

Forest Home Township
Antrim County, Michigan

MASTER PLAN



Adopted 1997

Amended 2008

Revised and Updated: March 6, 2014

Forest Home Township Board of Trustees

Terry Smith- Supervisor

Suzanne Mahan- Clerk

Dean Crandall- Trustee

Theresa Kent- Treasurer

Dan Steiner- Trustee

Forest Home Township Planning Commission

Paul Trumble- Chairman

Doug Dewey- Vice Chair

Linda Cran- Secretary

Tom Sheneman

Dan Steiner

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PART ONE: INTRODUCTION

Chapter 1 The Planning Process

Purpose of the Master Plan

This Master Plan is intended to guide policy and decision making for future land use, infrastructure and public service decisions within Forest Home Township. The Plan contains the following information:

- * Guiding principles and background information
- * Description of the Township
- * Trends and planning issues
- * Recommendations

The Master Plan is a comprehensive, long-range plan intended to guide growth and development in Forest Home Township. It is an orderly, open approach to land use planning. It cannot regulate land use, because it is a policy-based document and not a zoning document. The Master Plan will be reviewed every five years by the Planning Commission and revised as needed.

The Purposes of the Master Plan

1. Provide *Background Information* on Forest Home Township
2. Provide Planning Information to guide growth and development in Forest Home Township
3. Provide Guiding Principles and Policies to help the Board of Trustees, Planning Commission and Parks & Recreation Committee achieve the goals of Forest Home Township

Need for Planning

Planning is a part of everything we are involved in today. As individuals and families, we make plans for our evening, weekend, vacation or retirement. Planning by an individual can be a relatively simple task. Planning as a community is a much more difficult task due to the increasingly larger number of individuals involved and the various competing interests.

Benefits of Planning

Changes occur in communities over time with or without an organized effort to plan the future of the community. Planning the future growth and development of Forest Home Township allows us to guide the rate and type of change. Planning

enables us to determine the locations for growth to maximize the positive aspects while limiting or minimizing the negative aspects of this growth.

Through planning, we can encourage both public and private investments into areas where the type and intensity of activity is viewed as appropriate by the community. Through planning, we can recommend the allocation of public resources which allow for future choices and promote the public health, safety, and general welfare.

Planning has many benefits:

- * Basis for making informed decisions
- * Consistency in decision making
- * Information for allocating resources
- * Foundation for preserving rural character
- * Basis for predicting future development
- * Protect property values

The majority of public dollars is spent on public safety (fire and ambulance), transportation (local road improvements), recreation (facilities and programs), land use (planning and zoning) and schools. Well planned land use, locations of development, and timing of development can have major impacts on these expenditures.

Legal Basis of the Master Plan

The Michigan Planning Enabling Act (Act 33 of 2008), as amended, requires the Township to develop a plan. The Township determines the type of plan. Some of the types of plans recommended by the Michigan Chapter of the American Planning Association include a Future Land Use Plan, a Comprehensive Plan, a General Plan and a Growth Management Plan.

This plan has been developed under the guidelines of the Michigan Planning Enabling Act and best practices recommended by the Michigan Chapter of the American Planning Association. It meets the mandated requirements for a township plan.

The Michigan Zoning Enabling Act (Act 110 of 2006) as amended, requires that a community that administers a zoning ordinance must base that ordinance on a zoning plan. The zoning plan set forth in Chapter 8 of this plan fulfills this requirement.

The Master Plan Organization

This document is organized into three parts. This first part explains the purpose and process of developing this master plan and it outlines the work of the Township over time to maintain it. Part two is the community profile which is intended to describe the Township as it is currently from various points of view,

such as natural features, demographics and community facilities. Part two also outlines the implications that current trends may have on the future. The third part is the future land use plan and it presents policies, goals and objectives to move the community toward a preferred future. It also includes specific descriptions of desired future land uses and a map to illustrate them. Finally, some implementation strategies are outlined to help build momentum.

The History of Planning in Forest Home Township

1970 First Forest Home Township Master Plan approved by the FHT Board of Trustees.

1971 Interim Zoning Ordinance including a Wetland District approved by the FHT Board of Trustees. The first zoning ordinance approved in Antrim County and the first wetland ordinance in the State of Michigan.

1995 Forest Home Township Board of Trustees worked with Michigan State University Extension to develop and distribute, compile and analyze the results of a public opinion survey. (Copies are available at the Township Office.)

Then, the Forest Home Township Board of Trustees appointed nine residents to serve as an Advisory Committee to the Planning Commission. These two groups worked together with a planning consultant to revise the Master Plan and Zoning Ordinances for Forest Home Township. Representatives from Village of Bellaire and Kearney Township also provided input.

1997 Forest Home Township Board of Trustees approved the revised Master Plan.

2000 Forest Home Township Planning Commission reviewed Master Plan.

Forest Home Township Board of Trustees approved the revised Zoning Ordinance.

Forest Home Township contracted with the Tip of the Mitt Watershed Council to conduct a Resource Inventory and maps of the Township's natural features.

Forest Home Township Planning Commission accepted the Resource Inventory maps and final report.

2002 Forest Home Township Board of Trustees approved the revised Zoning Ordinance to incorporate planning principles from the *New Designs for Growth Guidebook*.

2005 Forest Home Township Planning Commission began revision of the Master Plan.

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- 2008** A committee of the Forest Home Township Planning Commission reviewed principles and policies and followed the requirements of State statute regarding Plan updates.
- 2012** To fulfill the Plan's commitment to review and refresh the plan at least every five years and to comply with the requirements of the Planning Enabling Act, the Planning Commission began a process to evaluate and update this document which was ultimately approved by the Township Board on March 6, 2014, following a public hearing held by the Planning Commission on March 5, 2014.

Plan Review

The Forest Home Township Planning Commission will review the Forest Home Township Master Plan every five years. They will recommend changes to the Master Plan and identify new issues that need to be addressed by the Township Board, the Planning Commission and the Parks & Recreation Committee.

PART TWO: COMMUNITY PROFILE

Chapter 2 Natural Resources and Township History

Location of Forest Home Township

Forest Home Township is located in the northwest Lower Peninsula of Michigan. The Township is approximately twenty-five miles (25) northeast of Traverse City, sixty (60) miles southwest of the Mackinaw Bridge, and two hundred (200) miles north of Lansing, the state capital.

Forest Home Township is centrally located among the fifteen townships in Antrim County and within the Elk River/ Chain of Lakes Watershed. The western portion of the Village of Bellaire is contained within Forest Home Township.

Forest Home Township is an interior peninsula with 26.6 miles of shoreline and surrounded by water on three sides:

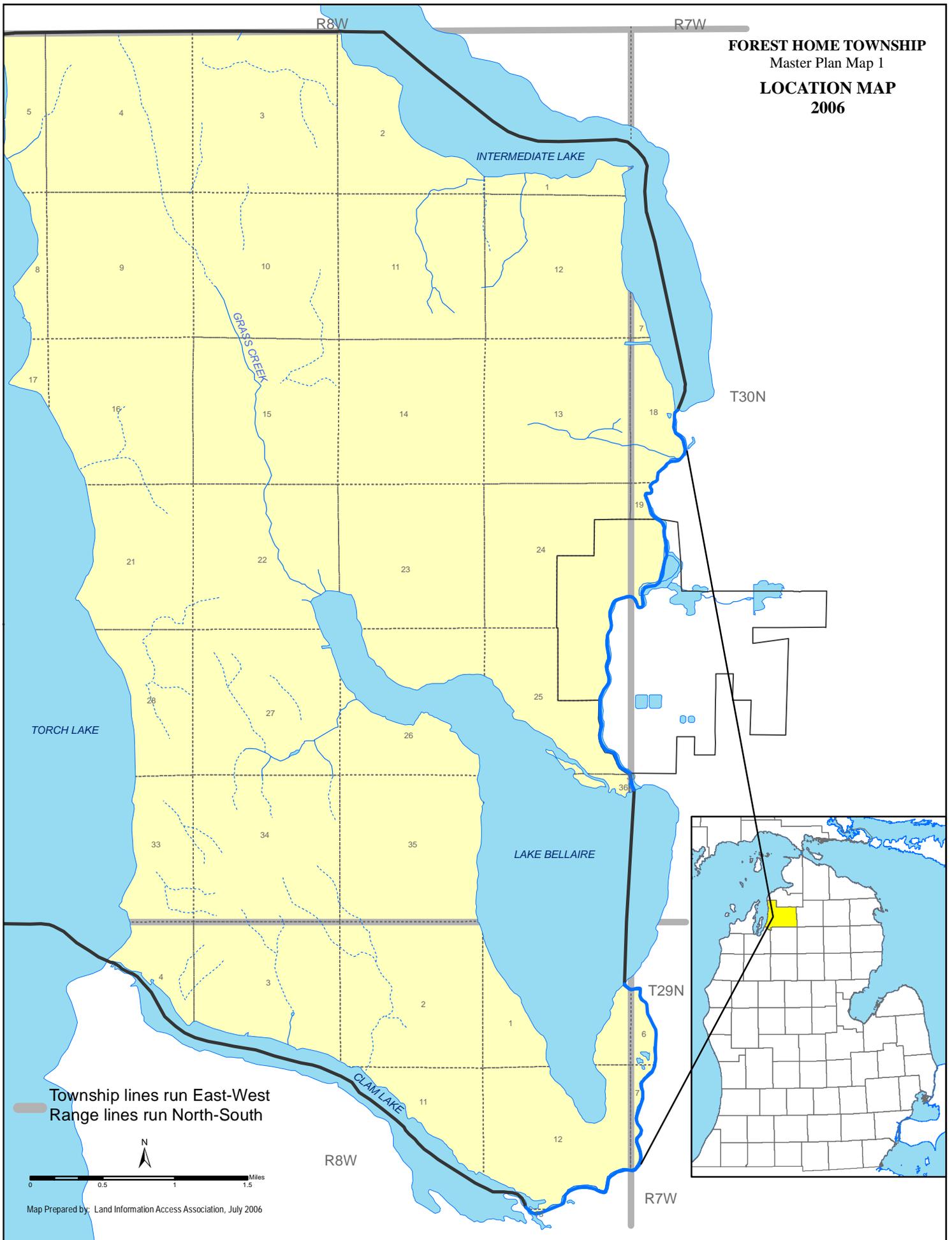
<i>East</i>	Grass River, Intermediate River, Intermediate Lake, Lake Bellaire
<i>South</i>	Clam Lake and Clam River
<i>West</i>	Torch Lake

Forest Home Township is bordered by six townships:

<i>North</i>	Border with Central Lake Township is 2.6 miles in width.
<i>East</i>	Kearney Township and Custer Township
<i>South</i>	Helena Township
<i>West</i>	Milton Township and Torch Lake Township

Forest Home Township's shape differs from that of a typical surveyed township in Michigan, because it is not a square shape and covers only 23.6 square miles as opposed to 36 square miles.

FOREST HOME TOWNSHIP
Master Plan Map 1
LOCATION MAP
2006



Township lines run East-West
Range lines run North-South

0 0.5 1 1.5 Miles

Map Prepared by: Land Information Access Association, July 2006

Topography

Forest Home Township is an interior peninsula surrounded by high quality lakes: Intermediate Lake, Lake Bellaire, Clam Lake and Torch Lakes and high quality rivers: Intermediate River, Grass River, Clam River.

The land and soils of Forest Home Township were formed by the glaciers more than 10,000 years ago. Ellsworth shale forms the bedrock under the Township and it is covered with glacial til (sand, gravel, silt, clay, rocks).

The center of the Township was formed by a glacial moraine/ ridge which has been eroded by former ancient lakes.

The edges of the Township have terraces which reflect the former lake levels and beaches of Lake Nipissing (East Torch Lake Drive) and Lake Algonquin (Wright Road).

Southern Half

The old shoreline of glacial Lake Nipissing forms a high plateau.

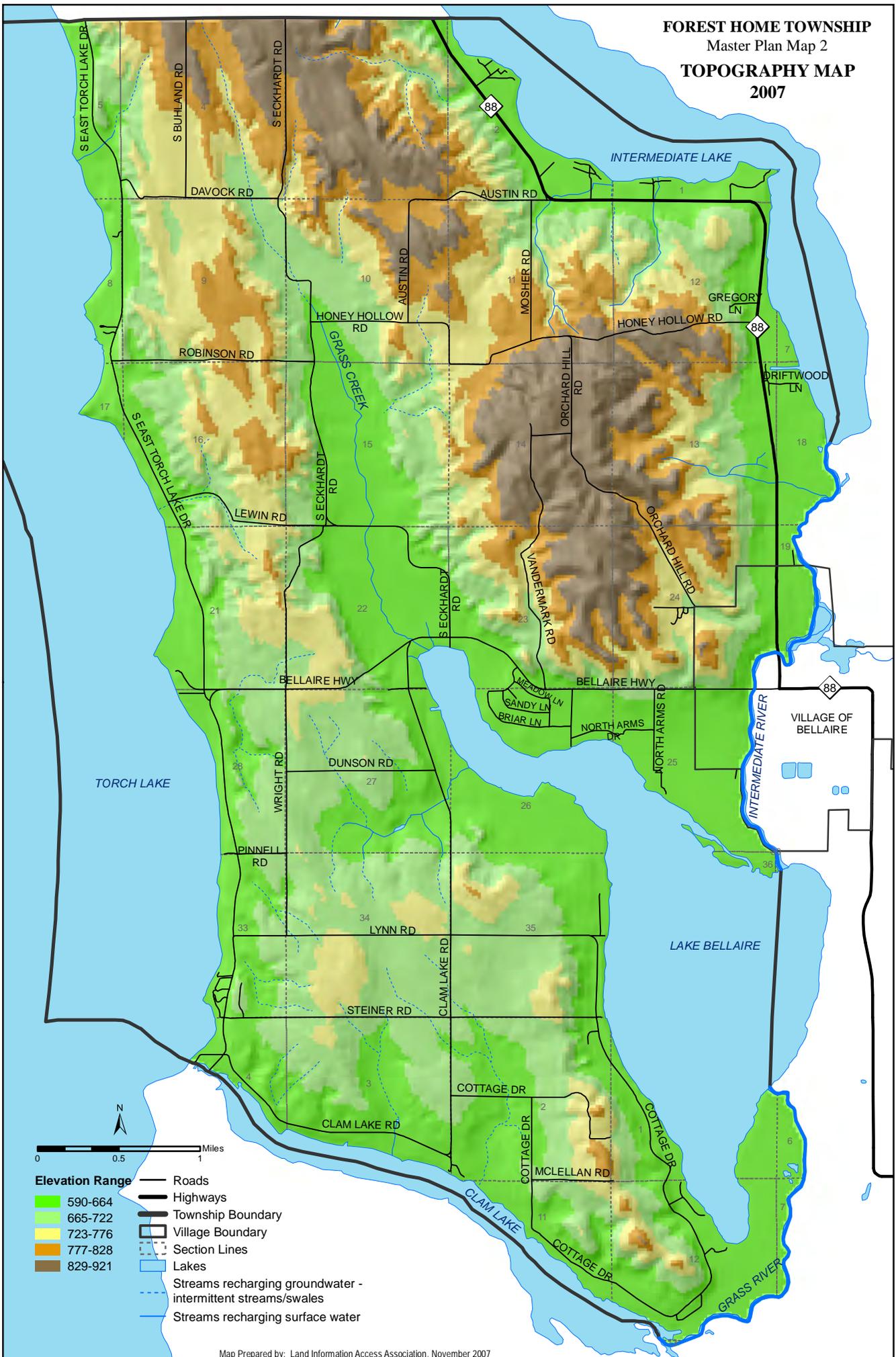
Changing lake levels created a series of beaches that descend with gentle slopes (under 12%) to the current lake levels.

Northern Half

Steep slopes (20%-40%) run in a northwest-southeast direction.

These slopes form ridges that are divided by the Grass Creek Watershed. Grass Creek flows from Central Lake Township through the center of Forest Home Township and into the North Arm of Lake Bellaire.

FOREST HOME TOWNSHIP
 Master Plan Map 2
TOPOGRAPHY MAP
 2007



Elevation Range

- 590-664
- 665-722
- 723-776
- 777-828
- 829-921

- Roads
- Highways
- Township Boundary
- - - Village Boundary
- - - Section Lines
- ▭ Lakes
- Streams recharging groundwater - intermittent streams/swales
- Streams recharging surface water

0 0.5 1 Miles



History of Forest Home Township

Forest Home Township has always been a rural township with low population. Family farms and small woods are critical features of this rural character.

1849- The first area settled in Antrim County was the area now known as Elk Rapids. When new areas in the United States were settled, the settlements were generally located at a junction of transportation routes. Elk Lake discharging into Grand Traverse Bay provided just such a location. Boats were the primary means of transportation in and around the state.

One could travel up the Chain of Lakes into the interior of what has become Antrim County and reach the area we know as Forest Home Township.

1860- The early economic activity of the area consisted of fur trapping and logging. Logging continued into the early 1900's. Logs from the interior of Antrim County were floated via the rivers and lakes to saw mills where they were milled and placed on boats to be shipped to locations around the Great Lakes to aid in the construction boom.

The majority of the timber harvested from the eastern shoreline of Lake Michigan and the interior areas was sent to Chicago. The lower quality wood that was not worth shipping to other locations was generally used for local construction and charcoal.

Grass Lake, (Lake Bellaire) was home to a saw mill at a location known as Clayton's Landing, now the location of a group of cottages.

1871- Forest Home Township was organized by the Antrim County Board of Supervisors in January of 1871 with the first annual meeting being held on April 3rd of that same year.

1879- The Village of Bellaire was designated and laid out as the county seat in 1879. This designation assisted in ensuring the importance and lasting economic impact Bellaire would have on the area.

1880- The Forest Home Township Hall was built on the corner of North Bridge Street and Richardi Streets in the Village of Bellaire.

1886- Forest Home Township established the Lakeview Cemetery on County Road 620 west of the Village of Bellaire.

1889- The Pere Marquette Railroad provided the first railroad service through Bellaire. The advent of rail service allowed areas that were not capable of being logged due to their distance from water to be harvested and the logs were shipped by rail. This enabled the lumber boom to continue and expand, bringing

forth population levels, which are only today being replicated throughout the region.

1900- As the "endless" supply of trees was finally depleted, the population of the area dropped substantially from the area's glory days. Upon the end of the logging activity, farming became a viable means of survival.

1906- The Bellaire School was built at 204 W. Forest Home Avenue in the Village of Bellaire.

1920- The railroad also brought the first resorters. Hotels and lakeshore resorts with cabins became important destinations for families from Detroit, Chicago, Cincinnati and St. Louis. Boating, sailing, fishing and hunting continue to provide vacation and recreational opportunities for both tourists and seasonal residents.

1927- The Torch Lake Yacht and Country Club was established by a small group of resorters and a clubhouse was built on Torch Lake at the end of Larson Road. Local families and club members enjoyed picnics and boating on the Yacht Club Point.

1930- Many resorters built cabins and summer homes. Miley's Resort on Lake Bellaire and Pere Marquette Beach Hotel on Torch Lake at Clam River became popular destinations.

1947- Forest Home Township gave the Lakeview Cemetery to the Village of Bellaire. The Bellaire Log Cabin business was established on County Road 620 west of the Village of Bellaire.

1950- Glacier Hills Ski Hill on Orchard Hill Road brought local residents and resorters together for winter recreation.

1960- The Pere Marquette Beach Hotel property was sold, the hotel was torn down and the Sunset Torch Condominiums were constructed.

1962- Shanty Creek Resort and the Deskin Golf Course were constructed.

1965- A new high school was built at 204 W. Forest Home Avenue in the Village of Bellaire.

1970- Forest Home Township adopted the first township zoning ordinance in the county and created a wetland overlay district.

1973- Forest Home Township was the only township in Antrim County to vote in favor of county zoning.

1980- The Pere Marquette Railroad abandoned the railroad right-of-way and sold many parcels to private property owners. Family farms began to change from crops and dairy cattle to orchards. Many valuable agricultural lands were sold for private residences. Resorters began to retire to their summer homes and become year- round residents, which changed the demographics of the Township.

1987- Bellaire Log Cabin business closed.

1988- Forest Home Township constructed a new township hall on the site of the original township hall in the Village of Bellaire.

1999- Forest Home Township established a Parks and Recreation Committee. The Committee conducted an inventory of all public lands and began a program of improving public access sites with fences and signs.

2000- Forest Home Township received its first grant from the Michigan Natural Features Trust Fund and established the 32 acres Loon Nursery Preserve on the North Arm of Lake Bellaire.

2001- Forest Home Township, in partnership with 8 other townships as well as area villages, formed a regional ambulance authority.

2004- Forest Home Township negotiated leases for properties with lake access on Torch Lake.

2006- Miley's Resort closed and the 90 acres of property is being sold. Forest Home Township received its second Michigan Natural Features Trust Fund grant to purchase 345 acres for the Glacier Hills Natural Area on Orchard Hill Road.

2006- Forest Home Township acquired land on Clam Lake and designated the land as Arrowhead Park.

2006- Forest Home Township received a Trust Fund grant to expand the Glacier Hills nature preserve to 763 acres.

2009- Forest Home Township renovated its township hall, doubling the facility in size to accommodate expanding services and to meet demand. The renovation also includes a new boardwalk and garden area on the property.

2011- Forest Home Township negotiated leases for properties with lake access on Lake Bellaire.

2012- Forest Home Township negotiated leases for properties with lake access on Intermediate Lake.

Climate

Located along the 45th parallel, Forest Home Township's temperate climate is affected to a great extent by the "lake effect" of surrounding water bodies, especially Lake Michigan and the Grand Traverse Bays.

Precipitation- Low elevation locations such as the lakeshore tend to be warmer in the fall but cooler in the spring than the higher elevations in the interior of the Township. Annual rainfall averages over 31 inches per year, with 120 to 140 inches of snowfall being typical depending upon the specific location within the township.

Growing Season- The growing season averages 140 days per year. Many of the agricultural crops (orchard fruits) produced in Forest Home Township require cool temperatures in the spring to prevent flowering prior to the last frost in the spring, and an extended period free of frost well into the fall. These orchards are best located on the high ground or ridges to ensure good air movement which prevent frosts from occurring.

Four Seasons- The dramatic difference in weather conditions from season to season provides variety which many people find desirable and contributes to this area being a four season recreation area.

Summer- Typical summer temperatures range from the mid 50's to the high 70's with an average of 67 degrees Fahrenheit. The winter temperatures generally fall between 15 and 30 degrees above zero with an average of 19 degrees Fahrenheit. Extreme temperature variations do occur throughout the year. These are averages, so a considerable amount of variation occurs within Forest Home Township. The warm summers provide for water sports activities and attract large numbers of people into the Township. As a result, the majority of the shoreline of the water bodies in the Township has been developed for residential housing.

Fall- When temperatures start dropping in October, the leaves on the deciduous trees change colors. Tourists are referred to as "Leaf Peepers," because they drive through the Township to see the fall colors. Activities such as cutting firewood, putting away boats and lawn furniture, hauling in docks and boat hoists keep local businesses very busy in the fall.

Winter- Due to the cold and snow during the winter months, a substantial number of these seasonal homes are vacant during the winter when the owners (Snowbirds) choose to relocate to warmer climates or visit their seasonal homes for shorter periods of time.

The snowfall and cold temperatures do attract downhill skiers, ice fishermen, snowmobilers and other winter sports enthusiasts to this area. Ice fishing is

popular on Clam Lake, Lake Bellaire and Intermediate Lake. Many retail businesses close after the Christmas holiday.

Spring- Spring is short and begins when there are cold nights and warm days-ideal conditions for maple sugaring. As the soil warms in May and spring showers provide badly needed moisture, morel mushroom hunters and wildflower watchers invade the woods of beech and maple. Farmers also begin to prepare land for agricultural production in the spring time.

Loons return to the lakes surrounding the Township and nest on Lake Bellaire, Clam Lake and Intermediate Lake. People install docks and boat hoists, rake yards, clean up lawns and launch boats.

Surface Water Resources

Located in the heart of the Elk River/ Chain of Lakes Watershed, Forest Home Township is surrounded by Torch Lake, Lake Bellaire, Clam Lake, Intermediate Lake along with Intermediate River, and Grass River.

