

Table 17 provides interesting information for discussion as it appears that the largest increase in both the number and percent of acres over the twenty- year time period from 1998 to 2017 is that Forestland increased about 15.8% which could indicate areas that were open are now converted to forestland. There was an 8.3% increase in the “Urban” category, reflecting primarily increased residential development. The Urban land cover category, however, also includes commercial services, industry, transportation, and communication infrastructure. For more information regarding Urban land use trends within the Township, refer to Table 18 below. Conversely, 531 acres of Grass and Shrubland were converted to other uses during this period, representing a 57 percent loss.

<b>TABLE 18</b> <b>TORCH LAKE TOWNSHIP</b> <b>Urban Classification Detail</b>				
<b>Urban Class</b>	<b>1998</b>	<b>2017</b>	<b>Change 1998-2017</b>	<b>%</b>
Residential	1,566	1,635	69	4.4
Industrial	31	19	-12	-38.7
Commercial, Services, Institutional	111	191	80	72.1
Open Land and Other	1,672	1,132	-874	-32.3
<b>Total</b>	<b>3,380</b>	<b>2,977</b>	<b>-403</b>	<b>-11.9</b>

Table 18 provides interesting information for discussion as it appears that the highest increase in both the number and percentage of 80 acres over the twenty-year time period from 1998 to 2017 is in the Commercial subcategory. The Urban land cover category includes 8 slight increase in residential (i.e., 69 acres), and the loss of open land which most likely has converted to forestland.

Note: Open Land and other includes parks and recreation. In 1997 much of what is now an active golf course was categorized as cropland. This has been considered Parks and Recreation for the purposes of the 2017 land use map.

<b>TABLE 19</b> <b>TORCH LAKE TOWNSHIP</b> <b>Agriculture Classification Detail</b>				
<b>Agriculture Class</b>	<b>1998</b>	<b>2017</b>	<b>Change 1997-2017</b>	<b>%</b>
Cropland	674	823	149	22.1
Orchards and Grape Vineyards	989	831	-158	-16.0
Pasture/Other	79	67	-12	-15.2
<b>Total</b>	<b>1,742</b>	<b>1,721</b>	<b>-21</b>	<b>-1.2</b>

Table 19 represents detail regarding a slight increase in active agriculture land within Torch Lake Township during this period. Orchards/Vineyards and permanent pasture declined slightly. Pastureland or other is difficult to map without field verification. For



the purposes of this plan, the only changes made to this category were if the Pasture land/ other from 1998 plan was converted to forest or residential.

<b>TABLE 20</b> <b>TORCH LAKE TOWNSHIP</b> <b>Forestland Classification Detail</b>				
<b>Forestland Class</b>	<b>1998</b>	<b>2017</b>	<b>Change 1998-2017</b>	<b>%</b>
Broadleaved (Deciduous)	2,804	2,807	3	0.1
Conifer	890	1,292	402	45.2
<b>Total</b>	<b>3,694</b>	<b>4,099</b>	<b>405</b>	<b>11.0</b>

Table 20 provides detail in the increase of each forest type during this twenty year period within Torch Lake Township. Evergreen or “coniferous” tree plantings more than doubled from 1998-2017. These increases in forested acreage are interpreted to result from the abandonment and/or planting of former agricultural or pasture land.

<b>TABLE 21</b> <b>TORCH LAKE TOWNSHIP</b> <b>Open Water Classification Detail</b>				
<b>Open Water Class</b>	<b>1998</b>	<b>2017</b>	<b>Change 1998-2017</b>	<b>%</b>
Lakes	2	4	2	100
Ponds	6	7	1	17
<b>Total</b>	<b>8</b>	<b>11</b>	<b>3</b>	<b>38</b>

Table 21 provides detail representing a slight increase in open water cover within the Township during this period, likely due to variation in aerial photograph interpretation/ GIS methods, and/or increased land flooding from dam or pond construction.

<b>TABLE 22</b> <b>TORCH LAKE TOWNSHIP</b> <b>Wetland Classification Detail</b>				
<b>Wetland Class</b>	<b>1998</b>	<b>2017</b>	<b>Change 1998-2017</b>	<b>%</b>
Forested Wetlands	832	835	3	0.4
Non-forested Wetlands	27	53	26	96.3
<b>Total</b>	<b>859</b>	<b>888</b>	<b>20</b>	<b>3.4</b>

Table 22 provides interesting information suggesting a slight increase in wetlands, especially non-forested wetlands. It should be noted that the wetland classification and acreage from the land use layer does not reflect the National Wetlands Inventory Layer. This would have involved ground-truthing and more in depth mapping than the scope of this project. Therefore it is predicted there are significantly more forested wetlands in the township than demonstrated by this land use/land cover map.

<b>TABLE 22</b> <b>TORCH LAKE TOWNSHIP</b> <b>Wetland Classification Detail</b>				
<b>Wetland Class</b>	<b>1998</b>	<b>2017</b>	<b>Change 1998-2017</b>	<b>%</b>
Forested Wetlands	832	835	3	0.4
Non-forested Wetlands	27	53	26	96.3
<b>Total</b>	<b>859</b>	<b>888</b>	<b>20</b>	<b>3.4</b>

## **Chapter 5: FUTURE LAND USE PLAN, POLICIES, GOALS, and ACTIONS**

For the purposes of this Master Plan, goals, recommended actions, and policies have been identified by the Torch Lake Township Planning Commission and other participants in the Master Planning process concerning a number of interest areas within the Township.

“Policies” are guidelines to assist local decision-makers in implementing recommendations. “Goals” are defined here as broad-based statements of community policy interest and intent. “Actions” are stated means by which Torch Lake Township may reach its goals.

### **Future Land Use Map/Plan**

The fundamental purpose of this Master Plan (and the process which created it) is to gather wide ranging data and observed trends related to community economics, employment, demographics, natural resources, physical setting, public and private infrastructure, history, character, land cover/land use, landowner and visitors opinions, community challenges, etc. to assist in the visioning of what Torch Lake Township could be in the year 2038, i.e. twenty years from the completion of this planning process. An important part of this process is the creation of a future land use map that embodies the vision to guide future land use decision-making within Torch Lake Township. Based on this Master Plan and the policy recommendations and goals detailed below, a Future Land Use Map is located on Page 72 of this Mater Plan Update.

### **General Policy Statements**

Township planning is based upon and undertaken for the overall protection of the public health, safety, and welfare of residents of and visitors to Torch Lake Township.

The Township will enforce the principles of this plan as codified within Torch Lake Township Zoning Ordinance and other ordinance(s).

The Township will seek to manage and guide growth to maintain and enhance the rural quality of life for Torch Lake Township landowners, residents and visitors through the implementation of this Master Plan.

Within Torch Lake Township the long-term water quality and conservation of natural resources, and the sustainability of the environment shall be considered of significant importance when making land use decisions.

When considering land use decisions, Township decision-makers shall balance the public interest in sound land planning, as expressed by and embodied within in this Master Plan,

with the rights and interests of private property owners and renters.

The Township will work with residents, landowners, visitors and others to promote and provide continuous opportunity to inform residents and landowners, and visitors and gather public opinion and foster meaningful public participation in the community planning process.

### **General Goals**

In order to achieve the above policies, Torch Lake Township shall:

Retain rural character by promoting the preservation of small community centers in Eastport and Village of Torch Lake, intact forest lots, high quality waters, and recreational resources, as well as minimizing negative impacts from junk yards, improper waste management and unguided growth.

Plan for and guide future growth consistent with this community-created Master Plan.

Maintain a current Township Master Plan by reviewing this Master Plan every five (5) years and updating when appropriate.

Improve and keep up top date the Township website for the public to obtain copies of the Master Plan, Zoning Ordinance, application forms, post the final decisions, and meeting times and dates, and other community activities. Streamline and simplify the zoning process through the creation of explanatory pamphlets and checklists.

Retain existing development densities, i.e. minimum lot sizes in Torch Lake Township zoning districts.

Explore the creation of light industrial district within the Township zoning district map.

Support the mix of residential and commercial development of the hamlets of Eastport and Torch Lake on a small-town, compact community scale.

Use public input, i.e., 2017 survey and three (3) community vision sessions, from this Master Plan when making land use decisions and/or considering new or amended Township regulations.

Post and promote community events at the Torch Lake Township Hall and other locations to encourage residents and others to engage in community activities and events. Post a map of Torch Lake Township at such locations.

Adopt and implement the concepts of community “place-making” in future planning and development within Torch Lake Township.

Recognize the appropriate role of zoning in guiding the future development of Torch Lake Township in compliance with the requirements of the federal Religious Land Use and Institutionalized Persons Act of 2000.

## **ACTIONS**

### **1) Forest and Farm**

To promote the maintenance and enhancement of productive farms and forests within Torch Lake Township, the Township shall:

- a) Promote the establishment and operation of farm stands; farmers markets; small-scale and organic farming operations; Community Support Agriculture (CSAs); farm to table operations; and specialty farms in Torch Lake Township.
- b) Support and promote voluntary efforts to preserve active farm and forestlands, such as conservation easements, the State of Michigan’s purchase and leasing of development rights program (P.A. 116), etc.
- c) Maintain the Township’s rural character by utilizing planning tools and techniques, including but not limited to the following:
  - Working with landowners to voluntarily protect, enhance, and conserve farm, forest, wetlands, shorelines, and other recreation lands.
  - Explore the use of the purchase of development rights, transfer of development rights, and explore the provision of providing density bonuses for development that voluntarily preserves natural and/or cultural resources.
  - Use and promote conservation design and low impact development techniques that allow development to occur while protecting and linking resources.
  - Continue to participate in and cooperate with Antrim County and other Townships, voluntary landowners participation in farmland and opens

space conservation through the Torch Lake Township Farmland and Open Space Development Rights Ordinance, No. 04-01, effective September 3, 2004.

- d) Encourage farm operations within the Township to utilize Generally Accepted Agricultural Management Practices (GAAMPS), as defined by the Michigan Department of Agriculture and Rural Development (MDARD), to legally protect farm operations from encroaching incompatible land use in accordance with the Michigan Right to Farm Act.
- e) Explore the use of innovative financing tools to facilitate voluntary farmland conservation, which may include, but are not limited to federal, state, and local grants; private and community foundations; and/or a local millage - if supported by resident opinion surveys and ballot measure(s).
- f) Support the exploration and establishment of voluntary farmland preservation tools in Antrim County and regionally, such as the purchase of development rights, transfer of development rights, agricultural overlay district, well-connected conservation/farmland conservation developments, the promotion of specialty/valued-added agriculture, and improved local markets for locally-grown agricultural products.
- g) Support a State constitutional amendment to tax farmland appropriately, i.e., not based on development market value.
- h) Partner with local, regional, and state governmental and nonprofit agencies and landowners to protect farm, open space and forestlands.
- i) Recognize the importance of healthy, intact forests in providing wildlife habitat, erosion control, groundwater recharge, recreational uses such as hunting, recreational vehicle travel and other enjoyment.
- j) Encourage forestland owners to enter into sustainable forest management and conservation plans.
- k) Encourage native tree reforestation and native plant revegetation of steep, sandy, wet, and other fragile soils.

## **2) Community**

To maintain and enhance community well-being within Torch Lake Township, the Township shall:

- a) Promote the Township, new and existing community events (for all ages) and businesses through a variety of traditional and new media.
- b) Enhance and promote community identity through “branding” Torch Lake Township, and establishing a presence along the US-31 Highway corridor through “welcome” signage, events promotion/posting, etc. Work with MDOT and other existing agencies and businesses to achieve the enhancement and promotion of community identity.
- c) Explore ways to reach out to and welcome new landowners, residents and businesses within the Township.
- d) Work to foster the Township’s existing strong sense of community, promote a vibrant community, neighborhood connectivity and interaction, and interaction between youth and seniors to undertake, complete and/or participate in community events and projects. Encourage inter-generational activities, events and projects within the Township.
- e) Make available existing and/or improve Township facilities for youth and senior activities.
- f) Organize and support a community watch program to protect properties within the Township.
- g) Encourage landowners, mineral rights owners and developers; i.e., sand and gravel, wind electric generation, communication towers and infrastructure, and oil and gas exploration and production firms; to comply with state regulation and relevant local ordinances in the production and abandonment of mines, towers, wells, production facilities, and associated infrastructure, and site restoration.

### **3) Environment**

To maintain and enhance environmental quality within Torch Lake Township, the Township shall:

- a) Promote the protection of sensitive environmental resources including but not limited to steep slopes, wetlands, wildlife habitat, springs/seeps, waterways and shorelines.
- b) Provide education materials to landowners, especially riparians, regarding ways to maintain water quality. Disseminate an informational packet (i.e., materials from the Tip of the Mitt Watershed Council, Three Lakes



Association, Torch Lake Protection Alliance, *et al.*) with every land use permit issued. Include such information on the Township website.

- c) Encourage the restoration, re-contouring, replanting with native plants and require the establishment of safe conditions at inactive or abandoned sand and gravel extraction sites.
- d) Utilize best management practices, including but not limited to promoting the use of native plants, management of invasive and exotic species, on-site treatment and disposal of storm water, soil conservation, sustainable forest yields, consideration of the impacts of climate change, and the restoration of damaged lands.
- e) Identify and preserve important wildlife habitat, migration corridors and natural buffer areas within the Township.
- f) Utilize an inventory of the Township's natural resource base for on-going development and land conservation decisions
- g) Protect groundwater, representing 100% of the Township's drinking water source, and surface waters from contamination, depletion and/or degradation.
- h) Recognize the importance of and promote the protection of wetlands in maintaining and improving water quality, sustaining diverse wildlife populations and managing invasive/exotic species, and thereby recreation/tourism, within the Township.
- i) Promote the protection of wetlands, springs, and ground water recharge areas by requiring efficient water use and septic treatment/disposal, and promote water resource protection in any plans.
- j) Recognize and protect quiet and air quality as essential components of the protection of public health, safety and general welfare, and to minimize the potential for public or private nuisance.

#### **4) Economy**

The Township recognizes that the high quality of its waters, rural/forested character and natural environment are among its most important economic assets. These assets provide economic opportunities, recreational enjoyment, public water views/viewsheds, wildlife habitat, and together create a desirable place to live, work and play.

To promote and sustain appropriate economic development within Torch Lake Township, the Township shall:

- a) Balance residential and commercial development, and promote the voluntary protection of natural resources, including productive forest, open spaces and active farmland.
- b) Assist willing landowners in the voluntary conservation of active farms, open spaces, forest lands and farmland.
- c) Encourage growers' diversification of products, including increasing value-added agriculture, farm stands, agriculture-based tourism, etc.
- d) Encourage improved local markets for agricultural products for growers to sell directly to customers.
- e) Support and guide home occupations and cottage industries as increasingly important and viable economic activities within the Township.
- f) Protect and enhance existing natural and cultural resources within the Township.
- g) Cooperate regionally with non-profits, governmental agencies, etc. to establish a "maker space" for shared business startup spaces, conference room(s), meeting spaces, equipment and mentorship within the Township or in the area.

**5) Public Facilities, Infrastructure & Utilities**

To promote and maintain the rural character within Torch Lake Township, i.e., rural yet close to regional resources, the Township shall:

- a) Consider the establishment of appropriate public infrastructure, adequate funding for public services that keep pace with the Township's needs.
- b) Maintain, appropriately fund and promote existing Township-based EMS and fire protection services within the Township.
- c) Enhance public safety through bolstering the police presence within the Township, especially marine patrol of Township waterways.
- d) Promote resident and visitor knowledge and use of the Torch Lake Township Community Center, and area recycling centers, libraries and

sport/recreation fields.

- e) Support the Elk Rapids and Central Lake public schools in future development and implementation school plans and activities.
- f) Encourage the location of future electric power, communication, and utility infrastructure in a manner that will not negatively impact rural character or fragment farmland, forestlands, open spaces or natural ecosystems.
- g) Encourage the underground installation of all utilities at future multi-family housing developments, and strongly encourage underground utility placement at single parcel residential developments.
- h) Encourage appropriate sewage/manure treatment, fertilizer use management, and water protection techniques for planned unit developments, animal feed lots, golf courses, etc.
- i) Enhance the availability and reliability of natural gas, cable television, wireless and high speed internet services throughout the Township.
- j) Encourage the clustering of utilities such as electrical substations, transmitter towers, cell phone or other towers, etc.
- k) Co-location on existing and future communication towers will be required. Co-location of emergency service communications on existing structures shall also be strongly encouraged.
- l) Require private road development in conformance with Township and County regulations.

## **6) Residential Development**

To promote the maintenance and enhancement of the rural character of Torch Lake Township, while balancing the need for new residential development, the Township shall:

- a) Consider and provide for the housing needs of all income levels and ages, including first time home buyers, elder housing and/or assisted care facilities.
- b) Encourage and provide incentives for the construction of conventionally-built single family homes and cottages. Welcome but guide the placement of temporary dwellings and manufactured homes, campers or trailers.

- c) Encourage and provide incentives for the use of conservation design and low impact development standards for all new housing developments. Promote new housing developments having a minimum of 50% open space after excluding non-buildable areas. Non-buildable areas include but are not limited to slopes over 25%, wetlands, roadways, streams, and seeps/springs. Explore density bonuses for conservation developments that exceed these requirements and permanently protect natural and/or cultural resources.
- d) Guide the appropriate development of future special land uses such as mobile home parks and other multi-family housing, if any, within the Township. The Township seeks to ensure that such development adequately provides infrastructure (i.e., water, sewer, utilities, roads, etc.) to residents, and are appropriate in location, scale, density, design, screening, lighting, traffic patterns, etc.
- e) Require the appropriate construction and maintenance of private roads and support the efficient layout of public facilities within housing developments.
- f) Support programs to encourage home renovation and rehabilitation through obtaining grants for old water well abandonment, alternative energy, water conservation, home exterior upgrades, the demolition and removal of abandoned structures, blight control, and home insulation, etc.
- g) Seek to protect existing natural resources, especially productive forest and active farmland.

## **7) Waterfront Areas**

To promote the maintenance and enhancement of high water quality, i.e., the main draw for community investment/economy and property values, within Torch Lake Township, the Township shall promote the following actions:

- a) Protect the water quality and near shore environment of Lake Michigan, lakes, ponds, streams, creeks, wetlands, etc. from degradation, siltation, pollution, and other human impacts.
- b) Protect existing native vegetation, water resources, fisheries, wildlife habitat, and unbroken forest canopy on shorelines and banks. Promote shoreline stabilization through bioengineering and biotechnical erosion control methods such as native plant buffer strips, planted rock revetments, coconut

coir/biolog revetments, shoreline preservation and management, exotic and invasive species control, bank re-contouring filter fabric coverage and native plantings, live stake/rock revetments, brush bundles and mats, etc.

- c) Encourage innovative storm water treatment and disposal such as rain gardens, constructed wetlands, bioswales, reduction of impervious surfaces, pervious pavements, and infiltration to groundwater, etc.
- d) Work with riparian landowners, agencies and visitors to preclude the use of private riparian bottomlands for multi-party mooring and informal public gatherings, of any size.
- e) Support the enforcement of existing federal, state, and local laws that protect waterfront resources and the environment.
- f) Support the distribution of existing brochures and other materials to educate property owners on waterfront properties. Distribute these materials through the Tip of the Mitt Watershed Council, MSU Extension, county and township agencies and departments, real estate offices, code enforcement officials, lake and property owners associations, etc. Explore and apply for grants from state, federal agencies and other sources to implement this effort.

## **8) Commercial Development**

To guide the future commercial development of Torch Lake Township, the Township shall:

- a) Foster the future mixed residential and commercial development of the hamlets of Torch Lake and Eastport as attractive, diverse and compact communities. Such a commercial centers will be established in accordance to a community-derived plan promoting a unique community identity or “brand.”
- b) Direct future commercial develop to Village Business and Commercially zoning areas within Torch Lake and Eastport and away from the lakes shores within the Township.
- c) Explore the creation of a light industrial district within the zoning map in Township zoning regulations, and direct future light industrial land uses to that district.
- d) Encourage mixed land uses, such as residential and commercial developments that are connected by walk ways, use shared parking and

accesses, possess well-defined and slowed traffic flow, are safe for pedestrians including children, utilize signage appropriate with community character, are well-screened, and support and advance park maintenance and improvement at the William K. Day Park on Torch Lake.

- e) Encourage conventionally-built residential dwellings and of diverse price ranges, when constructed in the Township, especially in the existing community centers of Torch Lake and Eastport.
- f) Study the feasibility of sewer and/or water services for village business and commercially zoned areas.
- g) Consider design concepts and architectural styles that reflect community history, image, vision, and values.
- h) Incorporate best management practices and low impact development techniques to reduce amounts of impermeable surfaces, storm water runoff, and require on-site natural treatment of storm water.
- i) Discourage low density and strip development along US-31 Highway and M-88 Highway and County roads to minimize potential public costs.
- j) Encourage the establishment of and access to medical services within the Township, i.e., clinics, hospital satellite offices, “redi-meds,” etc.

## **9) Recreation**

To promote recreational resource development, the Township shall:

- a) Recognize that recreation within the Township relies very heavily upon high quality waters within the Township, and plan for a variety of recreational needs and preferences.
- b) Promote resident and visitor knowledge and use of recreational resources in the Township, such as William K. Good Day Park, Barnes Park, and Torch Bay Beach and Nature Preserve, etc. Improve conditions of and work more closely with the Grand Traverse Regional Land Conservancy to maintain the Torch Bay Beach Preserve shoreline, drive and trails.
- c) Seek improved public and boating access to the Lake Michigan shoreline within the Township and in the region.

- d) Work with the Michigan Department of Natural Resources to maintain, improve and encourage the increased use of the boat launch in Eastport and other existing area boat launches. Discourage the construction of a new MDNR boat launch on Torch Lake in the southern portion of the Township.
- e) Support and promote the Michigan Department of Natural Resources, Grand Traverse Regional Land Conservancy and/or local acquisition/development of unique natural and/or cultural resources as public recreation lands (i.e., improved lake accesses, unique natural features, wildlife and fish habitat, etc.) and trails.
- f) Manage land within the Township for the conservation of natural resources as balanced with recreational uses, including Township-owned lands.
- g) Increase opportunities for children (i.e., playgrounds) and youth recreation (i.e., parks, pavilions, etc.) within the Township.
- h) Encourage communication and cooperate with the Michigan Department of Natural Resources to restock fish in Township lakes, improve/maintain game populations, and guide hunting policy as it affects the Township.
- i) Consider the development and linkage of non-motorized pedestrian trail(s), especially from Acme to Charlevoix and beyond along but separated from U.S. 31 Highway, State highways or County road right of ways.
- j) Consider the goals of the *Antrim County Recreation Plan*.
- k) Consider the development of a Torch Lake Township Recreation Plan, to be reviewed and approved by the MDNR to enable the Township to apply for and access State funds, i.e. Michigan Natural Resources Trust Fund, to acquire, develop and maintain recreational resources within the Township.

