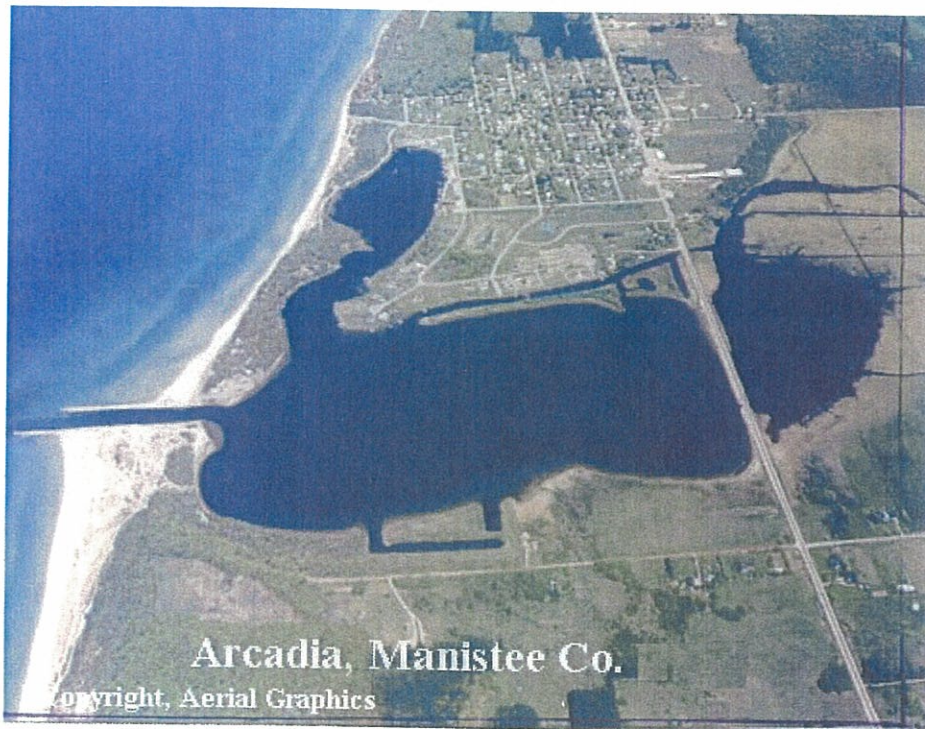


ARCADIA TOWNSHIP

MANISTEE COUNTY



MASTER PLAN
2004

Table of Contents

<u>Chapter No.</u>	<u>Page No.</u>
<i>Introduction</i>	
Plan Elements	i
<i>Chapter 1 – Township History and Description</i>	<i>1-1</i>
History of the Arcadia Area	1-1
Location	1-1
Existing Land Use	1-1
Agricultural	1-1
Residential	1-2
Commercial	1-2
Recreation	1-2
Natural Features	1-3
Forest and Rangeland	1-3
Wetlands and Water	1-3
Soils	1-3
Community Facilities and Services	1-4
Governmental Structure	1-4
Water and Wastewater	1-5
Public Safety: Fire, Police, and Emergency Medical	1-5
Education	1-5
Social Characteristics	1-5
Population	1-5
Households and Housing	1-6
Income and Employment	1-7
Value of Homes	1-7
<i>Chapter 2 – Public Workshops and Analysis</i>	<i>2-1</i>
Lists of Issues and Opportunities from the Workshop on 09/13/03	2-1
Consolidated List	2-3
Positive Attributes of Arcadia Township	2-3
Negative Attributes of Arcadia Township	2-3
Wishes	2-4
Observations on the Visual Preference Survey on 09/13/03	2-5
Residential	2-5
Commercial	2-5
Major Concerns Express in the Evaluations	2-5

Table of Contents – (Cont.)

<u>Chapter No.</u>	<u>Page No.</u>
<i>Chapter 3 – Goals and Strategies</i>	<i>3-1</i>
Natural Areas Preservation	3-1
Agricultural/Residential	3-2
Residential	3-2
Commercial	3-2
Township Center	3-3
Architectural Image	3-3
Parks and Recreation	3-4
<i>Chapter 4 – Future Land Use Plan</i>	<i>4-1</i>
Master Plan Concepts	4-1
Future Land Use Designations and Descriptions	4-2
Future Land Use Categories	4-2
Agricultural	4-2
Low Density Residential	4-3
Resort Residential	4-4
Medium Density Residential	4-4
Village Residential	4-5
Village Commercial	4-5
Preserve	4-5
Commercial	4-6
Industrial	4-6
M-22 Special District	4-6
<i>Chapter 5 – Implementation</i>	<i>5-1</i>
Zoning	5-1
M-22 Special District / Downtown Development Authority	5-2
Implement Strategies	5-3
Planning Commission Work Program	5-3
Planning Education	5-3
Revisions to Master Plan	5-3

LIST OF TABLES

<u>Table No.</u>	<u>Name</u>	<u>Page No.</u>
Table 1	Population Changes in Arcadia Township Adjacent Communities, and Manistee County 1990 - 2000	1-8
Table 2	Ages of Population Arcadia Township	1-9

Table of Contents – (Cont.)