Detailed information about the many lakes and rivers located in Forest Home Township is available from the Michigan Department of Environmental Quality, Michigan Department of Natural Resources.

From 2005-2007, the Three Lakes Association conducted a water quality project to develop a model for phosphorus loading on Torch Lake, Clam Lake and Lake Bellaire. The detailed results of this study are available at www.threelakes.org.

Navigation Charts of the Antrim County Chain of Lakes, Michigan (Mapping Unlimited, 2000) are useful for traveling by boat through the lakes and rivers.

Water Quality- These lakes and streams surrounding Forest Home Township have been ranked by the Michigan Department of Water Quality as the highest quality water resources in the State of Michigan. Torch Lake contains 25% of all of the surface freshwater in the State of Michigan.

Lake Levels-The Circuit Court has established lake levels within the Elk River/ Chain of Lake Watershed. Lake levels are monitored by the Antrim County Drain Commissioner.

The Lower Chain (Elk Lake, Skegemog Lake, Torch Lake, Clam Lake and Lake Bellaire) is controlled by a dam in the Village of Elk Rapids. On September 25, 1973, Circuit Court Case File #962 set the drop down date to November 1, the winter level to 590.2' and the summer level to 590.8'.

The Upper Chain (Intermediate Lake, Hanley Lake, Benway Lake, Wilson Lake, Ellsworth Lake, St. Clair Lake and Six Mile Lake) is controlled by a dam on the

Intermediate River located at Richiardi Park in the Village of Bellaire. On December 4, 1990, Circuit Court Case File #1180 set the drop down date to November 1, the winter level to 606.54' and the summer level top 607.15'.

There is another dam on Derenzy Road on the east side of the Village of Bellaire, where the Cedar River enters the Intermediate River, which controls the flow of the Cedar River into the Intermediate River and maintains water levels in Craven Pond.

Lakes

Torch Lake is one of the most extraordinary lakes in Michigan and forms the western boundary of Forest Home Township. Formerly a deep, fjord-like bay of ancient Lake Michigan, Torch Lake became an inland lake when a sandbar formed across the mouth of the bay at the lake's northwest end. Torch Lake is classified an oligotrophic, which means it is deep, cold and relatively young. Because it has low nutrients, there are few aquatic plants and the lake can not support many fish or other organisms.

Area- Its surface area (28.86 square miles) is second largest in Michigan, but its great depth (more than 300 feet) gives it by far the largest water volume of any inland lake in the state.

Shoreline- Michigan's longest inland lake- 18 miles with 41.4 miles of shoreline. The shoreline consists mostly of cobble-sized (2.5"-10" diameter) rocks. However, large areas of sand are present in some places, most notably at the north and south ends of the lake.

Water Quality- Torch Lake has exceptionally high water quality. With low nutrient levels, Torch Lake does not support a lot of algae and as a result, the water is very clear.

Fishery- Torch Lake supports cold water fish species such as lake trout, whitefish and cisco.

Tributaries- Torch Lake has a current flowing from north to south. It has 47 tributaries. Major tributaries include Eastport Creek (Torch Lake Township), Wilkinson Creek (Central Lake Township), Clam River (Forest Home Township and Helena Township) and Spencer Creek (Helena Township).

Lake Bellaire is situated between Intermediate Lake and Clam Lake. It was formerly known as Grass Lake. It is moderately productive and shares similar physical, chemical and biological characteristics with Intermediate Lake. Lake Bellaire is classified as a mesotrophic. It is shallower, warmer and middle-aged. Because it is high in nutrients, it can support many fish and other organisms.

Area- It has a surface area of 2.8 square miles, a maximum depth of 95 feet

Shoreline- Lake Bellaire is 4.5 miles long and has 11.5 miles of shoreline. Most of the shoreline has sand or gravelly-sand. The rest of lake has a muck or marly sand bottom. There are no rocky shorelines, which is unusual for a lake of this size.

Water Quality- Lake Bellaire is a deep, coldwater lake with average water quality. Shallow areas, such as the northeast part of Lake Bellaire suffer lower water quality (increased nutrients and reduced water clarity).

The study A Profile of Water Quality: Lake Bellaire found that water quality problems in Lake Bellaire result from, "algal nutrients in watershed runoff, atmospheric deposition, lakeshore septic tank and lawn fertilization, the Bellaire Village Sewage Treatment Plant, and releases from bottom sediments."

Fishery- Lake Bellaire supports a cold water fishery. The Michigan Department of Natural Resources considers Lake Bellaire to have some of the best trophy smallmouth bass fishing in the area.

Tributaries- There are two named tributaries, the Intermediate River (Lake Bellaire's major inflow from the Intermediate River) and Grass Creek (flowing into the north end of the North Arm).

Intermediate Lake is situated between Hanley Lake and Lake Bellaire. It was once known as Central Lake. Intermediate Lake is a moderately productive lake and has physical, chemical and biological characteristics similar to Lake Bellaire. It contains one of only two islands in the Chain of Lakes Watershed. Intermediate Lake is a shallow, warm, middle-aged lake. It has moderate amounts of nutrients and can support many fish and other organisms.

Area- With a surface area of 2.38 square miles, it has a maximum depth of 80' feet.

Shoreline- Intermediate Lake is 8.0 miles long and has 14.7 miles of shoreline. Most of the shore is gravelly-sand. Rocky areas are present in a few places. There are mucky/ marshy areas near the lake's north end.

Water Quality- moderately high

Fishery- Intermediate Lake supports a warm water fishery including rock bass, perch, northern pike, smallmouth bass, walleye and sunfish.

Tributaries- Nineteen tributaries are present along Intermediate Lake. Major tributaries include the Intermediate River inflow from Hanley Lake, Fisk Creek and Openo Creek.

Clam Lake is situated between Lake Bellaire and Torch Lake. Clam Lake is the narrowest and shallowest of the four lakes.

Area- Covering less than one square mile and less than one-half mile wide, the average depth is 27 feet.

Shoreline- Clam Lake is 3.25 miles long and has 8.5 miles of shoreline. About 70% of the shoreline has aquatic plant growth. The bottom is sand, muck and gravelly-sand. Due to wave action from wind and boats, the shoreline is severely eroding. Property owners have installed rock riprap and metal seawalls along much of the shore.

Water Quality- Moderately high. Wind and boat action stir up sediments which reduces water clarity. High speed boat traffic in this lake has caused significant shoreline erosion.

Fishery- Clam Lake supports a warm water fishery with many species such as longnose gar, northern pike, yellow perch, bullhead, bass, bluegill, suckers, shiners, minnows and muskellunge. Record muskies have weighed-in at more than 47 pounds.

Tributaries- The only named tributary to Clam Lake is the Grass River, the inlet from Lake Bellaire. There are four other small streams.

Rivers

Intermediate River connects Intermediate Lake on the north to Lake Bellaire in the south. It flows through the Village of Bellaire and forms the boundary between Forest Home Township and Kearney Township.

Length- Intermediate River is 4.25 miles long (other segments in the Upper Chain of Lakes are also referred to as Intermediate River).

Shoreline- The shoreline length is 8.8 miles, because of a backwater area behind the dam. The western shore has been developed for residential homes. Most of the eastern undeveloped shore is owned by Antrim County and is included in the Antrim County Airport property.

Flow- The river's average flow is 144.6 cubic feet per second at M-88 just downstream from Intermediate Lake and 240 cubic feet per second at the river mouth. The big difference between Intermediate Lake and M-88 is due to the discharge of the Cedar River from the east.

Clam River is the western outlet of Clam Lake which flows into Torch Lake.

Length- Clam River is less than 0.25 miles long.

Shoreline- The banks of Clam River have been developed for commercial and residential uses. Most of the natural shoreline has been replaced by metal seawalls or rock riprap. Natural shoreline exists on either side of the bridge.

Flow- The river's average annual flow at East Torch Lake Drive is 335.8 cubic feet per second.

Grass River is located between Lake Bellaire and Clam Lake. The Grass River is one of the most scenic spots along the Chain of Lakes Watershed. Most of the river is protected as the Grass River Natural Area, owned by Antrim County and managed by the Grass River Natural Area, Inc.

Length- It is 2.5 miles long and is navigable by moderate-sized watercraft.

Shoreline- Most of the river is undeveloped and it flows through an expansive marsh, wet meadow, fen and dense conifer swamps. The bottom is sandy. The natural shoreline is easily eroded by wave action, so it is designated as a no-wake zone.

Tributaries- Three primary tributaries include Shanty Creek, Cold Creek and Finch Creek which contribute organic material to the Grass River, resulting in silt and muddy conditions near the mouth.

Fishery- Grass River is a warm water stream with a slow, non-turbulent current. Warm water fish such as pike, perch, bass, bluegill, sunfish, and minnows. It is listed on the Michigan Department of Natural Resources trout streams due to the presence of migratory trout heading to and from the three tributaries.

Flow- The river's average annual flow just downstream from Lake Bellaire is 268.3 cubic feet per second.

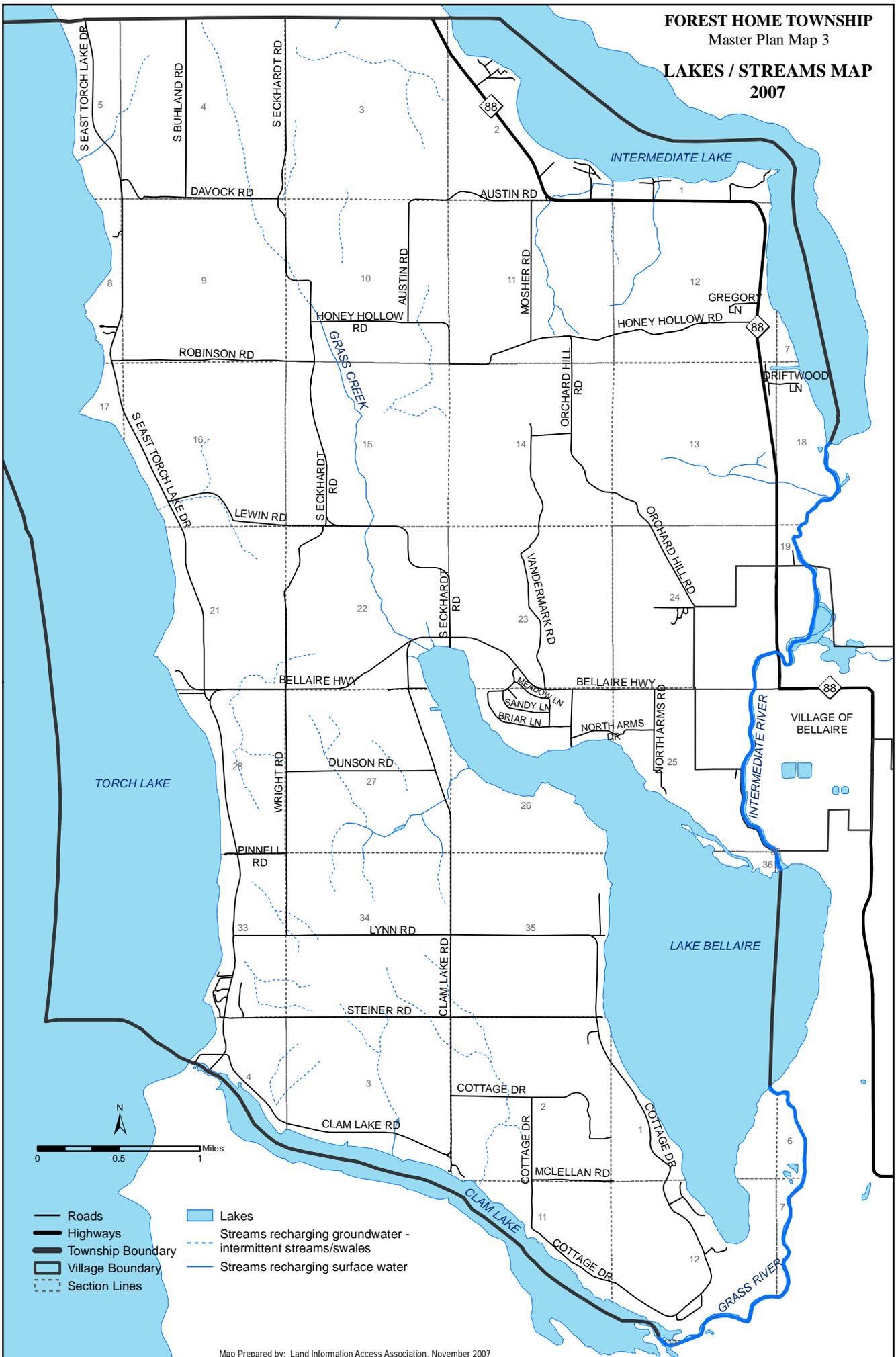


Figure 1
Description of Lakes Bordering Forest Home Township

Name of Water Body	Total Surface Area (sq. mi.)	Maximum Depth (feet)	Volume (gallons)	Total Shoreline Length (miles)	Shoreline Length in FHT (miles)
Torch Lake	28.86	302	362 billion	41.4	6.9
Lake Bellaire	2.89	95	25 billion	11.5	8.2
Intermediate Lake	2.38	80	16 billion	14.7	4.1
Clam Lake	0.68	27	1.8 billion	8.5	3.4

Source: Fuller, Douglas R. *Fish of the Elk River Chain of Lakes- A Watershed Perspective*. Petoskey: Tip of the Mitt Watershed Council. 2001.

Groundwater Resources

Forest Home Township is fortunate to have large supplies of high quality groundwater that have been stored in the underlying aquifer since the glaciers deposited it more than 10,000 years ago. Groundwater, though unseen, makes up one quarter of our freshwater resources. It fills in the pores and opening between soil particles, gravel and rock layers. According to the Institute for Water Quality Research, groundwater can move up to 50 feet per day in some soils like sand and coarse gravel, but much slower through clay soils.

Groundwater is the sole drinking water supply in Forest Home Township. It is also the major source of water for artesian springs, seeps, wetlands and lakes. Groundwater is the source of life for aquatic plants and animals, as well as humans.

Groundwater recharge areas occur throughout the township. Topography of the land surface in conjunction with specific soil types results in areas of standing water or soggy ground. Some of these depressions may be seasonally or permanently wet.

Wetland Resources

Forest Home Township is also fortunate to have significant areas of undeveloped wetlands along the many lakes and streams found in the Township.
(See Map 4: Wetlands)

Protected Wetlands- Many wetland areas have been protected to ensure high water quality and habitat for threatened and endangered species such as the common loon and bald eagle.

Grass River- Grass River Natural Area

Intermediate River- Grass River Natural Area- Hunt Club property

Lake Bellaire- North Arm: Forest Home Township Loon Nursery Preserve, Grand Traverse Regional Land Conservancy Golden Days Loon Preserve, Fisher Conservation Easement, and Lessard Conservation Easement; South Arm: Grass River Natural Area

High Quality Wetlands- Because wetlands are so important for maintaining high water quality in lakes, important high quality wetland areas were identified by the Tip of the Mitt Watershed Council in 1995.

Intermediate Lake- Intermediate Lake- South end

Intermediate River- Along the Intermediate River

Lake Bellaire- Lake Bellaire- North end of the North Arm, South Arm and outflow of Intermediate River, Along Grass Creek

Grass River- Along Shanty Creek, Cold Creek, Finch Creek, Grass River

Clam Lake- East end

Seasonal Wetlands- In some cases, bedrock close to the ground surface prevents the precipitation from percolating into the groundwater table creating wet areas located at a distance from the lakes and streams. Sometimes these form small ponds which may have water for only part of the year.

Wetland Classification- Many areas within Forest Home Township can be classified as wetlands. The specific definition of a wetland can and does differ between agencies, levels of government and individuals. Under the Michigan Goemaere-Anderson Wetlands Act, wetlands are determined by onsite inspection using three criteria: presence of water, type of soils, and vegetation cover.

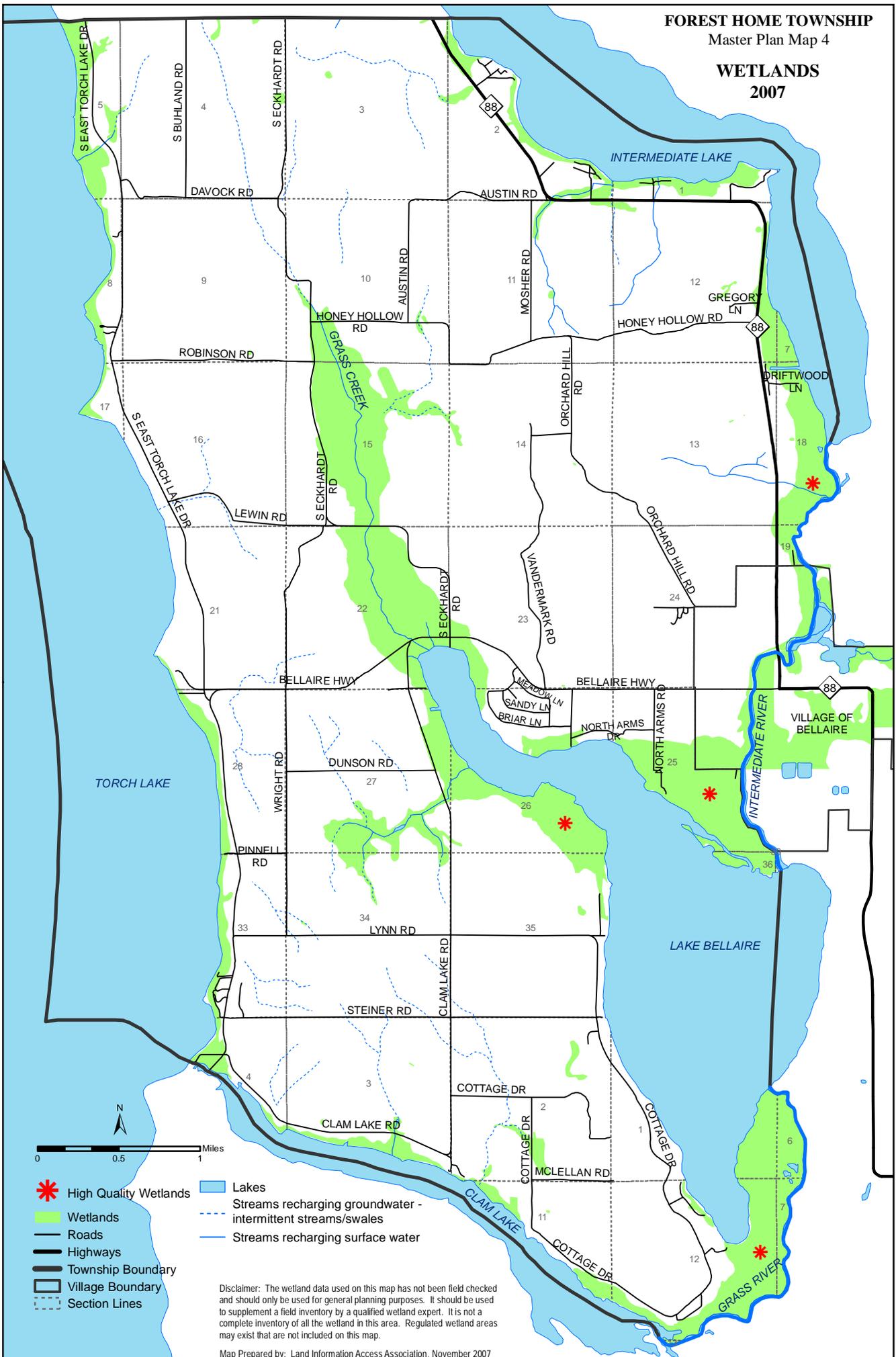
Regulated and Non-regulated Wetlands- This Act also distinguishes between regulated and non-regulated wetlands based upon size and connection or lack thereof with surface water-bodies.

Not having the resources to conduct an onsite determination of all lands within the township, we have chosen to utilize information from the Antrim County Soil Survey to delineate those areas having a high potential of being classified as wetlands.

Hydric Soils- Soils classified in the Antrim County Soil Survey as Hydric Soils are those that exhibit wetland characteristics. These soils are found in the base of valleys, around creeks, and the smaller lakes within the township and generally consist of "heavy" organic soils.

Hydric Inclusions- Those areas where two soil types are intermingled with one of the soil types classified as being "Hydric". Areas shown on the Wetlands Map in yellow contain hydric inclusions and should be examined in greater detail when making site specific development decisions.

WETLANDS
2007



Soils

Knowledge of soils is important in determining which areas have suitability or limitations for various types of uses. Different properties of each soil type provide useful information regarding slope, suitability for farming and forestry production and ability to use onsite septic waste disposal systems. In addition, information about the corrosiveness of soil, and potential for contraction and expansion provides guidance as to types of materials that should be used for sewer and water lines.

Areas depicted as having hydric characteristics on the Wetlands Map, duplicate those areas shown as having severe limitations due to wetness on the Septic Limitations Map.

1978 Soil Survey of Antrim County is a moderate intensity soil survey. This means the soils have not been broken down into the greatest possible number of soil units, type or smallest sized units possible. Soil surveys conducted on a countywide basis tend not to be site specific and this is the case with the one developed for Antrim County. The information is very useful for drawing conclusions regarding the township but is not suitable for making decisions on an individual site.

The Michigan State University Extension Office staff have extensive background in soils, and provided assistance in interpreting and defining the Antrim County Soil Survey and the characteristics of individual soil types.

Figure 2
Primary Soils in Forest Home Township

Soil Name	Drainage	Slope
Emmet-Montcalm	generally well drained	gently sloping to very steep slopes
Tawas-Ensley-Roscommon	poorly drained or very poorly drained	level to nearly level areas along the lakes, rivers and creeks

Source: USDA. Soil Survey of Antrim County, Michigan. Lansing: Michigan Agricultural Experiment Station. 1974-1976.

Forest Suitability

The majority of soils in Forest Home Township are rated as being of either national or regional importance for the production of timber. The soils are rated based upon their ability to produce a given amount of wood fiber per acre per year.

The vast majority of the land is rated as "Nationally Important" based on a study conducted by the Prime Forestlands Identification Project in 1982. Mike Meriwether, Antrim County Forester, indicates the soils in Forest Home Township are considered prime for producing high quality hardwoods such as maple and ash.

Those areas shown as "other" tend to follow small creeks or are located in areas of organic soils. These tend to be lands which are wet for a considerable portion of the year and are not suitable for most species of trees. While wet areas tend to hinder tree growth, steep slopes for the most part do not have this same impact. The harvesting of trees can create erosion problems if not undertaken properly.

Agricultural Suitability

The agricultural lands differ throughout the Township.

According to the Michigan State University Extension Office staff, the northern and south- central portions of the township are rated as being of prime importance for agricultural purposes.

Northern Half- The lands in the northern part tend to be better suited to fruit production due to the higher elevations. The elevation provides resistance to early fall frosts, spring warming trends which can result in fruit trees budding, and the buds being frozen by late spring frosts.

Southern Half- The southern portion of the township is flatter and tends to be better suited to row crops and pastures.