#### **10) Transportation**

To promote the maintenance and enhancement of transportation infrastructure within Torch Lake Township, the Township shall:



- a) Establish and maintain good communication with the Michigan Department of Transportation and the Antrim County Road Commission to ensure efficient transportation policy and future transportation improvement projects in accordance with the vision, goals, and objectives of this Master Plan.
- b) Maintain a local road network in a good condition that meets the needs of users.
- c) Adopt and apply the concepts and procedures of “complete streets” in future transportation planning within Torch Lake Township. Maintain a local road network that follows the principles of complete streets, and is safe (especially with paved roadways, without obstructed vision, with sufficient pedestrian/vehicle separation, and appropriately lighted) for vehicles, pedestrians (including children), and bicyclists.
- d) Work with the Michigan Department of Transportation to explore methods and resources for traffic calming in higher density sections of the highway and improve pedestrian and bicycle safety along US-31 and M-88 highway corridors through the incorporated hamlets of Torch Lake and Eastport.
- e) Enhance the sense of place and promote Torch Lake and Eastport through wayfinding signage.
- f) Retain and enhance the M-88 Highway corridor as the major east-west traffic route within the Township, and communicate with the State and County road agencies the Township’s community vision, goals, and objectives pertaining to transportation activities.
- g) Guide the flexible design and development of private roads within the Township to enhance road safety, visibility, lighting, maintenance, and efficiency in traffic flow, and ensure future development in accordance with this Master Plan.
- h) Encourage and cooperate with a County-wide access management plan for State highways and county roads to minimize congestion by implementing access management best practices to:
  - 1. Maintain efficient traffic flow.
  - 2. Reduce traffic congestion,
  - 3. Preserve the roadway’s capacity.
  - 4. Reduce deaths, injuries, crashes, and property damage; and

the frequency and severity of crashes while maintaining reasonable access to land uses.

This can be accomplished through adopting a zoning ordinance or policy reflected in the site plan review process for careful placement (or relocation) of access points to reduce conflicts. Some of the tools include:

- Placing driveways a sufficient distance from intersections to minimize impact to intersection operations.
- Proper spacing of access points along the same side of the street.
- Alignment or spacing from access points on the opposite side of the street.
- Geometric design to restrict certain turning movements (usually left turns).
- Shared access systems (connections between land uses, shared driveways, frontage roads or rear service drives).
- Location of traffic signals.

- i) Address parking needs by facilitating shared commercial and institutional parking, when appropriate.
- j) Support and assist in the planning for any future light rail network within the region and the State of Michigan.

#### **11) Regional Planning**

To support regional planning, the Township shall:

- a) Recognize that Torch Lake Township's natural resources and community are connected to and an important part of much larger systems, and that both often cross other boundaries and can impact other natural and human communities.
- b) Be aware that decisions in one community may affect other nearby communities, encourage and promote cooperation among local governments on development decisions that affect more than one community.
- c) Enhance communication and cooperate with adjacent Townships, Antrim County and nearby Counties on planning and other shared issues.

- d) Engage and fully utilize planning resources and assistance provided by the Antrim County Administration/Planning Department and regional planning agency, the Networks Northwest.
- e) Support regional strategies to better protect and preserve forestlands, waterways, active farmland, open spaces and other natural features along Township boundaries.
- f) Support and promote consistency between this Master Plan, the *2012 Antrim County Master Plan* and adjacent townships' Master Plans.
- g) Encourage county-wide and regional transportation and access management planning, and coordinate with adjacent counties as well as county, state and federal agencies on transportation planning and implementation.
- h) Encourage county-wide trails planning, and coordinate with adjacent counties as well as state and federal agencies on recreational resource planning and implementation.
- i) Direct future appropriate commercial uses to established, mixed residential and commercially zoned areas within the Township (i.e., compact, rural town centers of Torch Lake and Eastport).
- j) Cooperate with county, regional, state and federal agencies to facilitate a range of housing choices.
- k) Enhance and support regional efforts to develop public and pedestrian-oriented transportation choices and facilities.

## **12) Zoning Plan and Police Powers**

To promote the community vision embodied within this Master Plan, the Township shall (Refer to Appendix B for a copy of the zoning schedule of regulations):

- a) Enhance zoning with additional water quality protection tools.
- b) Retain existing development densities, i.e., minimum lot sizes in Torch Lake Township zoning districts.
- c) Explore the creation of Township regulations regarding crowd control/outdoor events (i.e., Torch Lake sandbar); signs/

billboards; noise; private road standards; dark night sky; outdoor lighting; point of sale septic inspections; commercial wind energy conversion systems; and fences.

- d) Improve and implement a blight/junk ordinance in the Township.
- e) Explore the creation of light industrial district within the Township zoning map in zoning regulations.
- f) Explore and implement regulations for accessory dwelling units (ADUs).
- g) Continue to plan and zone at the Township level, in accordance with Township residents' opinions.
- h) Review, identify and eliminate significant regulatory obstacles, if any, for new business start-ups and/or business retention within the present day economy of the Township.
- i) Encourage and support continual, consistent and fairly applied zoning enforcement.
- j) Consider the role of Township zoning in enhancing and encouraging economic activity within the new information-based economy.
- k) Retain rural roadside image by encouraging:
  - Maintenance of building setbacks;
  - Increased natural buffers;
  - Increased shared access drives;
  - Increased rear parking;
  - Placement of large loading doors and general construction staging areas to the side or rear yards;
  - Placement of earthen berms with native vegetation and other effective visual screening;
  - Placement of junk/dismantled vehicles, campers/trailers, storage units, semi-trailers, scrap metal, etc. in rear yards and/or otherwise effectively screened from public thoroughfares and right of ways.
- l) Encourage the use of zoning incentives to promote conservation design/low impact development and facilitate resource protection by methods including but not limited to: 1) streamlining the review process for

conservation development; and 2) displaying design-based zoning regulations in a pictorial fashion to better illustrate development goals for this purpose.

- m) Consider and evaluate the use of density bonus incentives for future planned unit or site condominium housing projects to implement a conservation design and low impact development approach.
- n) Comply with the coordinated planning requirements of the Michigan Planning Enabling Act to enhance coordination with Antrim County and adjacent communities to advance the vision and goals stated in this Master Plan.
- o) Commit to, promote and maintain the principles of good governance within the Township.

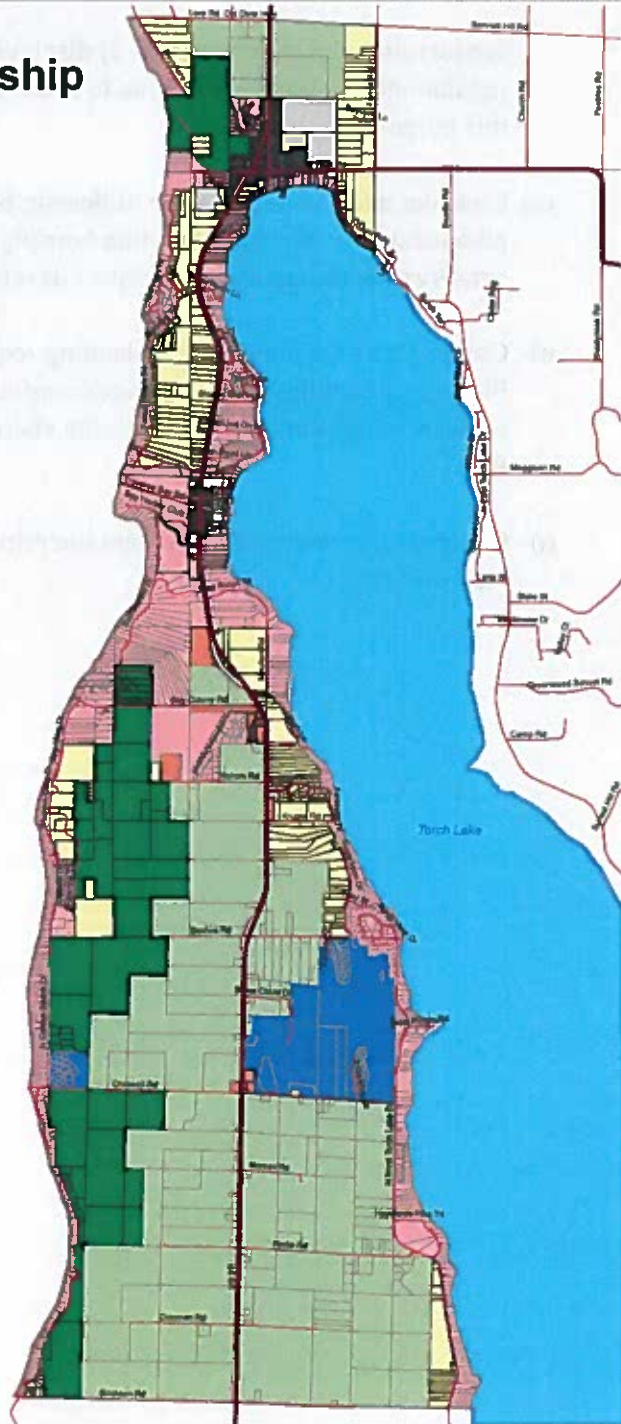
# Torch Lake Township

## Zoning Districts

- Agriculture
- Commercial
- PRD
- R-1
- R-2
- Timber Reserve
- Village Residential
- Village Business
- State Trunkline
- Roads
- Lakes

Approved by the Torch Lake Township Board on 3/19/2013

Map Date: June 2012  
Map Produced By:



### **13) Future Land Use**

To promote the Township's vision for future land uses, the Township shall:

- a) Encourage landowners to recognize the rural character and natural resource base of Torch Lake Township, and work with them to fit future development within the Township's existing character.
- b) Explore the creation of a light industrial district(s) within the zoning map in appropriate location(s) of the Township.
- c) Support the continued, appropriate-scale mixed residential and commercial development of Torch Lake and Eastport on a small town, compact community scale.
- d) Direct future residential and commercial development to existing community centers and away from narrow strip lots along road ways.
- e) Encourage new mixed use residential and commercial construction and the redevelopment of the existing compact community centers of Torch Lake and Eastport, and encourage new clustered rural residential development.
- f) Foster the retention and future development of compact rural community centers with distinct identities within Torch Lake and Eastport areas.
- g) Consider and implement Complete Streets planning processes and design concepts in guiding future growth, especially within the community centers of Torch Lake and Eastport.
- h) Identify large contiguous parcels currently in active forest and/or farm use, and work with landowners to encourage conservation, sustainable development, and the retention of rural character if divided or developed.
- i) Direct growth in such a manner as to discourage sprawling land uses.
- j) Preserve the high environmental quality, quiet and dark night sky through land use regulation and Township planning and zoning procedures.
- k) Work toward the improvement, enhancement and maintenance of the Day Park within Torch Lake Township.



# Torch Lake Township

## Future Land Use

### Roads & Features


-  State Trunkline
-  County Primary
-  County Local
-  Not Act51 Certified
-  Township Boundaries
-  Rivers & Drains
-  Lakes
-  Existing Commercial Uses  
(On Commercially Zoned Properties)

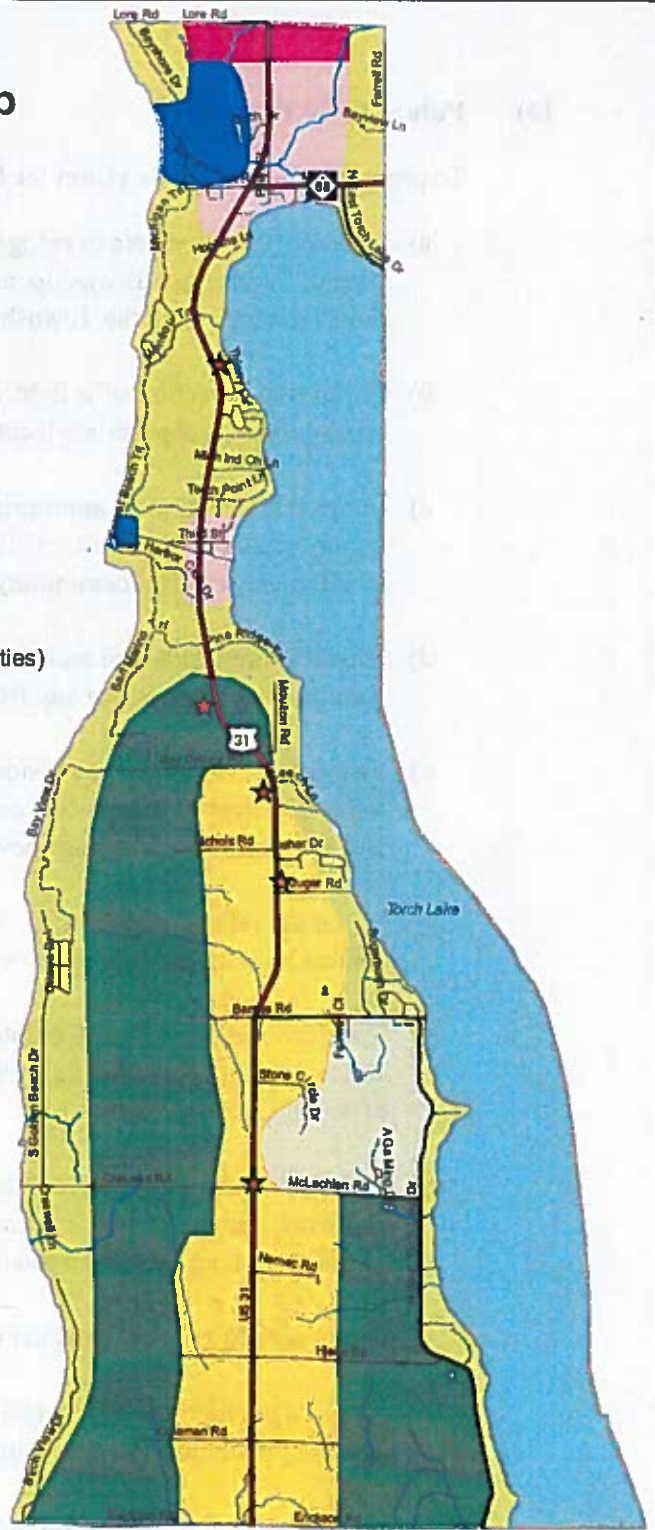
### Future Land Use Class

-  Agriculture
-  Commercial/Industrial
-  Commercial/Residential
-  Residential
-  Recreation
-  Recreation/Residential
-  Timber

0 0.25 0.5 1 1.5 2 Miles



Map Date: 10 April 2007  
Map Produced By:  
 Northwest Michigan  
Council of Governments



Refer to Appendix A for a copies of 2017 public input sessions of for Torch Lake Township master plan update.

Refer to Appendix B for a copy of the Torch Lake Township Zoning Ordinance Schedule of Regulations.

Refer to Appendix C for a copy of 2017 the Torch Lake Township survey results.

**Appendix A**

**2017 Public Input Session Summaries**  
**Torch Lake Township 2017 Master Plan Update**

**Torch Lake Township Public Input Session #1  
Master Plan Update 2017**

August 23, 2017

*Questions/reponses:*

*(#) = number of votes that each of the #8 participants had #6 votes to cast as desired for "most important."*

**1. What are the best things to be found in Torch Lake Township?**

- Exquisite natural resources especially Grand Traverse Bay/Lake Michigan; Torch Lake; woodlands; hunting/fishing; boating and other recreational opportunities; view sheds, especially of unobstructed water views. (1)
- Peace and quiet of the community (2)
- Good schools and educational resources
- Strong sense of community - vibrant community, neighborhood connectivity and interaction; low crime rate (1)
- Wildlife (1)
- Emergency services are provided 24 hrs per day, 7 days per week
- Small airport
- Cultural resources, history presentations
- Torch Lake Township Community Center
- Half way between two larger airports, i.e., Traverse City and Charlevoix
- 5 or 6 golf courses in the area
- Waters are not congested
- Water quality is a main draw to area investment/economy, property values are high and tied to water quality (3)
- Community is rural, but close to area and regional resources and needs
- Local food production and farm markets, especially organics and community-supported agriculture (CSAs), e.g., Providence Farm
- Internet access is good, at the present (1)
- Natural gas distribution being brought into the Township (e.g., US 31 & M-88 area currently), up from 10% coverage to about 60% coverage at present
- Retail shops, e.g., hardware at the Eastport Market
- 

**2. What are the challenges facing Torch Lake Township?**

- Maintaining excellent water quality (2)
- State regulation of short term rentals overriding local control/regulation (5)
- Phragmites and other invasive/exotic species control
- Poor roads (1)
- Adequate funding for public services and resources for good governance
- Lack of middle class and young families
- Day Park management costs, safety especially for kids, and boater enforcement (1)
- Improved access opportunities to Lake Michigan/GT Bay shoreline
- Traffic, especially speed traveled through the Township and summer volumes (2)
- Township is a "pass-through" location for US 31 travelers
- Need to improve safety for pedestrians/bicyclists along US-31 Highway (1)
- Lack of available rentals and low income housing in the Township

3. **What opportunities exist to maintain & improve Torch Lake Township?**

- Farm to table businesses/restaurants and schools
- Explore new tools to calm traffic through the Township, especially along U#-31 Highway & M-88, e.g., traffic circles, well timed traffic light, narrowing the corridor to slow traffic, etc.
- Connect existing pedestrian/bike trails through the Township
- Improve access to waters, especially thought volunteers to clear brush, pick up trash, etc. especially at road ends (1)
- Improve maintenance of the Lake Michigan access at and condition within the nature preserve on Traverse Bay Road, not maintained by the Township (2)
- Work with the MDNR and GT Regional Land Conservancy to add to natural area(s)
- Greatly improve the Township website, include internal links, keep content up to date, public notices, links to plans, etc. (4)
- Provide educational materials to landowners, especially riparians regarding ways to maintain water quality. Disseminate a packet (i.e., materials from Tip of the Mitt Watershed Council) with every land use permit issued. Include such information on Township website, presentations in the Township, sponsor programs, etc. (3)
- Enhance zoning & planning with water quality protection focus
- Explore point of sale septic inspection ordinance (3)
- Encourage more restaurants in the Township, especially if connected to local food suppliers

4. **What could/should Torch lake Township look like in 2037?**

- The present community character has been preserved (rural, yet with a strong community)
- Township is a destination to work, live and play
- Is essentially the same as it is today, and the Township is working hard to keep it so (3)
- Property values have been maintained and continue as superb investments
- Career folks have continued to settle in the Township
- A dedicated pike path from Traverse City to Mackinaw to Alpena passes through the Township (1)
- Torch Lake Township is linked to Petoskey via a dedicated bike path (1)
- New, improved Township website is operational (1)
- An enhanced police presence and services exist in the Township (1)
- A dedicated police marine patrol exists within the Township (1)
- Water quality is excellent and improved
- All invasive/exotic species have been controlled
- Boat washing stations exist at all boat launches within the Township
- Forest health is excellent
- Trees replanted following loss from disease, i.e., emerald ash borer, oak wilt (*Ceratocysts fagacearum fungus*), maple wilt (*Verticillium spp. wilt*)
- More public parks and public land exist within the Township, especially for kids' recreation (1)
- School playgrounds and recreational facilities are open to the public when school is out
- Community organizations are strong, i.e., non-governmental organizations
- more businesses exist - i.e., retail, professional services/offices -especially at US 31 and M-88
- More infrastructure exists within the Township, i.e., natural gas, high speed internet access exists (2)
- More mix of small business and housing exists/allowed in zoning ordinance to enhance business opportunities and affordable/rental housing
- A "maker space" exists in the Township/region with shared business start up office, work, conference room and meeting spaces

**Torch Lake Township Public Input Session #2  
Master Plan Update 2017**

September 9, 2017

*Questions/responses:*

*(#) = number of votes that each of the #19 participants had #6 votes to cast as desired for "most important."*

1. **What is the single biggest change you have seen in the nation/US culture in the past 15 years (positive or negative)?**
  - Technology, especially smart phones, cell phones, internet has resulting in more home-based employment and population shift to place like Torch Lake Township
  - Lack of civility in public
  - Climate change, more sever storms, weather extremes, yet more and better information is publicly available
  - Invasive and exotic species in the Gt Lakes, inland lakes, etc.
  - Water quality changes, degraded, increased temperature, water quality poorer now (1)
  - Lakeshore has been largely built-out, especial with large homes, increased shoreline use/activities
  - Population has gotten older, full-time population has increased
  - Clam River nutrient "plume" into Torch Lake has increased
  - Increased numbers of watercraft and rise of the sand bar party on Torch Lake
  - Higher water levels on Lake Michigan has resulting in erased shoreline erosion
  - Increased floating materials, weeds, muckier bottom and detritus in Torch Lake
  - Increased nutrient and chemical input to lakes from shoreline lawn runoff
  - Increased zebra mussels and swimmer's itch in lakes
  - Changes in wildlife and ecology, degraded
  - Riparian landowners have brought "downstate" land use practices/expectations that threaten water quality, e.g., lawns at the lakeshore
  - Torch Lake water clarity and quality are very good and have not changes according to Tip of the Mitt Watershed Council and Three Lakes Association water quality monitoring
  - A new food economy has emerged, i.e., local farm to table, organics, farmers markets, local food scene
  - Increased development, i.e., more houses and more septic systems
2. **How have these national trends/changes effected Torch Lake Township (positively or negatively)?**
  - Technology changes have made the Township more visible resulting in more visitation, more and faster moving traffic, more noise, light pollution, and other impacts
  - Folks just pass-through the Township, especially on US 31
  - MDOT road signage is not well-planned in places, e.g., passing allowed into curves...is dangerous and visitors are often unaware
  - Seasonality, e.e., there's an "on/off" switch in Township activities from Memorial Day ("on") to Labor Day ("off")
  - There are more bicyclists and other pedestrians and bike lanes are poor, is a dangerous situation in the Township
  - Inappropriate shoreline development practices in the Township, especially lakeshore landscaping (1)
  - Problems with short term rentals, especially on the lakeshore and related fireworks use/debris/pollution and conflicts have resulted
  - Need to enforce township ordinances generally

- Need rules and regulations regarding access to Lake Michigan and Torch Lake, and the maintenance of existing access points is needed (3)

**3. What is the single greatest change you have seen in the Township in the past 15 years?**

- Township built a super nice community center (very positive change)
- Torch Lake Cafe opened (very positive change)
- Increased small businesses in the Township (positive change) (1)
- Do not want any big box or chain stores in the Township (would be very negative change)
- More businesses on the lake shores (would be very negative change)
- MDNR boat launch proposed on Torch Lake (seen as a negative change, especially due to large-scale dredging would be required) (2)
- Overuse of parcels, requires zoning enforcement (1)
- May be residential uses in the old telephone company building in Eastport
- New businesses have created opportunity for employment (positive change), yet few workers available (negative change) (2)

**4. What should Torch Lake Township do to address these changes/trends?**

- Amend zoning to protect water quality (16)
- Need junk/blight ordinance and to enforce it (12)
- Need to protect dark night sky through zoning ordinance (9)
- Need better communication with landowners and other to battle apathy and get more folks involved in Township activities, e.g., better notification, e-blasts with emails, send notices with tax bills (9)
- Need a Township noise ordinance and to enforce it (8)
- Township needs to explore a point of sale septic ordinance (8)
- Need appropriately stringent and need to enforce regulations to protect “our gem,” i.e., Torch Lake Township (8)
- Explore and implement traffic calming measures, especially along US 31 at Eastport and Torch Lake village (6)
- Need to address the inappropriate location of the proposed MDNR boat launch (3)
- Need to mesh Township land use policies with changing federal immigration policy (3)
- Need affordable housing opportunities (2)
- Need boat/watercraft access to Lake Michigan/Grand Traverse Bay in the Township (2)
- Need to address signs, aesthetic degradation through zoning ordinance (1)
- The Township needs fireworks and noise ordinances and to enforce them
- Need more non-motorized watercraft access in Torch Lake Township
- Need zoning changes to address big box stores
- The Nature Preserve needs improve and regular maintenance
- Barnes Park and Nature Preserve are highly valued