<u>Table No.</u>	<u>Name</u>	<u>Page No.</u>
Table 3	Households and Housing by Type Arcadia Township	1-10
Table 4	Income and Employment Arcadia Township and Manistee County	1-11
Table 5	School Enrollment Arcadia Township and Manistee County	1-12
Table 6	Arcadia Township Value of Owner-Occupied Units	1-13

LIST OF MAPS

<u>Map No.</u>	<u>Name</u>	<u>Page No.</u>
Map 1	Townships Adjacent to Arcadia Township	Appendix B
Map 2	Arcadia Township Land Use 1993 Map	Appendix B
Map 3	Arcadia Township New Dwellings 1993-2003 Map	Appendix B
Map 4	Arcadia Township Wetlands Map	Appendix B
Map 5	Arcadia Township Farmland Soils Map	Appendix B
Map 6	Arcadia Township Septic Suitability Map	Appendix B
Map 7	Arcadia Township Hydric Soils Map	Appendix B
Map 8	Arcadia Township Future Land Use Map	Appendix C

APPENDICIES

Appendix A	Recommendations of Architectural Image
Appendix B	Maps 1 – 7
Appendix C	Architectural Image of M-22 Map 8, Arcadia Township Future Land Use Map

Arcadia Township Manistee County

Acknowledgements

TOWNSHIP BOARD

Janice M. McCraner, Supervisor
Evelyn Wilson, Clerk

Ken Messer, Treasurer
Jerry Niemi, Trustee

John Shaw, Trustee

TOWNSHIP PLANNING COMMISSION

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MASTER PLAN ADOPTED: JULY 12, 2004

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INTRODUCTION

The Arcadia Township Master Plan has been prepared by the Township Planning Commission under the provisions of the Township Planning Act, Public Act 168 of 1959 (MCL 125.321, *et seq.*). The Planning Act authorizes townships to prepare and adopt a plan for the unincorporated areas of the Township. The purpose of the Plan is to:

- Provide a basis for zoning, which in turn promotes the health, safety, and general welfare of the community;
- Consider the Township's character and suitability for particular uses, including preservation of open space and valuable natural resources;
- Plan for both public and private improvements including transportation, disposal of waste, a safe and adequate water supply, recreation, and facilities for public safety.

In preparation of this Master Plan, the Township Planning Commission sought input from residents through a variety of means. A Community Survey was completed in 2001. In September of 2003, a community-wide public workshop was held on two consecutive days. On Friday, September 12, 50 citizens attended and participated in the workshop while on Saturday, September 13, 23 citizens participated. During the workshop, participants had an opportunity to hear data relevant to Arcadia Township's future, to view and comment on slides that demonstrated various types of architecture and development, to design a street using architectural and other design elements, and to plan the future land use of the Township.

Results of the workshop are contained in Chapter 2.

PLAN ELEMENTS

The Arcadia Master Plan consists of the following major elements:

- Brief history of the Arcadia area
- Overview of existing land use and character of the community
- Social characteristics including population, housing, and economic information
- Public survey and workshop results
- Goals and strategies
- Future land use categories, and rationale for future land use

CHAPTER 1

TOWNSHIP HISTORY AND DESCRIPTION

HISTORY OF THE ARCADIA AREA

The name Arcadia comes from the name of a beautiful valley in ancient Greece. The beauty of the area with its beaches, streams, forests, and lakes no doubt prompted the comparison. An earlier name for the community was Starkeyville, named after Henry Starke upon the establishment of the first lumber mill. The village was first platted in 1880 by Henry Starke. The first settlers were primarily of German, Norwegian, and Swedish ancestry. The early economy was driven by lumbering, farming, and furniture production.

As with many communities in this portion of Michigan, today's economy is less based upon agricultural and increasingly based upon recreation and retirement income. While the beauty and natural resources of the area first drew settlers to the area, these same features continue to be highly valued by current residents and visitors to the area. Preservation of those valued elements of Arcadia's character has been of high priority when devising the Master Plan.

LOCATION

Arcadia Township is located in the far northwest portion of Manistee County (see Map 1). It consists of approximately 20 square miles, just over half the size of a traditional 36 square mile township, due to its location along the eastern shore of Lake Michigan. It is adjacent to Onekama Township to the south, Pleasanton Township to the east, and Blaine Township to the north in Benzie County.

EXISTING LAND USE

Current land use and land cover is shown on Map 2. The map is based on 1993 data but land use has not changed significantly since that time. The biggest change to this map would likely be the conversion of land in Section 28, south of Bischoff Road from Agricultural (orchard) to the Arcadia Bluffs Golf Course.

Agricultural

Agricultural uses are found primarily in the southern one third of the Township. The predominant agricultural uses include orchards, livestock, and crops such as hay and grains.

Only one parcel in the Township is currently enrolled in the Public Act 116 program, the Farmland and Open Space Act. This program offers tax advantages in exchange for an agreement that prohibits development. This parcel is located in Section 22 and is scheduled to expire in 2011.

Residential

Throughout most of the Township, residential uses are located on larger lots with access from County roads. Residential uses are concentrated north of Arcadia Lake in the settlement of Arcadia on lots that range from approximately 4,000 square feet to approximately one-half acre. North of Arcadia Lake, residential development occurs along the Northwood Highway (M-22) and on private roads or drives that provide access to Lake Michigan for residents of these developments. Other new residential developments have occurred in scattered areas throughout the Township. Map 3 shows the locations of new single family homes constructed since 1993. As the map illustrates, the new houses are scattered throughout the Township. The greatest concentration is within the settlement of Arcadia.