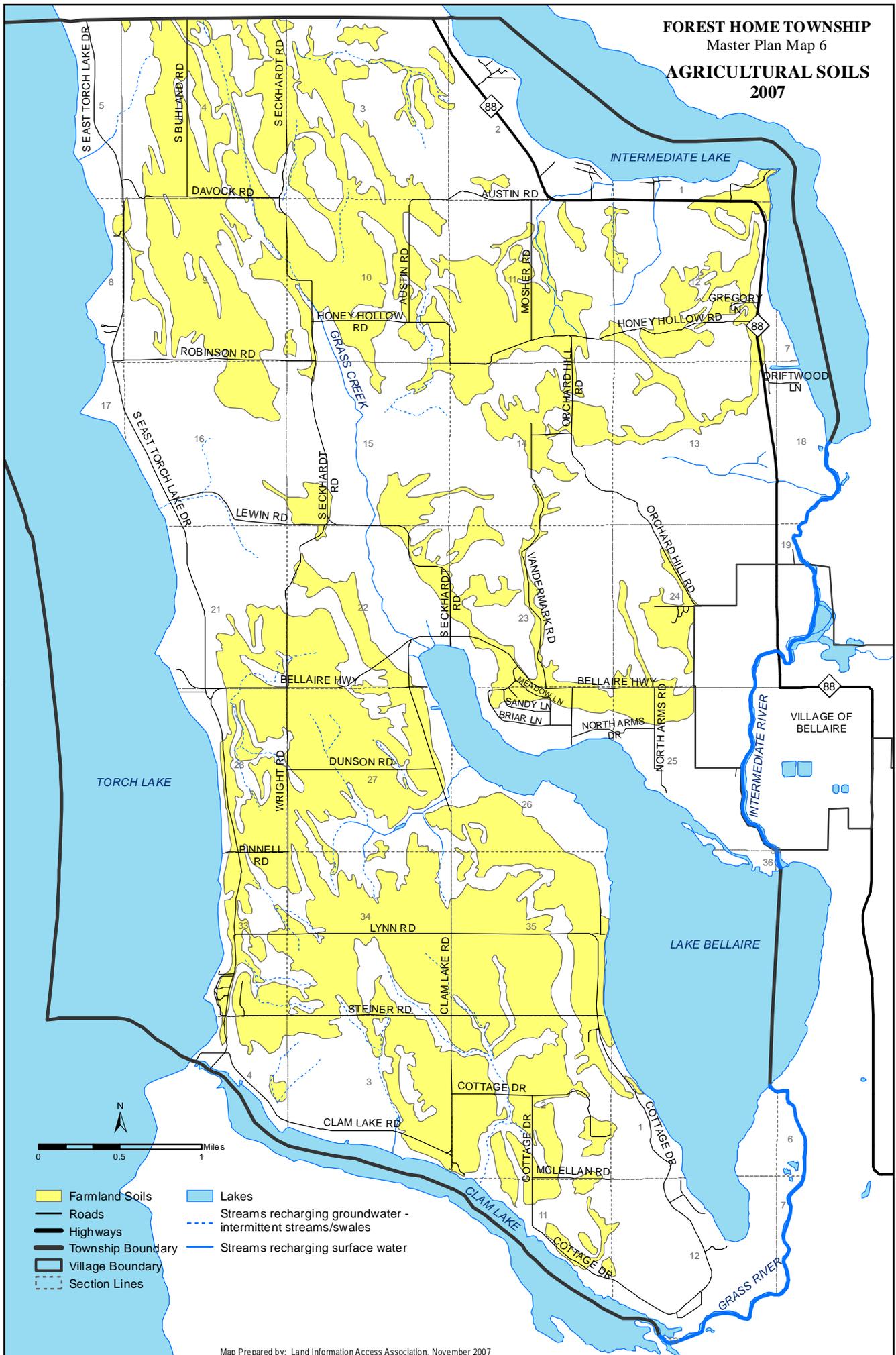
The areas with steep slopes are not considered suitable for agricultural purposes due to inability to use modern farm equipment on the steep slopes. Limited areas of steep slopes can be incorporated into a farming operation as pasture lands but are generally better left for tree production purposes.

FOREST HOME TOWNSHIP

Master Plan Map 6

AGRICULTURAL SOILS

2007



Steep Slopes

The topography or areas of steep slope within a community provides ideas about where development should occur without negatively affecting the environment, as well as guidance for accessing those areas.

Slope is an indication of the change of elevation over the course of a horizontal distance. Generally, the slope is calculated as the amount of rise or fall over a 100 foot distance and is expressed as a percentage.

Figure 3
Relationship of Slope to Development and Access

Slope	Development	Access
6% or less	Easy to develop	Easy to access year-round
6%-12%	Easy to develop	Difficult to reach by road on a year-round basis. Depending upon road width, curve radii and weather conditions, roads can be impassable by many vehicles including emergency equipment such as fire trucks.
12%-20%	Difficult to develop without higher costs	Very difficult to access by road on a year-round basis. The increased speed of water flowing causes severe erosion.
20% or more	Limited or no development	Very difficult to access by road on a year-round basis. May be difficult if not impossible to access by emergency vehicles.

Source: USDA. Soil Survey of Antrim County, Michigan. Lansing: Michigan Agricultural Experiment Station. 1974-1976.

Erosion- Excessive removal of vegetative cover to provide for road access contributes to greater erosion both during and after construction has been completed on the site. The resulting soil erosion can have a negative impact on water quality through the deposition of sediment into our lakes and rivers.

Accessibility- In addition to the erosion problems, steep slopes present problems with accessing development. As was noted in the section on climate, this area receives a considerable amount of snow fall, as well as cold temperatures.

Cold and moisture (rain or snow) on steep roads can place lives and property in danger by hindering access by emergency vehicles.

Building Suitability

Northern Half- Steep slopes, while found throughout the township, are concentrated in the northern half. These slopes provide a major impediment to creating roads and driveways to access potential building sites. These slopes also have numerous opportunities for lake view residential development.

Southern Half- The southern half of the township contains larger contiguous areas that are composed of soils having slopes with a grade under 12% grade.

Actual onsite determinations will be necessary to determine the grade or degree of slope for a specific property.

The Antrim County Soil Survey determined the maximum slope that will be found for each soil type. Each soil type has the capability of withstanding a given amount of slope before it slumps or erodes resulting in a more gradual slope.

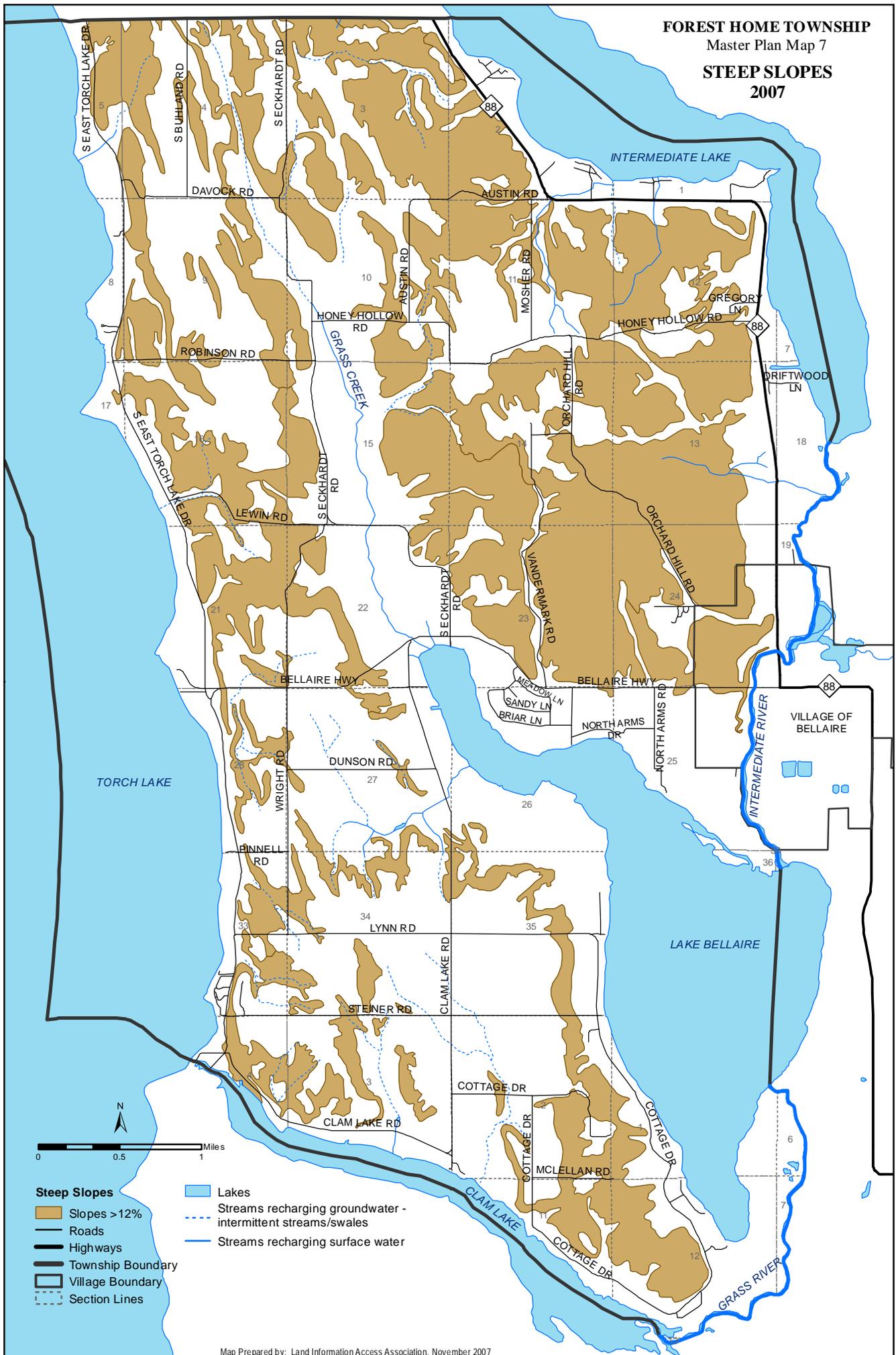
Topography has been described by the United States Geological Survey in the USGS 7.5' Topographic Quadrangles Maps, which provide the contours at 5 meter intervals. These maps do not provide a specific percentage of slope but a general idea can be obtained based upon the spacing between the topographic contour lines.

FOREST HOME TOWNSHIP

Master Plan Map 7

STEEP SLOPES

2007



- Steep Slopes**
- Slopes > 12%
 - Roads
 - Highways
 - Township Boundary
 - Village Boundary
 - Section Lines

- Lakes
- Streams recharging groundwater - intermittent streams/swales
- Streams recharging surface water

Septic Limitations

Unified Sanitary Code- In 2006 the Antrim County Board of Commissioners approved the Unified Sanitary Code for Antrim, Charlevoix and Otsego Counties. The code was developed by the Northwest Michigan Community Health Agency-Environmental Health Division (NMCHA). This new code provides for traditional septic systems, as well as for mound systems and advanced treatment systems.

Permits- Because the Antrim County Soil Map is so general, each proposed site must be examined on an individual basis. A permit is required from NMCHA to install a septic system or advanced treatment system.

To prevent residents from drinking contaminated groundwater, the requirement exists for wells to have an isolating layer of clay or similar material to separate the potentially contaminated water from contact with drinking water. A permit is required from NMCHA to install a drinking water well.

Suitability- All of the lands within the Township drain downhill to the lakes surrounding the Township. Each parcel must be evaluated by a professional in order to determine whether or not it is suitable for a conventional, mound or advanced treatment system.

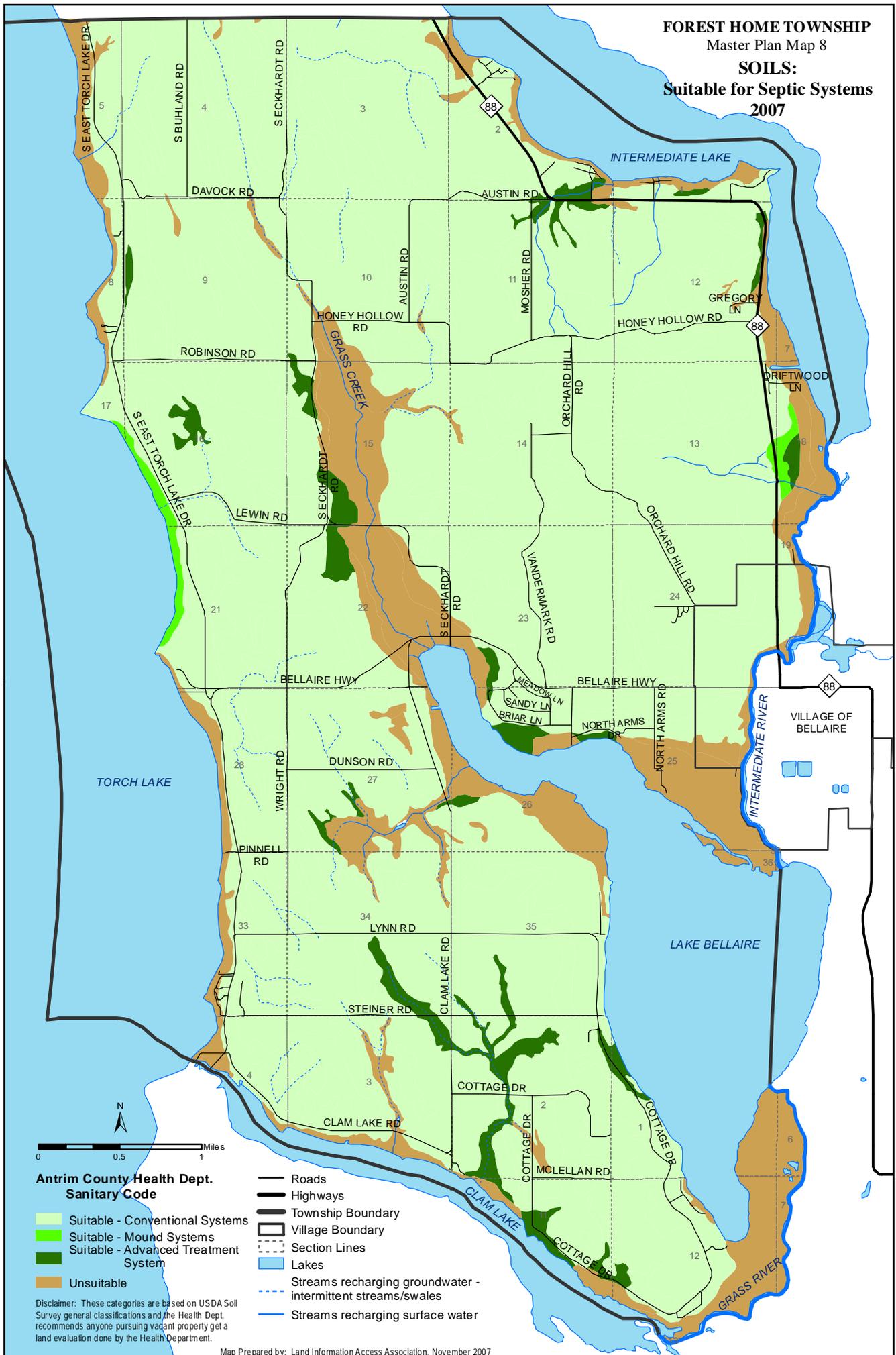
Much of the land area which has moderate limitations for traditional septic systems is located on land which is rated as being the prime areas for the production of agricultural crops and timber. These areas are rated as moderate due to a slow percolation rate.

Other areas are severe for one of a number of reasons. These reasons can be a lack of filtration, steep slopes or wet conditions. These areas may also allow rapid movement of moisture through the soil which can result in ground water contamination should fuels, cleaning solvents, herbicides and pesticides or other materials, spill or be misapplied to the soil. Some of these sites may be appropriate for advanced treatment or mound systems.

FOREST HOME TOWNSHIP

Master Plan Map 8

**SOILS:
Suitable for Septic Systems
2007**



**Antrim County Health Dept.
Sanitary Code**

- Suitable - Conventional Systems
- Suitable - Mound Systems
- Suitable - Advanced Treatment System
- Unsuitable

- Roads
- Highways
- Township Boundary
- Village Boundary
- Section Lines
- Lakes
- Streams recharging groundwater - intermittent streams/swales
- Streams recharging surface water

Disclaimer: These categories are based on USDA Soil Survey general classifications and the Health Dept recommends anyone pursuing vacant property get a land evaluation done by the Health Department.

Chapter 3 Population and Demographic Trends

Historic Population

Forest Home Township's human resources consist of the people who live in the Township, where they live and how they earn a living. Using information from the U.S. Census of Population and Housing- 2000 and 2010, the following patterns describe the changes that have been occurring in the population, housing and economy of the Township.

The information in this chapter attempts to describe who lives in Forest Home Township and how it is changing. It also compares our population to neighboring townships and to Antrim County as a whole.

Throughout its more than 100 year history, Forest Home Township has been a rural township. The population of Forest Home Township is directly linked to its natural resources.

- *19th Century*- The forests were cut for timber and charcoal production. When the cutover lands were converted to farms, the population increased.
- *20th Century*- Trains and highways brought resorters from Chicago, Detroit and Cincinnati to the hotels and family-operated resorts throughout Antrim County. The seasonal population of the Township increased and gradually more summer cottages were built.
- *21st Century*- More and more summer residents have been retiring to Forest Home Township and becoming year-round residents. Typically, the population of Forest Home Township increases by 50% during the summer months. However, the first decade of the century saw a slight decline in population, probably due to the recession that began in 2007.

Figure 4
Historic Population (1900-2000)

Year	Forest Home Township Population
1970	1,080
1980	1,333
1990	1,410
2000	1,858
2010	1,720

Source: U.S. Census of Population and Housing. Washington: U.S. Dept. of Commerce. 2000 and 2010.

Census Highlights

The primary source of data regarding the population in Forest Home Township is the U.S. Census of Population and Housing. The U.S. Census is conducted every ten years and the information provides a snapshot of who we are at the particular time. The Census Bureau collects and compiles data for each person in the location where the respondent claims as his/her normal place of residence.

Demographic data is information not only about the numbers of people but characteristics of the people: the age of the population, the makeup of families or households, their income levels, housing data and related information.

In 2000, the Total Population of Forest Home Township was 1,858, or 7.8% of the total population of Antrim County. By 2010, the Township's population of 1,720 accounted for about 7.3% of the County. From 1980 to 2000 the Forest Home Township population increased by 63.8 % (not including the portion in the Village), but declined by 7.4% from 2000 to 2010.

Figure 5
2010 Census Highlights for Forest Home Township

2010 Census	Forest Home Township
Total Population	1,720 persons
Median Age	53.4 years
Marital Status	60.9% married
Households	781+
Persons in Households	2.2
Labor Force- Employed	851 persons
Labor Force- Unemployed	64 persons
Median Household Income	\$43,143

* Labor Force- population 16 years and over

Source: U.S. Census of Population and Housing. Washington: U.S. Dept. of Commerce. 2010 and ACS.

Much of the detailed information regarding the residents of Forest Home Township includes information about those residents of the Village of Bellaire residing within the geographic boundaries of Forest Home Township.

The population information for the portion of the Village located within Forest Home Township has been separated out from the Township data where noted.

Unfortunately, information such as age, nationality, and other detailed data has not been eliminated by the Census Bureau when tabulating the data for the Township.

Detailed information exists for the Village of Bellaire as a separate entity, but since one portion of the Village is located in Forest Home Township and the other portion is located in Kearney Township, it is not possible to break down which portion of the Village information applies to each of the two townships.

Population Characteristics

Permanent Population

From 1960 until recently, Forest Home Township has experienced an increase of year-round residents every decade. The trend of population and percentage increase slowed between 1980 and 1990 with the actual numbers of persons as well as the percentage increasing substantially between 1990 and 2000. According to the 2000 Census, the population of Forest Home Township was 1,858, but declined slightly to 1,720 by 2010.

Seasonal Population

Seasonal population is a function of the number of seasonal housing units, as well as the number of rental units and temporary lodging facilities in the Township, including campgrounds. Most of our seasonal population resides in their second homes, while a small number utilize cabins, other rental accommodations or stay with friends and relatives.

Seasonal residents are not included in much of the information that follows, because the Census Bureau does not have a good method of accurately counting the seasonal residents or determining the characteristics of those persons who declare some other location as their normal place of residence. Estimates of the total seasonal residents during various times of the year are based on housing information from the Census and studies of seasonal residents and visitors to the northwest lower peninsula of Michigan, according to Larry Sullivan, Planning Consultant.

The numbers of persons present in Forest Home Township on a daily basis vary considerably by season and are impacted by the weather during each season.

Summer- A wet, rainy summer may reduce the amount of time second home owners will spend in Forest Home Township during those months. Hot, humid weather for a continued period of time during the summer and fall months will result in people taking advantage of second homes or rental cabins. Seven golf courses are located nearby in Kearney and Custer Townships.

Winter- An early, harsh winter may result in many residents leaving for warmer climates. With the presence of Shanty Creek and Schuss Mountain resorts and ski areas nearby, weekend use of dwellings in Forest Home Township can increase when the conditions are favorable for skiing.

Peak Population

The peak population is the sum of permanent and seasonal residents staying overnight in Forest Home Township. The peak monthly population periods generally occur during the months of July and August. The peak monthly population differs substantially from the peak day or peak weekend in the Township. The peak daily population occurs during the holiday periods such as Memorial Day weekend, Fourth of July weekend and Labor Day weekend.

Studies conducted in northern Michigan in the past have found that the peak monthly total population is generally about 1.4 times the year round population. The peak daily population is estimated from the number of dwelling units, rental units and campsites within the community. Forest Home Township contains few rental units or campgrounds.

The assumption is that 100% of the housing units are occupied by the average number of persons per household. In many instances, relatives and friends fill the spare bedrooms resulting in an increase in the number of persons per household, but that is balanced out by the number of units not occupied during the year.

**Figure 6
Comparison of Permanent Population to Peak Population**

Year	Permanent Population	Peak Day Seasonal Population	Peak Month Seasonal Population
1990 Actual	1,410	1,390	371
2000 Actual	1,858	1,907	546

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000.

A somewhat dated study¹ of seasonal population shifts sponsored by the Northwest Michigan Council of Governments found that Antrim County experiences an annual average 22% increase in its permanent population due to seasonal fluctuations. Month-to-month changes are significant and, as indicated above, will be affected by weather and local amenities. In Antrim County, the greatest increase is in the month of August (39%) while the least increase in April (11%). Applying these

¹ Northwest Michigan Seasonal Population Model, 1996, NWMCOG and APB Associates.

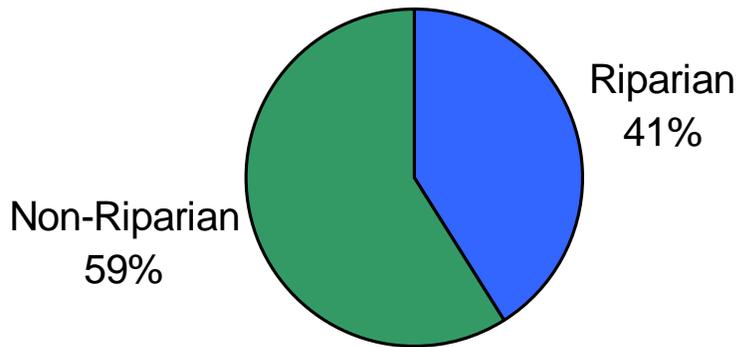
percentages to Forest Home Township, the total population may increase from 1,720 to about 2,374 during the peak summer months.

**Figure 7
Riparian and Non-Riparian Homesteads**

Location of Homesteads	Number (2007)	Percent (2007)	Number (2012)	Percent (2012)
Riparian	862	41%	945	41%
Non-Riparian	1,231	59%	1,336	59%
Total Homesteads	2,093	100%	2,281	100%

Source: Antrim County Tax Records. Bellaire: Antrim County Equalization Office. 2007 & 2012.

**Figure 8
Percentage of Riparian and Non-riparian**



Source: Antrim County Tax Records. Bellaire: Antrim County Equalization Office. 2012.