**Torch Lake Township Public Input Session #3  
Master Plan Update 2017**

October 11, 2017

**Questions/responses:**

*(#) = number of votes that each of the #7 participants had #6 votes to cast as desired for "most important."*

**1. If you were King/Queen of Torch Lake Township, what is one thing you would be sure to do?**

- Establish a community vision, especially as it relates to protecting the Township's environmental quality (1)
- Stop the construction of the proposed MDNR boat launch (4)
- Protect water quality in Torch Lake, Lake Michigan, especially would address structures at the shoreline
- More strictly enforce regulations in Torch Lake Township, e.g., litter, boating, environment, short-term rentals, noise (especially vehicle noise), events, fireworks, etc (8)
- Preserve/protect residential zones and zoning regulations, prevent encroachment of non-residential uses in the residential areas (2)
- Protect residential uses in "villages," especially from incompatible commercial uses (2)
- Address vehicle speed through Township by using traffic calming tools, improve communication/cooperation with MDOT/Antrim County Road Commission, improve pedestrian modes of travel, especially East to West through Torch Lake Township (2)
- Afford attention to aesthetics/architecture in the Township
- Fix the roads!(1)

**2. If you were King/Queen of Torch Lake Township, what is one thing you would be sure not to do?**

- Do not allow industry, heavy manufacturing in the Township
- Do not allow medical marijuana facilities in the Township
- Do not allow sexually oriented businesses in the Township
- Do not allow firearm shooting ranges in the Township
- Do not allow casinos in the Township, but preserve tourism
- Do not allow junk yards, blight and dumps in the Township (2)
- Do not allow racetracks in the Township (1)
- Do not develop existing open space/natural areas
- Do not allow back lot "funnel" access to shorelines/lakes, need a "keyholing" ordinance and address #boats/lot (2)
- Do not allow water quality degradation from fertilizer, lawn chemical use, etc, need waterfront overall ordinance (1)

**3. What is the most important thing to do in Torch Lake Township over the next 20 years?**

- Protect Torch Lake, Lake Michigan, all surface and groundwater in the Township (1)
- Stop the proposed MDNR boat launch, improve the existing boat launches (3)
- Keep commercial land uses off the shorelines
- Prevent mineral extraction and oil & gas development in the Township
- Protect existing woodlands & wildlife (1)



- Address in zoning and work with emerging technologies, especially communications, electric and driverless vehicles (1)
- Implement a landmark tree ordinance, apply in size plan review and special land use reviews
- Address fire hazards in the Township, i.e., in planning and zoning
- Improve internet service in the Township (2)
- Implement dark night sky protections in planning & zoning (3)
- Improve entry of young families in the Township, create opportunities for affordable housing
- Remove governmental obstacles to growth
- Improve public access to waters, i.e., Torch Lake and Lake Michigan
- Improve community services, parks, community centers/resources, and support seniors and children
- Improve access to medical services, facilities, e.g., clinics, hospital satellite office, redi-med, etc. (1)
- Support the public schools, i.e., Elk Rapids and Central Lake school districts (1)
- Plan for and support a light rail network in Michigan (1)
- Direct light industry/manufacturing to the Township's industrial park (2)

## Torch Lake Zoning Ordinance

### Schedule of Regulations

## Schedule of Regulations

## Torch Lake Zoning Ordinance

### Schedule of Regulations

**Section 5.04 – SCHEDULE OF REGULATIONS.** *(Amendment adopted May 19, 2015).*

District	Minimum Lot Width	Minimum Lot Area	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Building Height	Minimum Dwelling sq. ft.
<b>Agriculture</b>	200 ft	2 acres	35 ft	Total 40' but not less than 10'	25 ft	41 ft	960 sq ft
<b>R-1</b>	100 ft	20,000 sqft	50 ft	10 ft	35 ft	35 ft	960 sq ft
<b>R-2</b>	100 ft	20,000 sqft	50 ft	Total 25' but not less than 10'	35 ft	35 ft	1 unit: 960 sq ft 2 unit: 1,200 sq ft
<b>R-3</b>	100 ft	20,000 sqft	50 ft	Total 25' but not less than 10'	35 ft	35 ft	480 sq ft per unit
<b>Village Residential</b>	50 ft	20,000 sqft	20 ft	10 ft	15 ft	41 ft	960 sq ft
<b>Village Business</b>	50 ft	12,500 sqft	20 ft	10 ft	15 ft	41 ft	960 sq ft
<b>Timber</b>	200 ft	12,500 sqft	35 ft	Total 40' but not less than 10'	25 ft	41 ft	960 sq ft
<b>Commercial</b>	100 ft	1 acre	50 ft	10 ft	35 ft	41 ft	—
<b>Manufacturing</b>	200 ft	2 acres	50 ft	30 ft	30 ft	41 ft	—

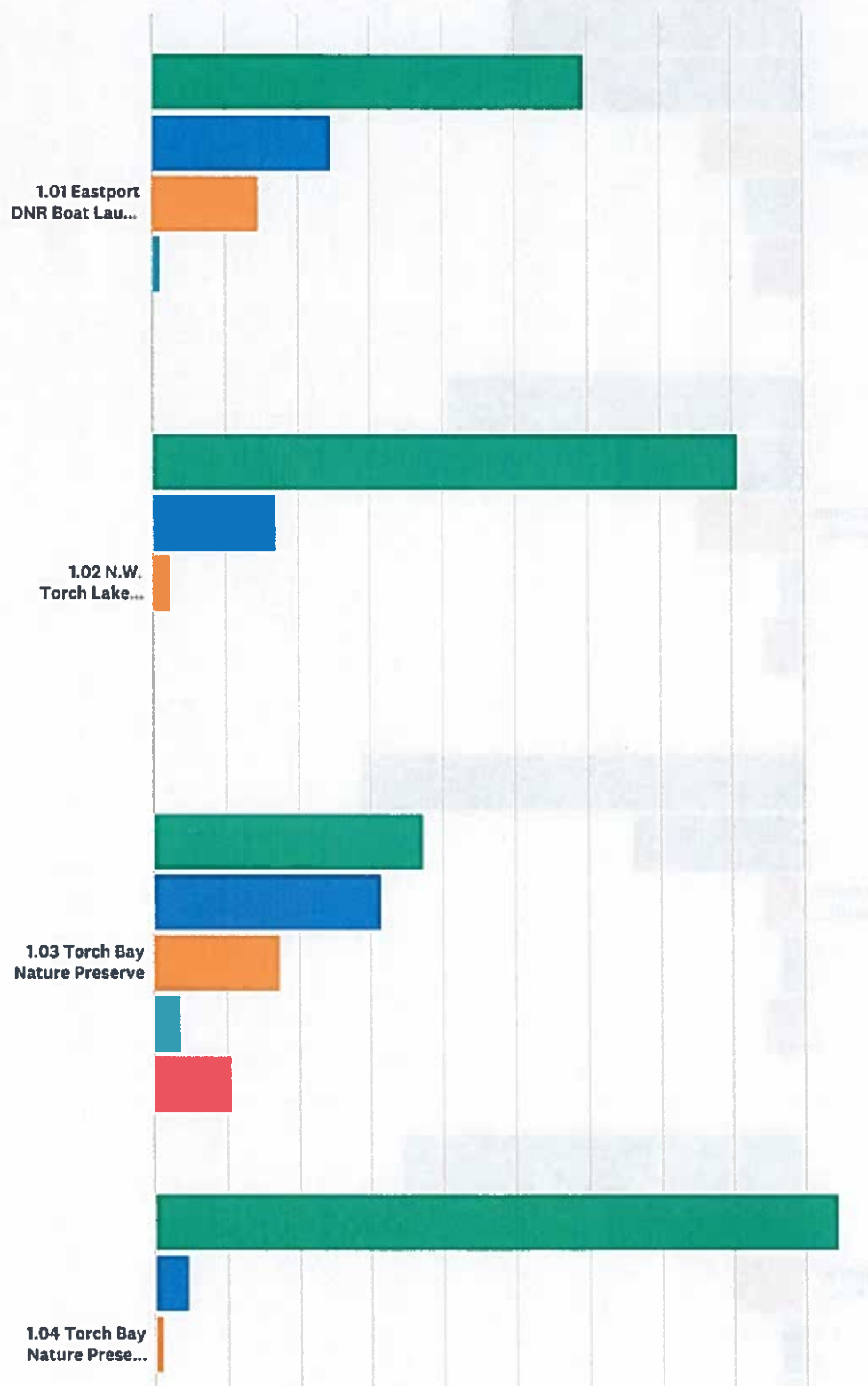
## **Appendix C**

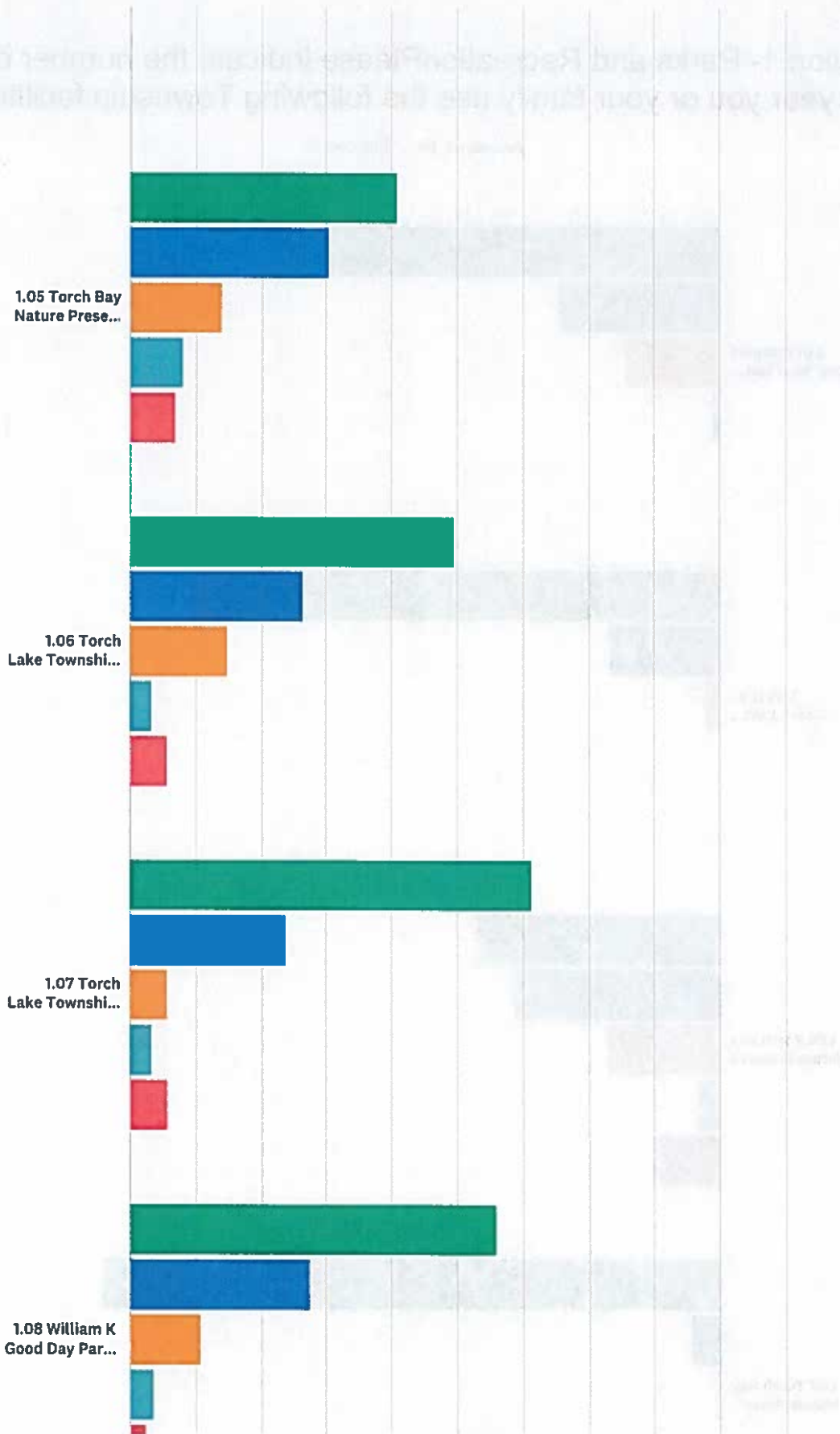
### **2017 Citizen Survey Results**

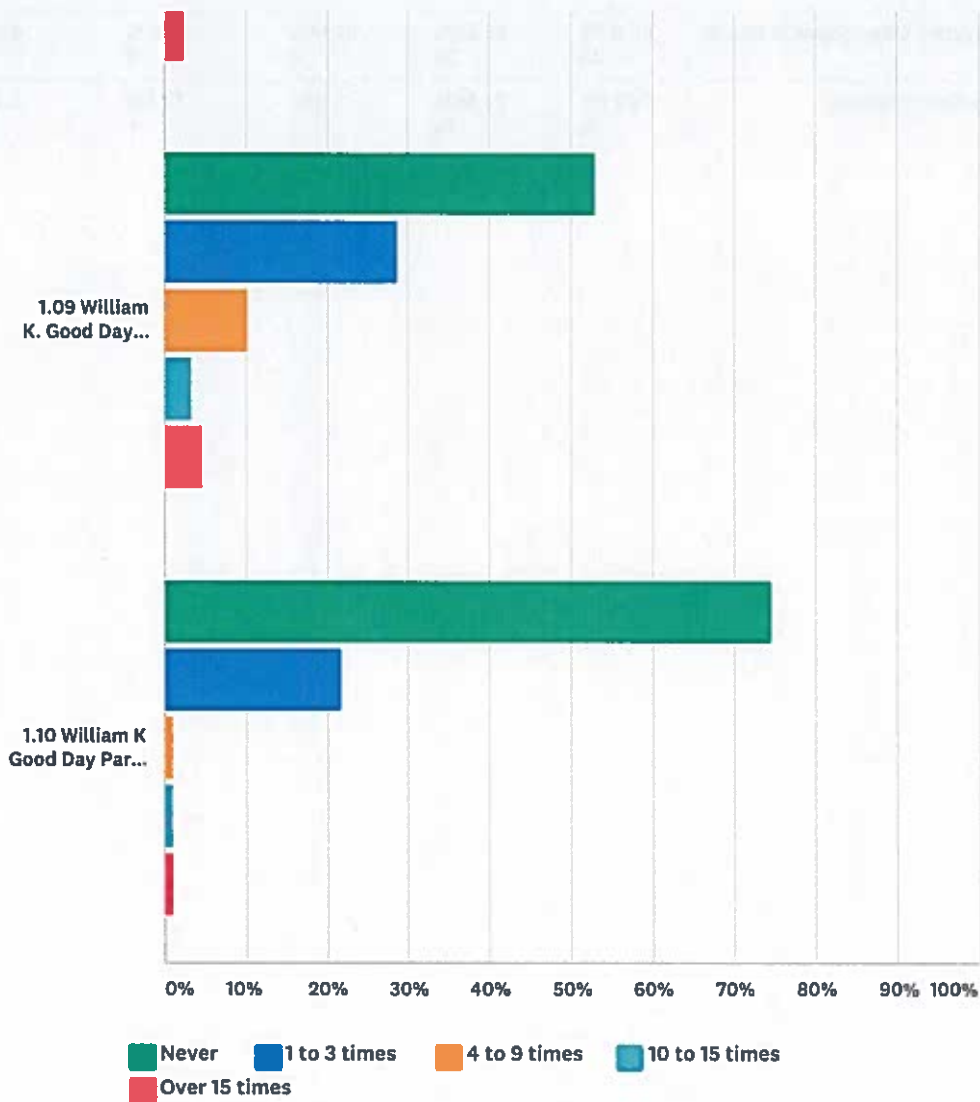


**Q1 Section 1- Parks and Recreation** Please indicate the number of times per year you or your family use the following Township facilities:

Answered: 89 Skipped: 0







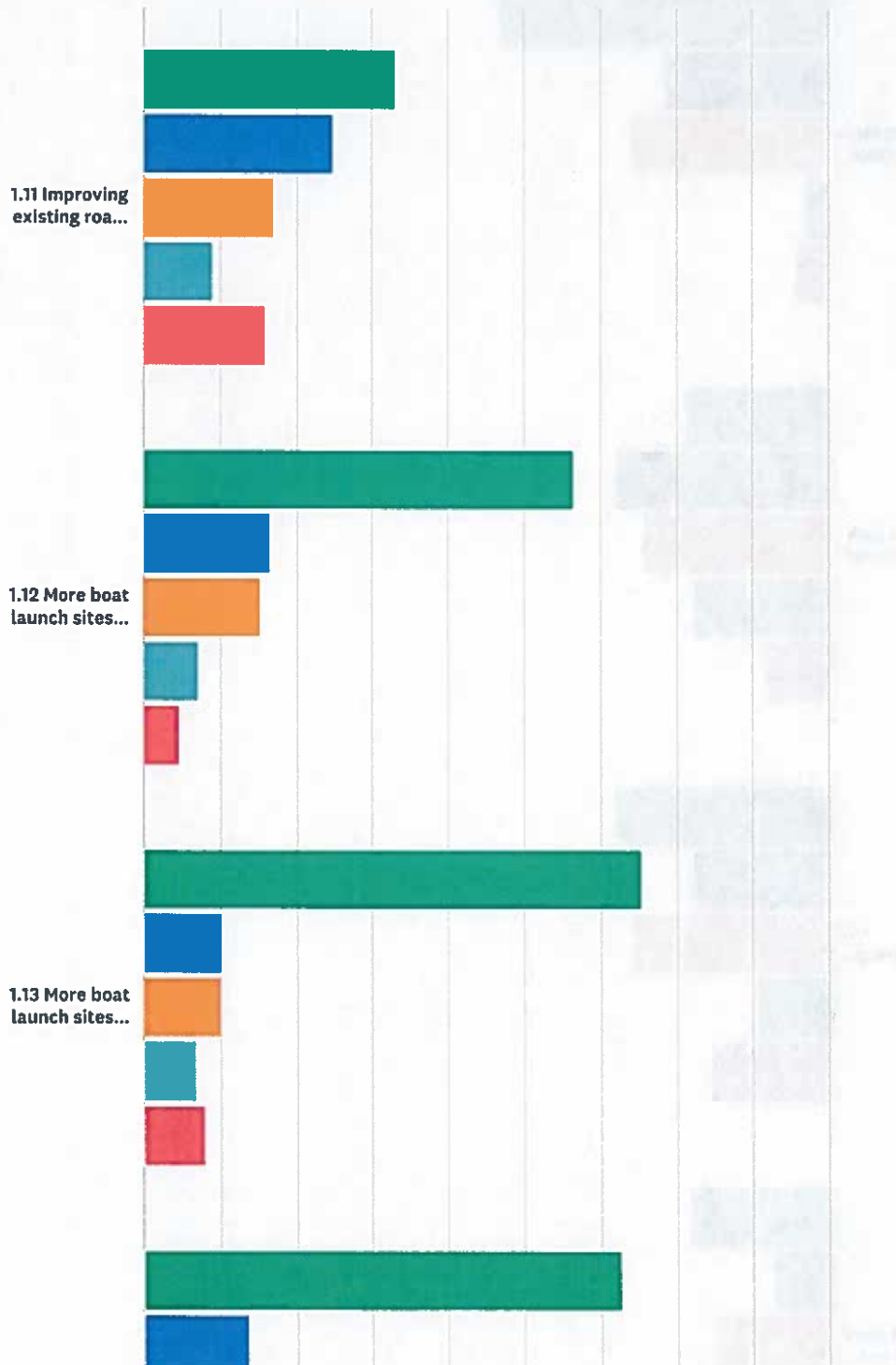
	NEVER	1 TO 3 TIMES	4 TO 9 TIMES	10 TO 15 TIMES	OVER 15 TIMES	TOTAL
1.01 Eastport DNR Boat Launch Ramp	59.55% 53	24.72% 22	14.61% 13	1.12% 1	0.00% 0	89
1.02 N.W. Torch Lake Drive Boat Launch (just south of Barnes Rd.)	80.68% 71	17.05% 15	2.27% 2	0.00% 0	0.00% 0	88
1.03 Torch Bay Nature Preserve	37.21% 32	31.40% 27	17.44% 15	3.49% 3	10.47% 9	86
1.04 Torch Bay Nature Preserve Primitive Boat Launch	94.32% 83	4.55% 4	1.14% 1	0.00% 0	0.00% 0	88
1.05 Torch Bay Nature Preserve Trails	40.70% 35	30.23% 26	13.95% 12	8.14% 7	6.98% 6	86
1.06 Torch Lake Township Meeting Rooms	49.43% 43	26.44% 23	14.94% 13	3.45% 3	5.75% 5	87
1.07 Torch Lake Township Road Endings and Lake Accesses	61.36% 54	23.86% 21	5.68% 5	3.41% 3	5.68% 5	88
1.08 William K Good Day Park boat Launch Ramp	55.95% 47	27.38% 23	10.71% 9	3.57% 3	2.38% 2	84



1.09 William K. Good Day park Open Space & Beach	52.87% 46	28.74% 25	10.34% 9	3.45% 3	4.60% 4	87
1.10 William K Good Day Park Pavilions	74.71% 65	21.84% 19	1.15% 1	1.15% 1	1.15% 1	87

Q2 On a scale of one to five, please indicate the importance of the following to you. Importance can mean support of or in opposition to the service or activity. Survey response with a of high level of importance might place the topic on radar.