Commercial

Commercial uses are concentrated in the settlement of Arcadia, along M-22 (Sixth Street) and Glover's Lake Road. These uses consist of vehicle repair; a restaurant; a motel; boat storage, service, and repair; a hardware and gift shop; and ice cream parlor. Commercial uses in other locations include builders; excavators; an attorney; hair stylists; fishing charters; and the Arcadia Bluffs golf course.

Recreation

The Township owns approximately eight acres of beach-front property called South Beach located at the west end of Lake Street, with Veterans Memorial Park. Community parks include Finch Park, Pickert Park and Grebe Park.

Camp Arcadia is a private camp owned and operated by the Lutheran Camp Association. The camp, consisting of approximately 110 acres, was established in 1922. Today, the camp consists of both the original campus and a colony of cottages. The camp operates from Memorial Day through early October and provides opportunities for families and campers of all ages.

Arcadia Bluffs is an 18-hole premier beach-side golf facility located approximately two miles south of the settlement of Arcadia on the Northwood Highway and south of Bishoff Road. Established in 1998, the public course is situated on 245 acres along 3,100 feet of shoreline. The course offers dining and a pro shop.

Three marinas exist on Arcadia Lake. The Veteran's Memorial Marina, a municipal facility, offers a launch ramp, seasonal and transient dockage, fuel and pump-out facilities and a new service facility with restrooms and laundry facilities. A second private marina offers dockage and a range of marina services including a 25 ton crane for lift-out and off-season storage. A third marina offers dockage along with campground facilities.

Complete information regarding recreation facilities in Arcadia Township may be found in the 2003 Arcadia Township Recreation Plan.

NATURAL FEATURES

Forest and Rangeland

Much of the Township is covered by hardwood and coniferous forests. Open shrub and scrub areas (rangeland) cover remaining non-developed areas. Map 2 shows these forested and rangeland areas.

Wetlands and Water

Wetlands are found in various locations throughout the Township. Large concentrations of wetlands are located along the waterways that flow into Arcadia Lake as well as northeast of the lake. Another concentration is located in Sections 25 and 36 in the southeast portion of the Township, and is associated with Bear Lake in Pleasanton Township.

Several waterways flow from the higher lands in the eastern and northern portions of the Township into Arcadia Lake. These waterways, along with wetlands, are shown on Map 4.

Arcadia Lake is the only significant body of water in the Township. The lake is designated as a harbor of refuge for Lake Michigan and has an entrance channel dredged annually by the U.S. Army Corps of engineers to a depth of 10 feet, and is in excess of 14 feet from the channel piers to the marina areas at the north end of the lake.

Soils

Map 5 illustrates farmland soils in the Township. Most of the soils are classified with an Agryield Category of 3. Areas of higher yield (Agryield Category 4) are located along the lakeshore, and in the extreme southeast portion of the Township in Sections 25 and 36.

Map 6 shows the suitability of soils in the Township for septic systems. The area in the north-central portion of the Township that is associated with waterways and wetlands is most likely to be limited in its ability to accommodate septic systems. Other scattered locations in the southern portions of the Township are likely to be limiting in their ability to accommodate septic systems.

Map 7 shows the locations of hydric soils in the Township. Hydric soils are those that have a high water table, and may place restrictions on the placement of homes or other structures. Hydric soils in the Township are primarily associated with the wetlands and waterways in the north-central portion of the Township.

COMMUNITY FACILITIES AND SERVICES

Governmental Structure

The following boards and commissions make up the governmental structure of Arcadia Township:

- The Arcadia Township Board is composed of a supervisor, treasurer, clerk, and two trustees;
- Arcadia Township Fire Department - This group of volunteers provides both fire and emergency medical services and is certified under Michigan and Manistee County Medical Control Standards. The department has earned an ISO insurance rating of "8" which is the highest available in the area;
- Planning Commission - This group, consisting of five members, provides land use planning for the Township, and proposes zoning laws and amendments for adoption by the board;
- Historical Commission - This group oversees the operation of the Arcadia Historical Museum which is housed in its own building, and conducts work for maintenance, operation, and financial support;
- Harbor Committee - This group advises the Township for operation and maintenance of the Arcadia Veterans Memorial Marina. Its members also assist in some operation and maintenance tasks;
- Parks and Recreation Committee - This group advises the board regarding needs for operation, maintenance, and expansion of park areas and recreational opportunities;
- Grants Committee - This committee has been instrumental in securing private and governmental funds for Township purposes, such as the preparation of the Arcadia Master Plan and an update of the Township Zoning Ordinance.

A private organization that has been of great benefit to the Township is the Lions Club. It has made the Club hall available to local churches, governmental groups, and informal citizen use as requested. Fundraising dinners and other citizen interest groups have utilized the facilities regularly. In addition, the Club has provided substantial financial support for many aspects of Township operation, including the fire and emergency services, "Sunset Station" at the Lake Michigan end of Lake Street, and numerous other purposes. It sponsors the annual "Arcadia Daze" held in July.

Other citizen groups are active in promoting community beautification.

Water and Wastewater

Most uses in the Township are served by private wells and septic systems. Camp Arcadia is served by a community water system and private septic systems. Point Arcadia, a subdivision of single-family dwellings located between State Street and Arcadia Lake also has a community water system and a community septic system in the manufactured home section.

According to the Manistee County Health Department, the soils in the “Village” area of Arcadia Township are sandy and provide good drainage for private septic systems. However, given the small size of lots, replacement systems need to be smaller than normal County requirements. This situation is acceptable for small households or seasonal dwellings but may not be tenable in the long term if larger families with children begin to repopulate the “Village” area.