Population Distribution

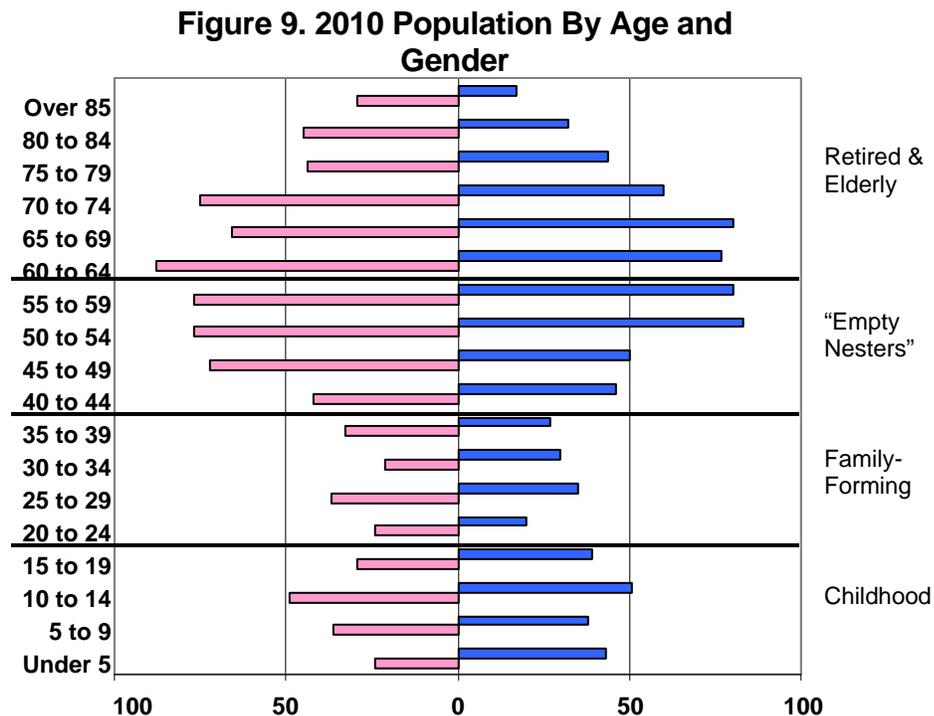
With 26.6 miles of shoreline, seasonal residents do have a considerable impact on the population levels and economy of Forest Home Township and the Village of Bellaire. With changes in State tax laws, property owners must choose which of their residences will be declared as their homestead/ permanent residence. Of the 2,281 homesteads in the Township, 1,336 are located inland and 945 are located along the shoreline. In the five-year period between 2007 and 2012, the percentage of riparian and non-riparian homesteads remained the same, with non-riparian homesteads accounting for 59% of the total and riparian homesteads accounting for 41% of the total.

Household Size

The number of persons per household in Forest Home Township has declined from 2.7 persons per household in 1980 to 2.4 persons per household in 2000 and to 2.2 in 2010.

Population by Age

The number of persons in each age category (Childhood Family-Forming, Empty Nesters, and Retired & Elderly) indicates the direction the age of the population is moving. A population in their child-rearing years frequently results in higher numbers of persons in the under 19 years of age group. A higher percentage of persons in the 20 to 35 age group indicates a higher percentage of persons in the child-rearing years. A higher percentage of persons in the 40 years of age and older group generally indicates an aging population.



Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2010

Clearly, a significant share of the Township's population has aged beyond child rearing years. The Township's median age of 53.4 years is significantly older than that of the County (47.4 years) or the State of Michigan (38.9 years). In fact in the ten years since the 2000 census, the median age (that is, the mid point in the range of all ages represented) increased over eight years. This is especially significant as it points to the significant lack of younger residents, as illustrated in the graph above.

Population Comparisons

Comparison to Neighboring Townships

Forest Home Township' population is similar in size to Kearney Township. Its population is larger than Custer and Helena Township, but smaller than Central Lake and Milton Townships.

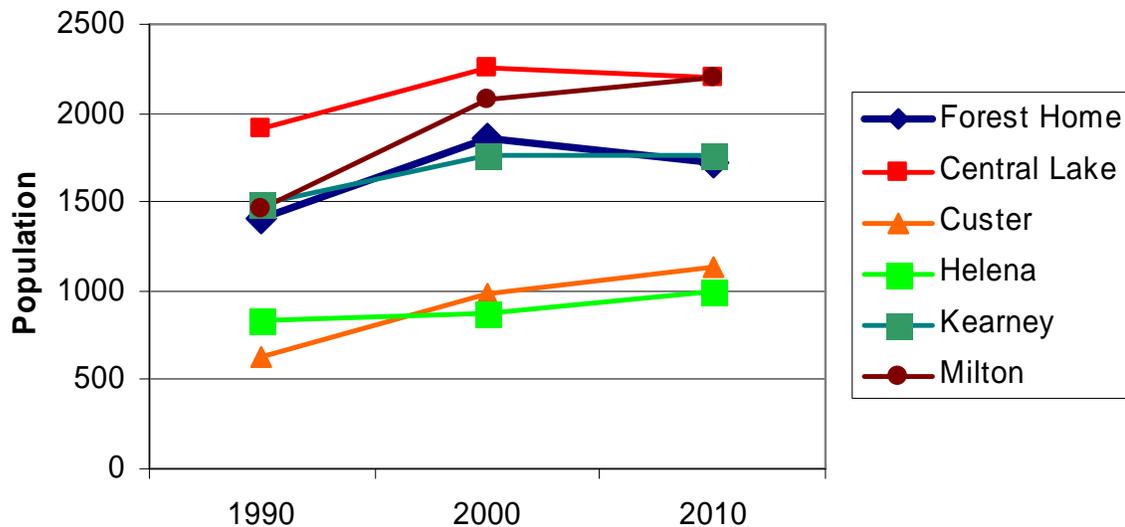
Figure 10
Comparison of Forest Home Township to Neighboring Townships

Township	Population 1990	Population 2000	Population 2010
Forest Home Township	1,410	1,858	1,720
Central Lake Township	1,919	2,254	2,198
Custer Township	630	988	1,136
Helena Township	837	878	1,001
Kearney Township	1,487	1,764	1,765
Milton Township	1,468	2,072	2,204

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2010

The following illustrates the varying population trends experienced in the region over the last twenty years.

Figure 11
20-Year Comparison of Population Change



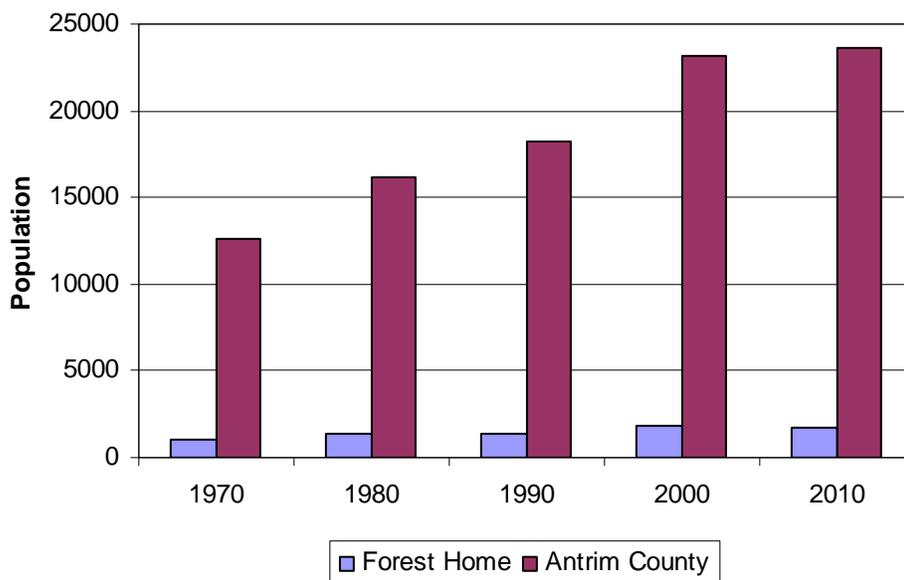
Comparison to Village of Bellaire

The total population of the Village of Bellaire in 2010 was 1,086, a decrease of 78 persons (or about 6.7%) from the 2000 population of 1,164.² The portion of the Village of Bellaire that is located within Forest Home Township has experienced a slight decline in population. In 1980 there were 499 persons living within Forest Home Township in the Village of Bellaire and by 2000 that figure had declined to 492 and by the 2010 Census, the portion of the Village in Forest Home Township had a population of 448 persons. The population of that portion of the Village located in Kearney Township, though larger than that in Forest Home, also declined somewhat to 638 persons, according to the U.S. Census for 2010 block data.

Comparison of Total Population Change

In the past, Forest Home Township's population has increased more than the population of Antrim County or the population of the Village of Bellaire.

Figure 12
Comparison of Population: Forest Home Township- Antrim County



Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2010

² www.cubitplanning.com

Comparison to Antrim County

Forest Home Township's population was increasing faster than Antrim County as a whole until 2000. From 2000 to 2010, the Township's population declined by 138 persons (-7.4%) while the County saw a modest increase of 470 persons, or about 2% for the decade.

Figure 13
Comparison of Forest Home Township to Antrim County

Year	Forest Home Township		Antrim County	
	Population	% Change	Population	% Change
1970	1,080	n/a	12,612	n/a
1980	1,333	23.4%	16,194	28.4%
1990	1,410	5.8%	18,185	12.3%
2000	1,858	31.8%	23,110	27.1%
2010	1,720	-7.4%	23,580	2.0%

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2010.

Comparison of Median Age

As indicated above, the median age of a resident in Forest Home Township is 53.4 years compared to Antrim County which is 47.4 years.

While both jurisdictions saw a sizeable increase in the median age, aging rate in the Township reached over 80% of chronological age – or a rate of aging equivalent to the passage of time. This is indicative of a stagnant or declining population. By comparison, Antrim County saw its median age increase from 45.1 years in 2000 to 47.4 years, for an aging rate equivalent to about 23% of chronological aging. Ideally, the median age in a community remains relatively constant or slowly increases as births balance deaths and in- and out-migration are in balance and a slight increase is accounted for by longer life spans.

Comparison of Population Density

The population density of Forest Home Township is greater than the population density for Antrim County. When the population of Forest Home Township was increasing, the density for the township increased, as well. All of the increase in the twenty- year time period ending in 2000 occurred outside of the limits of the Village

of Bellaire. However, during the 2000 to 2010 decade, the population of the Township, both in the Village and outside decreased slightly.

Population density increased by approximately 22.7 persons per square mile for both the unincorporated portion of Forest Home Township as well as for Antrim County as a whole between 1980 and 2000 with two-thirds of this increase occurring between 1990 and 2000. This trend was reduced in the 2000 – 2010 decade.

Figure 14
Comparison of Population Density
(Persons per square mile)

Year	Forest Home Township	Antrim County
1980	35.2 persons	34.0 persons
1990	39.1 persons	38.1 persons
2000	57.8 persons	48.5 persons
2010	52.5 persons	49.5 persons

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2010.

Comparison of Education

The educational level in Forest Home Township is somewhat higher than Antrim County or the State of Michigan. This can be attributed to a number of factors: increasing numbers of higher income retirees, increasing numbers of employed persons and a higher percentage of professionally employed persons in relation to other types of jobs. With lakefront lots commanding a premium price, purchasers of lakefront property tend to have higher incomes, which relates to educational attainment.

Figure 15
Comparison of Educational Attainment Level
(Persons Over 25 Years of Age)

	High School Only 2000	High School Only 2010	College Grad 2000	College Grad. 2010
Forest Home Township	91.3%	90.8%	27.3%	25.8%
Antrim County	84.06%	91.0%	19.4%	23.2%
State of Michigan	83.4%	88.8%	21.8%	25.6%

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and ACS 2010

Census information on educational attainment levels indicates that in 1990 85.3% of those people age 25+ had earned a high school diploma and 20.2% had some

college experience or a college degree. By 2010, the American Community Survey indicates that 90.8% of the people age 25+ had earned a high school diploma and 25.8% had some college experience or a college diploma. The slight decline in educational attainment noted from 2000 to 2010 may be attributable to the drop in overall population and some out-migration.

Comparison of Household Size

The Household Size in Forest Home Township is decreasing, which is consistent with the statewide decline. The percentage of Households with Children, Households with Married Couples and Households with Female Heads of household are less than the percentages of these categories for Antrim County.

**Figure 16
Comparison of Household Size**

Units of Government	Year	Total Households		Married Couple Households		Female Heads of Household/ No Male Present	
		Total Number	Percent With Children Under 18	Total Number	Percent With Children Under 18	Total Number	Percent of Total Households that are female headed and with children under 18
Antrim County	1990	5,202	33.4%	4,419	26.0%	593	5.8%
	2000	6,712	29.7%	5,627	24.2%	724	4.9%
	2010	9,890	23.3%	5,668	28.2%	822	8.3%
Forest Home Township	1990	423	30.8%	372	24.9%	40	4.5%
	2000	572	26.8%	505	21.3%	33	2.7%
	2010	781	18.4%	474	21.7%	46	5.8%

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2010

POPULATION TRENDS

Trend #1- Historic Population: Township population has stopped increasing since 2000

Trend #2- Permanent Population: Permanent population has not increased significantly.

Trend #3- Seasonal Population: Seasonal population in the summer is slightly larger than the permanent population.

Trend #4- Peak Population: During the summer months, the number of people living in the Township increases by nearly 40%.

Trend #5- Population Distribution: More people live inland rather than along the shoreline.

Trend #6- Population Age: The median age of the population is increasing rapidly.

Trend #7- Population Sex: There is almost an equal number of males and females in the Township.

Trend #8- Education: The educational attainment level has dipped slightly, probably as a result of population loss from out-migration.

Trend #9- Household Size: The household size is decreasing.

Housing

Number of Housing Units

The total number of housing units in Forest Home Township increased from 1053 units in 1980 to 1364 units in 2000 and 1,511 units in 2010. Of the 1,511 housing units, 781 are occupied on a year around basis, 659 are used for seasonal or occasional recreational use. The remaining 71 are vacant, abandoned or unoccupied and for sale.

Figure 17
Changes in Housing Units* 1970- 2000

Year	Housing Units	Actual Increase	Percentage Increase
1970	700	-	-
1980	1,053	353*	33.5%
1990	1,245	192*	15.4%
2000	1,364	119*	9.6%
2010	1,511	147	10.8%

* Includes figures for the part of Bellaire contained within the Townships.

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2010.

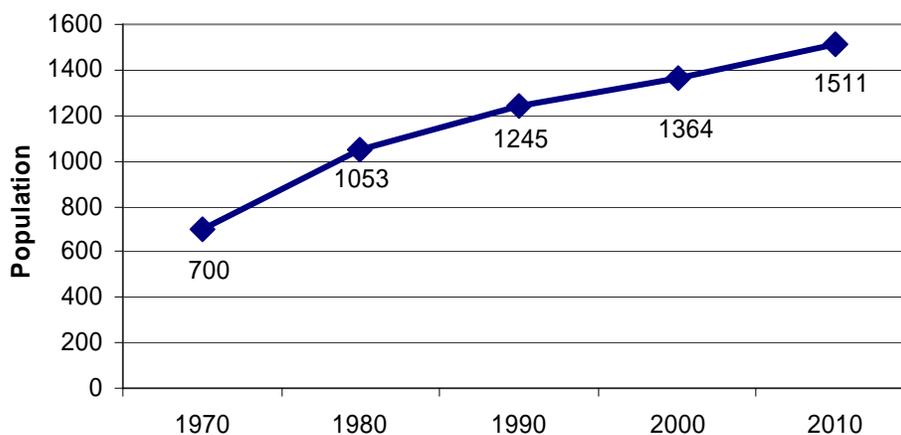
Value of Housing Units

The value of houses within Forest Home Township and Antrim County increased by over 200% between 1980 and 2000, while the statewide increase for the same time period was just under 200%. By 2010, the median single family home value in the Township was \$208,500, as compared to \$154,900 in Antrim County and \$136,600 for Michigan as a whole.

Rental Housing

The number of rental housing units decreased between 1990- 2000 from 81 to 67 but rebounded to 94 units in 2010. The cost of rental housing within Forest Home Township increased between 1990 and 2000 by 49%. By 2010, the median monthly rent in the Township was \$545, compared to \$487 for Antrim County and \$595 for Michigan as a whole.

Figure 18
Actual Changes in Housing Units



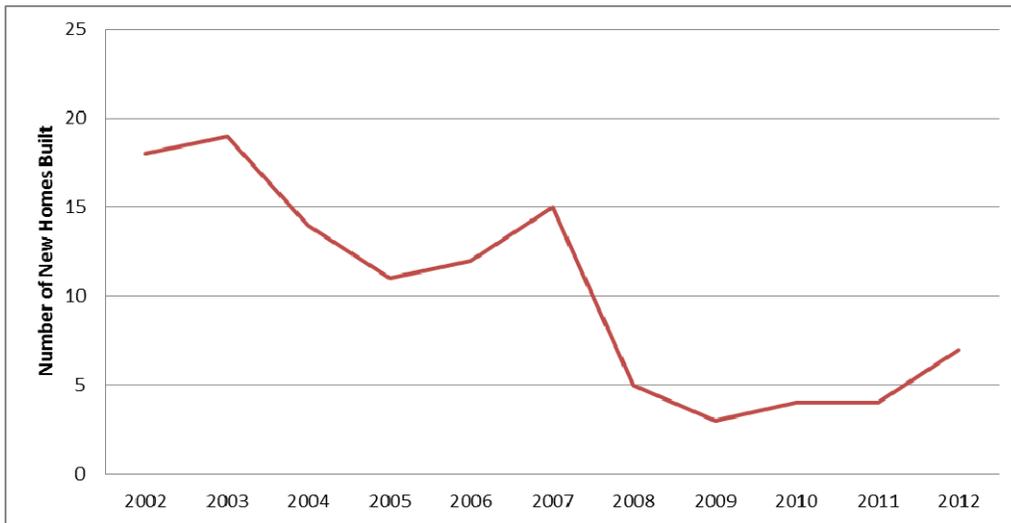
Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2010.

New Construction

The average number of new houses was 35 dwellings from 1970-1980. The average number of new houses was 19 new dwellings from 1980-1990. The average number of new houses was 12 new dwellings from 1990-2000. From 2002 to 2012 a total of 112 new dwellings were constructed in the Township, with an annual average of about 10 units.³ New home construction accounted for 26% of the 434 building permits issued between 2002 and 2012. These numbers do not reflect remodeling of existing houses or reconstruction of summer cottages into year-round homes. These figures are based on zoning/building permits issued by Forest Home Township.

³ Township Building Department.

Figure 19
Number of New Homes Built, 2002-2012



Age of Housing Units

Generally, a house can have a useful life of 100 years, but a substantial amount of updates and technology improvements are necessary to meet the standards that most people demand today. The houses that are over 20 years of age should be considered for substantial upgrades in the areas of insulation, heating plant, and wiring for electrical, telephone, computer and cable services.

Most of the houses (45.8%) built in Forest Home Township were built between 1940 and 1980. More than 43% were built from 1980 to 2010 while about 11% predates 1940.

Housing Comparisons

Housing Unit Age

The housing units in Forest Home Township are older than housing units in Antrim County.

**Figure 20
Comparison of Housing Unit Age**

Unit of Government	Total Housing Units	Percentage Built Prior to 1940	Percentage Built Between 1940-1980	Percentage Built Between 1980-2010
Forest Home Township	1,511	11.1%	45.8%	43.1%
Antrim County	17,174	13.4%	41.7%	44.9%

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2010.

Number of Housing Units

Forest Home Township and Kearney Township have a similar number of housing units many of which are located in the Village of Bellaire.

**Figure 21
Comparison of Housing Unit Numbers**

Unit of Government	1980*	1990*	2000*	2010
Antrim County	8,430	13,145	15,090	17,174
Forest Home Township	1,053	1,245	1,364	1,511
Kearney Township	583	1,001	932	1,581
Village of Bellaire**	-	517	545	549

*These figures are included in the county and respective township numbers.

**Figures were not determined for Forest Home or Kearney Townships.

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2010

Median Value

The median value of housing units in Forest Home Township has increased at a lower rate than the median value of housing in the State of Michigan but at a higher rate than the median value of housing in Antrim County.

Figure 22
Comparison of Housing Unit Median Value
 (Owner Occupied)

Unit of Government	1980	1990	% Increase 1980- 1990	2000	% Increase 1990-2000	2010	% Increase 2000 -2010
Forest Home Township	\$42,500	\$66,800	62.8%	\$129,000	51.7%	\$208,500	61.6%
Antrim County	\$35,000	\$52,800	66.3%	\$111,000	47.6%	\$154,900	39.5%
State of Michigan	\$39,000	\$60,100	64.9%	\$115,600	52.0%	\$136,600	18.2%

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2010

Rental Housing Rates

Rental Housing Rates rose at a higher rate in Forest Home Township than in Antrim County and the State of Michigan until recently, when rents have stabilized and even declined slightly.

Figure 23
Comparison of Rental Housing Unit Rates
 (Occupied)

Unit of Government	Rental Units			Median Rents			% Increase 2000-2010
	1990	2000	2010	1990	2000	2010	
Forest Home Township	81	67	94	\$373	\$556	\$545	-1.8%
Antrim County	1,215	1,281	1,597	\$342	\$460	\$487	5.9%
State of Michigan	-	-	-	\$423	\$546	\$595	8.8%

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce, 2010.

Housing Trends

Trend #1- Number of Housing Units: The Number of Housing Units is steadily increasing in Forest Home Township.

Trend #2- New Construction: New Construction has been declining in Forest Home Township and declined severely with the recession in the late 2000s

Trend #3- Age of Housing: The Age of Housing Units in Forest Home Township is increasing.

Trend #4- Median Value of Housing: The Median Value of Housing Units in Forest Home Township is increasing dramatically.

Trend #5- Rental Housing: The Number of Rental Housing Units in Forest Home Township was decreasing but stabilized and rose slightly since 2000.

Trend #6- Rental Housing Rates: The Rental Housing Rates in Forest Home Township are stable.

Economy

Per Capita Income

The per capita income levels for residents in the Township have all increased in dollar value between 1990 and 2000. According to the 2006 – 2010 American Community Survey, the 2010 per capita income for the Township was \$37,394. The median family income in Forest Home Township in 2010 was \$62,727, an increase of over 53% since the 2000 level of \$40,980. There are 92 persons living in poverty. There are 1,672 people over the age of 16 and, of those, 915 were considered to be in the labor force, with 851 employed and 64 unemployed. A total of 757 are considered to not be in the labor force, typically this would include the retired and disabled.

Economic Base

Historically, Forest Home Township has not been a major economic attraction in Northern Michigan or even Antrim County in terms of providing jobs or direct incomes.

In the late 1800's the economy of Northern Michigan was primarily related to the wood harvesting industry. As Northern Michigan generally and Forest Home Township specifically was logged off, land was converted into agricultural uses. Over time, the terrain and close proximity to water (which served to moderate the temperature extremes) proved to be a major asset in the production of various types of agricultural crops. Farms comprised of orchard crops and livestock covered the landscape.

During the past 30 years, fewer than twenty (20) families have been able to support themselves by farming. Those who are surviving are doing so either due to excellent management and a fair amount of luck or the farm income was supplemented by a secondary (or in some cases primary) income that has come from a job off the farm.

Weekly or seasonal rental of lakefront cabins was traditionally a source of income for residents in the past but the bulk of these cabins have either been torn down or sold and moved off the lakefront property. Much of the former cabin properties have been split into individual lots and sold.

Generally, the residents of the township work in Bellaire, or travel to other communities such as Kalkaska, Traverse City, Gaylord, Petoskey and Charlevoix for employment.

Service Jobs: Shanty Creek – Schuss Resort has a peak employment level of approximately 600 persons with an annual average of 360 employees.

Education Jobs: Bellaire Public School System employs another 36 persons between teaching and support staff.

Government Jobs: Antrim County employs approximately 150 persons directly with an additional 150 employees at the Meadow Brook Medical Care Facility.

Manufacturing Jobs: Armor Holdings in Central Lake and Anchor Danyl in Bellaire are major providers of jobs outside of Forest Home Township.

Commercial Jobs: A limited amount of commercial activity takes place in the Clam River area of the Township: restaurant, marina, boat repair and storage. There are also two multiple family condominium complexes and a private campground. In addition, a limited number of cabin rentals are located along the waterfront throughout the Township.

The commercial activity that does occur in the township is concentrated on construction trades, lawn care and landscaping services, as well as docks and boat services during the summer months. One sand and gravel extraction operation is located in the Township with the bulk of the material being used for local construction activities.

**Figure 24
Types of Employment**

Types of Employment*	1990	2000	2010
Agricultural, forestry and fisheries	25	30	12
Business and repair services	22	-	***
Communications and Utilities	6	-	***
Construction	34	59	57
Educational Services	61	-	127
Entertainment and Recreation Services	12	120	235
Finance, Insurance and Real Estate	30	50	25
Health Services (includes Educational & Social Services)	62	136	***
Information	**	14	0
Manufacturing	126	131	90
Other Professional Services	53	42	***
Personal services	57	-	63
Professional (Scientific, Management, Administrative)	**	28	82
Public Administration	18	64	51
Retail Trade	93	95	82
Transportation (includes Warehousing)	14	29	5
Wholesale Trade	4	2	22
Total	617	772	851

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000.