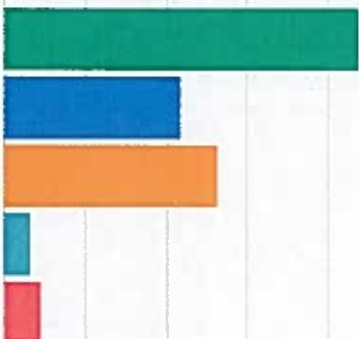
Answered: 89 Skipped: 0



1.14 More boat  
trailer parking



1.15 More  
picnic table...



1.16 More park  
maintenance

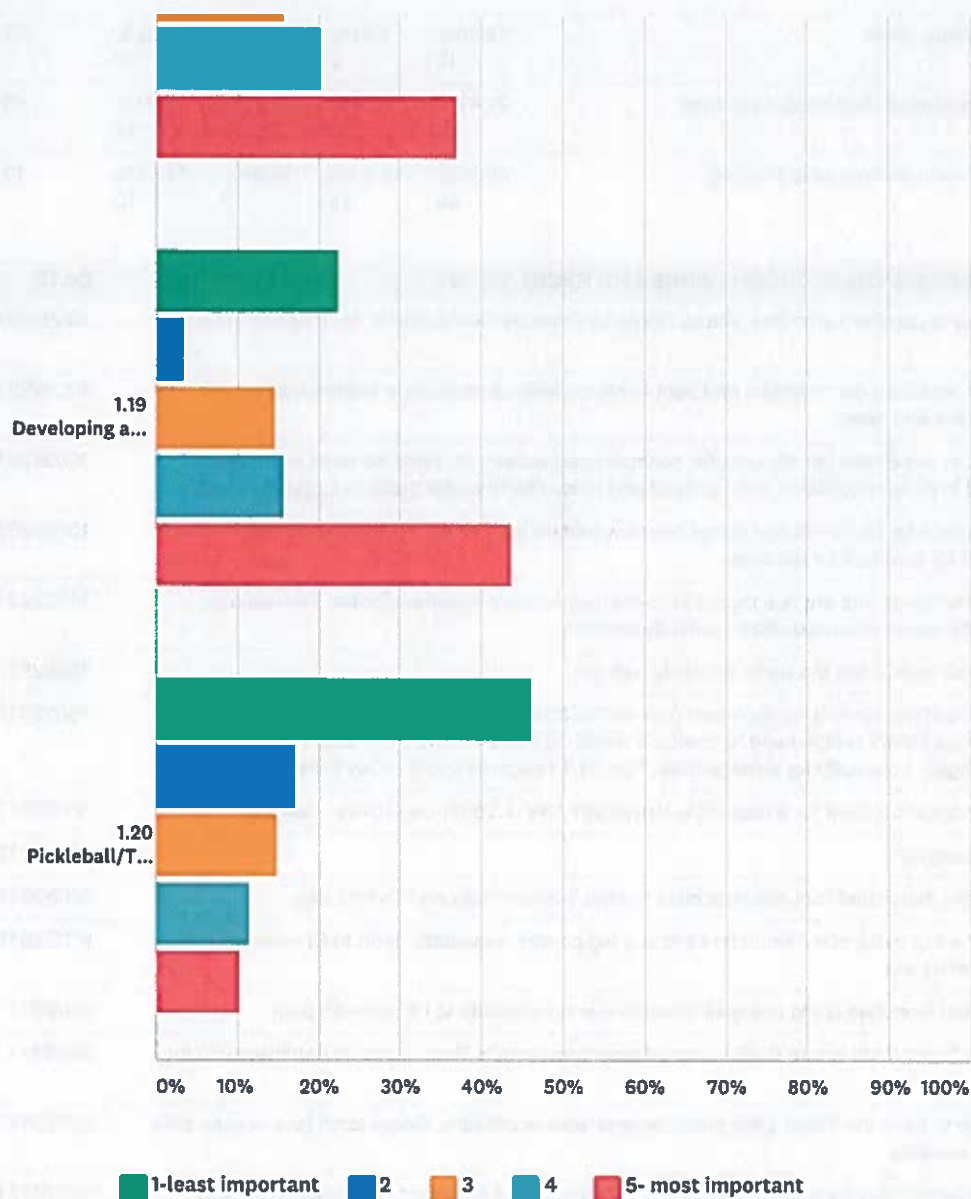


1.17  
Maintaining...



1.18 More  
walking and...





	1-LEAST IMPORTANT	2	3	4	5- MOST IMPORTANT	TOTAL
1.11 Improving existing road endings and access sites	32.95% 29	25.00% 22	17.05% 15	9.09% 8	15.91% 14	88
1.12 More boat launch sites on Lake Michigan	56.47% 48	16.47% 14	15.29% 13	7.06% 6	4.71% 4	85
1.13 More boat launch sites on Torch Lake	65.17% 58	10.11% 9	10.11% 9	6.74% 6	7.87% 7	89
1.14 More boat trailer parking	62.50% 55	13.64% 12	7.95% 7	5.68% 5	10.23% 9	88
1.15 More picnic tables at parks	43.68% 38	21.84% 19	26.44% 23	3.45% 3	4.60% 4	87
1.16 More park maintenance	19.32% 17	28.41% 25	25.00% 22	18.18% 16	9.09% 8	88
1.17 Maintaining public access sites to Lake Michigan at road ends (such as placing signage, garbage cans, etc)	28.74% 25	18.39% 16	26.44% 23	10.34% 9	16.09% 14	87

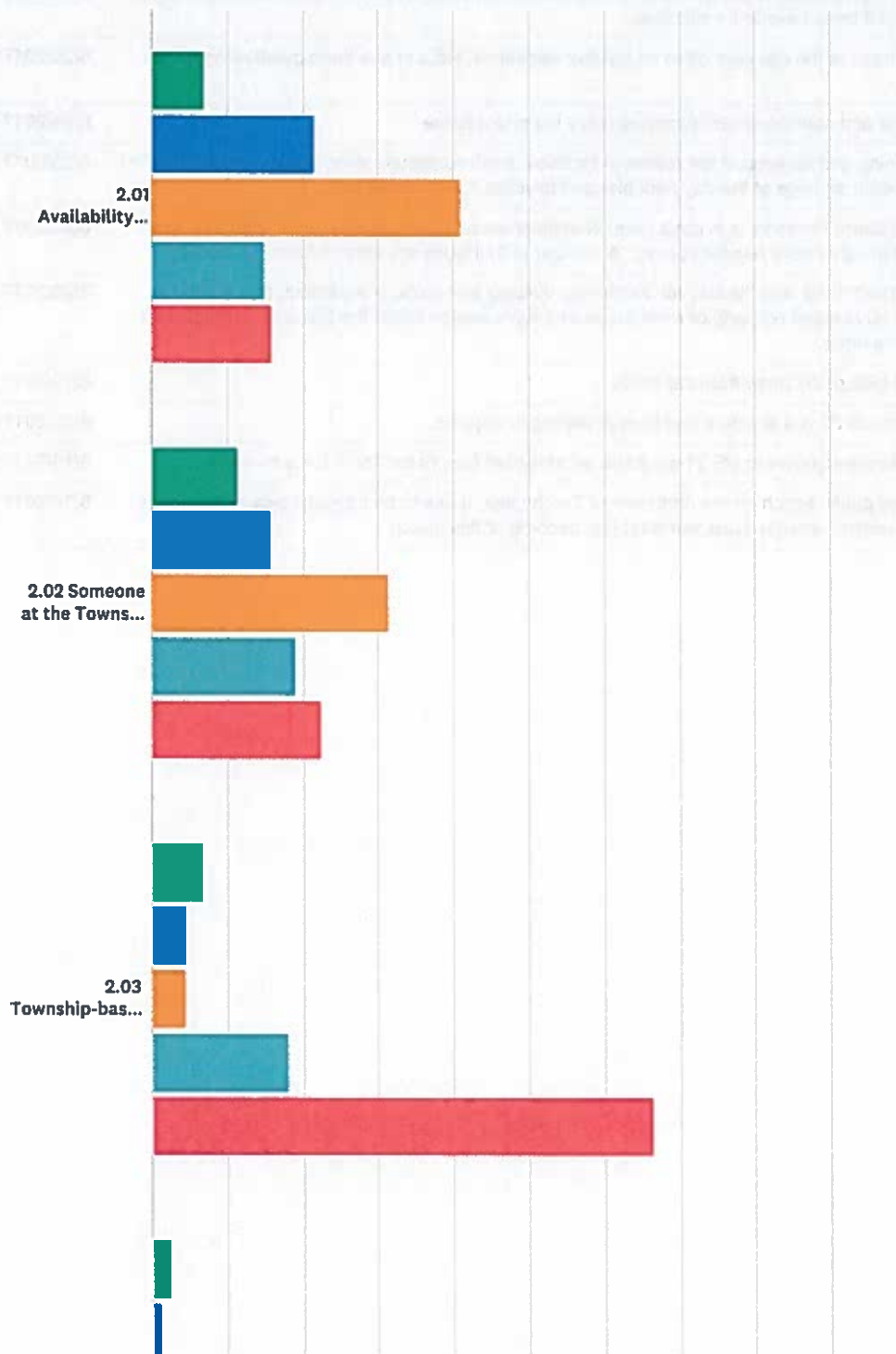
1.18 More walking and biking paths	19.10%	7.87%	15.73%	20.22%	37.08%	
	17	7	14	18	33	89
1.19 Developing a non-motorized recreational trail from Charlevoix to Acme	22.47%	3.37%	14.61%	15.73%	43.82%	
	20	3	13	14	39	89
1.20 Pickleball/Tennis Courts on Township Property	45.98%	17.24%	14.94%	11.49%	10.34%	
	40	15	13	10	9	87

#	1.21 COMMENTS ON SECTION 1 PARKS AND RECREATION?	DATE
1	I would like to use the Torch Bay Nature Preserve Primitive Boat Launch, but it needs to be improved.	10/28/2017 4:10 PM
2	Only have what you can maintain and patrol/enforce/keep clean/ensure visitors respect our beautiful lake and area.	10/28/2017 4:04 PM
3	Interested in more boat launch sites for nonmotorized watercraft- rated #5 most important. Interested in more regulations of boat sized and noise like "thunder boats or Cigarette boats"	10/28/2017 2:36 PM
4	The best place for pickleball and tennis courts would be the Barnes Park baseball field. It hasn't been used for baseball for decades.	10/16/2017 4:52 PM
5	Some of the things that are not important to me may be very important for the Township to maintain it's status as an excellent tourist destination.	10/13/2017 5:14 PM
6	For the most park, I feel the parks are fairly well run.	10/8/2017 11:02 AM
7	Because most residents have their own park as the frontage of their homes on Torch Lake and Lake Michigan there is little need for parks. It would be good to have one reliable boat launch on Lake Michigan, especially for emergencies. Few TLT residents use the Day Park	10/7/2017 12:53 PM
8	DNR sites could be used for a nice Park- Kayak site NW of Torch Lake Drive- Kewadin	9/17/2017 1:42 PM
9	No lake dredging	9/14/2017 9:24 PM
10	I do not boat, but would love beach access to both Traverse Bay and Torch Lake.	9/12/2017 4:25 PM
11	Development of more non-motorized trails is a big priority, especially north to Charlevoix, then around Torch Lake.	9/12/2017 9:40 AM
12	Existing boat launches could use maintenance & improvements to be more efficient.	9/7/2017 12:16 PM
13	Promote a beach/park where DNR is considering boat launch. Boat launch is detrimental to the lake.	9/7/2017 11:06 AM
14	I would like to have the Torch Lake public access sites accessible, Some torch lake access sites are not accessible	9/7/2017 9:07 AM
15	Until the existing boat ramps are maintained, monitored and regulated, Torchlake Township should demand the DNR maintain what is already available. I've seen the invasive species and trash introduced.and the breakdown of the quality of the lake water over the last couple of decades and it is alarming.	9/7/2017 8:42 AM
16	It is imperative that the DNR be prohibited from building a boat launch on the property the DNR owns on N. West Torch Lake Drive near McLachlan Road. It is clear that a boat launch at this site does not comply with the township zoning ordinance. Also, the DNR is responsible for protecting the natural resources in Michigan, and their proposed dredging of Torch Lake at this site is unconscionable. The township must do everything in its power to prevent the DNR from moving ahead with the proposal for a boat launch at this site.	9/6/2017 11:48 PM
17	We DO NOT need any new access sites on Torch Lake. Period. The existing sites can be improved and maintained. Consideration must be given to preserving the fragile beauty of Torch Lake. If the DNR feels a need for more DNR owned sites, purchase the existing non DNR sites and improve them.	9/6/2017 9:31 PM
18	Love the idea of a safe bike route to Elk Rapids, and avoiding U.S. 31. We would use it regularly. We use Day Park frequently and love it. We launch our boat on Torch and picnic at the park. Rest room facilities are always clean.	9/6/2017 4:22 PM
19	I am a summer resident only. I very much appreciate the area.	9/6/2017 11:26 AM

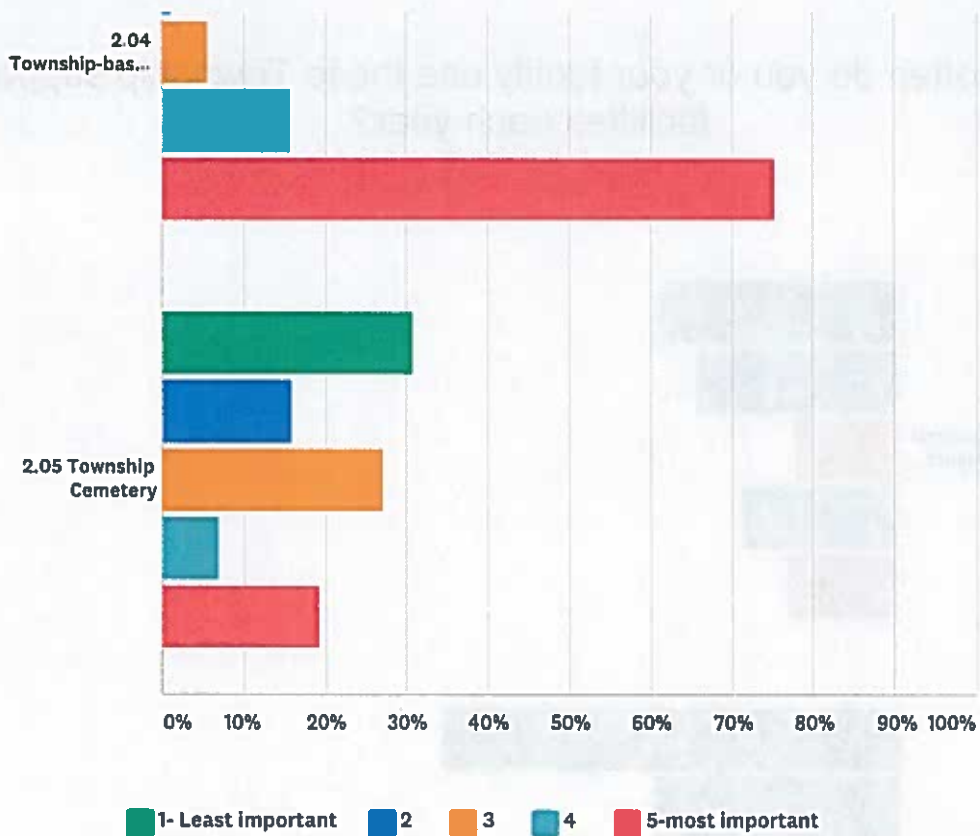
20	Develop Eastport DNR site as a public swimming site. Many residents come down to use the beach and water with their families, even without a boat. Must protect the swimmers from boaters parking in too close to shore. This is the best public swimming area on all of Torch Lake and boaters shouldn't be allowed to take over. They should use the launch and then move away from the shore. Perhaps put up a designated swimming area buoys out to drop off.	9/6/2017 10:17 AM
21	More bathroom facility maintenance should be a priority. Money from MDOT should be used for roads; not a recreational trail. Existing private property whether farm or personal should not be placed in jeopardy of a trail. If a trail is considered let users pay and maintain this. There is currently no registration or fees imposed on bikers - why not?	9/5/2017 9:52 AM
22	I am very, very opposed to tennis courts on the William K. Good property. Pickle ball would be all right, but not if trees have to be cut down.	8/31/2017 5:45 PM
23	Empty the trash at the day park often on holiday weekends. Hate to see them overflowing on the ground.	8/25/2017 7:42 AM
24	More bicycle and non-motorized access is really important to me	8/24/2017 6:45 PM
25	Better cleaning and up keep at the restroom facilities- trash containers dirty, messy and full most of the time.- better signage at the day park pier and facilities. Lawn is well kept.	8/23/2017 5:04 PM
26	Torch Bay Nature Preserve is in great need of maintenance! There are trees over the trails. The trails are in great need of regular upkeep. A number of trail signs are either broken or missing.	8/23/2017 11:44 AM
27	Access to Torch Lake and the Bay for swimming, viewing and picnic is important, esp. for those who do not have water property or even those who have one on either the Bay or Torch but want access to the other.	8/20/2017 8:24 AM
28	Need more bike paths away from car traffic	8/13/2017 10:56 PM
29	Bike path on US 31 is a accident and lawsuit waiting to happen	8/13/2017 10:23 PM
30	Safer bike lanes adjacent to US 31 would be an attractive feature for Torch Lake township.	8/13/2017 6:04 PM
31	Clean up the public beach on the north end of Torch Lake. It use to be beautiful beach, now it's a bunch "Protective" weeds. It just sad what has become of this beach.	8/10/2017 6:40 PM

**Q3 Section 2- Public Services** On a scale of one to five, please indicate the importance of the following to you. Importance can mean support of or in opposition to the service or activity. Survey responses with a of high level of importance might place the topic on radar.

Answered: 89 Skipped: 0



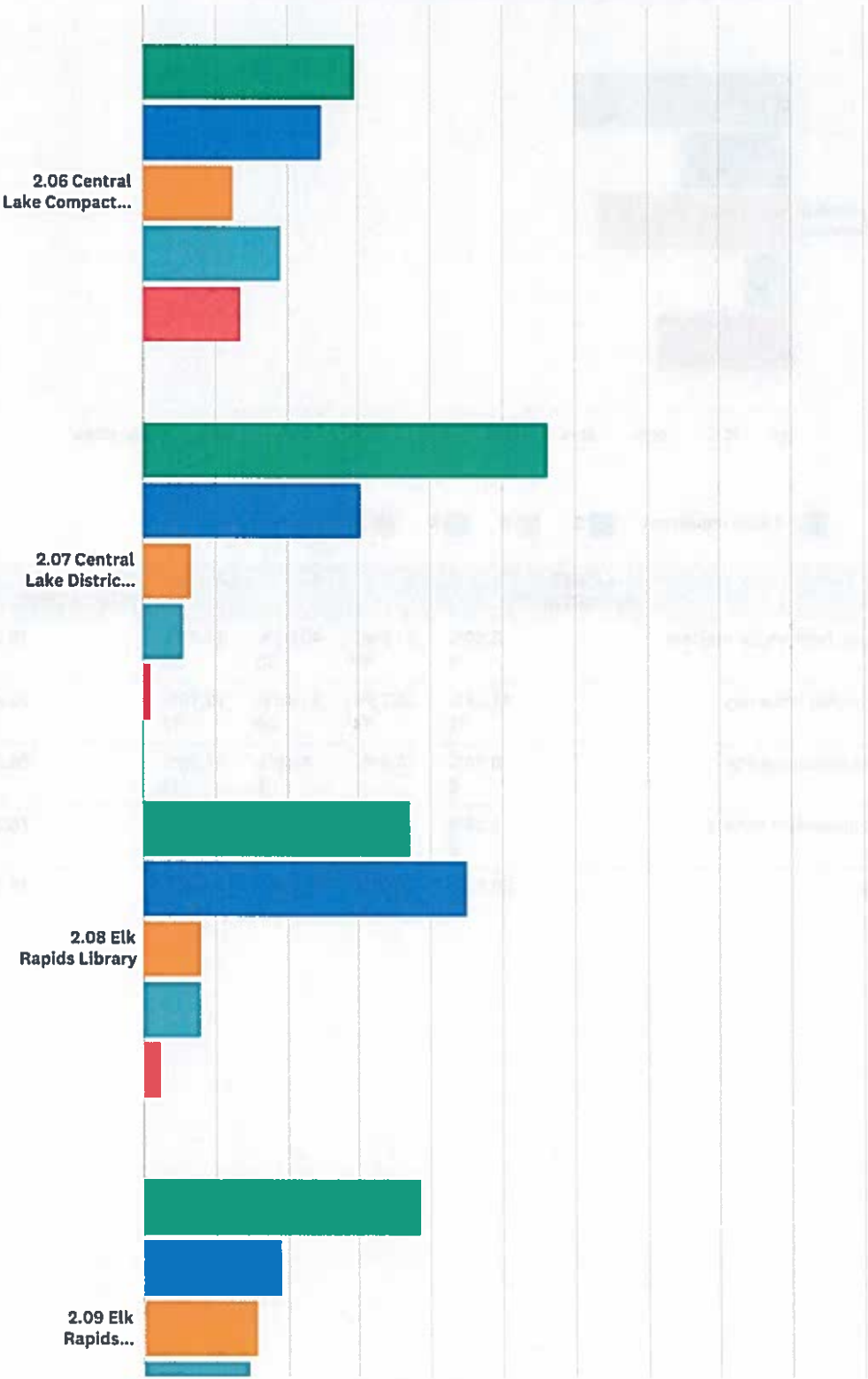


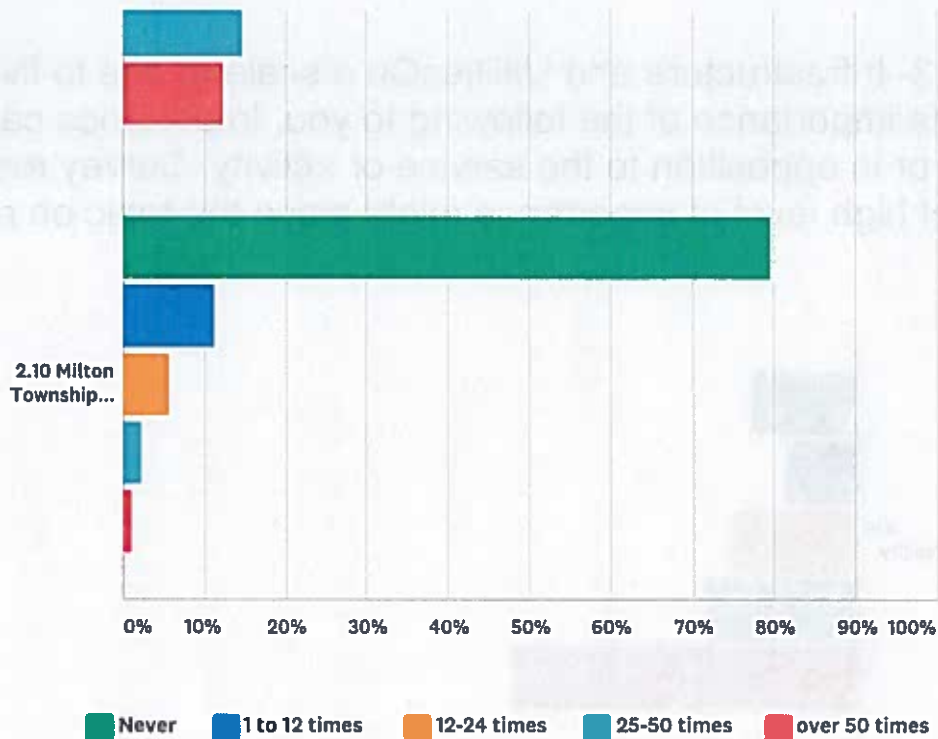


	1- LEAST IMPORTANT	2	3	4	5-MOST IMPORTANT	TOTAL
2.01 Availability of township facilities for resident use	6.82% 6	21.59% 19	40.91% 36	14.77% 13	15.91% 14	88
2.02 Someone at the Township hall every weekday	11.24% 10	15.73% 14	31.46% 28	19.10% 17	22.47% 20	89
2.03 Township-based ambulance service	6.74% 6	4.49% 4	4.49% 4	17.98% 16	66.29% 59	89
2.04 Township-based fire protection service	2.25% 2	1.12% 1	5.62% 5	15.73% 14	75.28% 67	89
2.05 Township Cemetery	30.68% 27	15.91% 14	27.27% 24	6.82% 6	19.32% 17	88

Q4 How often do you or your family use these Township supported facilities each year?