Public Safety: Fire, Police, and Emergency Medical

Arcadia Township maintains a fire department composed of 12 on-call volunteers. Several of these volunteers are trained to offer emergency medical services. A new emergency vehicle and fire truck was recently acquired. Recent high ratings have been earned by the department. Fire fighting equipment is housed adjacent to the Arcadia Township hall. Arcadia Township has mutual aid agreements with adjacent municipalities.

Police protection is provided by Manistee County Sheriffs and Michigan State Police.

Paul Oliver Hospital , located approximately 12 miles north, is associated with Munson Hospital in Traverse City. West Shore Hospital, also associated with Munson Hospital, is located in Manistee approximately 20 miles south of Arcadia. Other physician-staffed clinics are available in nearby communities.

Education

Arcadia Township is served by the Onekama Consolidated School District. School facilities are located in the Village of Onekama, approximately 10 miles south.

SOCIAL CHARACTERISTICS

Population

Arcadia Township population numbers have been relatively consistent for many years despite periodic variations. Actual figures for each decade from 1940 through 2000 are as shown in Figure 1 below. Numbers range from 691 in 1940 to 621 in the most recent year 2000 census.

Figure 1 – Population by Decade

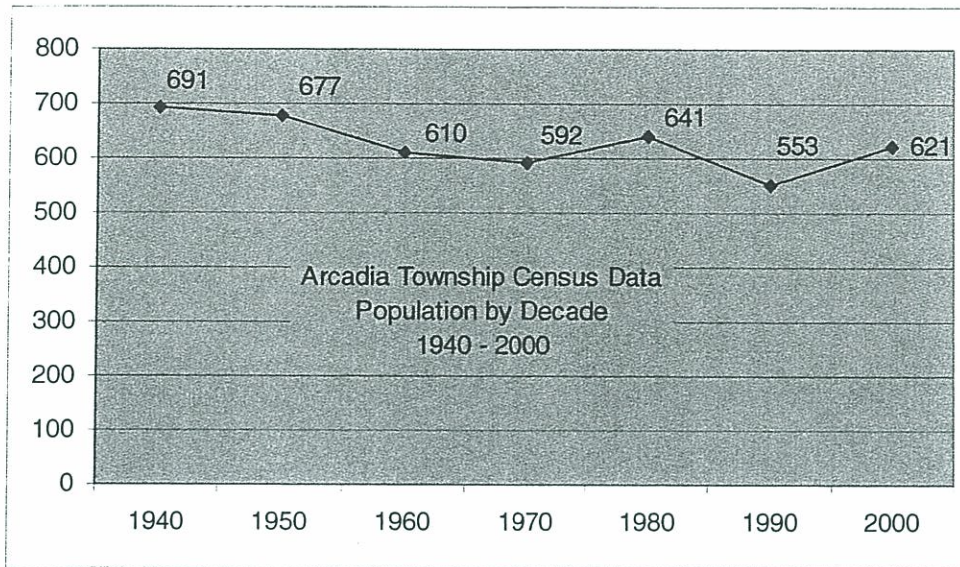


Table 1 compares population changes in Arcadia Township with that of adjacent communities and the County as a whole. Arcadia Township experienced an increase of 68 persons (12.3%) over the decade from 1990 to 2000. Population during peak seasonal months can be as high as 1,500 persons. Onkama Township experienced the greatest increase in terms of absolute numbers of persons (248) while Pleasanton Township showed nearly the same increase (244 persons) as well as the greatest percentage increase (42.6%). The County as a whole increased by 15.3%.

Table 2 shows the age distribution of persons in Arcadia Township. The greatest number of persons are in the 45 to 65 years age group, which make up over 30% of the population. While persons 20 to 44 years (typically referred to as the child-bearing years) make up the next largest age group (23.2%), senior citizens in the 65 to 84 years age group make up nearly as large a segment of the population (22.9%).

The median age of the Township, 48.6 years, is older than that of the Manistee County median age of 41.7 years.

Households and Housing

Table 3 shows housing characteristics in Arcadia Township. A total of 545 housing units exist. Of the 545 units, 280 (51.4%) are occupied dwelling units while 235 of those (43.1%) are used as seasonal homes. The remaining 30 are vacant units.

Recent increases in housing units are the result of the Arcadia Point and Star-Key residential developments. The RKD camp colony continues to increase its numbers of primarily seasonal units.

Income and Employment

Income and employment figures are shown in Table 4. Household and Per Capita incomes in the Township are somewhat higher than in the County as a whole. The Median Family Income is nearly the same as the County's.

The unemployment rate in the Township is somewhat higher than Manistee County as a whole, as is the percentage of persons with Poverty status.

Value of Homes

Table 6 shows the value of owner-occupied dwelling units in the Township, based upon a sample of 129 units as reported by the US Census. The greatest percentage of units fall within the \$50,000 to \$99,999 range. However, the market will ultimately determine the value of homes in the Arcadia area.