* Due to changes in data collection, information is not directly comparable between 1990, 2000 Census and 2010 ACS

** These categories did not exist in 1990.

*** Not separately reported in the 2006-2010 ACS

Village Center

The Village of Bellaire contains a viable commercial cluster in the "downtown" area with several dozen stores and restaurants, as well as another commercial area on the south side of Bellaire with enterprises such as several banks, a major grocery store, laundromat, car wash, gas station, car and boat repair, etc. Shorts Brewery, and various other establishments, have served as a primary attraction to Bellaire.

Bellaire is the location of Antrim County offices, and offices for the Village of Bellaire, Forest Home Township and Kearny Township. The location of the county seat also attracts many related businesses, including attorneys' offices, computer firms, restaurants and other support commercial uses.

Resorts

There are eight (8) golf courses located east of Bellaire: The Farm (1), The Chief Golf Course (1), Hawk's Eye (2), and three major resorts: Shanty Creek (2), Cedar River (1) Schuss Mountain Resorts (1). They provide a large number of the minimum wage jobs in Entertainment and Recreation during their peak season, in the summer. The increased popularity of golf has increased the spring, summer and fall employment levels. Not all of these jobs are full time or year-round. Also, there are seasonal lay-off periods in the spring and the fall.

Tourism

Many tourism related jobs (Entertainment and Recreation) are seasonal and do not pay a wage sufficient to serve as a sole source of family income for other than the owners or proprietors of these businesses. However, they do provide a source of jobs for the youth of the area. With the increasing numbers of second homes being constructed in Northern Michigan, the construction industry and related trades do provide wages sufficient to support a family.

Commercial Areas

There is a commercial area close to the Village of Bellaire at the site of the former Bellaire Log Cabin manufacturing facility. Industrial parks (or vacant industrially zoned lands) exist in the Central Lake Township, Kearney Township, and the Villages of Bellaire, Mancelona, Elk Rapids, and Ellsworth.

At the present time, only a small area in the southwest part of the Township is designated for commercial use on the zoning map, as waterfront commercial. Historically, boat repair, boat rental, boat slips, gasoline sales, bait and tackle supplies, restaurants and boat storage have been commercial activities in this location for the past 100 years.

Economic Comparisons

Per Capita Income

Historically, the per capita income in Forest Home Township has been higher than that of Antrim County but lower than the State of Michigan.

In the year 2000, the percentage change in Forest Home Township exceeded that of the County and the State for the first time since records have been maintained. Also, the actual per capita income level in Forest Home Township exceeded that of the State of Michigan, a rarity among communities in Northern Michigan. This trend accelerated in the 2000 – 2010 decade.

The persons classified as being in poverty in Forest Home Township declined by a much greater percentage rate between 1990 and 2000 than the rate for either the County or the State. However, for the 2000s the percentage of persons living in poverty increased across the board, although at a much lower rate in Forest Home Township than in the County or State.

Figure 25
Comparison of Income and Poverty Status

	Per Capita Income (per person)			Percentage of Persons in Poverty		
	2000	2010	Percent Change	2000	2010	Percent Change
Forest Home Township	\$24,319	\$37,394	53.8%	5.0%	5.4%	+14.0%
Antrim County	\$19,485	\$23,912	22.7%	9.0%	16.0%	+77.8%
State of Michigan	\$22,168	\$24,724	11.5%	10.5%	17.5%	+73.5%

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2011 ACS

Unemployment

The unemployment levels in Forest Home Township are similar to those of the State of Michigan although the job mix is not as diverse in the Forest Home Township Area.

**Figure 26
Employment Status**

Unit of Government	Persons over Age 16			Total Civilian Labor Force			Percent Unemployed		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
Forest Home Twp.	1,138	1,509	1,672	671	851	915	8.0%	6.0%	7.0%
Antrim County	14,065	18,125	19,542	8,089	10,705	11,084	9.4%	6.4%	9.1%*
State of Michigan	-						8.2%	5.8%	9.4%*

Source: U.S. Census of Population and Housing. Washington: U.S. Department of Commerce. 2000 and 2010,

* As of August, 2012, per Michigan Department of Technology, Management and Budget Michigan

ECONOMIC TRENDS

Trend #1- Per Capita Income: The Per Capita Income in Forest Home Township is increasing.

Trend #2- Economic Base: Tourism continues to provide the economic base for the Forest Home Township.

Trend #3- Employment: Both the rate of employment and the rate of unemployment in Forest Home Township are increasing.

Trend #4- Village Center: Retail businesses outside of Forest Home Township provide year- round employment for local residents.

Trend #5- Resorts: The major resorts located outside of Forest Home Township provide most of the seasonal, minimum wage jobs.

Trend #6- Tourism: Tourism related businesses provide most of the seasonal employment in Forest Home Township.

Trend #7- Commercial: There are many opportunities for commercial businesses near Forest Home Township.

Chapter 4 Land Use and Development Patterns

Historical Perspective

Forest Home Township is unique, because it is an interior peninsula located in the heart of the Elk River Chain of Lakes Watershed in Antrim County, Michigan. The Township consists of 23.6 square miles with 26.6 miles of lake and river shoreline. Only 4.85 linear miles of land compose its borders with Central Lake Township and the Village of Bellaire. The Township includes 15,542.6 acres of land.

For the past one hundred years, Forest Home Township has been used for a few family farms, year round homes, seasonal homes and historical waterfront commercial businesses. For the most part, these human land uses have been compatible with the rural landscape and maintained the rural character of the Township.

Current Land Use

Agricultural

The number of family farms has decreased over the past 100 years. Our Township had fewer than 20 family farms in 2005. In 2004 the Michigan Tax Commission mandated new guidelines for classifying property as agricultural, which changed many properties from agricultural (101) to residential (401).

Residential

Residential land is occupied by single family dwellings for the most part. Until the recession which started in 2007, approximately 18 new homes were built in Forest Home Township each year. More recently, the annual average has declined to about 5-10 units per year.

Antrim County Equalization Department records show that over 188 new homesteads were created in Forest Home Township between 2007 and 2012. This may imply that some of the residential development taking place over the past five years has been consuming vacant residential building sites.

Commercial

Commercial enterprises in Forest Home Township have been limited to two locations: Clam River and near the Village of Bellaire on County Road 620.

Historically, businesses along Clam River have provided water-related services such as marinas, boat slip rental, boat rental, boat sales, boat repair, service and

storage. Retail stores operated within enclosed buildings and restaurants have also been located in this area. There are presently four businesses along Clam River, including a private campground.

Land Use/ Land Cover Change

The Township includes 15,542.6 acres of land. Land Cover/ Land Use have not changed significantly between 1978 and 2012.

**Figure 27
Land Cover/Land Use in Forest Home Township
(acres)**

Land Cover	2012
Agriculture	3,684.0
Forests	7,031.5
Grasses & Shrubs	1,793.9
Commercial, Industrial, Golf Course	179.7
Residential/Urban	1,401.5
Wetlands	1,452.0
Totals	15,542.6

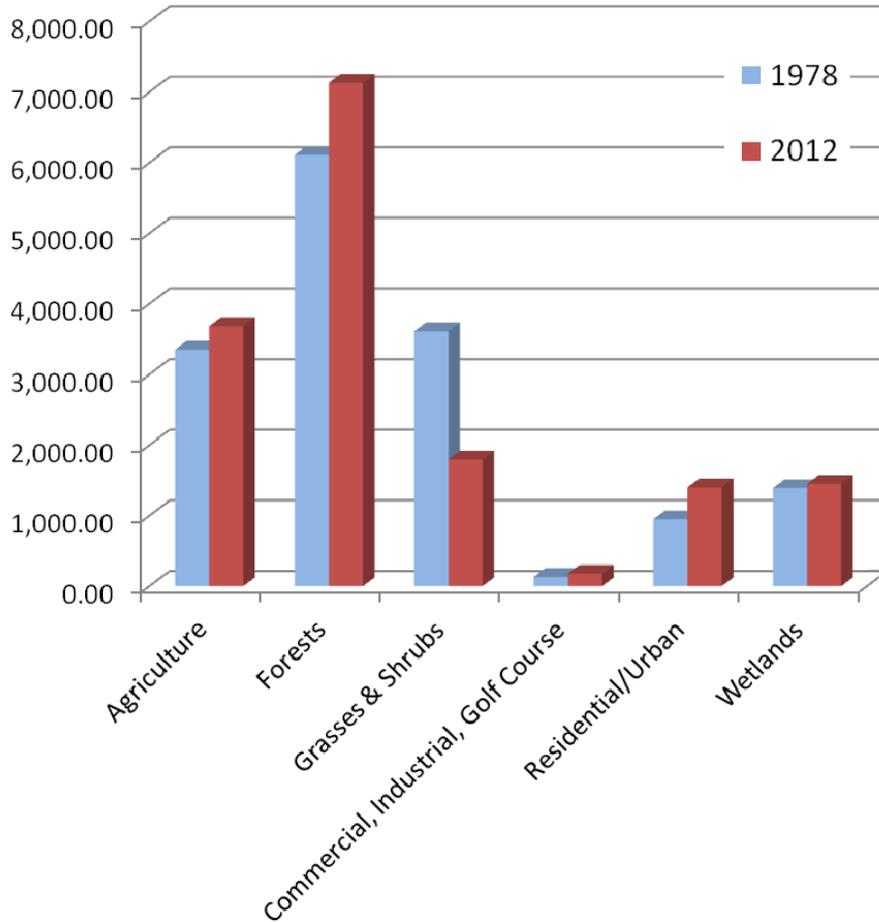
Source: Antrim County Atlas. Traverse City: Land Information Access Association, 2005 and 2012 National Agricultural Imagery Program

**Figure 28
Land Use Change 1978, 1998 and 2012**

Land Cover in Acres	1978	1998	2012
Agriculture	3,351.9	3,428.9	3,684.0
Forests	6,107.3	7,449.5	7,131.5
Grasses & Shrubs	3,611.1	1,793.9	1,793.9
Commercial, Industrial, Golf Course	132.6	179.7	179.7
Residential/Urban	948.5	1,238.6	1,401.5
Wetlands	1,391.2	1,452.0	1,452.0
Totals	15,542.6	15,542.6	15,542.6

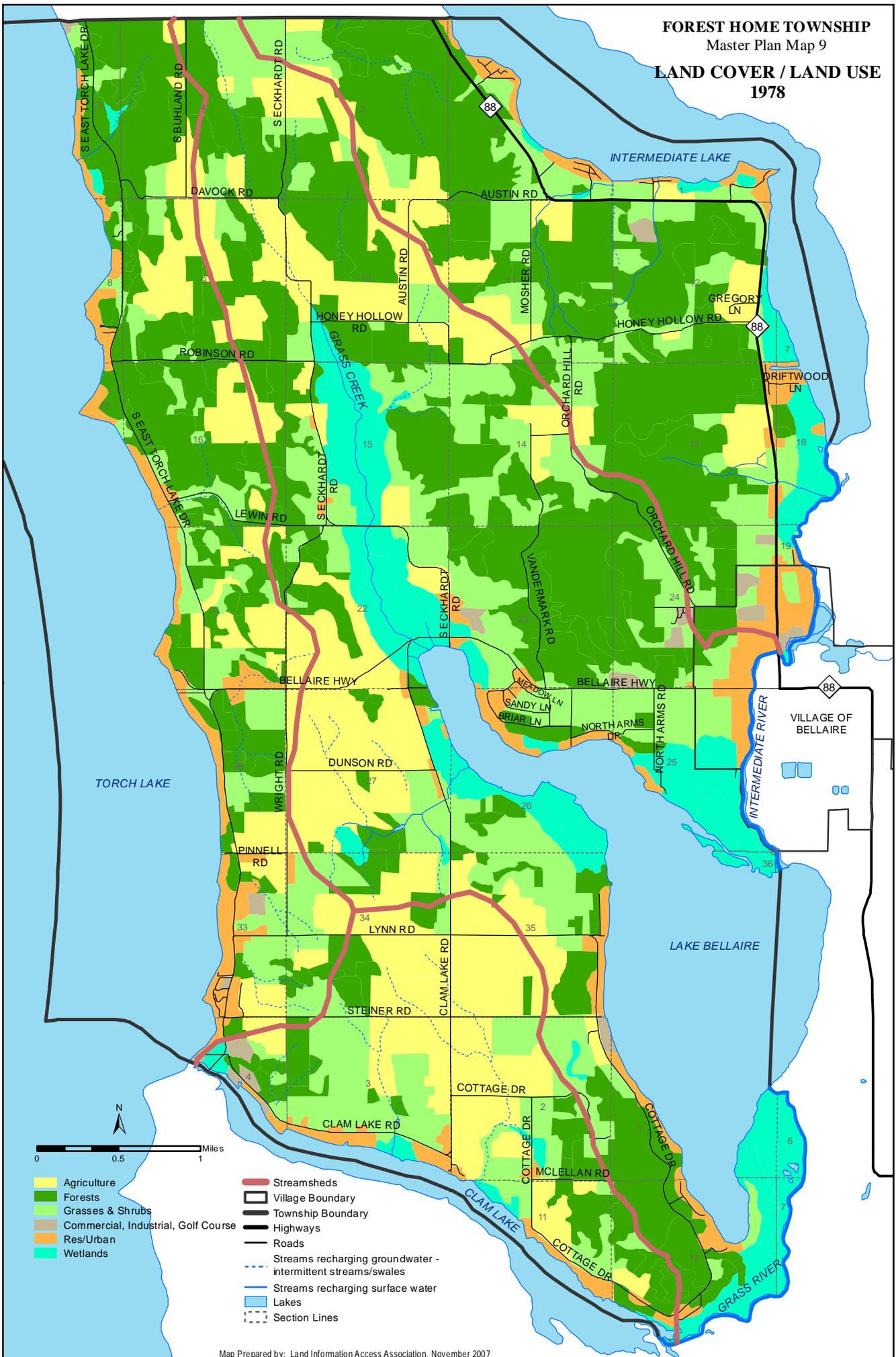
Source: Antrim County Atlas. Traverse City: Land Information Access Association. 2005 and 2012 National Agricultural Imagery Program

Figure 29
Comparison of Land Cover Changes 1978-2012



Source: Antrim County Tax Records. Bellaire: Antrim County Equalization Office. 2005. Note: Many properties that were classified as agricultural (101) were re-classified as residential (401) as a result of a mandate by the State Tax Commission in 2004 and 2012 National Agricultural Imagery Program.

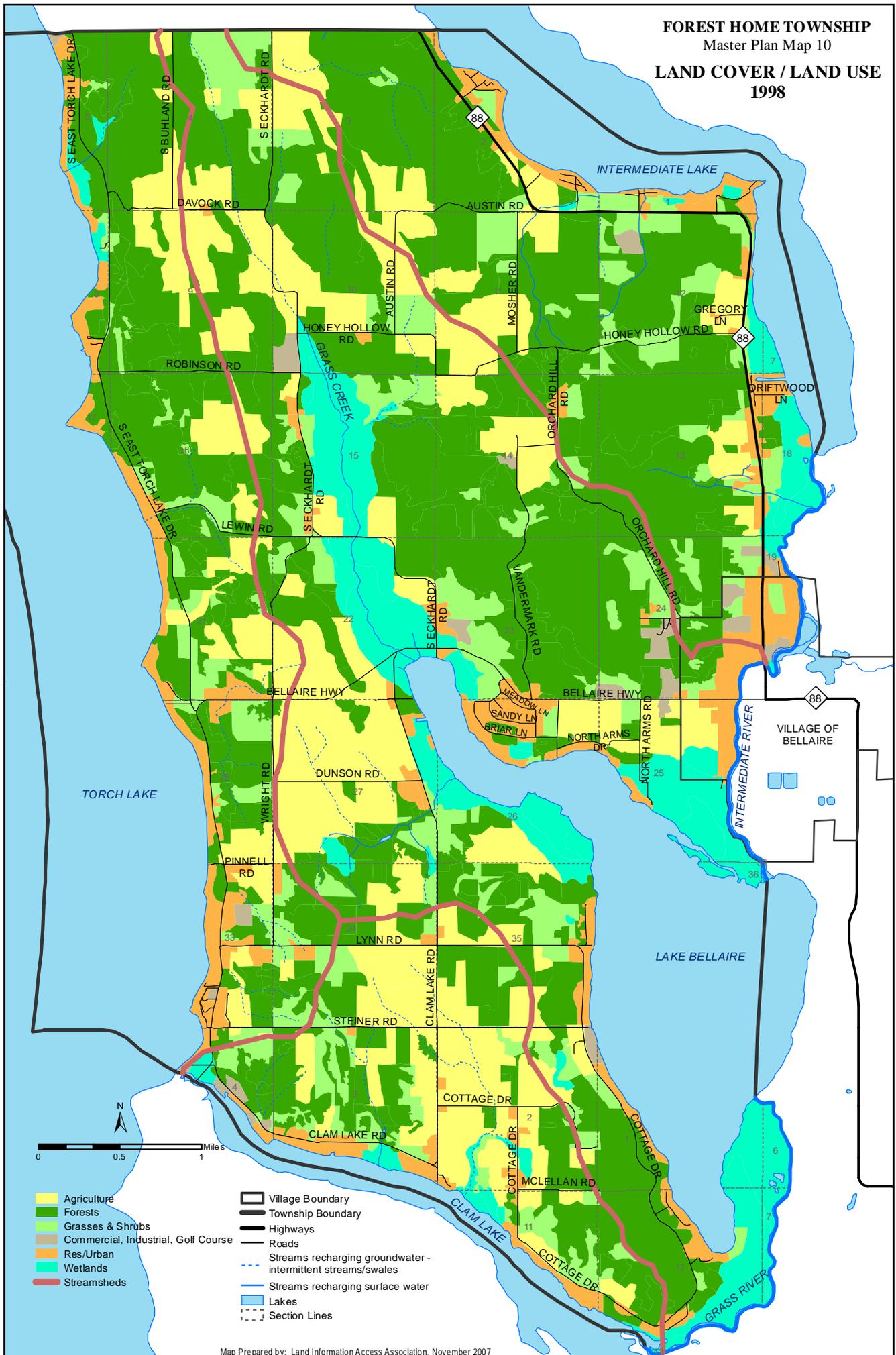
FOREST HOME TOWNSHIP
 Master Plan Map 9
LAND COVER / LAND USE
 1978



- Agriculture
- Forests
- Grasses & Shrubs
- Commercial, Industrial, Golf Course
- Res/Urban
- Wetlands

- Streamsheds
- Village Boundary
- Township Boundary
- Highways
- Roads
- Streams recharging groundwater - intermittent streams/swales
- Streams recharging surface water
- Lakes
- Section Lines

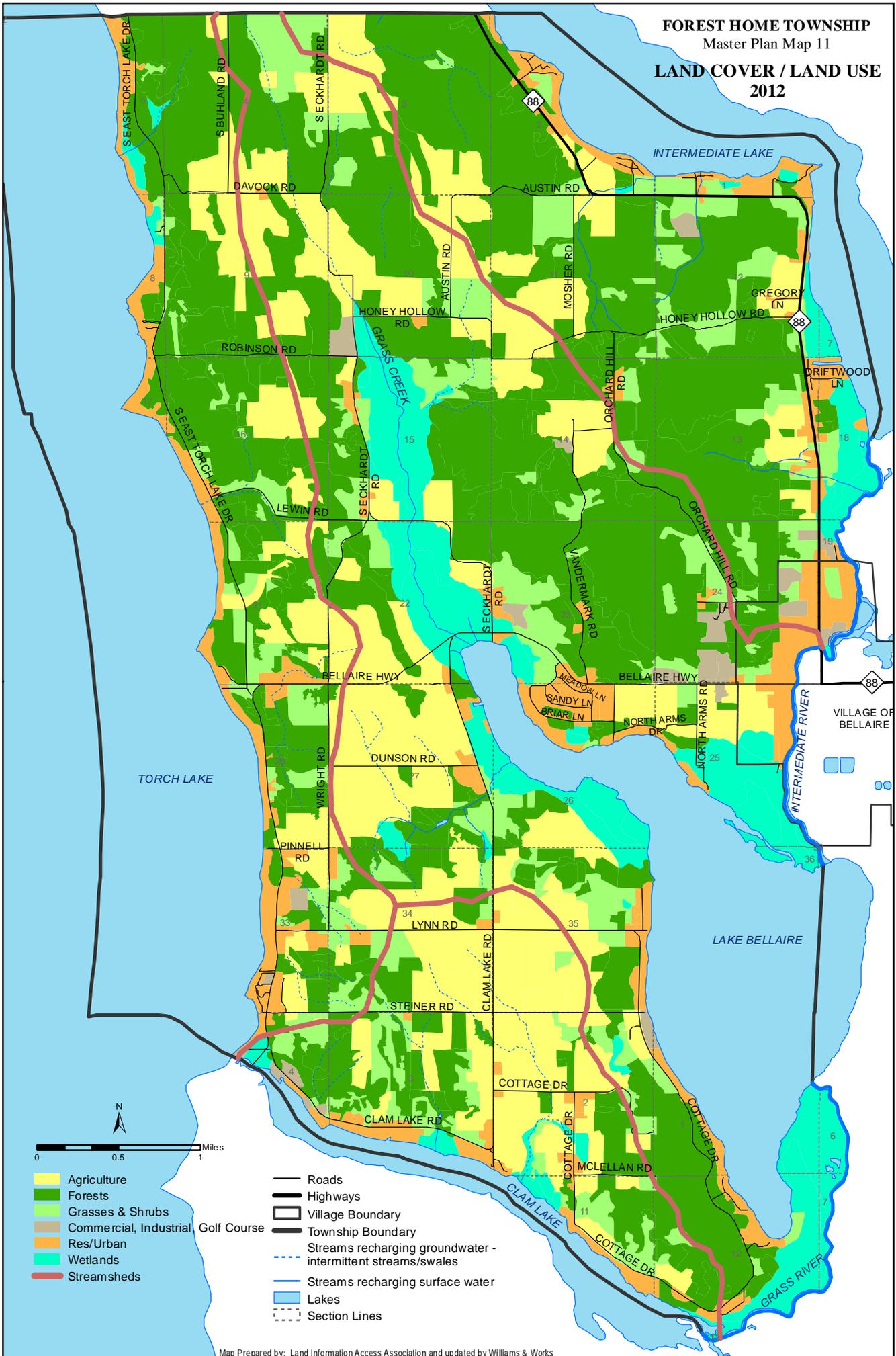
FOREST HOME TOWNSHIP
 Master Plan Map 10
LAND COVER / LAND USE
 1998



- Agriculture
- Forests
- Grasses & Shrubs
- Commercial, Industrial, Golf Course
- Res/Urban
- Wetlands
- Streamsheds

- Village Boundary
- Township Boundary
- Highways
- Roads
- Streams recharging groundwater - intermittent streams/swales
- Streams recharging surface water
- Lakes
- Section Lines

FOREST HOME TOWNSHIP
 Master Plan Map 11
LAND COVER / LAND USE
 2012



0 0.5 1 Miles

- Agriculture
- Forests
- Grasses & Shrubs
- Commercial, Industrial
- Res/Urban
- Wetlands
- Streamsheds

- Roads
- Highways
- Village Boundary
- Township Boundary
- Streams recharging groundwater - intermittent streams/swales
- Streams recharging surface water
- Lakes
- Section Lines

Impacts of Development on Rural Character

Water Quality

If property owners remove the greenbelt that buffers lakes and streams, then more sediments, nutrients and toxins enter the water and water quality begins to decline. Most waterfront parcels have been developed for residential use.

Wetlands

Prior to the adoption of a Forest Home Township Wetlands District in 1971 and the Michigan Wetlands Protection Act in 1979, many wetlands were filled and developed for residential use. Current practices prohibit building structures in wetlands and access to waterfront is permitted with boardwalks.

Forests

As large parcels are divided, forests become fragmented, which interrupts wildlife corridors and has a negative impact on wildlife foraging and dispersal. A few of the mixed hardwood forests remain in large tracts, but there is significant acreage that has been planted as pine plantations. Timber harvesting on steep slopes with heavy equipment has negatively impacted the rejuvenation of a diversity of species.

Scenic Views

As undeveloped waterfront property becomes scarce, a second tier of development is starting to occur on the ridges. This provides scenic views to the property owners, but may have a negative impact on the scenic views of the hills by the general public from paved roads. The steep driveways may increase erosion.