Answered: 89 Skipped: 0



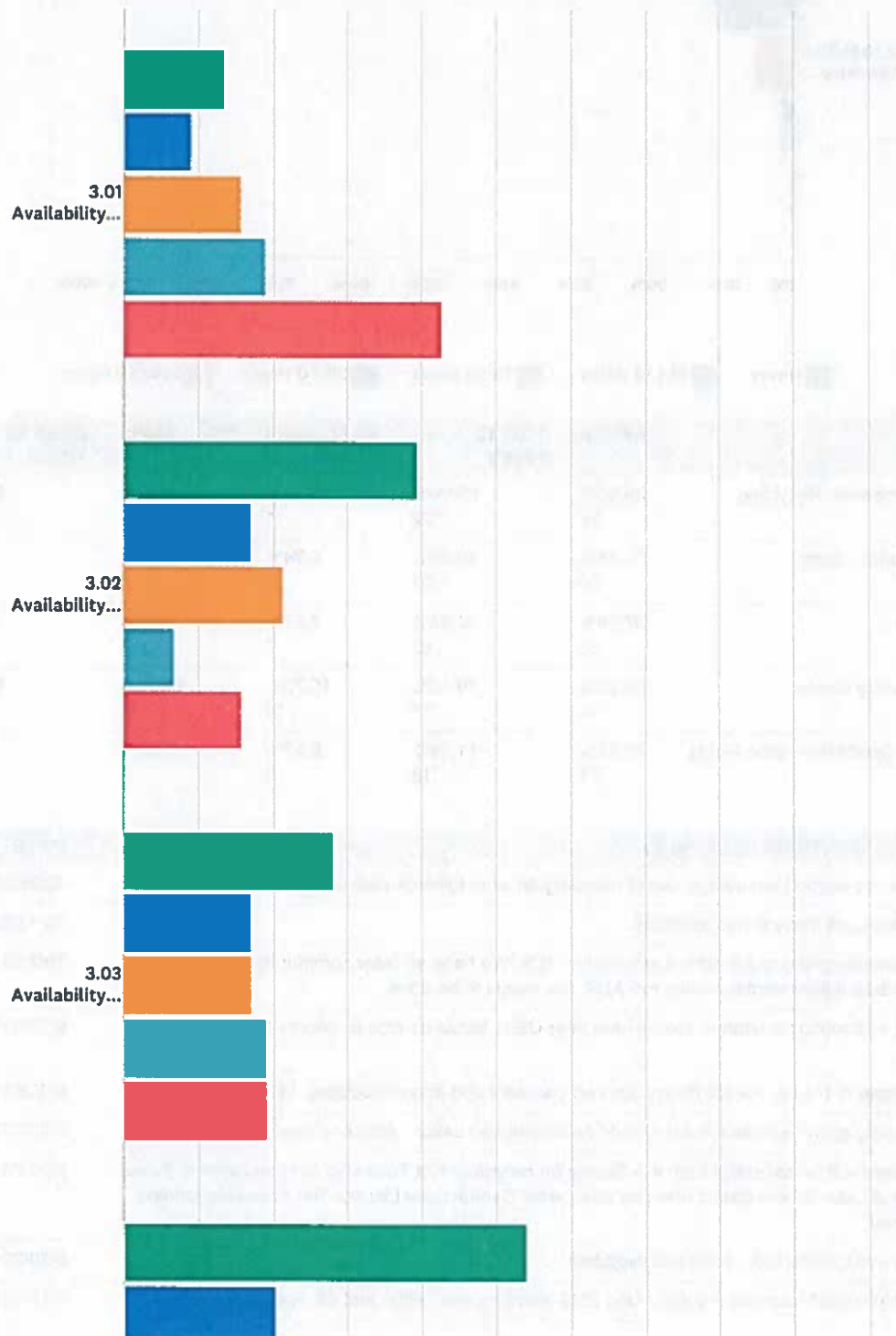


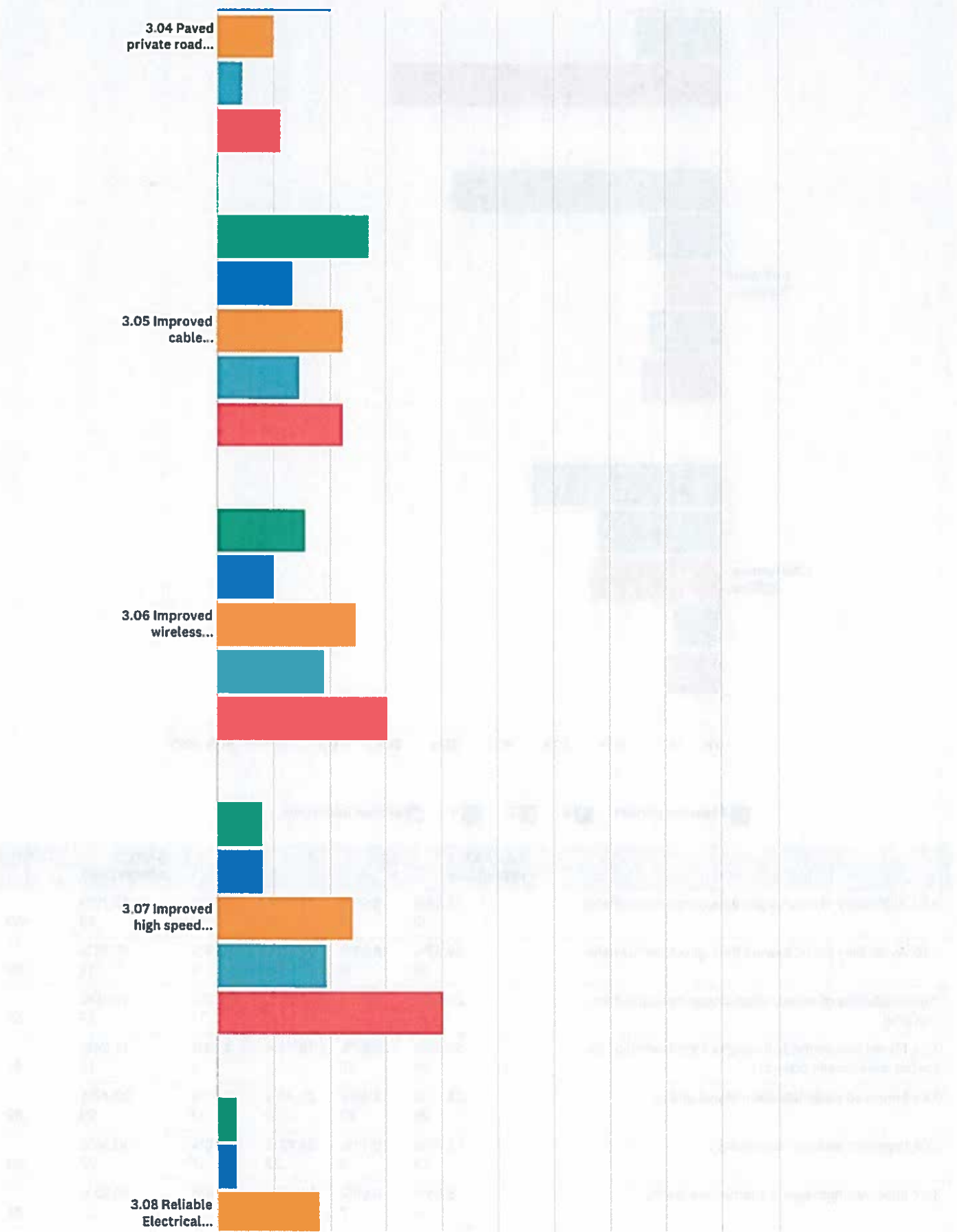
	NEVER	1 TO 12 TIMES	12-24 TIMES	25-50 TIMES	OVER 50 TIMES	TOTAL
2.06 Central Lake Compacter Recycling Center	29.55% 26	25.00% 22	12.50% 11	19.32% 17	13.64% 12	88
2.07 Central Lake District Library	56.18% 50	30.34% 27	6.74% 6	5.62% 5	1.12% 1	89
2.08 Elk Rapids Library	37.08% 33	44.94% 40	7.87% 7	7.87% 7	2.25% 2	89
2.09 Elk Rapids Recycling Center	38.20% 34	19.10% 17	15.73% 14	14.61% 13	12.36% 11	89
2.10 Milton Township Sport/Recreation Fields	79.78% 71	11.24% 10	5.62% 5	2.25% 2	1.12% 1	89

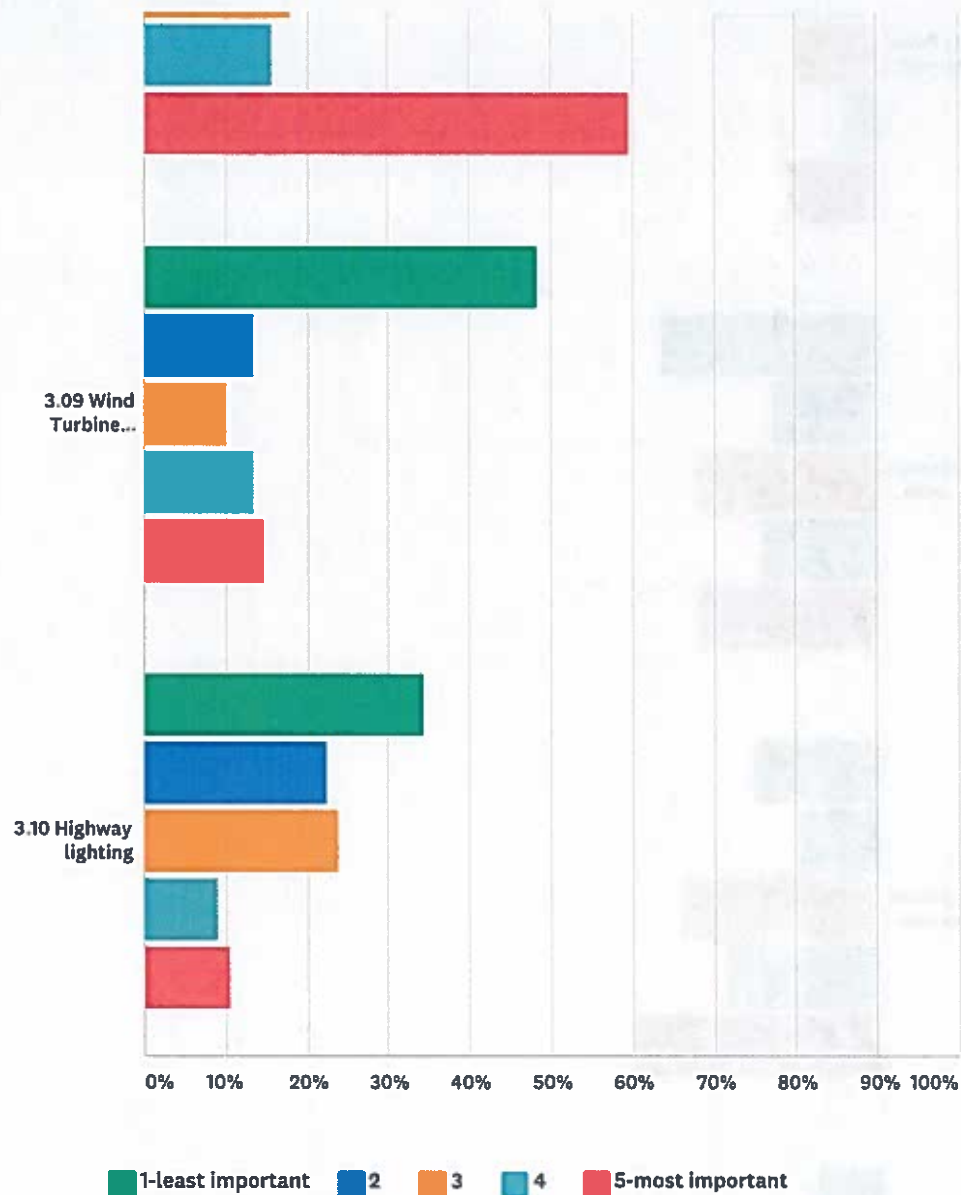
#	2.11 COMMENTS ON SECTION 2?	DATE
1	We need to support/encourage use of recycling an work towards curb side recycling.	10/28/2017 4:04 PM
2	I like having all these things available.	10/13/2017 5:14 PM
3	We should be going to full- time township run ALS. We have an older community and they have told the board they want township run ALS. this needs to be done.	10/7/2017 12:53 PM
4	Having a shooting park/range somewhere near US31 would be nice for recreation & hunters safety.	9/7/2017 12:16 PM
5	The people at the Elk Rapids library are very pleasant and accommodating. I like them lot.	9/6/2017 11:26 AM
6	Maintaining sport/recreation fields should be maintained better - entrance roads.	9/5/2017 9:52 AM
7	2017 taxes will be assessed from the County on recycling. Not Township funding support. Taxes in Central Lake School district also pay millage for Central Lake Library- Not Township funding supported.	8/23/2017 5:04 PM
8	Weekly use Central Lake trash and recycling.	8/20/2017 8:24 AM
9	Township should reconsider outsourcing EMS services with Milton and Elk Rapids townships.	8/13/2017 10:23 PM

**Q5 Section 3- Infrastructure and Utilities** On a scale of one to five, please indicate the importance of the following to you. Importance can mean support of or in opposition to the service or activity. Survey responses with a of high level of importance might place the topic on radar.

Answered: 89 Skipped: 0







	1-LEAST IMPORTANT	2	3	4	5-MOST IMPORTANT	TOTAL
3.01 Availability of natural gas throughout the township	13.48% 12	8.99% 8	15.73% 14	19.10% 17	42.70% 38	89
3.02 Availability public sewers throughout the township	39.33% 35	16.85% 15	21.35% 19	6.74% 6	15.73% 14	89
3.03 Availability of weekly trash pickup throughout the township	28.09% 25	16.85% 15	16.85% 15	19.10% 17	19.10% 17	89
3.04 Paved private roads throughout the township (via special assessment districts)	53.93% 48	20.22% 18	10.11% 9	4.49% 4	11.24% 10	89
3.05 Improved cable television signal quality	26.97% 24	13.48% 12	22.47% 20	14.61% 13	22.47% 20	89
3.06 Improved wireless availability	15.73% 14	10.11% 9	24.72% 22	19.10% 17	30.34% 27	89
3.07 Improved high speed internet availability	8.05% 7	8.05% 7	24.14% 21	19.54% 17	40.23% 35	87

## Torch Lake Township Survey 2017

SurveyMonkey

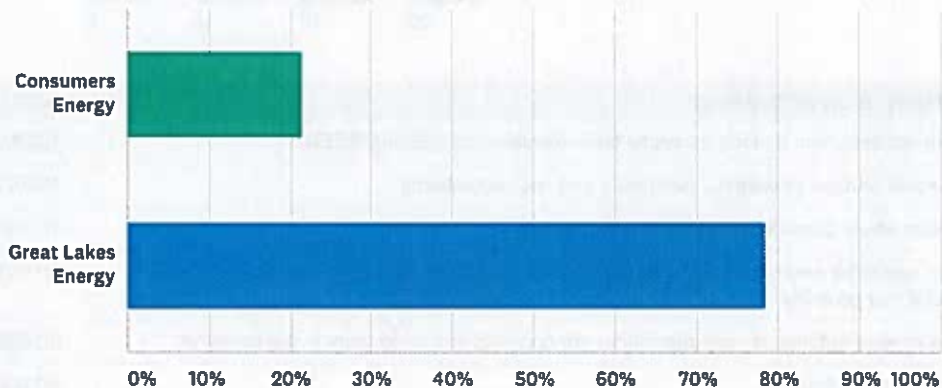
3.08 Reliable Electrical Service	3.37% 3	3.37% 3	17.98% 16	15.73% 14	59.55% 53	89
3.09 Wind Turbine Electricity Generators in the township	48.31% 43	13.48% 12	10.11% 9	13.48% 12	14.61% 13	89
3.10 Highway lighting	34.33% 23	22.39% 15	23.88% 16	8.96% 6	10.45% 7	67

#	3.11 COMMENTS ON SECTION 3?	DATE
1	Sewers are not important as long as septic tank maintenance is ENFORCED!	10/28/2017 4:04 PM
2	Turbines would hurt the township... Not pretty and not 'recreational'	10/13/2017 5:14 PM
3	All utility lines where possible, should be underground.	10/7/2017 12:53 PM
4	Natural gas would be great. It would save people money and you wouldn't have to worry about running out if you go away	9/14/2017 9:38 PM
5	The issues of wind turbines is very important I am opposed to having them in the township.	9/14/2017 9:24 PM
6	Like the stars for lighting!	9/12/2017 4:25 PM
7	natural gas availability is the big goal	9/12/2017 9:40 AM
8	Weekly trash pickup ONLY IF recycling was included.	9/8/2017 9:33 AM
9	N/A	9/7/2017 12:16 PM
10	Although a proponent of sustainable energy, I've seen first hand how wind turbines desecrate the beauty and peace of an otherwise beautiful landscape.	9/7/2017 8:42 AM
11	Commercial wind turbines are a blight on the landscape, are a long-term liability that does not offer the benefits claimed by developers and should be prohibited from being erected in the township.	9/6/2017 11:48 PM
12	Absolutely need high speed internet availability.	9/6/2017 11:26 AM
13	At this point, I do not see the need for highway lighting in Torch Lake Township	8/20/2017 8:24 AM
14	Would like to see a yearly cleanup pickup in the township like every township around us does. Where you can have large items picked up, once a year.	8/10/2017 6:40 PM



Q6 Which electrical company is your provider?

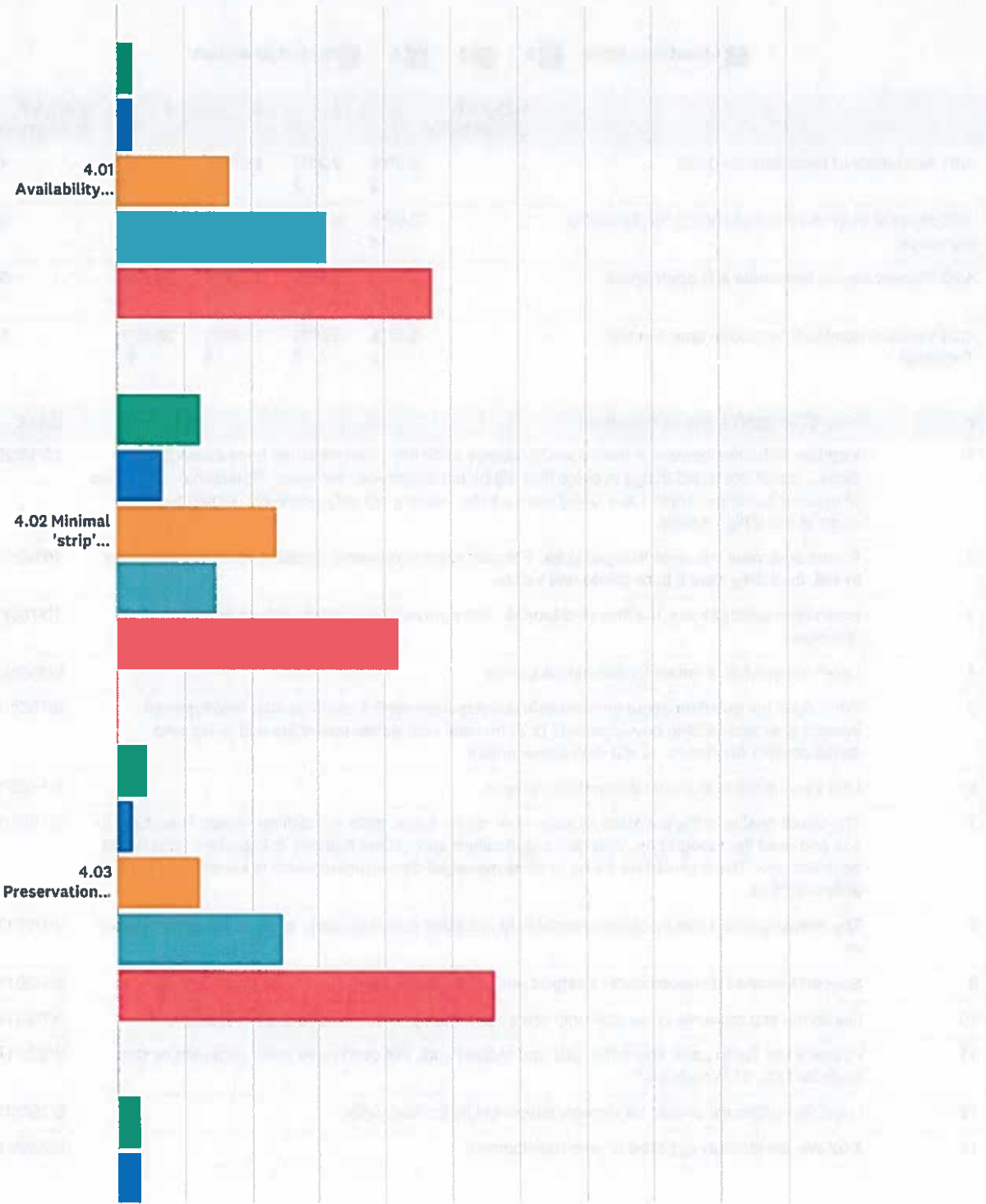
Answered: 88 Skipped: 1

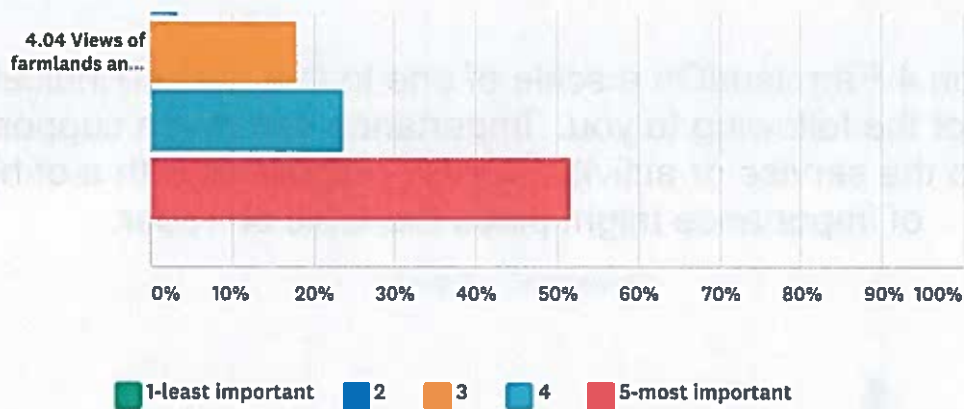


ANSWER CHOICES	RESPONSES	
Consumers Energy	21.59%	19
Great Lakes Energy	78.41%	69
TOTAL		88

**Q7 Section 4-Farmland**On a scale of one to five, please indicate the importance of the following to you. Importance can mean support of or in opposition to the service or activity. Survey responses with a of high level of importance might place the topic on radar.