TABLE 1
Population Changes in Arcadia Township
Adjacent Communities, and Manistee County
1990 - 2000

	<u>1990</u>	<u>2000</u>	<u>Change</u>	<u>% Change</u>
Arcadia Township	553	621	68	12.3%
Pleasanton Township	573	817	244	42.6%
Bear Lake Township	1,419	1,587	168	11.8%
Onkama Township	1,266	1,514	248	19.6%
Blaine Township (Benzie County)	424	491	67	15.8%
Manistee County	21,265	24,527	3,262	15.3%

Source: US Census Bureau, Census 2000

TABLE 2
Ages of Population
Arcadia Township

<u>Age Range</u>	<u>Number</u>	<u>Percent</u>
Under 5 years	26	4.2%
5-19 years	103	16.6%
20-44 years	144	23.2%
45-64 years	198	31.8%
65-84 years	142	22.9%
85 and Over	8	1.3%
Total	621	99.9%

	<u>Median Age</u>
Arcadia Township	48.6
Manistee County	41.7

Source: US Census Bureau, Census 2000

TABLE 3
Households and Housing by Type
Arcadia Township

Total Households	
<i>(Occupied Housing Units)</i>	280
Family Households	197
- Married Couple Families	167
- With Children Under 18 Years	47
Non-Family Households	83
Average Household Size	2.20 Persons
Average Family Size	2.57 Persons
Total Housing Units	545
Occupied Housing Units	280
Vacant Housing Units	265
- For seasonal, recreation, or occasional use	235
Owner Occupied Housing Units	248
Renter Occupied Housing Units	32

Source: US Census Bureau, Census 2000

TABLE 4
Income and Employment
Arcadia Township and Manistee County

	Arcadia Township		Manistee County	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total Population 16 Years and Over	516	--	19,713	--
- In labor force	266	51.6	11,043	56.0
- Employed	237	45.9	10,321	52.4
- Unemployed	29	5.6	722	3.7
- Not in labor force	250	48.4	8,670	44.0

	Arcadia Township	Manistee County
Median Household Income	\$38,844	\$34,208
Median Family Income	\$41,731	\$41,664
Per Capita Income	\$23,089	\$17,204

	Arcadia Township		Manistee County	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Families with Poverty Status	19	9.8	460	6.9

Source: US Census Bureau, Census 2000

Income Comparison

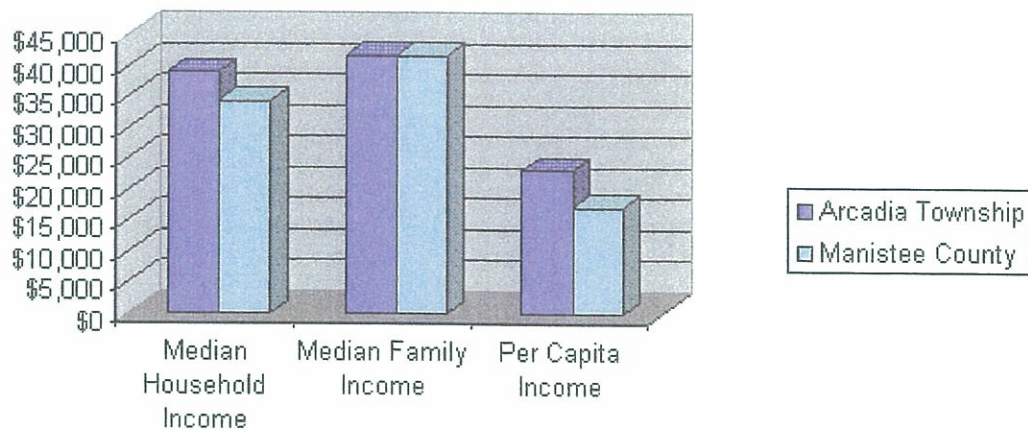


TABLE 5
School Enrollment
Arcadia Township and Manistee County

<u>Grade Levels</u>	<u>Arcadia Township</u>		<u>Manistee County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Population 3 yrs and over enrolled in school	126	--	5,638	--
Nursery/Preschool	5	4.0%	354	6.3%
Kindergarten	7	5.6%	339	6.0%
Elementary School (Grades 1-8)	70	55.6%	2,667	47.3%
High School (Grades 9-12)	27	21.4%	1,627	28.9%
College or Graduate School	17	13.5%	651	11.5%

Source: US Census Bureau, Census 2000

Percentage of School Enrollment

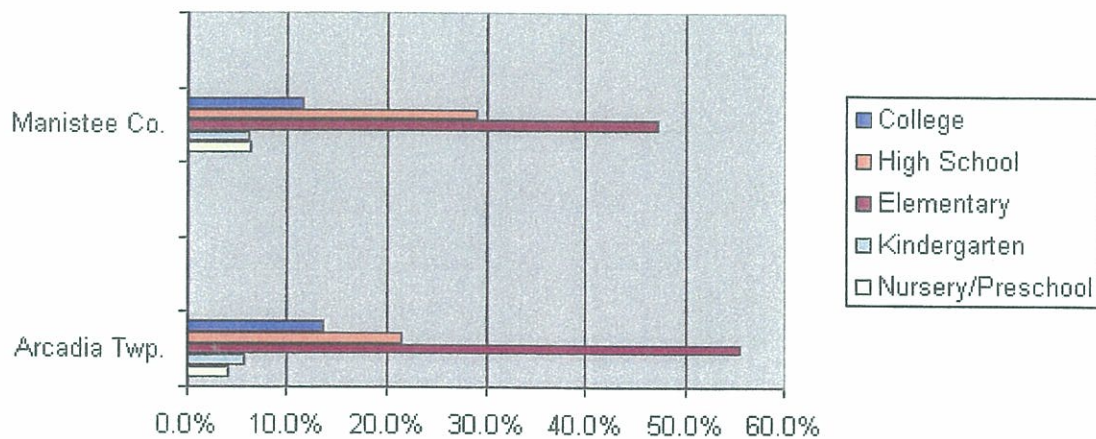
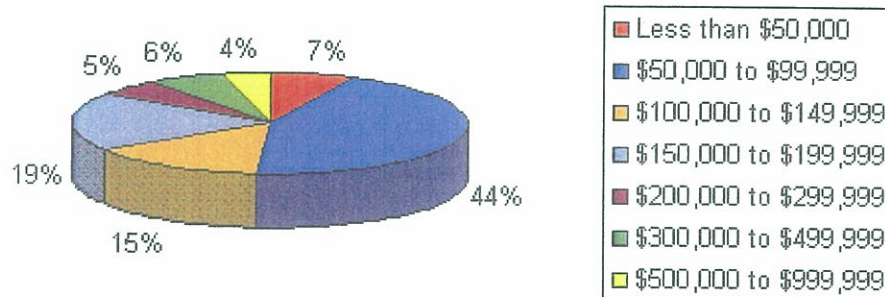