Farmland

Scenic views are also diminished when farmland is converted to residential use. As the acres of farm fields decrease, the number of houses, garages and storage buildings increase.

Property Ownership

Property Values

After a down turn for a period of time in the early to middle 1980's, the cash value of agricultural land and parcels has been increasing. A significant reason for the increase in the price of agricultural land is the land offers views of the lakes and a pastoral setting because of the lack of surrounding development.

The value placed upon agricultural land in Forest Home Township increased 40% in value between 1990 and 1995 and increased 46% between 1995 and 2005, according to the Antrim County Equalization Department. It has not kept up with the 88% increase in the value of residential land within the Township. This sharp increase in the value of residential land values can be attributed in part to the overall statewide increase in the price of housing. The increase is further compounded by the fact that most of the residential property is located either on or within site of one of the lakes or rivers surrounding Forest Home Township.

The overall value of properties in Forest Home Township continues to increase. The rapidly increasing property values have a substantial impact on persons wishing to enter the housing market in this Township.

Figure 30
Property Value Change 1995 – 2005 Update

Tax Identification Number	Class/ Type	True Cash Value 2005	True Cash Value 2012	Actual Change	Percent Change
101	Agricultural	\$14,130,500	\$10,284,200	-\$3,846,300	-27.2%
201	Commercial	\$7,240,500	\$7,598,800	\$358,300	4.9%
401	Residential	\$516,668,700	\$432,818,900	-\$83,849,800	-16.2%
Total		\$538,039,700	\$450,702,100	-\$87,337,600	-16.2%

Source: Antrim County Tax Records. Bellaire: Antrim County Equalization Office. 2005 and 2012

Figure 31
Property Ownership 2007 and 2010

Parcels	2007		2012	
	Number	Percent	Number	Percent
Homesteads	814	37%	1,086	48%
Non-Homesteads	1,357	63%	1,195	52%
Total Parcels	2,171	100%	2,281	100%

Source: Antrim County Tax Records. Bellaire: Antrim County Equalization Office.
2006 and 2010

Chapter 5 Community Resources

Educational Resources

Residents of Forest Home Township attend the Bellaire Public Schools. The school district provides bus transportation to get students to and from school and sports teams to athletic events. Students participating in extra curricular activities such as sports and club activities must arrange for their own transportation if those activities begin or end at a time other than the normal beginning or ending of the school day.

Since the Michigan Schools of Choice Initiative, parents may choose to enroll their children in any school they choose. They may or may not choose to enroll their children in the district where they live. This option has affected local school enrollment.

In addition there are charter schools in Williamsburg, Alba, Elmira, Traverse City and Petoskey where parents can find other educational options for their children. There are also parochial schools in the area.

Technical Training is available at the Traverse Bay Area Intermediate School District's Career Technology Center (Career Tech) and the Northwestern Michigan College's Michigan Technology Education Center (MTEC) in Traverse City.

College level education is available through Northwestern Michigan College (NMC) in Traverse City and North Central Michigan College (NCMC) in Petoskey. Both colleges offer Associate Degree Programs, (generally 2 year) in subject areas where a widespread need exists for training such as nursing and accounting.

Northwestern Michigan College operates the University Center at the Boardman Lake Campus, which offers programs from fourteen other colleges and universities in Michigan. Now students can earn bachelor and master degrees. These programs have not eliminated the movement of high school graduates out of the area, but it has allowed currently employed adults to continue to upgrade their skills and obtain degrees without having to give up their jobs and relocate out of the area.

Northwestern Michigan College also operates the Great Lakes Campus, which offers program through the Great Lakes Maritime Academy, Great Lakes Culinary Institute and Water Studies Institute.

Public Safety

Police protection and law enforcement for Forest Home Township are available through the Antrim County Sheriff's Department and the Village of Bellaire Police Department located in Bellaire. As well as the Michigan State Police posts in Kalkaska and Traverse City. The Sheriff's Department provides most of the law enforcement within the township.

Fire and ambulance services are provided through a service funded jointly by a number of local units of government and are located in the Village of Bellaire.

Through the Antrim County Sheriff's Department, 911 Emergency Telephone Service is currently available and an upgrade to Enhanced 911 is planned.

Water and Sewer

At the present time, several common sewer systems exist within the township. The Village of Bellaire has a municipal sewer and water system. The Village has established a policy to not extend services outside the Village boundaries. Sunset Torch Condominiums also has a common sewer system.

Solid Waste

Solid waste is collected by a number of independent haulers operating throughout Northern Michigan. This waste is collected and taken to transfer stations.

One day a year, the Township sponsors a pick-up day for non-hazardous materials. The Township also supports the Antrim County Hazardous Waste Drop-Off Program held every fall by the Antrim Conservation District.

Recycling

Drop-off sites for recyclables exist throughout the County and a small fee is charged to Forest Home Township residents for the service.

Public Lands

Forest Home Township- The Township has jurisdiction over several parks and public access sites. Following is a listing of the parks and public access sites in the Township: *Intermediate Lake-* Snowflake Road, *Torch Lake-* Pinnell Road, Steiner Road, Extension Co. Rd. 620, and Forest Home Township Family Park, *Lake Bellaire-* Pleasant Street, Lynn Road, Lessard Road, Eckhardt Road, Grass Lake Road and Steiner Road. The Township Parks and Recreation Commission maintains fences, parking areas and signs. They are open dawn to dusk year

round. Public access to the water is generally convenient from virtually all locations within the Township.

Family Park- The Township maintains a park on Torch Lake at the north end of the Township which is open for day use only with picnic tables, grills, a parking area and stairs down to the lake. In 2003 the Township acquired a long-term lease from the MDNR for 103 feet of Torch Lake adjacent to the park. It has a walk-in boat launch for small boats such as kayaks and canoes.

Arrowhead Park- In 2006, Forest Home Township acquired a small parcel on the northeast shore of Clam Lake. The Parks and Recreation Committee will develop a management plan for the property.

Jacob's Landing Access- The Parks and Recreation Committee has developed a management plan for the property.

Loon Nursery Preserve- In 2000, the Township received a grant from the Michigan Natural Resources Trust Fund to acquire a 32 acre preserve on the North Arm of Lake Bellaire, which is used by the threatened loon to raise their young. The Township maintains a trail down to a viewing platform on Lake Bellaire which is open dawn to dusk year round.

Glacial Hills Pathway and Natural Area- In 2006, the Township received a grant from the Michigan Natural Resources Trust Fund to acquire 165 acres of upland property which can be accessed from Eckhardt Road in the center of the Township.

Township Hall- The Forest Home Township Hall is located at 321 North Bridge Street within the Village of Bellaire. A meeting room and restrooms are contained within the building which makes it suitable for use by small groups.

Village of Bellaire- The Village has two recreational facilities located in Forest Home Township: the 8 acre Richard Park (beach, tennis court, picnic area with grills, picnic pavilion with fireplace, playground equipment, restrooms, 3 basketball courts, 2 ice rinks, fishing area) and the 10 acre Rotary Soccer Park (6 soccer fields & gravel parking lot).

The Village also has four recreational facilities located across the river in Kearney Township: the 80 acre Craven Park (30 campsites, restrooms with showers, 3 ball fields, football field with concession stand, fishing access, 1.6 miles of trails, playground equipment, picnic area, parking lot, pavilion, barn and corral and fairgrounds) located on Craven Pond and the Rotary Baseball Fields located just south of town on Hwy. M-88. In addition there is a paved walking trail through town and a small park in Holiday Acres.

There are two public access sites with boat ramps located within the Village.

State of Michigan- The Michigan Department of Natural Resources maintains four public access sites within the Township: *Clam Lake-* Clam Lake Road, *Lake Bellaire-* Steiner Road and Cty R. 620 west of Eckhardt Road, and *Intermediate Lake-* Gorham Beach Road; the Township has a current lease on the latter.

Antrim County- There are two County road ends that provide additional public accesses in the Township: *Torch Lake-* adjacent to the Dockside property and *Clam Lake-* Clam Lake Road end adjacent to the MDNR boat launch.

In 2006 Antrim County received a grant from the Michigan Natural Resources Trust Fund to purchase 155 acres of property on the Intermediate River and along the north shore of Lake Bellaire. This property is managed by the Grass River Natural Area, Inc. and maintained in a natural state.

Antrim County owns over 448 acres of land in Forest Home Township, which are not currently being used for recreational purposes but have recreational potential. A 98 acre parcel located on Vandermark Road contains a valley in which the Antrim County Sheriff's Department has established a target range for use by the Department. Five acres are off-limits to the public. A second parcel of 340 acres is bisected by Orchard Hill Road. This parcel is forested and managed for timber production purposes.

Antrim County owns additional small parcels which may have value for various types of recreational uses. The County has no plans at this time for other uses of the property. While not used for recreation purposes, this land does have the potential to be developed for low intensity recreation use such as hiking, bird watching and cross country ski trails. These activities would fit in with a multiple use concept for forest land.

The Grass River Natural Area located in the southeastern part of the Township is composed of over 1,200+ acres owned by Antrim County. This area borders the Grass River with a portion located in Forest Home Township and the balance contained in Helena and Custer Townships. This property has two miles of board-walked trails, bridges, benches, observation platforms and interpretive displays. The Nature Center is open during the summer when a naturalist is on duty to provide educational programs including tours and classes.

Bellaire Public Schools- owns 40 acres with frontage on Forest Home Avenue and Orchard Hills Road. The schools offer 3 gymnasiums, 1 playground, 2 playing fields and an athletic complex for soccer, football and track.

Central Lake Public Schools- owns a parcel of 137 acres with frontage on M-88 just inside the northern boundary of the township.

Torch Lake Yacht Club- TLYCC is the only privately owned recreational complex in Forest Home Township. Tennis courts and beach frontage facilities are used only in the summer by members and their guests. Occasionally state, regional or national regattas are held at the club on Larson Road.

Area Recreational Opportunities- The area surrounding the Township contains many recreational areas. Antrim Creek Natural Area, Cedar River Natural Area, Torch Bay Nature Preserve, Seven Bridges Natural Area, Barnes Park, Craven Park, Jordan River Valley, Skegemog Lake Wildlife Area, Battle Creek Natural Area are a few of the areas open to the public. Schuss Mountain- Shanty Creek Resort, Hawks-Eye Golf Course, The Chief Golf Course and the Farm Golf Course also provide recreational opportunities.

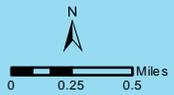
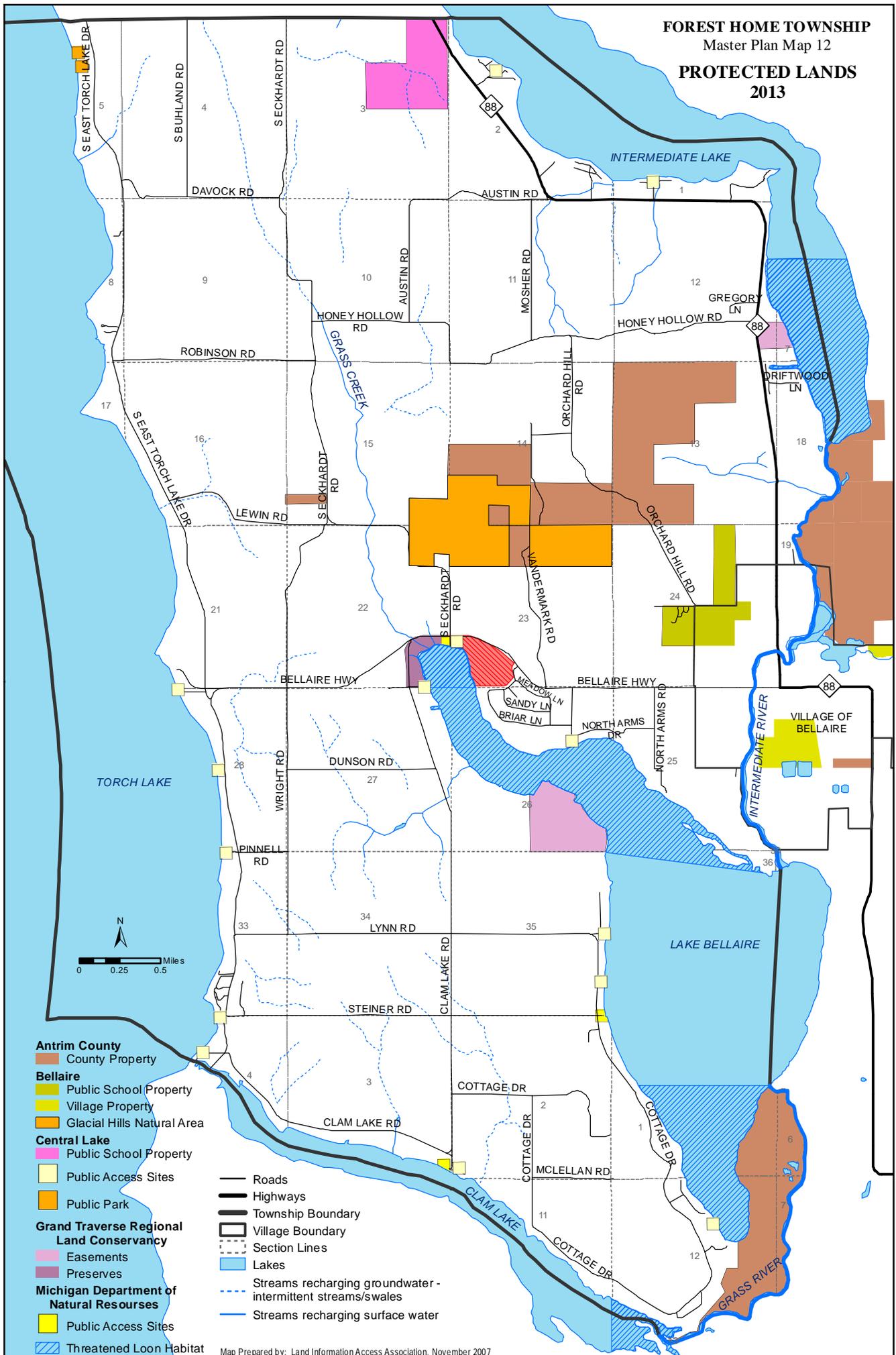
The Forest Home Township Parks and Recreation Committee has developed a trail plan for the Township which will connect Township trails to other trails in the Village of Bellaire and Antrim County.

FOREST HOME TOWNSHIP

Master Plan Map 12

PROTECTED LANDS

2013



Transportation

Major Roads

Traffic routes through the township are limited by the water boundaries and topography of the Township. The north-south traffic travels on either East Torch Lake Drive or M-88. These routes are located on opposite sides of the township and serve to move the traffic efficiently during the majority of the year.

During the summer months, particularly on weekends, East Torch Lake Drive suffers from occasional congestion problems. This congestion is caused by heavy traffic volumes, vehicles towing water craft, numerous turning movements due to large numbers of driveways, as well as a considerable number of pedestrians and cyclists. The Township recently paved the shoulders of East Torch Lake Drive from Clam River north to the boundary with Central Lake Township to provide for a safe bike path along this major road. Traffic flows smoothly on M-88 throughout the year.

Bellaire Highway (County Road 620) and Clam Lake Road serve the bulk of the east-west traffic movement in an efficient manner. Traffic flows well on Bellaire Highway due to the limited number of driveways that front on this road as opposed to the number of driveways fronting on East Torch Lake Drive. Clam Lake Road serves the function of providing a means of movement within the township and into Bellaire. Clam Lake Road and Eckhardt Road are the major paved roads running north and south in the center of the Township.

Public Transportation

Public transportation is provided by the Antrim County Transit System (ACT) which is a "dial-a-ride" system. Individuals make arrangements for passenger pick-up and delivery throughout the county by contacting the Transit System. Other than ACT, no other forms of public transportation service Forest Home Township or the Village of Bellaire at the current time. Planning is underway for a publicly operated inter-county transit system which may provide service to Forest Home Township.

Grand Traverse County in cooperation with the Northwest Michigan Council of Governments and the Michigan Land Use Institute is undertaking The Grand Vision Project to develop a regional plan for future land use and transportation.

Airport

The Antrim County Airport located in Kearney Township provides two runways with some repair services available but does not provide for commercial traffic other than charter service originating from other locations. The Cherry Capitol

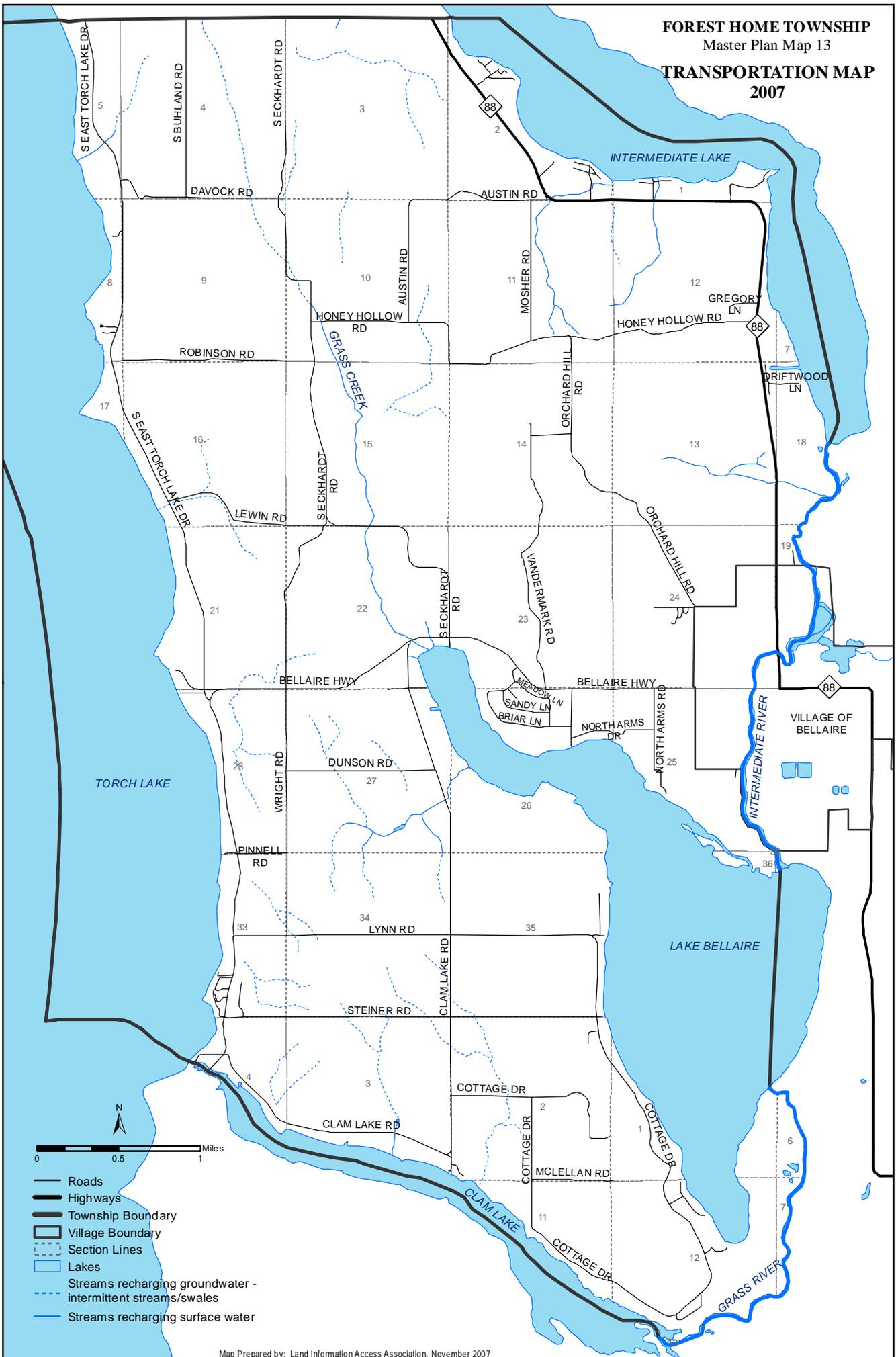
Airport in Traverse City is the nearest location that provides scheduled passenger air traffic.

Boating

The lakes provide a means of travel by small watercraft which is limited to recreational traffic. Boats can travel within the Upper Chain-of-Lakes from Bellaire north to Ellsworth or the Lower Chain-of-Lakes from Bellaire south to Elk Rapids. A spillway in Bellaire prevents the movement of boats between the upper and the lower lakes. Boats are restricted from entering Lake Michigan by the hydro-electric generating dam at Elk Rapids.

Safe harbors are maintained on Torch Lake in Alden by Helena Township, in Torch River, and on Lake Michigan in Elk Rapids by the Village of Elk Rapids.

FOREST HOME TOWNSHIP
 Master Plan Map 13
TRANSPORTATION MAP
 2007



Chapter 6 Planning Implications

The natural resources which make up the physical environment of Forest Home Township have provided opportunities for development. Because Forest Home Township is a peninsula surrounded by water on three sides, most of the development has been along the shores of these lakes and rivers. The interior of the Township has steep slopes with a high, central plateau that has been suitable for family farms.

The trends that have been observed over the past twenty-five years provide the basis for the following projections. The impacts of this development on the Township's natural resources and rural character during this period provide the basis for describing the potential impacts of these projections on our Township.

Population

Population Trend #1- The rate of permanent population growth is decreasing.

A number of factors have begun to slow the permanent population increases that have taken place in previous decades.

- There is a lack of new jobs paying “living” wages in the area.
- Fewer seasonal homes are being converted to year round housing.
- There is a lack of rental homes.
- There are fewer starter homes for people starting families, because there are fewer good paying jobs.
- The average age of Township residents is increasing.
- The percentage of households with children under 18 years of age is declining.
- The number of female headed households is expected to increase based in large part on the aging of the population and the longer life expectancy of women after reaching sixty years of age.

Population Trend #2- The age of the population is increasing.

A result of the increasing age of the population of the Township residents is the number of children born to residents of the Township is decreasing. However, the aging population will require additional services ranging from assistance in maintaining their homes and property to increased medical care, which could offset the potential loss of educational jobs.

A valid concern is whether or not many of these jobs which require unskilled or semi-skilled workers will be able to be filled due to the lack of persons that will be

able to live within commuting distance given the pay rates for persons performing these types of jobs.

If the trend that is evident in Forest Home Township also occurs in the other communities that are located within the Bellaire School District, then school enrollment will continue to decline.

If the present plan for school funding in the State of Michigan continues to be determined by the number of students enrolled, and enrollment declines, then a decline in funding will have a negative impact upon the employment numbers at the Bellaire Public School District.

Population Projections

Statistical averaging techniques were employed to project the Township's likely population growth to the year 2030. These approaches are intended to provide a general sense of growth and change in the future. The following generalizations are limited in scope and are based on past trends documented by the United States Census Bureau and other local data.

These projections may have implications regarding future land use necessities, the demand for various public services and capital improvements, and they help to understand the future position of the Township in terms of growth and total population. The following describes the projection techniques.

The Arithmetic Method is similar to the growth rate method in that population projections are based on growth that occurred in preceding decades. This method, however, bases population growth on the overall average increase in the number of persons per year, rather than on growth rates. The following projections are based on the average net increase of 15.75 persons per year between 1970 and 2010.

Average Increase Each Decade (Number of Persons)	2010 Population	2020	2030
158	1,720	1,868	2,026

The Building Permit Method may be the most reliable projection technique because it depicts present growth trends based on the actual number of residential building permits issued by the Township. The Township has issued 10 new residential building permits on average per year from 2002 to 2012. The Township's average household size is 2.2 persons. Extrapolating these figures into the future may project likely population growth, if current trends remain the same. This population projection technique holds that Forest Home Township will grow by 22 persons per year, or 220 per decade.

<u>Average No Permits/Year</u>	<u>Persons per H/H</u>	<u>2010 Population</u>	<u>2020</u>	<u>2030</u>
10	2.2	1,720	1,930	2,150

The table below summarizes the preceding information. By averaging the results of these methods, it is reasonable to predict that the population of Forest Home Township will grow to slightly more than 1,800 persons by the year 2020 and to just over 2,000 persons by the year 2030. At 2.2 persons per household, the Township will need to accommodate about 170 additional homes over the next 20 years or so, or maybe more due to the fact that household size is likely to shrink over the life of this plan. The projections summarized here assume that past trends will continue into the future, and are limited in scope by such a supposition.