Answered: 89 Skipped: 0





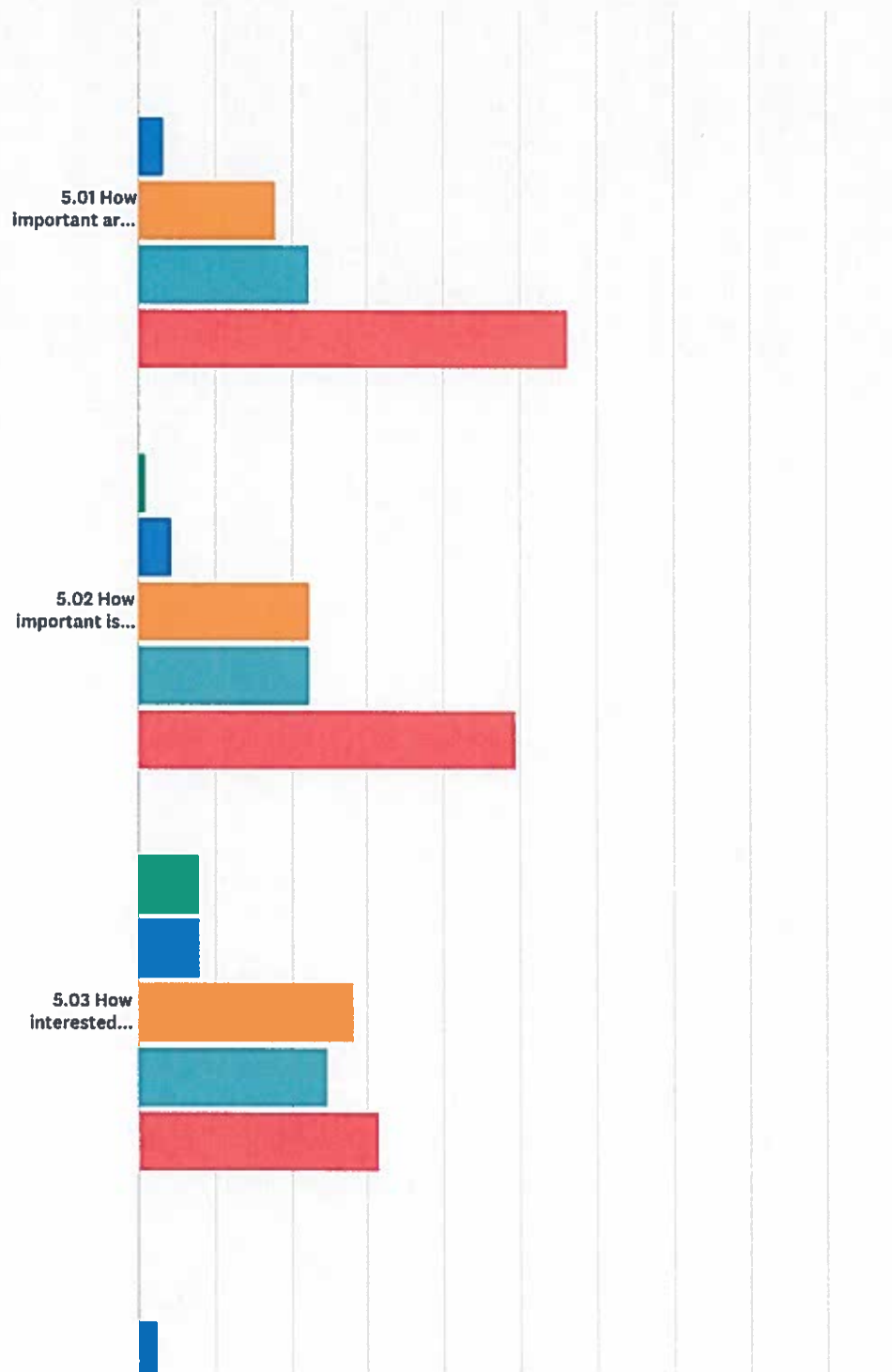
	1-LEAST IMPORTANT	2	3	4	5-MOST IMPORTANT	TOTAL
4.01 Availability of fresh farm products	2.25% 2	2.25% 2	16.85% 15	31.46% 28	47.19% 42	89
4.02 Minimal 'strip' development along our Township highways	12.50% 11	6.82% 6	23.86% 21	14.77% 13	42.05% 37	88
4.03 Preservation of farmlands and open space	4.49% 4	2.25% 2	12.36% 11	24.72% 22	56.18% 50	89
4.04 Views of farmlands and open space in the Township	3.37% 3	3.37% 3	17.98% 16	23.60% 21	51.69% 46	89

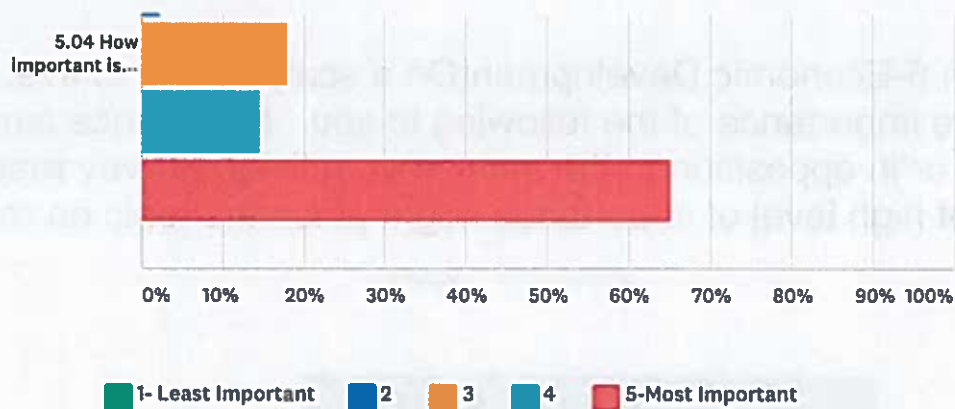
#	4.05 COMMENTS ON SECTION 4?	DATE
1	Problem with development in the Township seems to be the blight left when businesses fail or close... better not to put things in place that will be left abandoned for years (Petersons).. etc... Use of existing buildings (Torch Lake Cafe) seems to be working out very positively. Would push for more of this if high quality.	10/13/2017 5:14 PM
2	I'm not sure what this section is going for. Farmers want to preserve farmland until they are ready to sell, then they want it to be prime real estate.	10/8/2017 11:02 AM
3	Fresh farm products yes, but free of chemicals and sprays. The orchard farmers use a lot of chemicals.	10/7/2017 12:53 PM
4	I don't know what is meant by strip development	9/16/2017 9:46 PM
5	What does the question about minimal strip development ask? 1- minimal strip development instead of extensive strip development? or 2- minimal strip development instead of No strip development? My answer is NO strip development.	9/16/2017 9:30 PM
6	I am very opposed to minimal strip development	9/14/2017 9:24 PM
7	The visual quality of the township as seen from roads, lakes, trails is a definite asset. The ability to see and read the topography, vegetation, agriculture and natural features is important and should be preserved. There should be a way to allow managed development which is sensitive to the the unique setting.	9/12/2017 9:40 AM
8	The township could use more commercial/light industrial zoned property for businesses to operate on.	9/7/2017 12:16 PM
9	Support business development in Eastport and Torch lake village.	9/7/2017 11:06 AM
10	Our farms and orchards in the township are a trademark and source of beauty and pride.	9/7/2017 8:42 AM
11	Please keep Torch Lake Township rural and recreational. We don't need more shopping or strip malls on U.S. 31 in particular.	9/6/2017 4:22 PM
12	Local farms/farmesr should be strongly supported by the township.	8/25/2017 10:04 AM
13	4.02 We are strongly opposed to strip development.	8/23/2017 11:44 AM

14	Limit development to existing sites.	8/13/2017 10:56 PM
15	Limit commercial development to Eastport	8/13/2017 10:23 PM

**Q8 Section 5-Conservation** On a scale of one to five, please indicate the importance of the following to you. Importance can mean "support of" or "opposition to" the service or activity. Survey responses with a of high level of importance might place the topic on the radar.

Answered: 89 Skipped: 0





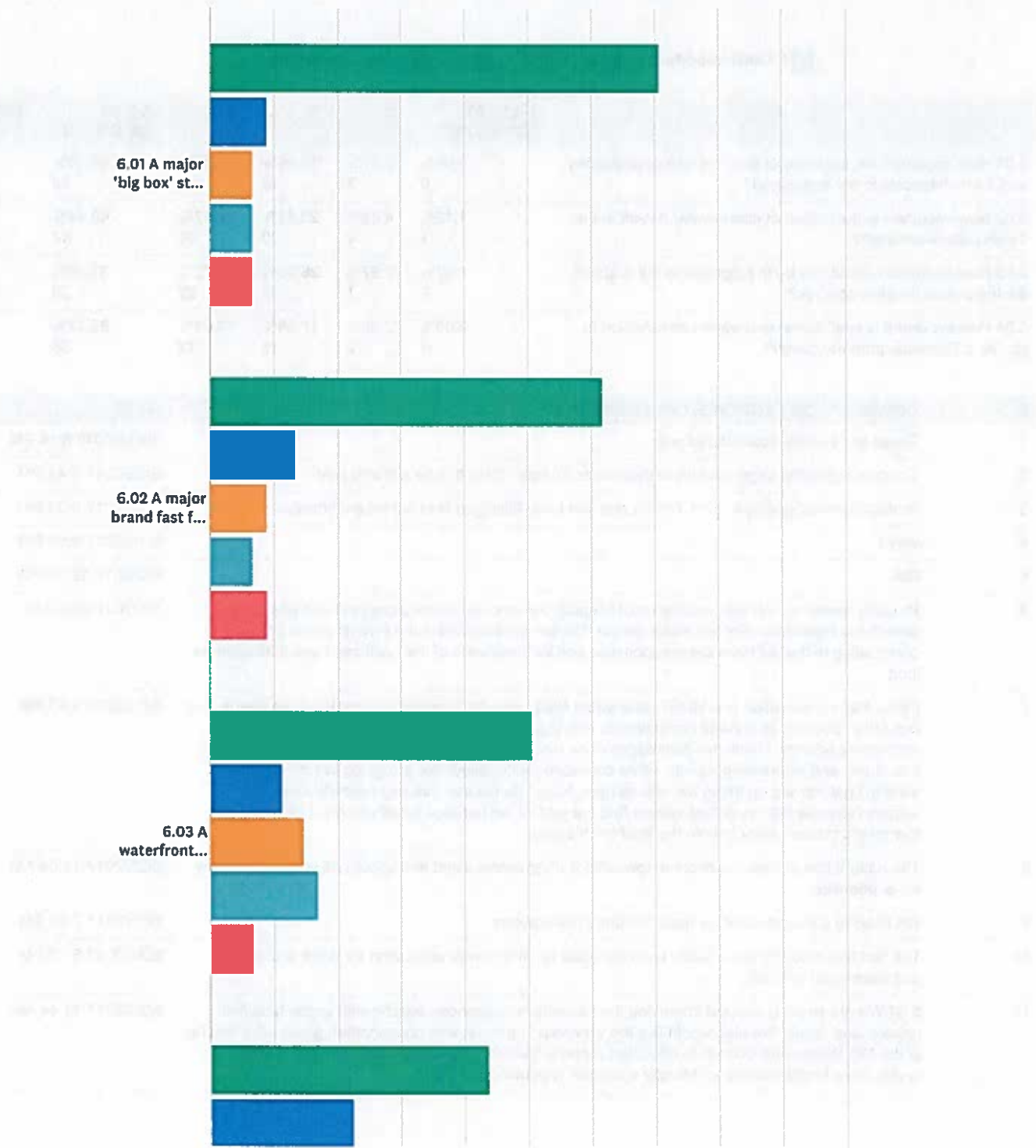
	1- LEAST IMPORTANT	2	3	4	5-MOST IMPORTANT	TOTAL
5.01 How important are the impacts from the use of pesticides and lawn chemicals to our watershed?	0.00% 0	3.37% 3	17.98% 16	22.47% 20	56.18% 50	89
5.02 How important is the impact of storm-water run-off in the Torch Lake watershed?	1.12% 1	4.49% 4	22.47% 20	22.47% 20	49.44% 44	89
5.03 How interested would you be in programs to learn about the impacts of invasive species?	7.87% 7	7.87% 7	28.09% 25	24.72% 22	31.46% 28	89
5.04 How important is land, forest and water conservation to you as a Township property owner?	0.00% 0	2.25% 2	17.98% 16	14.61% 13	65.17% 58	89

#	COMMENTS ON SECTION 5, CONSERVATION?	DATE
1	These are the key Township assets.	10/13/2017 5:14 PM
2	Concern regarding large number of dead trees in area, could this be a fire hazard	9/22/2017 8:41 PM
3	Protecting water quality in both Torch Lake and Lake Michigan is of critical importance!	9/16/2017 9:30 PM
4	very I	9/10/2017 4:08 PM
5	N/A	9/7/2017 12:16 PM
6	Property owner or not, the importance of keeping our land and lakes as natural and pristine as possible is imperative. Far too many people that are not invested in the investment of property or contributing to the tax base are irresponsible and inconsiderate of their actions. I see it all summer long.	9/7/2017 8:42 AM
7	I think that conservation is a MUST, and would like to see the township do whatever education and regulation possible to prevent homeowners and businesses from using high phosphate fertilizers. Just as importantly, I think the damages done by old or leaking septic fields needs to be further examined, and wherever possible, either corrected, or curtailed. We are going to lose this lake if we don't get moving on these two issues now. Also, I do not see that any property owner or owners have the right to pollute waters that are part of the heritage for all of uAnd I think it is the township's responsibility to take the lead on this issue.	8/31/2017 5:45 PM
8	The natural beauty/resources of the township is it's greatest asset and should be very high on any list of priorities.	8/25/2017 10:04 AM
9	We need to preserve what we have for future generations.	8/25/2017 7:42 AM
10	The fact that property owners can use chemicals on their lawns/vegetation so close to the lakes and watershed is horrific.	8/24/2017 6:45 PM
11	5.04 We are strongly support improving the township's ordinances dealing with septic tank/field upkeep and repair. We also would like the township to partner with conservation groups like the Tip of the Mitt Watershed Council to educated property owners (especially lake front owners) on septic, lawn fertilizer and lake friendly shoreline vegetation practices.	8/23/2017 11:44 AM

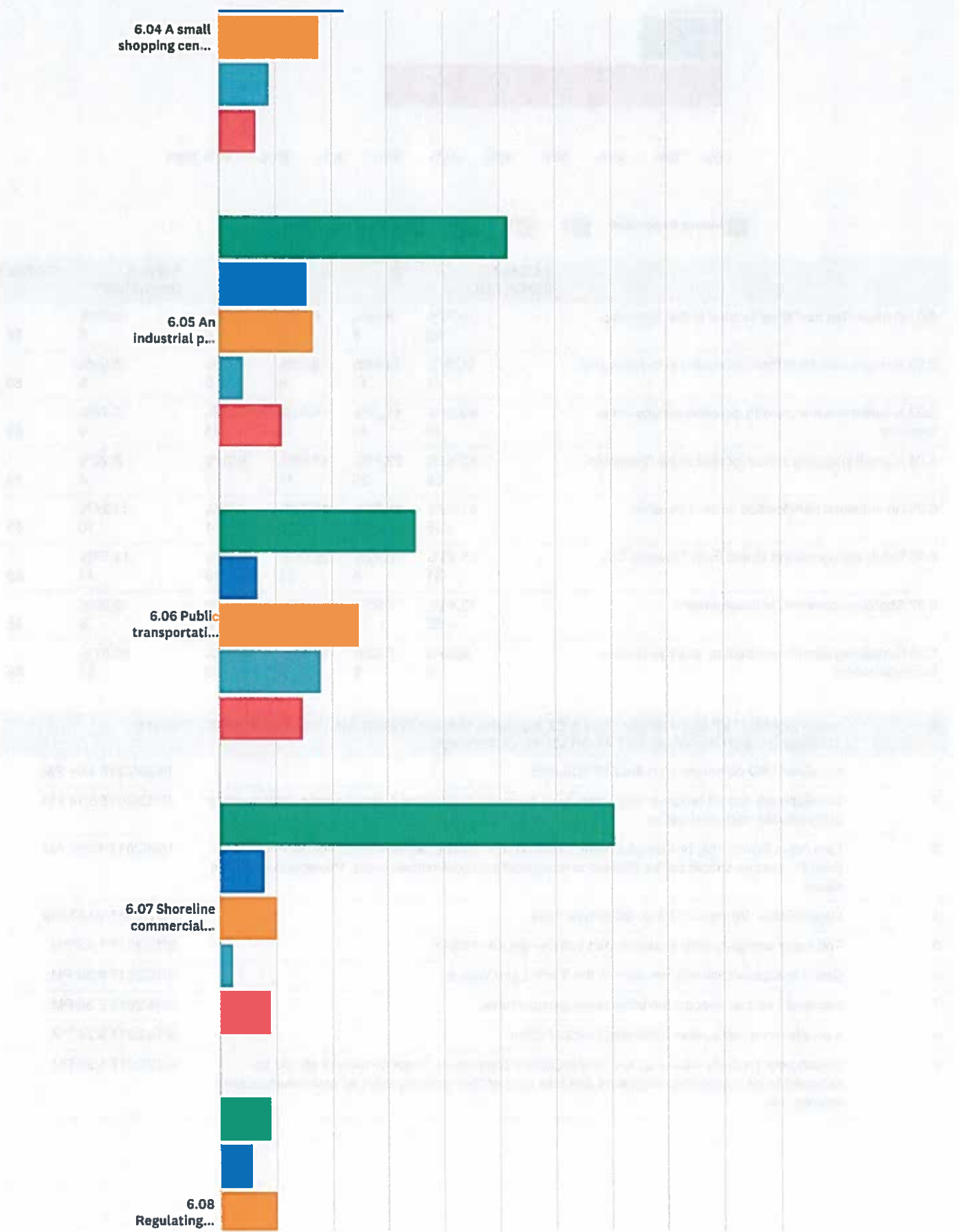


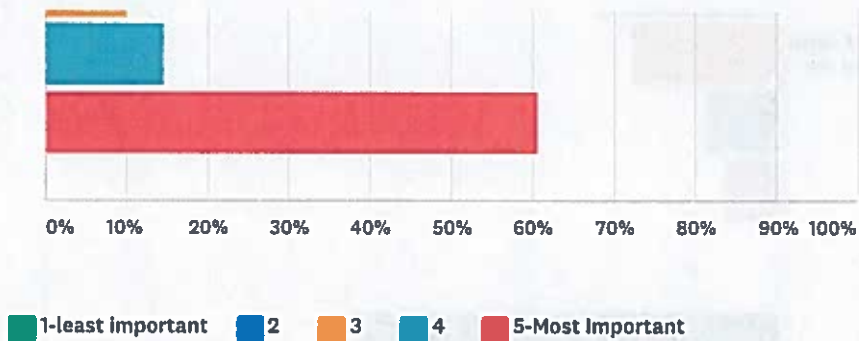
**Q9 Section 6-Economic Development**On a scale of one to five, please indicate the importance of the following to you. Importance can mean support of or in opposition to the service or activity. Survey responses with a of high level of importance might place the topic on radar.