TABLE 6
Arcadia Township
Value of Owner-Occupied Units

VALUE	NUMBER OF UNITS	PERCENTAGE
Less than \$50,000	9	7.0%
\$50,000 to \$99,999	57	44.2%
\$100,000 to \$149,999	19	14.7%
\$150,000 to \$199,999	24	18.6%
\$200,000 to \$299,999	7	5.4%
\$300,000 to \$499,999	8	6.2%
\$500,000 to \$999,999	<u>5</u>	<u>3.9%</u>
	129	100.0%



Source: U.S. Census
2000

CHAPTER 2

PUBLIC WORKSHOPS AND ANALYSIS

In order for the Arcadia Township Master Plan to be successfully implemented, it must reflect the values and desires of those who live there. For this reason, the planning process included two public workshops which drew over 70 people in September of 2003.

On Friday, September 12, 50 citizens attended and participated in the workshop while on Saturday, September 13, 23 citizens participated. During the workshop, participants had an opportunity to hear data relevant to Arcadia Township's future, to view and comment on slides that demonstrated various types of architecture and development, to design a street using architectural and other design elements, and to plan the future land use of the Township.

Participants were also asked to itemize and prioritize the positive and negative attributes of Arcadia Township and to create a "wish list" for the future growth of the Township.

The complete results of this portion of the workshop are contained on the following pages, along with observations from the visual preference portion of the workshop.

Based on these results, the comments and questions made at the workshop, and the future land use maps prepared by the different groups, the following observations can be made:

1. Farming is still a viable long term use in the Township, but the minimum lot size requirement of three acres for a house is not an efficient use of the land.
2. Future growth must be managed so as to retain the existing small town character.
3. The diverse natural features of Arcadia Township are highly prized for their beauty, the recreational opportunities they offer, and as a natural resource.
4. There is a need for more retail and service uses particularly convenience uses such as gas stations, restaurants, and a grocery store.
5. A strong sense of community exists in Arcadia Township and residents are willing to get involved to effect change and contribute to the betterment of Arcadia Township.
6. The harbor and public marina on Arcadia Lake are important resources. Annual dredging of the harbor needs to be assured and improvements to the public marina need to be made to make it more efficient.

-
-
7. The appearance of the waterfront and along M-22 through the downtown of Arcadia need to be improved.

**LISTS OF ISSUES AND OPPORTUNITIES FROM THE WORKSHOP ON
SEPTEMBER 13, 2003**

CONSOLIDATED LIST

Positive Attributes of Arcadia Township

Diverse natural features -- 9 votes
Small town character -- 7
Beautiful beach and shoreline -- 6
Feeling of safety -- 5
The people -- 3 votes, +2 mentions
Community events -- 2
The history and museum -- 2
Peace and quiet -- 1 vote + 1 mention
Parks and play areas -- 1 vote + 1 mention
Church chimes -- 1
Water recreation -- 2 mentions
Have active groups
Camp Arcadia
Fair representation
Streetscapes
Eagles on the Amway property
Sunsets
Firefighters
The Bed & Breakfast (Arcadia House)

Negative Attributes of Arcadia Township

Jet skis -- 10
Lack of local business -- 15
Poor property maintenance, junk -- 12
No landscaping at camping area -- 6 votes + 1 mention
No plowing nor snow-melt on gravel and dirt roads -- 3
Smaller lot sizes in ag. zone -- 2
Unscreened industrial activity -- 1
Pole barns and garages in front of properties -- 1
Low participation of young people
Burning of rubbish
Infrequent recycling pickup
Tension between rural and town folks
Fireworks after 9:00 p.m.
Part-time governmental services
Speeding on M-22

Wishes

Commerce/Jobs

Grocery store -- 12
More stores in general/gas station -- 11
Restaurants -- 5
Other jobs/ businesses -- 12 votes + 1 mention

Governmental Services

Assure future harbor dredging -- 6
Library open more hours -- 3
More frequent recycling pickup -- 3
Better maintenance of black-top and dirt roads -- 2
Local emergency boat -- 1
Make use of the school building -- 1
More street lights
Tent caterpillar control

Public Facilities

Bike paths and walkways, connected to "Rails to Trails" -- 6
Bathhouse at the beach/dog-friendly -- 4
Bird-watching towers in the wetlands -- 3
Bigger library -- 3
Boat ramp; more parking; move it -- 3
DPW building -- 2
Green area next to the water -- 1
Sewer and water system