Figure 32			
Summary of Population Projections			
	2010	2020	2030
Arithmetic	1,720	1,868	2,026
Building Permit	1,720	1,930	2,150
Average	1,720	1,899	2,088

Building

Building Trend #3- The rate of new home construction will continue to be gradual.

A number of factors have begun to slow the construction of new homes. The number of new homes constructed in Forest Home Township has declined from a high of 20-25 per year to 10 per year over the past ten years or so.

- The cost of housing is increasing at a greater rate than other communities in Antrim County.
- There is a lack of vacant lake front parcels.
- The cost of property continues to increase at a higher rate than average income.

Building Trend #4- New building lots are increasing in size.

Antrim County Equalization Department records show that more than 10 new residential parcels are being created in Forest Home Township per year. Some of the residential development taking place over the past five years has been

consuming unoccupied residential building sites at a rate faster than new sites have been created. This means that the number of existing vacant residential sites (which in the past were small lots located in subdivisions or half-acre sized lake front lots) is being combined to create new and larger lots.

Building Projections

The past trends of the addition of 20 to 25 new homes being constructed per year will slow in the foreseeable future due to a number of factors. The number of new homes being constructed in an average year will remain at approximately 10 dwellings per year.

The lack of vacant lake front property and the number of view properties will decline. Development will shift closer to the Village of Bellaire, other townships in Antrim County or other locations in northern Michigan. The high price for fuel and the lack of jobs in the central portion of Antrim County will result in a decline in the number of persons living in the Bellaire area and commuting to jobs in other areas such as Kalkaska, Gaylord, Traverse City, Charlevoix and Petoskey.

The housing to accommodate the increase in permanent population will be split in three ways. Some people will move into existing homes which have been occupied on a year round basis and vacated by persons moving to areas where better job opportunities exist. Some of the new population will move into homes which they formerly occupied on a seasonal basis. The remainder will move into new homes. While some of the new homes that will be constructed will be occupied by year round residents, many will be used as seasonal dwellings.

Economy

Economic Trend #5- New jobs continue to develop in the Entertainment and Recreation class.

In the 2000 Census, the largest gain in jobs was in the Entertainment and Recreation class with a net gain of 108. For 2010, this sector also experienced the largest gain, as shown in Chapter 3. Most of these jobs are minimum wage jobs.

Should high gas prices continue in conjunction with high housing costs, many of the people who currently reside in Forest Home Township and support the area merchants may need to relocate to urban centers, so they have a shorter distance to commute to work.

Economic Trend #6- Property values are increasing.

The overall value of property in Forest Home Township increased between 1990 and 1995 by one and one half times the increase that took place between 1980

and 1990. Between 1995 and 2005 the overall value of property in Forest Home Township increased by 34%. This sharp increase in the value of residential land values can be attributed in part to the overall statewide increase in the price of housing. The increase is further compounded by the fact that most of the residential property is located either on or within site of one of the lakes or rivers surrounding Forest Home Township. Nevertheless, in recent years, property values have generally plummeted due to a broad recession that has negatively affected the national real estate market. It is difficult to predict when values might return to previous levels. The value of lakefront property may continue to increase. Two factors contribute to this trend: the number of undeveloped lakefront lots is decreasing and the size of lakefront homes is increasing.

Land Use

Land Use Trend #7- Land use continues to change from agricultural, forested and/or open land to residential use.

Current trends in conversion of land to residential uses indicate that in rural areas throughout the state, a parcel of five acres is being consumed for every house constructed. In many cases, individual residential building parcels are sized at 10.1 acres to avoid the Subdivision Control Act of 1967.

Given the past trend of 15 new houses per year, the potential exists to lose open, farm and forested lands at a rate of 150 acres per year, an amount equal to 1 percent of the current non-residential land within the Township.

If this trend continues, then the amount of land changed to residential in 6-7 years will be equal to the amount of land used for residential for the past 100 years.

Land Use Trend #8- The size of homes is increasing.

The primary use of the property in the Township has been by summer residents from downstate or out-of-state. A large number of these dwellings were cabins or cottages not suitable for year round use due to the lack of insulation or indoor plumbing. These cabins and cottages are being modernized or replaced by larger year-round homes. The primary means of handling human waste has been through septic tanks and tile fields. Many of these systems were adequate for short term use but are unable to handle the waste load from use for the majority of the summer or the entire year.

Also, the houses are being used for greater periods of time or are being used as year-round homes for property owners who choose to retire to Forest Home Township.

With increasing property values, only wealthier people can afford the lakefront property (and taxes), and many of these people prefer to build larger year-round homes.

Land Use Projections

The 1997 Master Plan and its 2008 update projected that, given these trends, the Township would see approximately 50 acres of land per year developed for residential purposes. In addition, it indicated that the amount of land shifting from the forested, farm or open land classification to the residential classification between 2000 and 2020 will be approximately 1,000 acres, according to the Michigan Land Use Cover Classification System (MIRIS, 2000). However, given the recent unstable economy, it is difficult to forecast the health of the real estate market and therefore, the level of future construction activity.

Given no changes in the current zoning ordinance language or requirements, the amount of land required to locate the new homes that will be constructed annually will be minimal. The new homes will tend to be located in areas that are firmly committed to residential development (infill development) or will be scattered throughout the township on land that is currently zoned Agricultural.

While the amount of land that may be purchased for new homes in the Agricultural zone of the Township will vary between 2 and 10 acres of land (with the average size being 5 acres). The actual area consumed by the homes will be in the one to two acre size with balance of the land being left as wooded or shrub land.

The estimates provided above may change due to a major decline in fuel prices or a decline in mortgage interest rates into the 6% or lower range for 30 year mortgages.

Build-Out Analysis

The potential for future development in the Township is regulated by the Zoning Ordinance that is in existence at the time when land is divided and to a lesser extent, when the property is developed. Land is often divided to maximize the number of building sites that can be obtained from any given tract of land.

Recent changes in the Michigan Land Division and Subdivision Control Act has not impacted land development in Forest Home Township from 1995-2005. Most land division has been by a simple survey rather than a platted subdivision.

Factors other than the minimum lot sizes come into play as well. Steep slopes, the presence of wetlands, and the ability to access streets and highways can also impact the size and configuration of parcels of land.

Health regulations, i.e., the need to insure that land split to enable development is capable of being connected to a municipal sewer system or has an area on the property to allow an on-site septic waste disposal facility to be located can result in lots larger than the minimum required by the zoning ordinance.

In 2006, Antrim County adopted the Unified Sanitary Code which may make more land accessible for development through the use of mound systems and advanced treatment systems.

For the purpose of determining the potential future build-out of Forest Home Township, the number of acres in each zoned district by type of soil was calculated. Each soil type as mapped by the US Department of Agriculture has a number of characteristics which differentiates it from the other soil types.

A factor is applied to the acres of each soil type to determine the amount of land that could be developed. A portion of the remaining developable land is removed to allow for roads and utility easements. The amount of land allocated for these uses reduces the acreage of land available for development of dwellings or other types of land uses.

Build-Out Projections

Based upon our build-out calculations, the maximum number of homes that could be developed in Forest Home Township at full build-out would be approximately 8,400 dwelling units. Given the number of persons per household as determined by the 2000 Census of Population, the build-out and given full occupancy of all of the housing units, a peak population in Forest Home Township may be over 20,100 persons.

Changes to the current zoning ordinance, either in the classification of land from one zoning district to another or changes to the minimum lot size required in any of the zone districts could have a substantial impact upon the potential build-out and total peak population that may be experienced in the future.

**Figure 33
Population and Build-Out Projections**

Zone District	Total Acres	Net Acres	Minimum Lot Size (sq.ft.)	Total Dwellings Allowed	Persons Per Household	Total Peak Population
Agricultural	10,623	5,195	40,000	5,662	2.4	13589
Commercial	16	1	40,000	10	2.4	24
R-1	1,247	628	20,000	1,368	2.4	3283
R-2	1,098	567	40,000	619	2.4	1486
R-3	553	183	10,890	734	2.4	1762
Total All Zones	13537.00	6574.00		8393	2.4	20143

Source: Sullivan, Larry. Report to Forest Home Township. Charlevoix: Sullivan Consulting. 2006.

Potential Impacts

If these trends predictions become reality, then there will be significant impacts on the Land Use, Rural Character and Natural Resources in Forest Home Township.

Impact of Projections on Land Use

Agricultural District

- Best suited for development based upon ability to utilize septic systems for waste disposal.
- Currently being used for the production of food, livestock feed, pasture lands and timber, or are returning to forested areas.
- The loss of food and fiber production from Forest Home Township alone will not have a major impact on the nationwide food or wood supply, but the loss of it combined with the cumulative loss from other areas could be a problem over time.
- In addition to the economic value these products add to the area, the farms and wood lots contribute to the rural character of Forest Home Township and provide open space.

Residential District #1

- With the number of lakes with high quality water available for recreational purposes, the demand will continue to increase for recreational shorelands.
- The lakefront property that is poorly suited for development is about all that remains of vacant lakefront property.
- Attempts to develop the lakefront lands that are marginally capable of supporting development will continue.

Residential District #2

- The next development push will be to the view sites which are difficult to reach with roads and driveways.

Residential District #3

- Some of the areas adjacent to the Village of Bellaire are subject to slope problems, which influences the ability to locate homes.

-
- The slopes can be used effectively as buffers or natural barriers between areas that could be heavily developed with those areas that should be retained as agricultural and forestry lands or be developed as very low density residential.

Residential District #3

- There is a rather large area adjacent to the Village on the south side of County Road 620 that may be ideal for slightly higher density residential uses within walking distance to the Village.

Impact of Projections on Rural Character

Forest Home Township is unique for four reasons:

1. It is located in the center of the Elk River/ Chain of Lakes Watershed.
2. It is shaped as a peninsula surrounded by the cleanest lakes in Michigan.
3. It is rich in high quality water – both surface water lakes and streams and groundwater resources which support all life in the Township.
4. It is primarily a rural, residential township

The Township's rural character is evident in the scenic views from public roadways, its farmlands, forests, wetlands and lakes. During the Resource Inventory conducted in 2000, these rural characteristics were consolidated into a map. This report also recommended that conservation planning language be added to the zoning ordinance.

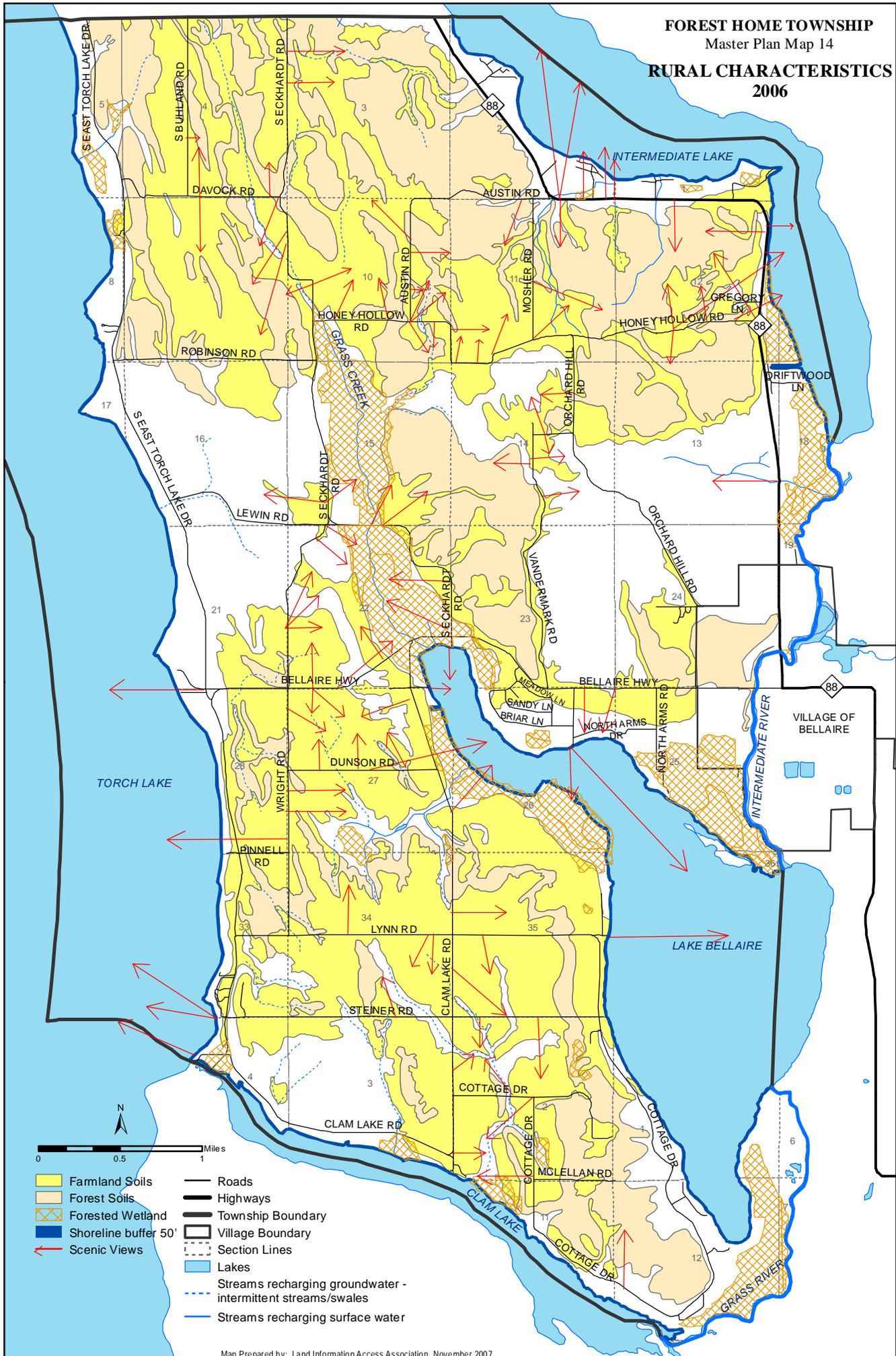
Impact of Projections on Natural Resources

In order to preserve the rural character of Forest Home Township, scenic view areas and environmentally sensitive areas will have to be protected.

Environmentally sensitive areas are sensitive to development due to soil types, drainage, vegetation, wildlife habitats, historical features or other factors. If allowed to develop in a manner inconsistent with their conservation and preservation, then they are subject to being seriously endangered, damaged or destroyed.

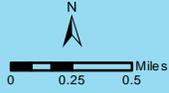
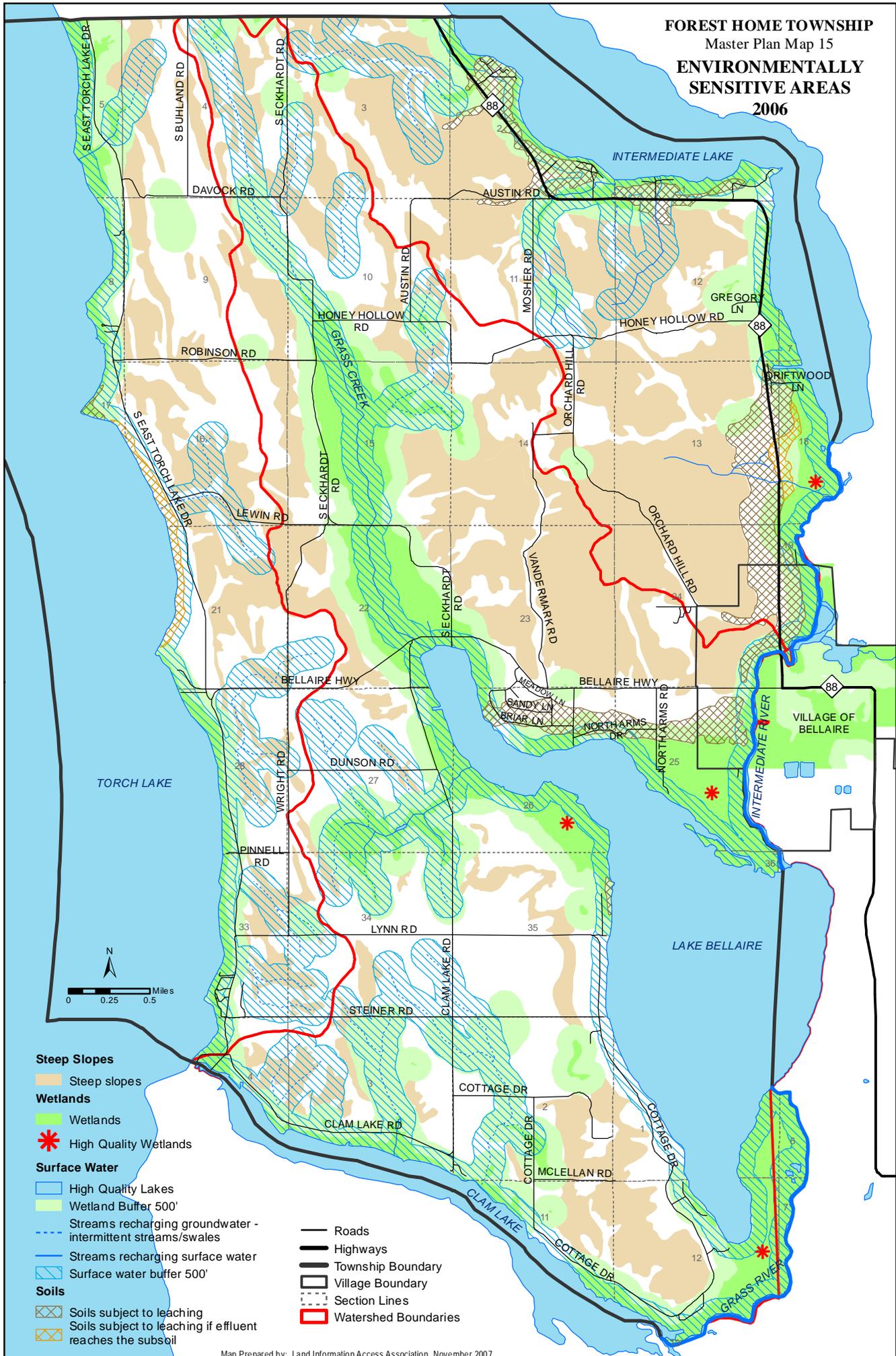
Environmentally sensitive areas may include wetlands, lands adjacent to wetlands, dune land, soils subject to leaching, steep slopes, shoreline areas, groundwater recharge areas, scenic view areas and others designated by the Planning Commission.

FOREST HOME TOWNSHIP
Master Plan Map 14
RURAL CHARACTERISTICS
2006



- Farmland Soils
- Forest Soils
- Forested Wetland
- Shoreline buffer 50'
- Scenic Views
- Roads
- Highways
- Township Boundary
- Village Boundary
- Section Lines
- Lakes
- Streams recharging groundwater - intermittent streams/swales
- Streams recharging surface water

FOREST HOME TOWNSHIP
 Master Plan Map 15
ENVIRONMENTALLY SENSITIVE AREAS
 2006



- Steep Slopes**
- Steep slopes
- Wetlands**
- Wetlands
- High Quality Wetlands
- Surface Water**
- High Quality Lakes
- Wetland Buffer 500'
- Streams recharging groundwater - intermittent streams/swales
- Streams recharging surface water
- Surface water buffer 500'
- Soils**
- Soils subject to leaching
- Soils subject to leaching if effluent reaches the subsoil
- Roads
- Highways
- Township Boundary
- Village Boundary
- Section Lines
- Watershed Boundaries

PART THREE: A PLAN FOR THE FUTURE

Chapter 7 Policies, Goals and Objectives

The Forest Home Township Board of Trustees has approved the following Vision, Mission and Goals to guide planning in the Township. The principles and tasks outlined below are intended to be used in conjunction with the future land use framework, as well as the implementation summary provided in succeeding chapters.

The Vision of Forest Home Township

"In the future, we picture Forest Home Township as a hilly peninsula surrounded by clean, clear lakes and rivers. From our roadways we see vistas of farms and fields, meadows and forests, lakes and river valleys. Homes and businesses are built in harmony with nature."

The Mission of Forest Home Township

"To preserve, protect and enhance the land and water resources of the township. We want to encourage land use consistent with a rural way of life for the people who live and visit here."

Our **Planning Principles** are based on the Smart Growth Principles recommended by the Michigan Land Use Leadership Council in their Final Report- 2003.

1. Preserve natural beauty, open space, farmland and critical environmental areas.
2. Strengthen and direct development towards existing communities.
3. Take advantage of compact development design.
4. Mix land uses.
5. Make development decisions predictable, fair and cost-effective.
6. Encourage community and stakeholder collaboration.
7. Foster distinctive, attractive communities with a strong sense of place.
8. Encourage a range of housing opportunities and choices.
9. Encourage walkable neighborhoods.

The Guiding Principles and Policies of Forest Home Township

In order to fulfill this mission, the Forest Home Township Board of Trustees, the Planning Commission, and the Parks and Recreation Committee will follow these Guiding Principles and Policies:

Guiding Principle #1- Encourage land use that preserves and protects our Township's natural resources.

Policy #1.1 Conserve and protect the valuable natural resources that define Forest Home Township and give it character such as wetlands, rivers, streams and water bodies.

Policy #1.2 Encourage a naturally vegetated buffer system along all streams and lakes.

Policy #1.3 Advocate measures to preserve natural features, control pollution and limit erosion.

Policy #1.4 Be vigilant to protect natural wildlife corridors.

Guiding Principle #2- Encourage land use that provides recreational opportunities on public lands.

Policy #2.1 Preserve and maintain public lands, access sites, and natural areas.

Policy #2.2 Protect environmentally sensitive lands such as wetlands, steep slopes, scenic views, etc. for open space and passive recreational uses.

Policy #2.3 Support cooperative recreational planning and development with surrounding townships and villages.

Policy #2.4 Encourage creative development that produces visual harmony preserves special features and protects natural resources.

Policy #2.5 Periodically evaluate the need for public acquisition of environmentally sensitive areas located within the Township.

Policy #2.6 Encourage the development of public trail systems on land and by water and work to increase tourism rooted in the unique rural character and growing recreation culture.

Guiding Principle #3- *Encourage land use consistent with the rural character of our Township.*

Policy #3.1 Save as many trees as possible and replace them whenever possible.

Policy #3.2 Cooperate with the Antrim County Road Commission to prevent excessive widening, paving and curbing, design roads to follow the natural contours.

Policy #3.3 Encourage cluster developments to maintain open space and save large amounts of contiguous farmland.

Policy #3.4 Preserve the continuity of natural features (greenway infrastructure) such as woodlands and wetlands in order to preserve permanent open space.

Policy #3.5 Promote natural vegetation in order to reduce impacts of invasive species.

Policy #3.6 Encourage the protection of natural features along ridgelines such as views and vistas, woodlots and farmland in development plans; and minimize clear-cutting without permits.

Policy #3.7 Carefully regulate activities that could have a negative impact on rural character such as sexually-oriented businesses, towers, oil & gas facilities, etc.

Policy #3.8 Encourage the incorporation of existing agricultural structures such as barns, silos and old farmhouses into new developments.

Policy #3.9 Promote conservation initiatives such as Michigan Public Act 116 and work with farmland preservation groups and land conservancies to retain large, contiguous agricultural lands.

Policy #3.10 Proactively help small farmers continue agricultural operations by permitting uses such as the sale of agricultural products, nurseries, U-pick operations, Community Supported Agriculture (CSA) and other complementary uses.

Policy #3.11 Permit non-farm development only where it can co-exist with farming and encourages the continuation of family farms.

Guiding Principle #4- *Coordinate land use, so Forest Home Township can provide efficient public services to property owners.*

Policy #4.1 Promote intergovernmental and regional cooperation on issues of mutual concern.

Policy #4.2 Promote the involvement of community volunteers in governmental processes.

Policy #4.3 Ensure a responsible fiscal policy and budget process to finance township government.

Policy #4.4 Utilize a proactive master planning process as a check and balance on responsible decision making.

Policy #4.5 Encourage development plans that provide access for emergency vehicles.