Answered: 89    Skipped: 0







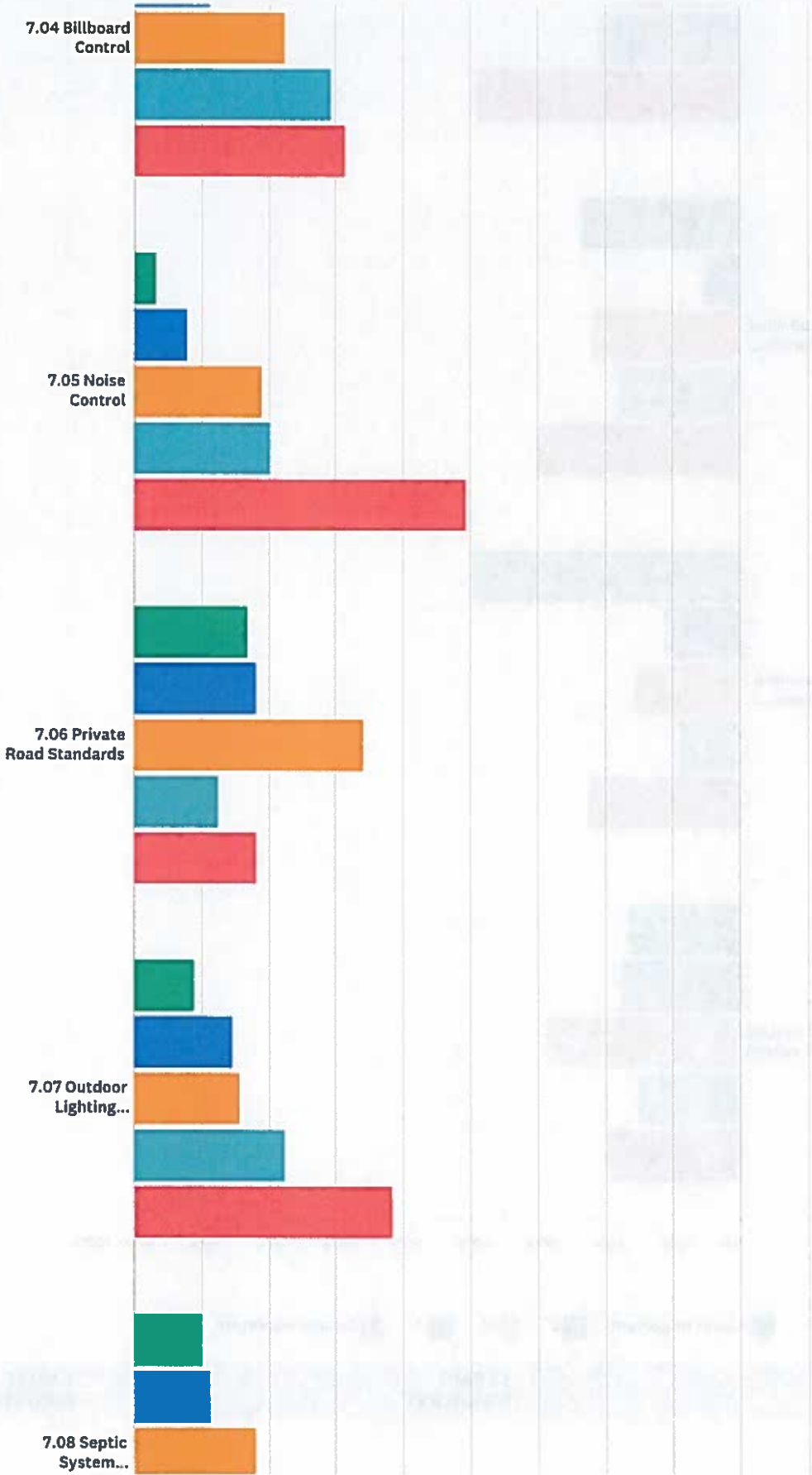


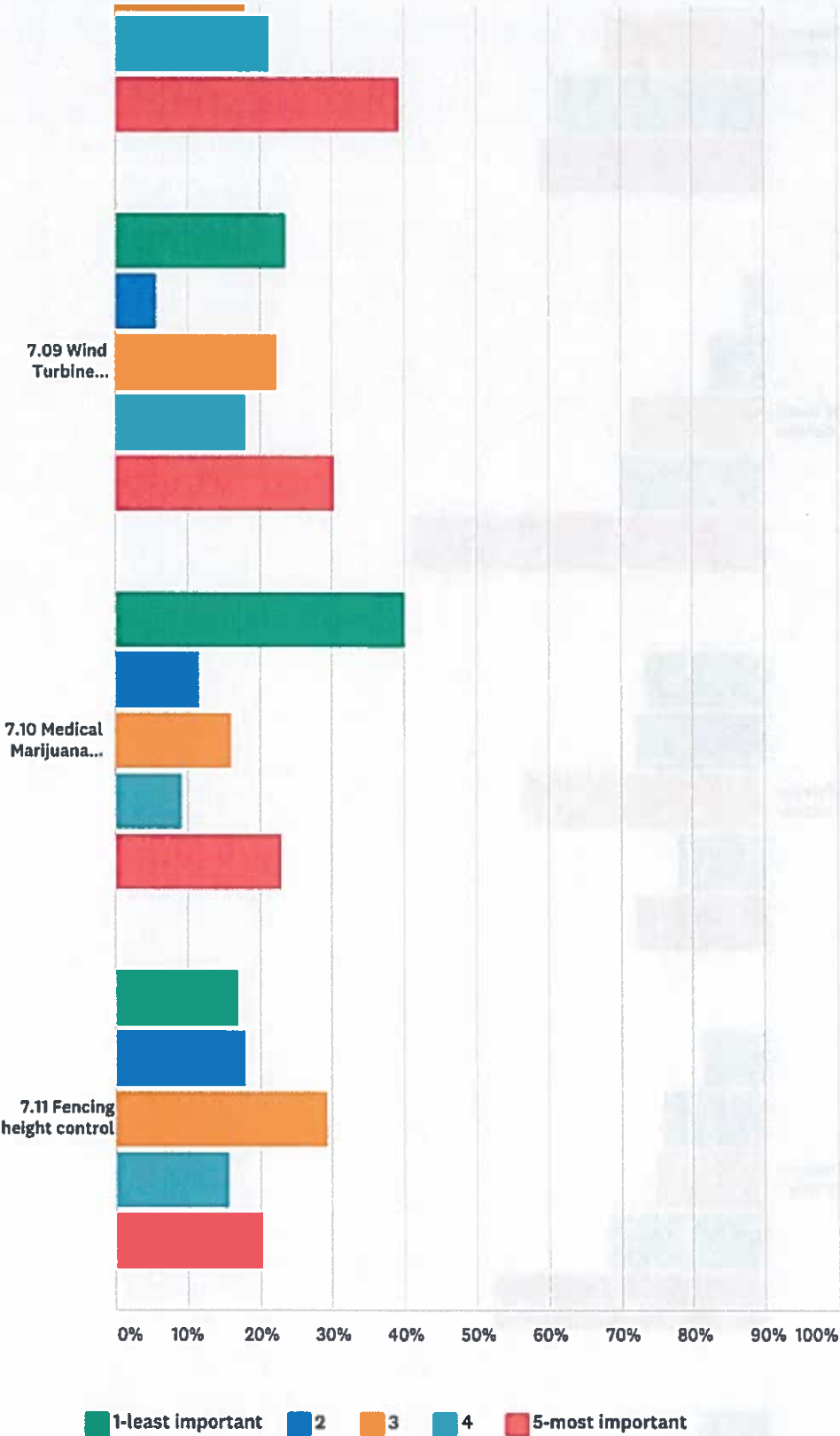
	1-LEAST IMPORTANT	2	3	4	5-MOST IMPORTANT	TOTAL
6.01 A major 'big box' store located in the Township	70.79% 63	8.99% 8	6.74% 6	6.74% 6	6.74% 6	89
6.02 A major brand fast food restaurant in the township	61.80% 55	13.48% 12	8.99% 8	6.74% 6	8.99% 8	89
6.03 A waterfront marina with gasoline service in the township	50.56% 45	11.24% 10	14.61% 13	16.85% 15	6.74% 6	89
6.04 A small shopping center located in the Township	43.82% 39	22.47% 20	17.98% 16	8.99% 8	6.74% 6	89
6.05 An industrial park located in the Township	51.69% 46	15.73% 14	16.85% 15	4.49% 4	11.24% 10	89
6.06 Public transportation to and from Traverse City	35.23% 31	6.82% 6	25.00% 22	18.18% 16	14.77% 13	88
6.07 Shoreline commercial development	70.45% 62	7.95% 7	10.23% 9	2.27% 2	9.09% 8	88
6.08 Regulating abandoned trailers, storage Units or old semi-trailers	8.99% 8	5.62% 5	10.11% 9	14.61% 13	60.67% 54	89

#	6.08 PLEASE LIST ANY OTHER TYPES OF BUSINESSES YOU THINK ARE NEEDED IN THE TOWNSHIP. AND PROVIDE ANY ADDITIONAL COMMENTS.	DATE
1	Absolutely NO commercial on the SHORELINE!	10/28/2017 4:04 PM
2	Development should be done very carefully so as not to destroy our primary assets...pristine water and beautiful unspoiled nature.	10/13/2017 5:14 PM
3	I am not in favor of big box development, fast food or shoreline development. Abandoned trailers used for storage should not be allowed in residential and commercial areas. Possibly in industrial zones.	10/8/2017 11:02 AM
4	Dental Office, Insurance Office, dollar type store,	10/7/2017 12:53 PM
5	Too many unsightly units & abandoned trailers--get rid of them!	9/17/2017 1:42 PM
6	Gasoline station/convenience store in the Torch Lake Village	9/16/2017 9:30 PM
7	Car wash! let's all support the businesses we now have.	9/14/2017 9:38 PM
8	a couple more restaurants, planning, medical office	9/14/2017 9:24 PM
9	Keeping our property values up is a very important component. Property owners should be expected to be considerate neighbors and take care of their property such as maintenance, lawn mowing, etc.	9/12/2017 4:25 PM

10	We love that the Eastport Market with its upgrades to the building and site. Also, really appreciate the new Cafe and the amount of care that went into its design and construction. We still miss Peterson's and hope that someone can bring back the place with its giant slabs of ribs, etc. We liked Sonny's and hope there can be a viable replacement sometime. The establishment of the Cafe is a good step in the re-energizing of the intersection of 31 and 88. Maybe some planning can be done. Things like curbs with curb cuts in logical places, sensitive lighting, thoughtful signage, setbacks, screening of parking, etc could be considered.	9/12/2017 9:40 AM
11	N/A	9/7/2017 12:16 PM
12	Most of this section is important in OPPOSITION to it, except public transportation to TC and regulating trailers, both of which I'm in favor of.	9/7/2017 10:23 AM
13	Other than some of the eyesore, half finished, structures in Torch Lake Village I wouldn't be interested in any large commercial development projects. Traverse City has become gridlock with sprawl, Elk Rapids and Charlevoix has all the essentials and not far away and to allow the congestion to fill in this township on a large scale wouldn't add anything to the quality of life here.	9/7/2017 8:42 AM
14	The quality of living in Torch Lake Township is the best of the six townships on Torch Lake. The current commercial development has been around for a long time and doesn't need to be expanded. Expanded commercial development means loss of some of the quiet environment we enjoy in Torch Lake Township.	9/6/2017 11:48 PM
15	We DO NOT need an increase in commercializing our township. We will destroy our country living if we allow this to happen.	9/6/2017 9:31 PM
16	I do not want to see major development within the Township. We don't need big box, shopping malls, fast food, or a major lake resort.	9/6/2017 4:22 PM
17	I do not want "shoreline commercial development." It is a blight on the community.	9/6/2017 11:26 AM
18	Property owners should be fined if property is not maintained (such as accumulation of non-used items).	9/5/2017 9:52 AM
19	What I understand from my experiences traveling in this country is that when big box stores move into an area, employment initially rises, and shoppers head to the new stores by the droves, because of the lower prices. , because, overall there are fewer opportunities for work for the whole range of the local population. People leave and ghost towns or areas , are the result. I don't think anybody wants to see that sad syndrome repeated here..	8/31/2017 5:45 PM
20	Priority should be given to local businesses. National brands/chains lack true character and could damage the identity of the township. Fast food restaurants would only hurt the few local establishments that currently operate in the township.	8/25/2017 10:04 AM
21	The township is too small for big commercial development. leave it agricultural, small scale residential and recreational. We already have monstrous residential development on the lakes, we don't need to add shoreline commercial - especially polluting ones like marina/gas stations.	8/24/2017 6:45 PM
22	PLEASE rid of abandoned old trailers; eye sore trailer storage units; and built up junk on properties including old cars and excessive repeated yard sales of junk throughout the township!!!!	8/23/2017 5:04 PM
23	6.04 A few additional stores near the Eastport Market might be beneficial. The devil is in the details. 6.07 Absolutely opposed to shoreline commercial development.	8/23/2017 11:44 AM
24	Waterfront restaurant and/or small hotel with docks for the patrons.	8/18/2017 10:28 AM
25	I believe opportunity for farm and forest property could be better utilized to offer interesting farm and forest related tourist opportunities. Hunting, hiking site seeing?	8/14/2017 9:45 AM
26	Keep development from encroaching residential areas.	8/13/2017 10:56 PM







	1-LEAST IMPORTANT	2	3	4	5-MOST IMPORTANT	TOTAL
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## Torch Lake Township Survey 2017

SurveyMonkey

7.01 Crowd Control (i.e. "Sandbar Gatherings")	11.24% 10	6.74% 6	12.36% 11	19.10% 17	50.56% 45	89
7.02 Junk or Dismantled Vehicles	3.37% 3	7.87% 7	13.48% 12	23.60% 21	51.69% 46	89
7.03 Mandatory Underground Utilities for New Developments	7.87% 7	5.62% 5	17.98% 16	30.34% 27	38.20% 34	89
7.04 Billboard Control	5.62% 5	11.24% 10	22.47% 20	29.21% 26	31.46% 28	89
7.05 Noise Control	3.37% 3	7.87% 7	19.10% 17	20.22% 18	49.44% 44	89
7.06 Private Road Standards	17.05% 15	18.18% 16	34.09% 30	12.50% 11	18.18% 16	88
7.07 Outdoor Lighting Regulations for Protection of Night Sky	8.99% 8	14.61% 13	15.73% 14	22.47% 20	38.20% 34	89
7.08 Septic System Inspection upon Sale of Property (waterfront and inland)	10.11% 9	11.24% 10	17.98% 16	21.35% 19	39.33% 35	89
7.09 Wind Turbine Generator Regulations	23.60% 21	5.62% 5	22.47% 20	17.98% 16	30.34% 27	89
7.10 Medical Marijuana provisioning centers, testing centers and grow facilities	40.23% 35	11.49% 10	16.09% 14	9.20% 8	22.99% 20	87
7.11 Fencing height control	16.85% 15	17.98% 16	29.21% 26	15.73% 14	20.22% 18	89

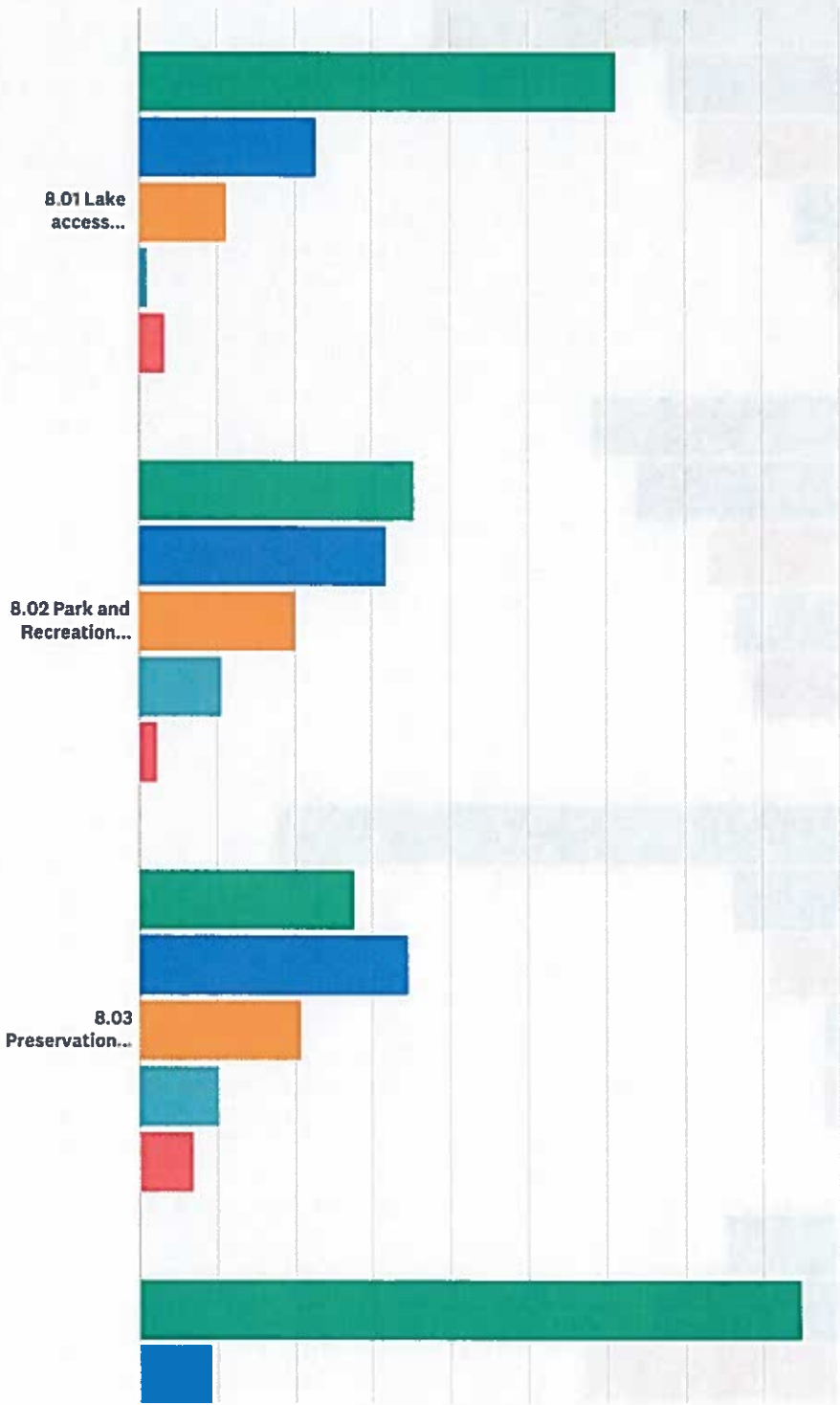
#	7.11 COMMENTS ON SECTION 7?	DATE
1	I am opposed to wind turbines.	10/28/2017 4:10 PM
2	This Township need to focus on and fund ENFORCEMENT!	10/28/2017 4:04 PM
3	No ugly turbines !! No Marijuana--- noise and pollution control a good thing.. why private road standards ?.... Would very much like to see noise ordinances ... I know it's difficult... but might help in some cases..	10/13/2017 5:14 PM
4	1) This township is, in my opinion, no longer a rural community. We should do what we can to be reasonable as to new development. Keep it greenish, protect as you can the water and wild life. This kind of "point of view" will continue to maintain high property values along the lakes. When property values are high it takes very little millage on a single property to provide money for roads, fire and ambulance services. 2) As long as private roads are well maintained and provide good access for emergency vehicles there care should be left to the owners who use them. They provide a desired level of quaintness and rural character to the township. They also add to property values.	10/7/2017 12:53 PM
5	7.05. Noise We have an issue with someone's use of firearms, including automatic high powered - sometimes all day, all weekend or for hours at a time. We don't mind someone doing a little target practice, but it has at times been overwhelming for our poor old dogs. They shake the whole time and refuse to go outside. A few weeks ago -around 10pm, there was a huge blast like a bomb went off. We have a lot of trees in the neighborhood and we was afraid the blast would cause a fire.	10/3/2017 9:00 PM
6	Don't want medical marijuana in this area- period!!!	9/17/2017 1:42 PM
7	Support ordinance limiting 7.10	9/16/2017 10:17 PM
8	Fencing 'height' and 'extent' into beach front and lake front properties should be minimized.	9/16/2017 9:30 PM
9	Don't want medical marijuana provisioning centers, testing centers and grow facilities.	9/14/2017 9:58 PM
10	Private drive should be wide enough for emergency vehicles.	9/14/2017 9:38 PM
11	I am very opposed to allowing junk or dismantled vehicle storage, wind turbines and medical marijuana facilities I am also opposed to medical marijuana centers in the Township. Enforcement on wells or regulation are important.	9/14/2017 9:24 PM

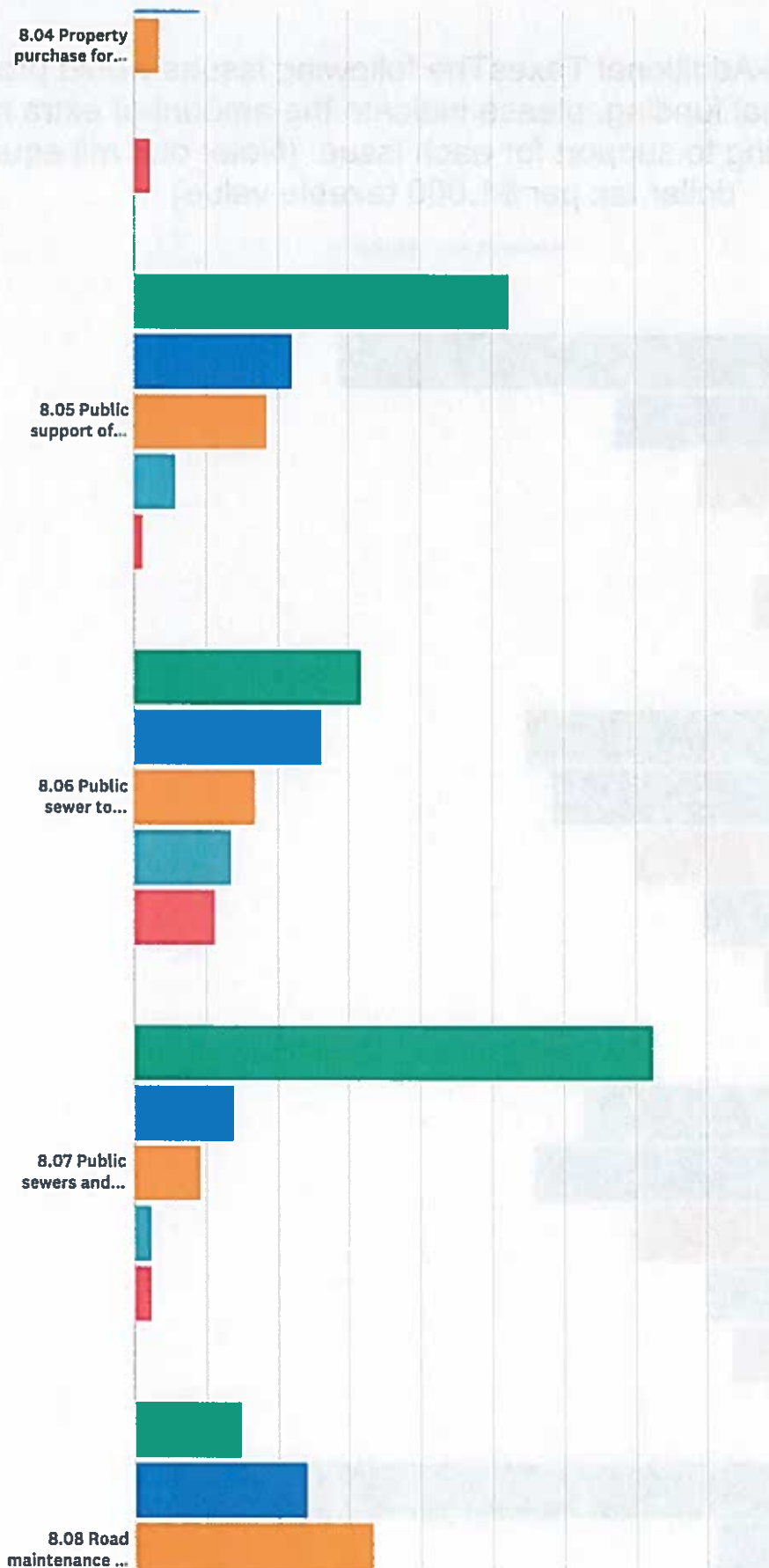


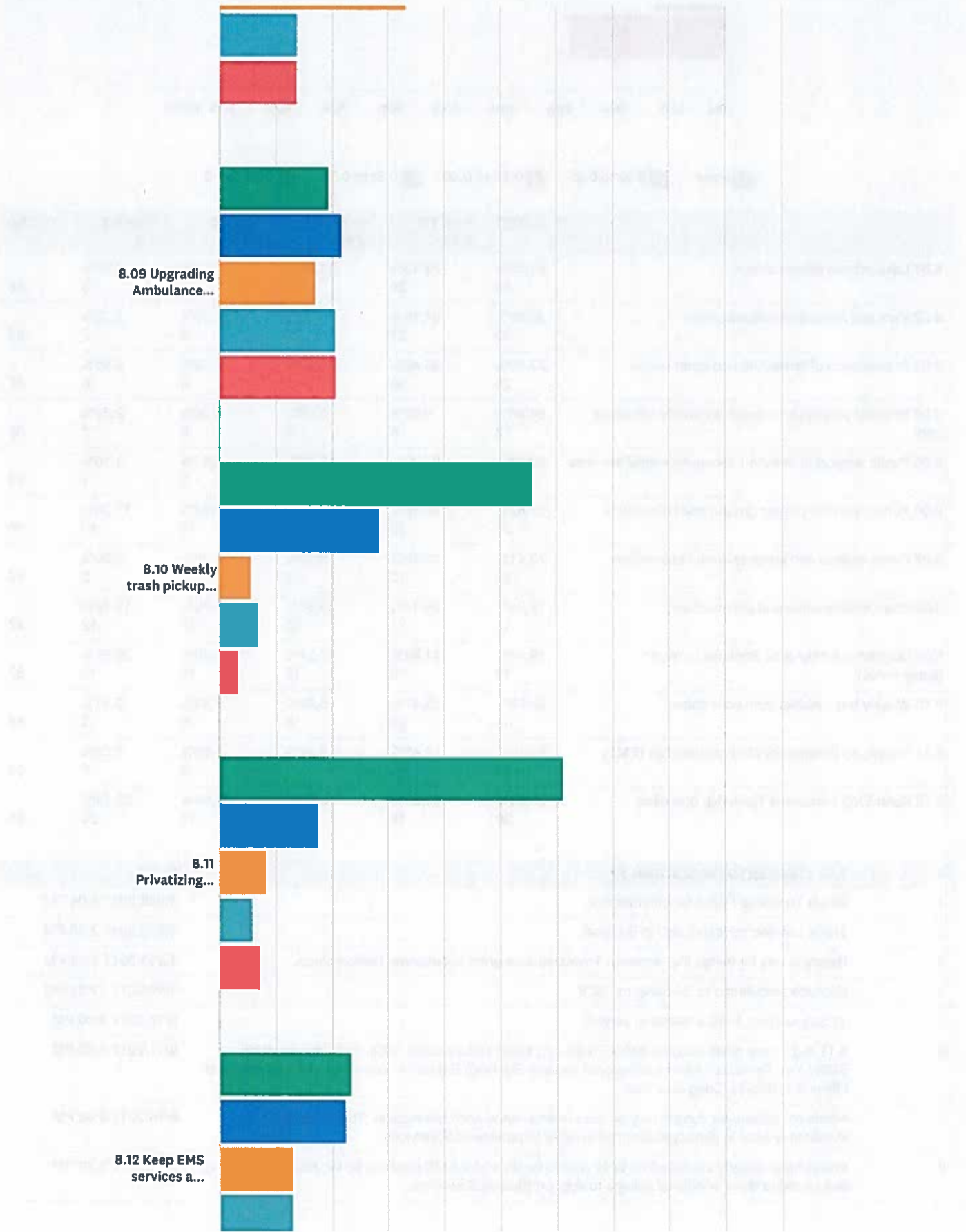
12	Keep regulation low. Consistency, preservation of the natural beauty of the area and do unto others as you would have others do unto you. I love our sense of community. I don't want to lose it.	9/12/2017 4:25 PM
13	7.10 against it locally	9/10/2017 4:08 PM
14	N/A	9/7/2017 12:16 PM
15	Controlling, monitoring, and regulating the weekend warriors that drag invasive species, use the lakes as trash barrels, bring racing boats into the inland lakes which is apparently non existent, regulations are imperative to put in place for preservation. The DNR maintains nothing.	9/7/2017 8:42 AM
16	Medical Marijuana provisioning centers, testing centers and grow facilities have proven to result in increased crime - the data is overwhelming. These facilities should be prohibited in the township, as we already have a modest Medical Marijuana ordinance that allows for reasonable home businesses.	9/6/2017 11:48 PM
17	Much prefer Medical Marijuana centers well away from this area. Too much risk of abuse if located here.	9/6/2017 11:26 AM
18	Septic systems are a ticking time bomb for future and possibly current generations.	8/24/2017 6:45 PM
19	please make all private roads conducive to large fire trucks and ambulance. Very important to regulate. Also, don't want any manufactures, sales or buildings to house or grow marijuana - Period!!	8/23/2017 5:04 PM
20	7.10 is not clear what you are requesting. I am not interested in having them in our township.	8/15/2017 1:28 PM