Regulatory

Zoned growth with concern for density per acre (3-acre size is too high) -- 5
Planned Unit Development provision -- 1
Protect public access to Lake Michigan
More law enforcement presence

Private Developers or Public/Private Partnership

Continued improvements to beaches, waterfront, entrance to town -- 4
Develop main street (Lake Street) -- 4
Small trailer park -- 2
Quality affordable housing -- 2
Diverse PUD with 1891 historical style; a commune -- 1

Miscellaneous

Avoid wood and charcoal debris in beach sand -- 2
More school kids

OBSERVATIONS ON THE VISUAL PREFERENCE SURVEY ON SEPTEMBER 13, 2003

Residential

- Any neat, well-kept home with some landscaping received a favorable reaction.
- The two houses with a noticeable "style" (Arts and Crafts) were noticed favorably by some.
- The most unanimity was in favor of a cottage-like home with a recessed front porch, shown in broken shade.
- The most negative was on the re-shingled, re-sided house on M-22, which is still not finished, not occupied, and with rather wild landscape.

Commercial

- A view of M-22 dominated by trees with one building seen was viewed as "rural" and natural.
- The beach view was favored by all.
- Waterfront shots in Grand Haven were seen as attractive but too citified for Arcadia.
- Negative reaction was high for commercial properties seen as:
 - abandoned and in poor repair
 - bleak, industrial-looking, with little landscaping
 - a hodge-podge visually (including the Township Hall)
- Favored were neatness, an active business, and some landscaping.
- The Arcadia town sign is liked for its simplicity and flowers planted at its base.
- The Grand Haven sign is liked for being informative, giving directions.

Major concerns expressed in the evaluations, with some words used

- Landscaping and screening from the street
 - barren
 - sparse landscaping
 - nestled in nature
 - good landscaping

-
-
- Maintenance
 - well-kept
 - needs TLC
 - messy
 - needs help
 - junk
 - sidewalk repair
 - tear down
 - Renovation
 - nice transformation
 - needs renovation
 - Aesthetics
 - tasteful
 - great old building
 - great architecture
 - nice natural wood siding
 - picturesque cottages
 - boxy and plain
 - not very pretty
 - cluttered
 - somewhat sterile
 - no imagination
 - cracker jack new
 - Psychological impact
 - inviting
 - welcoming
 - Commercial issues
 - need off-street parking
 - wrong place for a house
 - too commercial
 - Practical issues
 - good seating and walkways for a marina
 - good placement on property
 - too small
 - too close to neighbor
 - too costly
 - vacant
-
-

CHAPTER 3

GOALS AND STRATEGIES

A community's planning goals reflect both long and short range desires, and serve to provide direction for related activities such as zoning, site plan review, development of infrastructure, economic development, and protection of natural resources.

The Arcadia Township Planning Commission has developed the following goals and strategies based primarily upon information gathered at the Township-wide public workshop held in September of 2003. In addition, goals are based upon the results of a citizen survey completed in 2001, as well as discussions with the Planning Commission.

The following goals are listed by topic area. Since the Arcadia Master Plan is largely an action-oriented document, strategies are included. These strategies will give the Planning Commission and others specific direction as to how the goals may be accomplished.

1. NATURAL AREAS PRESERVATION

Goal: Preserve unique natural areas and rural landscapes.

Strategy: Identify those areas with significant natural features such as wetlands, waterways, shoreline, extremes in topography, views, and wildlife habitat.

Strategy: Identify those areas that are desired for long-term preservation and/or use as community recreation.

Strategy: Seek funding sources for purchase or conservation through state and local agencies.

Strategy: Through site plan review, encourage development to take into account the natural features of a site, and to produce designs that will preserve and integrate the natural features of the site. These features include soils, topography, water features, wetlands, wildlife habitat, views, and other features which may exist on the site such as historic architecture or other local landmarks.

2. AGRICULTURAL/RESIDENTIAL

Goal: Designate portions of the Township for primarily agricultural and low-density residential uses to encourage those remaining agricultural uses in the Township and to minimize conflicts between agricultural and residential uses.

Strategy: Designate agricultural and low-density residential development to an area primarily in the eastern two-thirds of the Township.

Strategy: Density in the agricultural area is recommended to be one dwelling unit for every two acres, while lot sizes may be less than two acres in size when located in an OS-PUD (Open Space Planned Unit Development).

3. RESIDENTIAL

Goal: Allow a range of residential densities and designs that will meet the varying needs of citizens in regard to income and lifestyle.

Strategy: Create a new zoning category that permits lots of one acre in size. Areas recommended for one acre lots (Low Density Residential or LDR) are located primarily west of M-22.

Strategy: Amend the Zoning Ordinance to permit OS-PUDs (Open Space Planned Unit Developments) within LDR areas.

Strategy: Review the Zoning Ordinance to consider permitting multiple family developments within areas that provide pedestrian access to Township Center amenities.

4. COMMERCIAL

Goal: Determine appropriate locations and amount of land necessary for a variety of commercial establishments in the Township, and improve the appearance of both existing and future commercial uses through landscaping, architecture, and other design standards.

Strategy: Evaluate opportunities afforded by proximity to the Arcadia Bluffs Golf Course and determine commercial land uses that will enhance tourism and economic development in Arcadia Township.

Strategy: Consider establishment of a Downtown Development Authority as enabled by PA 197 of 1975. Include a defined portion of M-22 as well as that portion of Lake Street that would benefit from a DDA.