Forest Home Township is facing many challenges as we try to manage development and its resulting land use changes. As we attempt to manage the impacts of future development on the rural character and natural resources of the Township, we will continue to work toward four Goals. In order to measure our progress towards these goals, the Forest Home Township Planning Commission will focus their efforts on the following tasks over the next five years. This timeframe will enable the Planning Commission to research and study issues, to evaluate and develop ordinances, as well as to recommend ordinance revisions and policies to the Forest Home Township Board of Trustees.

Goal #1- Preserve and protect our Township's natural resources.

Task #1- Review and/ develop zoning ordinances to protect natural resources.

Task #2- Review current zoning ordinance to see if we are using best practices in each Zoning district. (Utilize specialist and resources)

Goal #2- Protect public lands in Forest Home Township for the enjoyment of residents, visitors and future generations.

Task #3- Develop programs for the use and protection of public lands in Forest Home Township.

Goal #3- Preserve and protect the rural character of the Township.

- Task #4-* Encourage large parcel owners to maintain large parcels.
- Task #5-* Evaluate Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) and other options for land protection.
- Task #6-* Update information on large parcels.
- Task #7-* Review and evaluate ways to protect scenic views.
- Task #8-* Review zoning ordinances to make sure we are controlling sprawl.
- Task #9-* Review alternative energy ordinances (wind generators, solar power, outdoor wood boilers, etc.)
- Task #10-* Review nuisance ordinance.

Goal #4- Provide a level of community services that is appropriate for the rural community of Forest Home Township.

- Task #11-* Improve communications with property owners by publishing a semi- annual newsletter and updating the website.
- Task #12-* Hold an annual joint meeting with the Forest Home Township Board of Trustees, Planning Commission, Park and Recreation Committee, Zoning Board of Appeals, parcel Division Committee and Fire Board.
- Task #13-* Encourage the Board of Trustees to work closely with area service providers (police, fire, ambulance, senior services, cleanup, recycling, etc.)
- Task #14-* Encourage the Planning Commission to attend educational opportunities.

Chapter 8 Future Land Use and Zoning Plan

This section of the Master Plan builds upon the policies, goals and objectives and translates the Township's vision into a future land use plan for physical development. In addition, a zoning plan is provided, which relates the future land use categories to the current zoning districts of the Township, as required by the Michigan Planning Enabling Act.

Planning is guiding land uses from a policy standpoint, while zoning is the act of regulating the use of these lands by ordinance or law. The future land use map, Map 16 and the supporting narrative below, is meant to be a guide for the Township as it contemplates rezoning and development applications. Map 16 is not a zoning map; but it will guide rezoning decisions.

The timing of particular uses is dependent on a number of factors, including availability of necessary infrastructure, effect on public services, environmental characteristics, and the demand for the use as determined by market forces. Map 16 establishes a general blueprint of land use to foster efficient growth patterns that preserve the community's cherished rural character, while encouraging certain types of development in specific, identified areas.

Future Land Use

The following narrative supports, and is meant to be used in conjunction with, Map 16.

Agricultural / Rural Residential

Agricultural operations are a primary land use in the Township. These operations are viewed positively, as farms establish a strong rural character and help to define the community. It is well documented that farms and non-farm uses can conflict with each other, for a variety of reasons. It is further recognized that non-farm development in transitional agricultural areas tends to have a domino effect, undermining the economies of scale in agricultural production that is afforded with relative size and contiguity of highly productive or unique soil classifications. Land use decisions in the Agricultural / Rural Residential areas should be mindful of these considerations. The Agricultural / Rural Residential land use designation is meant to accommodate farming activities and agricultural support services and to recognize the desire of residents to maintain the Township's farmland and rural character.

In addition, this designation is intended to address the desire of many for low-density, single-family homes in rural environments that provide the opportunity for small-scale or hobby agricultural activities. These areas will likely remain dominated by scattered land divisions and pockets of farmland and natural areas. The Agricultural / Rural Residential designation is meant to accommodate

country living, while also protecting the features that characterize that development form.

Low Density Residential

The Low Density Residential areas are similar in character to Waterfront Residential areas, but are not located along a shore and are less dense overall. The Low Density Residential land use designation has been crafted in recognition of existing patterns and the probable continuing demand for family-oriented, single-family neighborhoods. These areas of the Township are transitional between the waterfronts and more rural parts of the community. The intent of this designation is to foster the preservation of sensitive natural resources and to maintain the single-family residential character of the Township's neighborhoods.

Waterfront Residential

The lakes and rivers located in Forest Home Township are substantial recreational amenities and enhance the appeal of the community as a prime residential area within the region. Additionally, the water bodies and the surrounding land are valued for ecological significance and treasured for aesthetic value. As such, waterfront residential areas will warrant special planning attention when implementing this Master Plan.

Some of the Township's lakes have acted as magnets for residential development and will remain attractive places for residential uses and recreation activity. Conversely, other shore areas retain a pristine and relatively untouched character and have not attracted much development or have remained relatively low-density over time. In the former case, development regulations should recognize existing development patterns while applying realistic standards that support the long-term viability of the lake. In the latter case, wetlands and other natural features have generally foreclosed the prospect of development, and pre-settlement characteristics of the water body and surrounding land should be preserved insofar as possible.

A significant portion of the existing lakefront areas in the Township are developed in relatively high-density patterns to take advantage of the lake amenity. In some cases, the scale of nearby development may impact lake water quality. Development within the Waterfront Residential designation should be scaled appropriately to the particular body of water to minimize any adverse effects on natural features. Additionally, impervious surface limitations and other policies that reduce the quantity and velocity of runoff and increase the quality of runoff will be encouraged.

Medium Density Residential

A primary goal of the Medium Density Residential future land use designation is the preservation of the Township's rural character by promoting high-quality and aesthetic forms of development that increase density while creating a very

attractive living environment for residents. This designation's primary purpose is to offer the potential for residential living options for a variety of age and income levels. In addition, these areas are intended to serve as receptors for senior living environments and care services. The Medium Density Residential areas are located to be a part of a broader walkable framework in close proximity to the neighborhood services provided in the Village of Bellaire, with small-scale design, all contributing to the character of the community.

The higher density of this designation, however, should not have a negative impact on stormwater flow, natural features, local infrastructure and surrounding property. Moreover, the Township is not served with public water and sanitary sewer infrastructure and consequently, large areas or concentrations of this higher density designation are not appropriate and therefore have not been planned.

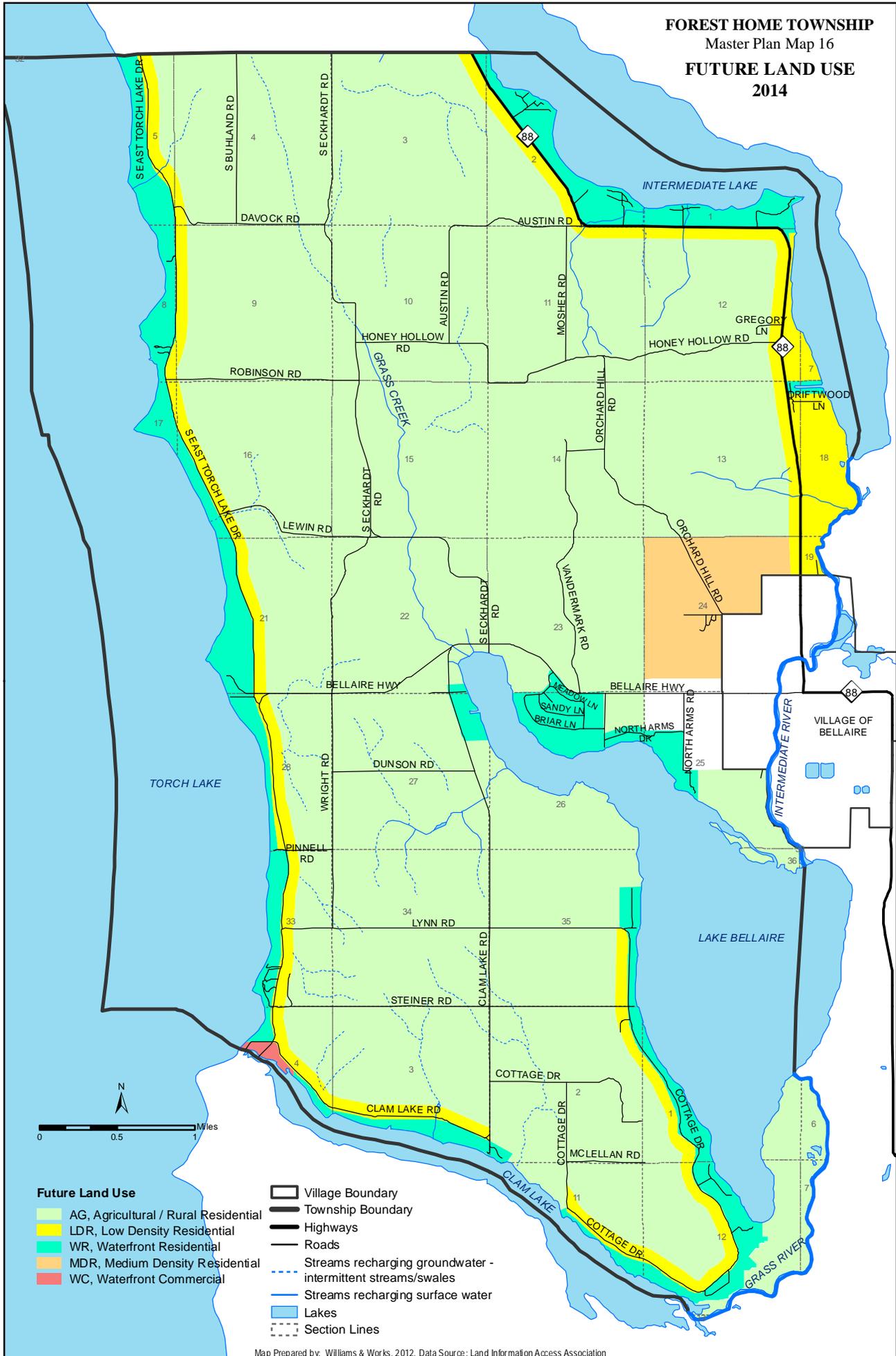
New development in these areas should be designed as open space communities, with clusters of lots or buildings gathered around large expanses of green space. Additionally, new development should provide an internal walking trail or sidewalk system to promote pedestrian safety, walkability and interconnection between neighboring developments. Medium Density Residential areas will be located adjacent to existing development.

Waterfront Commercial

The Waterfront Commercial future land use designation is intended to recognize existing non-residential land uses that complement existing lakeside neighborhoods. These areas are also designed to accommodate establishments that offer goods and services to residents and visitors. Desired uses include retail, personal service establishments, restaurants, and similar uses, but the predominant uses are related to marine services. While these uses are acknowledged for their contribution to the community and while the services they provide are needed, such uses should not encroach further into residential areas to protect the integrity and cohesiveness of the neighborhoods and to protect lake quality by minimizing high-impact development. Waterfront Commercial areas should be compatible with surrounding residential uses.

Interest in another commercial area may emerge immediately north of the Village of Bellaire along M-88. This could be appropriate in the future for land uses that might require larger land areas, such as a garden center. However, such a commercial node should be small in scale with uses meant to serve the immediate vicinity which will compliment and support the area's commercial core in the Village of Bellaire. It is not the intent of the Township to encourage commercial land uses that would compete with the recognized downtown area in the Village.

FOREST HOME TOWNSHIP
 Master Plan Map 16
FUTURE LAND USE
 2014



Zoning Plan

Section 33, (2), (d), of the Michigan Planning Enabling Act requires that Master Plans adopted after September 1, 2008 include a zoning plan to explain how the future land use categories in the Plan relate to the zoning districts applicable in the Township. The following table relates the more general future land use categories on Map 16 with the zoning districts and discusses features and factors to be considered in reviewing requests to rezone lands in the Township consistent with this Plan.

In considering a request to rezone property in Forest Home Township, the Township must consider the future land use map and the future land use descriptive narrative of this Plan. The succeeding table should be used to evaluate the degree to which the proposed rezoning is, or may be, consistent with this Plan together with an evaluation of the specific request. The proposed rezoning decision shall also consider whether the proposed site may be reasonably used as it is currently zoned, whether the proposed site is an appropriate location for any and all of the land uses that might be permitted within the requested zoning district, whether there may be other locations in the community that are better suited to accommodate such uses and any potential detrimental impact on the surrounding property that could result from the proposed rezoning.

In all cases, this zoning plan should be applied as a guideline for the Township subject to the appropriate application of the discretionary authority permitted to the Planning Commission and Township Board by statute, case law and good planning practice. Nothing in this zoning plan will preclude the Township Planning Commission and Township Board from considering amendments to this Plan to better serve the public interests of the community.

Figure 34. Zoning Plan

Future Land Use Categories	Supporting and Compatible Zoning Districts	Additional Potentially Compatible Zoning Districts	Evaluation Factors and Features to Determine Eligibility for Additional Potentially Compatible Zoning Districts
Agricultural / Rural Residential	A, Agricultural	N/A	
Low Density Residential	R-2, Residential	PRD, Planned Residential District (or similar district) Commercial	If development is planned and designed in a manner to protect the highest priority natural features, such as wetlands, slopes and woodlands Immediately north of the Village limits a small node of commercial zoning may be appropriate if it meets the policies of this Plan
Waterfront Residential	R-1, Residential	N/A	
Medium Density Residential	R-3, Residential	PRD, Planned Residential District (or similar district)	If development is planned and designed in a manner to protect the highest priority natural features, such as wetlands, slopes and woodlands; and includes pedestrian amenities to promote walkability
Waterfront Commercial	WC, Waterfront Commercial	C, Commercial	If water and sewer requirements are met and if new development is small-scale, is designed to reflect rural character and to not conflict with residential uses, and is intended to serve surrounding neighborhoods

* The Manufacturing Park District exists in the Zoning Ordinance but no lands fall within that district on the Zoning Map. This Master Plan does not contemplate lands being zoned Manufacturing Park within the life of this Plan and accordingly, the district may be removed from the Zoning Ordinance.

Chapter 9. Implementation Strategies

This Chapter provides an overview of the most important first steps and strategies that will help the Township achieve the principles and future land use objectives of the Master Plan, as well as address other policy considerations. Primary responsibility for implementing the Plan rests with the Forest Home Township Board and Planning Commission. The Plan can be implemented through ordinances and administrative procedures and other policy frameworks.

Many of the ideas presented in this Plan will be long-term in nature and in many instances, entities in addition to the Forest Home Township Board, Planning Commission and staff will need to cooperate in order to fully implement this Plan. In other instances, the Township's role is that of facilitator or administrator. Several of the approaches outlined below will require significant investment. While a few of the recommendations conceived during the planning process are challenging and ambitious, they will be feasible with the commitment of the Township, property owners and regional entities.

Citizen Engagement

Forest Home Township would benefit from an enhanced communication process between Township leadership and citizens that enriches a sense of community and educates on planning matters. To improve transparency and communications, the Township should look to improve the content of its website so that information is easily accessible to residents. This would be a relatively inexpensive task to undertake and may be accomplished by providing the pertinent information to webpage maintenance personnel. The site could be used to keep residents updated on Township business and to promote the Forest Home Township/Bellaire area as a great place to live, work and play. Moreover, the Township could utilize social media (e.g. Facebook), email and enhanced or more frequent newsletters to promote itself and regularly communicate with residents.

Zoning Ordinance Amendments

The Zoning Ordinance will be the primary implementation mechanism to achieve the land use goals of the Plan. Other ordinances that influence the physical environment should also be reviewed. The Township Planning Commission should lead the effort to evaluate the Zoning Ordinance. This is an extensive task with multiple elements that will require careful coordination with the public. Each topic brings along a distinctive set of challenges that may require each activity to be addressed independently. Any resulting amendments to ordinances may require the review of the Township's or County's legal counsel and ultimately adoption by the Township Board.

Farmland and Open Space Preservation

A defining element of Forest Home Township is the rolling hills and vast open spaces. An objective of this Master Plan is to encourage the preservation of the open space that helps to define the community and to encourage the continuation of agricultural activities. Farmland and open space preservation are important to maintain the character and quality of life in the Township.

The Michigan Department of Agriculture's Farmland and Open Space Preservation Program includes several instruments that the Township can help to promote. The program also authorizes local governments to participate in several methods to encourage the continuance of agricultural operations. Following are tools that should be endorsed and advertised by the Township, to the extent possible. Note that these programs are voluntary and that there are many ways to maintain open space and farmland, but the following list is intended as a place of beginning for the Township. The Township should work to promote and encourage the following:

- A. Farmland Development Rights Agreements. This is a temporary, voluntary restriction on the land between the property owner and the State; which protects the agricultural use of the land in return for tax benefits and special assessment exemptions. This tool is commonly known as P.A. 116.
- B. Purchase of Development Rights. This is a permanent, voluntary restriction on the land between the property owner and the State that preserves the land for farming in exchange for a cash payment. This State program is currently not funded, but may be in the future.
- C. Local Open Space Easement. These are also voluntary and temporary, but represent an agreement between the landowner and the Township; where certain tax benefits and exemptions from various assessments are made possible.
- D. Conservation Easement Donation. Conservation Easement Donations are permanent restrictions voluntarily entered into by the landowner between the same and the State; preserving the land for either farmland or open space.
- E. Designated Open Space Easement. This is a temporary, voluntary restriction on the land between the property owner and the State; which maintains the land as open space in return for tax benefits and special assessment exemptions.
- F. Transfer of Development Rights. A transfer of development rights program would identify "sending zones" or areas to be preserved – such as agricultural lands and sensitive environmental areas – and "receiving zones" or planned development areas. The sending zones are areas where farmland and open space preservation is most important and the receiving zones are areas where development is appropriate, and these

zones may overlie adjacent municipalities. A program would permit a landowner to dissolve development rights from a property in a sending zone, and sell the rights to someone seeking to increase density in a development in a receiving zone.

Legal authority to establish a transfer of development rights program is unclear, as State enabling legislation has not been enacted. Township leaders may work with legislators to craft such legislation to promote transfer of development rights as an effective and viable means to preserve open space and farmland. As the community explores the possibility of creating a program, procedures and regulations that govern the transfer of rights should be aligned to meet local objectives.

Natural Resources and Sustainability

The Forest Home community is committed to plan for sustainability and the protection of natural resources. The community is distinctively positioned amidst significant water features and other resources and it is recognized that proactive planning is necessary to ensure the continued viability of these features and resources. In addition to the principles noted below, the community supports continued efforts to help protect the vital natural resources by directing development to areas of minimum sensitivity.

A review of the Township ordinances regulating the built environment should be conducted to identify provisions that result in inefficient site design and development. Depending on context, excessive parking standards, limitations on locating alternative energy such as solar panels, and excessive or unjustified lot area or buffering requirements can contribute to inefficient forms of development. Inefficient forms of development can result in excessive stormwater runoff that can pollute the community's prized water resources which many residents live near. Additionally, a lack of provisions preventing tree clear-cutting and scenic road protection can result in built patterns that erode rural character and that can be harmful to the environment. Other approaches may also be taken to foster "green" development in the private sector through zoning and other incentives. Desired features include porous pavement, green roofs, and localized alternative energy infrastructure as appropriate and to help protect the area's water features.

A stormwater ordinance detailing acceptable techniques for handling runoff and establishing discharge limitations should be contemplated. Such an ordinance would be generally consistent with the County's applicable requirements, but would include best management practices and encourage sustainable features such as rain gardens.

Non-Motorized Trails and Water Trails

Trails encourage health and wellness, enhance quality of life, and promote a sense of community. Trails can also improve non-motorized system safety and

can provide an alternative means of transportation. The Township should prepare a non-motorized plan or a more generalized recreation plan that features proposed trail routes.

Several entities can provide assistance with trail planning and funding. These include the Michigan Trails and Greenways Alliance, the Safe Routes to School Program, the Bikes Belong Coalition, the Northwest Michigan Council of Governments, Rails-to-Trails, and the County Parks Department. In addition, the Michigan Department of Transportation may provide funding for numerous types of projects that encourage safe, accessible and efficient forms of multi-modal transport, including non-motorized facilities and other improvements related to transportation. Grant programs to investigate include the Transportation Enhancement Program and the Federal Local Safety Program. The two most likely sources to fund trails in Forest Home Township, however, may be the Natural Resources Trust Fund and the Land and Water Conservation Fund, popular Michigan Department of Natural Resources programs. To be eligible to apply for this funding, the Township would need a DNR-approved recreation plan.

While most recreation grants will stipulate a minimum required local match, it is possible to be awarded grant dollars from multiple funding sources and often, a community can use the monies leveraged from one source toward the match for another.

The Township should also contemplate water trail routes. A water trail is a “blueway” of marked routes on navigable waterways such as lakes and rivers for non-motorized watercraft. They function similar to a non-motorized trail and would require plentiful access points and designated areas ashore for restrooms, picnicking and other amenities. Water trail routes can boost tourism, as well as make the area more attractive for year-round residents.

Complete Streets and Bicycle Lanes

This Plan supports complete streets principles. Complete streets are thoroughfares that are planned, designed and constructed to allow access to all legal users safely and efficiently, without any one user taking priority over another. Users in Forest Home Township primarily include pedestrians, bicyclists, motorists, users of assistive devices, snowmobilers, and truck-drivers. Complete streets can result in increased safety for non-motorized users, improved public health, a cleaner environment, mobility equity and enhanced quality of life through increased modal choices and more inviting streets.

In addition, another key motivation to embrace complete streets principles is that Michigan law encourages the Michigan Department of Transportation to give additional consideration to enhancement and other grant applicants with such policies. The Michigan Planning Enabling Act has also been amended to stipulate that transportation improvements be respectful of the surrounding context, further ensuring that more equitable and attractive streets become reality.

Forest Home Township is a rural community and many complete streets concepts are not feasible here. Nevertheless, elements such as bicycle lanes are feasible in some locations and would enhance bicyclist safety. Other features may be appropriate in the more developed areas of the Township or along a major road where bicycle or other non-motorized traffic is routinely evident.

The community's objective will be to work jointly with surrounding communities to enhance transportation corridors for people of all abilities through the development of a non-motorized network. Suggested design elements may include sidewalks in certain locations; pedestrian signals and signage; bike lanes; local and regional multi-use trails as discuss above; and other features.

Some features may be accomplished through simple road restriping and the addition of signage. Other projects may be more involved and may only be practicable when coordinated with relatively major roadway improvements. The Township should cooperatively work with neighboring communities, the Antrim County Road Commission, MDOT, and other pertinent agencies in implementation of this policy.

Tourism and Marketing

The Township should work with regional entities in promoting the community's resources to enhance tourism. Forest Home's unique tourism industry is rooted in the small-town character of Bellaire as well as the growing recreation culture associated with the lakeshores. The Township should support efforts of regional marketing campaigns and ensure that the community's amenities are actively marketed.

Adhere to the Future Land Use Plan

The Township should strive to make decisions that are in harmony with the future land use plan. Nevertheless, the policies of this Master Plan should be viewed as flexible, and they should be revised as the character of the community changes over time. The Plan should be reviewed and periodically updated at least once every five years to remain current and to meet statutory provisions. As stated in the description of the Zoning Plan, proposed land uses should be consistent with the future land use designations. However, the Township may determine that a proposed land use would not be consistent with the applicable future land use designation, but would not be incompatible with the underlying policies of the Plan, and would represent a logical extension of land use. It may therefore be a preferred alternative to the Plan, and the Plan may be amended accordingly.

STATEMENTS OF ADOPTION

Planning Commission:

In accordance with the Michigan Planning Enabling Act (Act 33 of 2008), I, Linda Cran, Secretary of the Forest Home Township Planning Commission, certify that this document, including its text, figures, graphs and maps, is a complete copy of the revised and updated Forest Home Township Master Plan as approved by the Township Planning Commission, following a public hearing on March 5, 2014.

Linda Cran, Planning Commission Secretary

Date

Township Board:

In accordance with the Michigan Planning Enabling Act (Act 33 of 2008), I, Suzanne C. Mahan, Clerk of Forest Home Township, certify that this document, including its text, figures, graphs and maps, is a complete copy of the revised and updated Forest Home Township Master Plan as adopted by the Township Board on March 6, 2014.

Suzanne C. Mahan
Township Clerk

Date