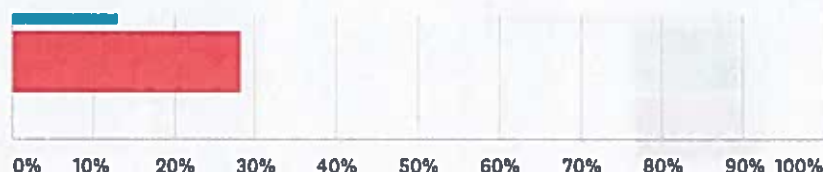
Q11 Section 8-Additional TaxesThe following issues would probably require additional funding, please indicate the amount of extra millage you might e willing to support for each issue: (Note: one mil equals one dollar tax per \$1,000 taxable value)

Answered: 89 Skipped: 0









■ None
 ■ 0.10 to 0.25
 ■ 0.26 to 0.50
 ■ 0.51 to 0.75
 ■ 0.76 to 1.0

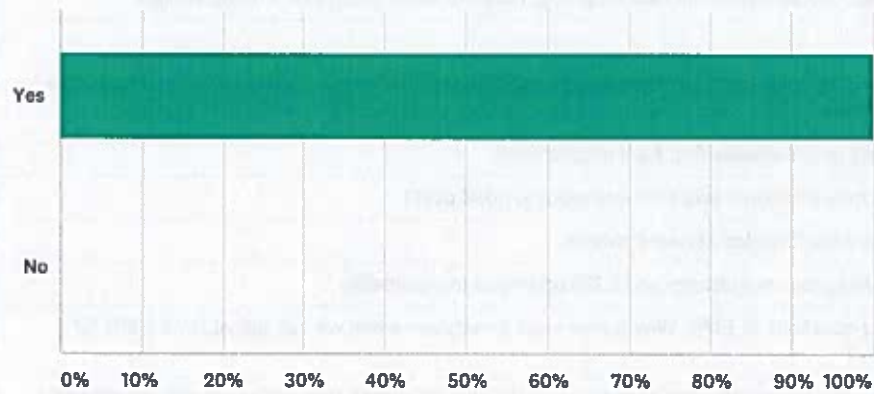
	NONE	0.10 TO 0.25	0.26 TO 0.50	0.51 TO 0.75	0.76 TO 1.0	TOTAL
8.01 Lake access enhancement	61.36% 54	22.73% 20	11.36% 10	1.14% 1	3.41% 3	88
8.02 Park and Recreation Development	35.29% 30	31.76% 27	20.00% 17	10.59% 9	2.35% 2	85
8.03 Preservation of farmlands and open space	27.59% 24	34.48% 30	20.69% 18	10.34% 9	6.90% 6	87
8.04 Property purchase for business and/or industrial park	84.88% 73	9.30% 8	3.49% 3	0.00% 0	2.33% 2	86
8.05 Public support of 'bundled communications' services	52.33% 45	22.09% 19	18.60% 16	5.81% 5	1.16% 1	86
8.06 Public sewer to protect ground and lake waters	31.82% 28	26.14% 23	17.05% 15	13.64% 12	11.36% 10	88
8.07 Public sewers and water to attract businesses	72.41% 63	13.79% 12	9.20% 8	2.30% 2	2.30% 2	87
8.08 Road maintenance and construction	14.94% 13	24.14% 21	33.33% 29	13.79% 12	13.79% 12	87
8.09 Upgrading Ambulance Services to "ALS" (paramedics)	19.54% 17	21.84% 19	17.24% 15	20.69% 18	20.69% 18	87
8.10 Weekly trash pickup from your home	55.68% 49	28.41% 25	5.68% 5	6.82% 6	3.41% 3	88
8.11 Privatizing Emergency Medical Services (EMS)	61.18% 52	17.65% 15	8.24% 7	5.88% 5	7.06% 6	85
8.12 Keep EMS services a Township operation	23.53% 20	22.35% 19	12.94% 11	12.94% 11	28.24% 24	85

#	8.13 COMMENTS ON SECTION 7?	DATE
1	Hire a Township Police for enforcement.	10/28/2017 4:04 PM
2	Traffic calming device circle? in Eastport	10/28/2017 2:36 PM
3	Happy to pay for things that enhance Township as a great vacation/recreation place.	10/13/2017 5:14 PM
4	Upgrade ambulance to township run ALS	10/7/2017 12:53 PM
5	YES to keeping EMS a township service	9/17/2017 3:00 PM
6	8.11 & 8.12 are misleading on EMS- Privatizing would reduce costs- All in favor of privatizing EMS!! Yes, Privatize!! More professional service- But keep EM unit in Township- Joint Service with Milton & E Rapids- Long over due.	9/17/2017 1:42 PM
7	Additional millage for current levy on road maintenance and construction. The Township board should levy what is already authorized in order to provide ALS services.	9/16/2017 9:46 PM
8	Voters have already approved up to 10 mills to be levied for EMS services so the Board is currently authorized to levy additional millage to support EMS/ALS services.	9/16/2017 9:30 PM

9	If you privatize EMS, such as MMR, the township would save money from the EMS Township services we have now. If you save money you wouldn't need to raise taxes. You might save enough money to be able to put to other services without raising taxes fr those items.	9/14/2017 9:38 PM
10	Our roads need assistance. Vehicle maintenance is being impacted and not in a good way!	9/12/2017 4:25 PM
11	Trash pickup would have to include recycling. I want to avoid going to the dump entirely.	9/8/2017 9:33 AM
12	N/A	9/7/2017 12:16 PM
13	Regarding 8.01 - only if it is to maintain and regulate existing access. Let's monitor and take care of what we have.	9/7/2017 8:42 AM
14	High priority to ambulance, fire, road maintenance.	9/5/2017 9:52 AM
15	taxpayers hate additional taxes not being put to good use!!!	8/23/2017 5:04 PM
16	Don't know what 'bundled services' means.	8/23/2017 11:44 AM
17	EMS and fire public-not private- and EMS upgraded to paramedic	8/20/2017 8:24 AM
18	Misleading questions re EMS. Why do we need to upgrade when we can get ALS via NMR for a lower cost??	8/13/2017 10:56 PM
19	More resources to pick up dead animals on roads. It is disgusting they just eventually disintegrate and decay for every passing vehicle to see.,	8/13/2017 6:04 PM

## Q12 Section 9-Demographics9.01 Are you a Township property owner?

Answered: 88 Skipped: 1

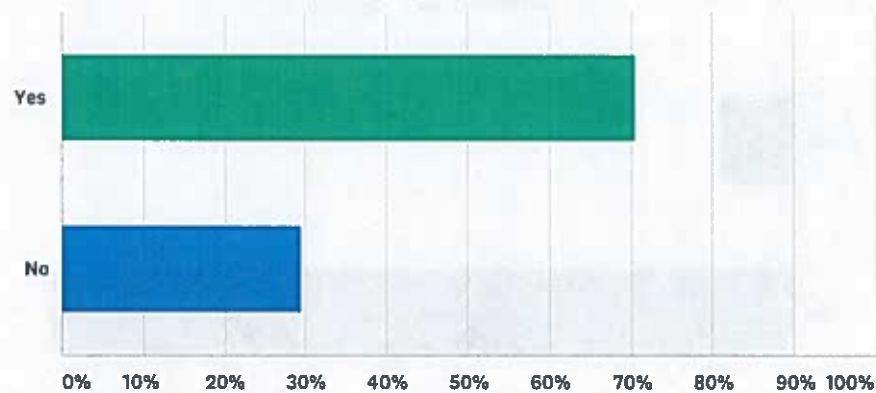


ANSWER CHOICES	RESPONSES	
Yes	100.00%	88
No	0.00%	0
TOTAL		88



Q13 9.02 Are you a registered voter in Torch Lake Township?

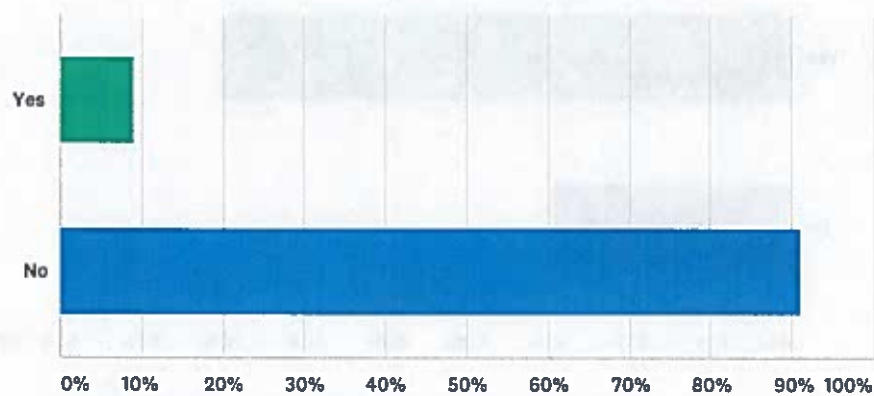
Answered: 88 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		70.45%	62
No		29.55%	26
TOTAL			88

### Q14 9.03 Do you have children who go to school in Central Lake or Elk Rapids?

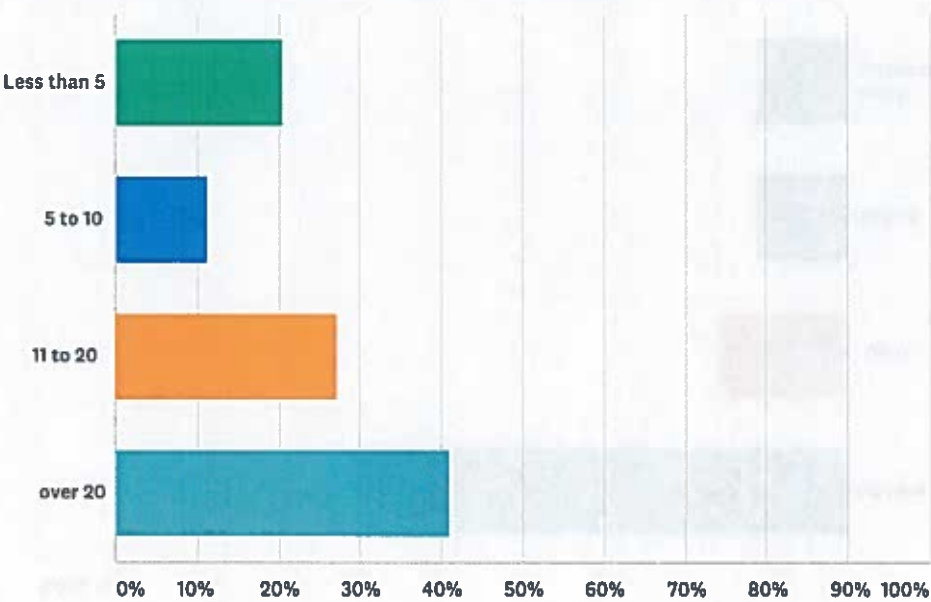
Answered: 88 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		9.09%	8
No		90.91%	80
TOTAL			88

Q15 9.04 How many years have you lived in the Township?

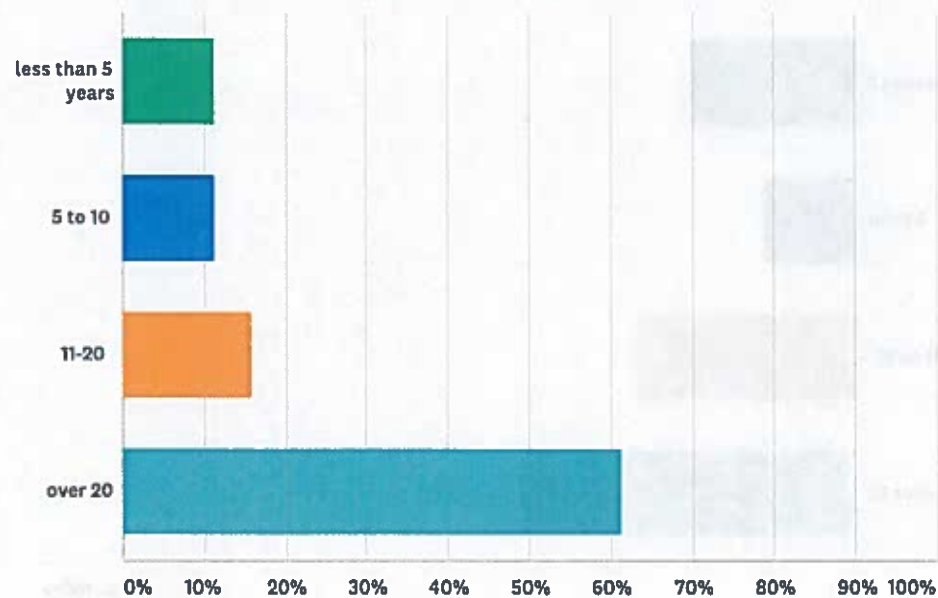
Answered: 88 Skipped: 1



ANSWER CHOICES		RESPONSES	
Less than 5		20.45%	18
5 to 10		11.36%	10
11 to 20		27.27%	24
over 20		40.91%	36
TOTAL			88

Q16 9.05 How many years have you owned property in the Township?

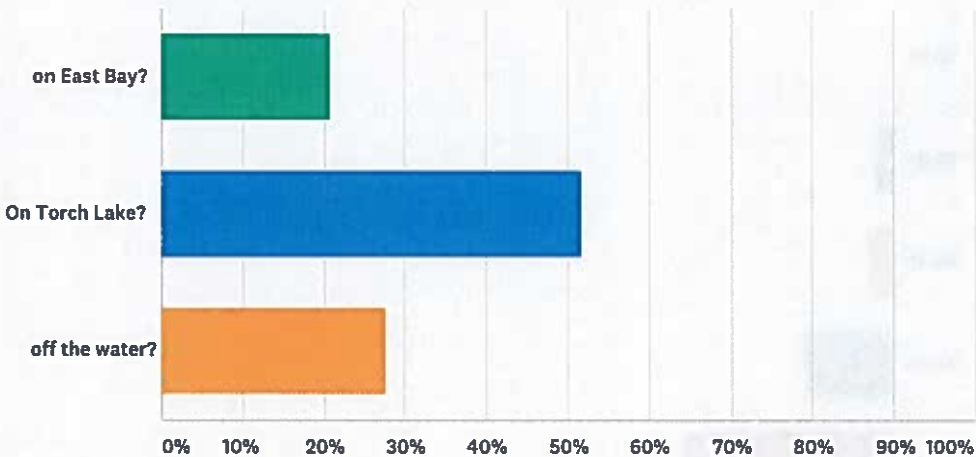
Answered: 88 Skipped: 1



ANSWER CHOICES	RESPONSES	
less than 5 years	11.36%	10
5 to 10	11.36%	10
11-20	15.91%	14
over 20	61.36%	54
TOTAL		88

Q17 9.06 Is your Torch Lake Township residence located.....

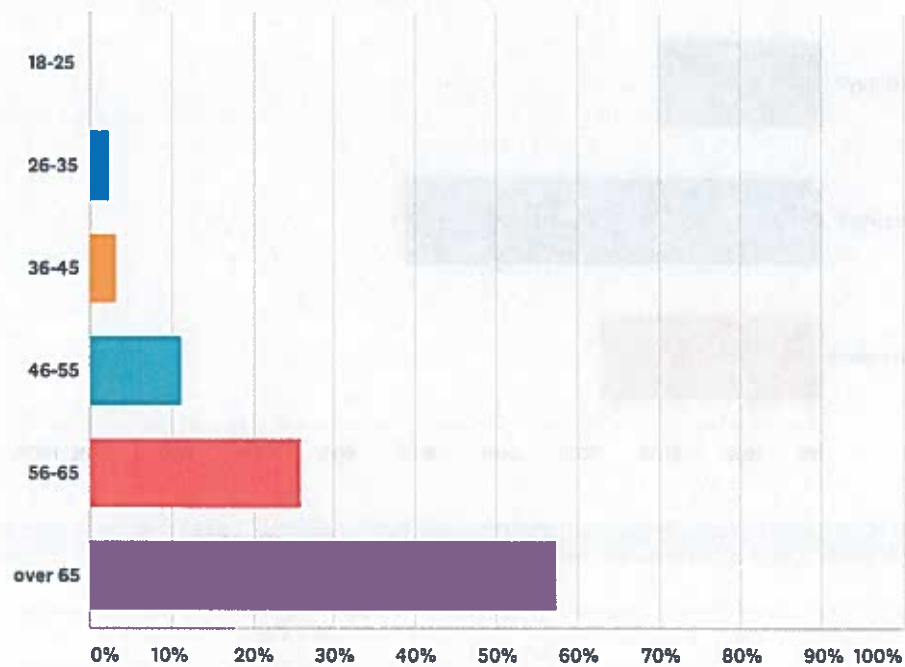
Answered: 87 Skipped: 2



ANSWER CHOICES	RESPONSES	
on East Bay?	20.69%	18
On Torch Lake?	51.72%	45
off the water?	27.59%	24
TOTAL		87

Q18 9.07 What is your age group?

Answered: 89 Skipped: 0



ANSWER CHOICES	RESPONSES	
18-25	0.00%	0
26-35	2.25%	2
36-45	3.37%	3
46-55	11.24%	10
56-65	25.84%	23
over 65	57.30%	51
TOTAL		89

## Q19 9.08 Comments on Section 9?

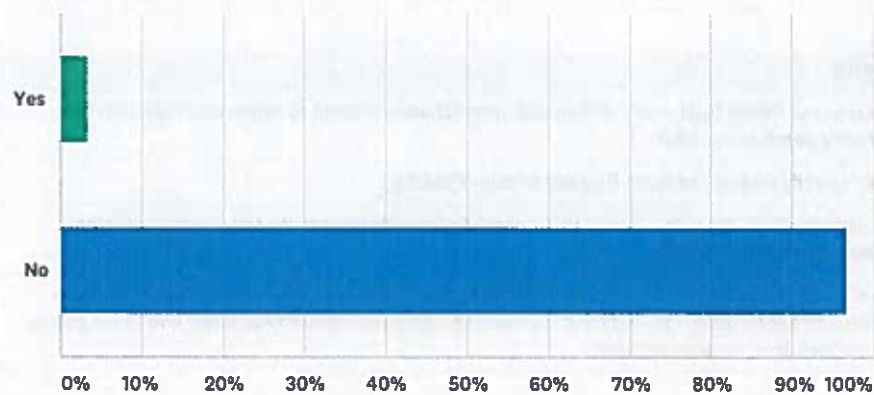
Answered: 11 Skipped: 78

#	RESPONSES	DATE
1	Our home is in our family trust, our children and grandchildren intend to retain and maintain the home for many years in the future.	10/28/2017 4:04 PM
2	9.06 should specify Grand Traverse Bay rather than East Bay.	10/16/2017 4:52 PM
3	I read and like the land use plan... Need to be careful of developments that could detract (strip malls, trailers etc) from township value...	10/13/2017 5:14 PM
4	My concern is when utility companies cut trees and leave tree dying - many trees were cut down on birchview and left by utility co. -isn't this fire hazard? Also people who cut trees and other debris and leave on their land or access roads.	9/22/2017 8:41 PM
5	N/A	9/7/2017 12:16 PM
6	Owner of property both on and off torch lake	9/7/2017 10:55 AM
7	Summer resident only.	9/6/2017 11:26 AM
8	This response is for two township property owners. Thank you for asking us to complete this survey. More communications should be included in local papers versus going on line all the time.	9/5/2017 9:52 AM
9	Own property on Torch Lake, but do not reside there year round.	8/25/2017 10:04 AM
10	my family has owned property on Torch Lake since 1971. I grew up vacationing there and would consider making it a full time residence later in life.	8/24/2017 6:45 PM
11	.	8/13/2017 10:56 PM



## Q20 Do you utilize solar power or other off grid power sources?

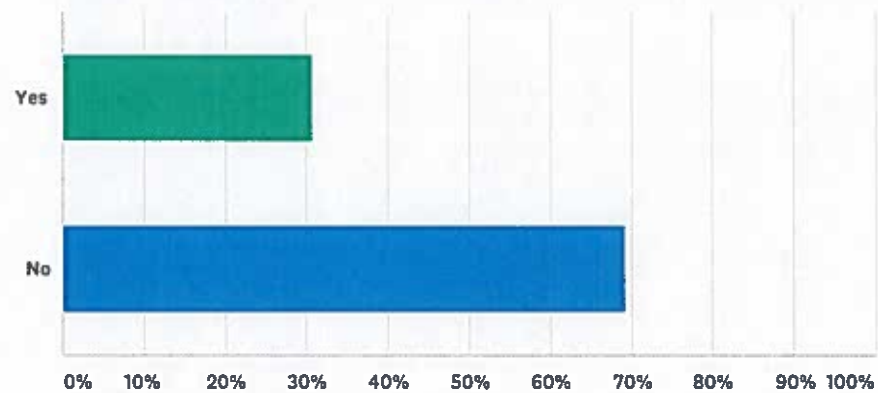
Answered: 88 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	3.41%	3
No	96.59%	85
TOTAL		88

Q21 Do you have a back up generator?

Answered: 88    Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		30.68%	27
No		69.32%	61
TOTAL			88