Strategy: Consider establishment of architectural, sign, and landscaping design criteria for businesses along M-22 and Lake Street. (See strategy below for M-22 Corridor Study.)

Strategy: Explore an M-22 Corridor Plan which will address access management, safety, and design guidelines for existing and future uses along the corridor. Seek guidance from the Michigan Department of Transportation (MDOT) regarding possibilities and restrictions along M-22 regarding access and landscaping.

Strategy: Undertake public information efforts to inform residents of the services of the Manistee County Economic Development Corporation, especially the Small Business Development Center, which provides assistance with business plans and financing for small businesses.

Strategy: Undertake a marketing campaign to attract businesses to the Arcadia area. Utilize the services of the Manistee County Economic Development Corporation to assist in this effort.

5. TOWNSHIP CENTER

Goal: Preserve the traditional character of the Township Center area as a location for both commercial and residential uses and promote the Township Center as an attractive and functional place for both residents and tourists.

Strategy: Review Zoning Ordinance regulations for all zoning districts included in the Township Center area. Recommend changes or additions to the regulations for these districts if such changes better advance the desired character and function of the Township Center.

Strategy: Consider architectural, sign, lighting, and landscaping design criteria for uses within the Township Center.

Strategy: Maintain a visible and well-landscaped entrance sign on M-22 that encourages travelers to visit the Township Center. Provide an information kiosk or other facility that dispenses information on the historic walking tour, museum, local business, marina, etc.

Strategy: Seek adequate parking and ramp facilities at the municipal marina.

6. ARCHITECTURAL/IMAGE

Goal: Establish a positive image and strong economic climate for the Township by suggesting preferred architectural and development

styles that enhance the existing character of the Township and encourage further investment in Arcadia.

Strategy: Initiate a design study for properties along M-22, Lake Street, and other areas of the Township such as the marina/lakeshore area and the area near the Arcadia Bluffs Golf Course. Address issues such as architecture, image, landscaping, lighting, signs, and other elements that will define character and shape the future of the Township.

Strategy: Seek funding sources for the design study, such as community program funding through the Michigan Economic Development Corporation (MEDC) and the Michigan Department of Transportation (MDOT).

Strategy: Build community interest for maintaining the image of the Township; organize cleanup and beautification projects with the cooperation of property owners, Township employees, and resident volunteers. Find local vendors who will donate items such as nursery stock. Present awards for best improvements.

7. PARKS AND RECREATION

Goal: Plan for and develop both active and passive recreation facilities within the Township to meet the needs of the various age groups residing within the Township, and to ensure the preservation of valuable local natural resources for current and future residents.

Strategy: Coordinate land use planning and development activities with the recommendations of the Arcadia Township Recreation Plan. Consider amendments to the Recreation Plan that will place the improvements suggested in the Master Plan on the Recreation Plan priority list.

Strategy: Consider establishment of bike path and walkway routes in the Township. Seek state and local funding sources to construct non-motorized trails.

Strategy: Determine desired beach improvements such as boardwalks, bathhouse, and dog runs; seek funding sources for these improvements such as State of Michigan Department of Natural Resources (MDNR) grants.

CHAPTER 4

FUTURE LAND USE PLAN

This chapter contains the recommendations which will guide the development of Arcadia Township in the coming years. These recommendations were influenced by a number of factors:

- The viewpoints, concerns, and suggestions of Arcadia Township residents that were voiced through several public workshops.
- Analysis of existing circumstances and future needs.
- The need to preserve the abundant natural features and resources of Arcadia Township.

Master Plan Concepts

The Future Land Use Map, Map 8, is based upon several major concepts for the development of Arcadia Township. These concepts are derived from the goals and strategies stated in Chapter 3 and the desires of Arcadia Township citizens expressed at the public workshops held in September of 2003. These concepts are intended to guide the growth of Arcadia Township and include the following:

- Future commercial and residential growth will continue to be concentrated in and around the Township Center, north of Arcadia Lake, due to its historical role as the “village” within the Township. Uses outside the Township Center will consist primarily of low-density residential and agricultural uses.
- Development and redevelopment in the Township Center should be done in a manner which respects and enhances the existing village pattern.
- Agricultural uses in Arcadia Township can continue to be a strong component of the Township’s economy and culture within this planning period with the recognition that farmlands will also “grow houses” as well.
- The abundant natural features existing in the township including wetlands, hydric soils, steep slopes, views of Lake Michigan, and the bluffs along Lake Michigan need to be preserved and protected by limiting development in these areas.
- The rural character and the views of agricultural and wooded lands in the Township are important elements in the quality of life of all Township residents and need to be preserved and enhanced.

Future Land Use Designations and Descriptions

The Future Land Use Map recommends a number of different future land use classifications. The following descriptions of these classifications explain the type, intensity, and location of the proposed uses.

These future land use classifications will not automatically change the zoning for that area. A property owner would need to apply to the Township for a zoning change if the future land use designation of the property does not conform to the existing zoning.

The names of the future land use designations do not always match the names of the zoning districts. The future land use designations are intended to describe the type of land use recommended. For example, Low Density Residential "LDR" means the land is proposed for single-family houses at a low density. The zoning category, however, might be called R-1, Single Family Residential. The term, R-1, however, does not tell us by itself how the land is proposed to be used so a more descriptive term is utilized in describing it in the Master Plan.

Future Land Use Categories

Agricultural (A)

This future land use category recognizes those areas of the Township that are intended for agricultural use. Most of these areas are located east of M-22 and Gear Road. Within the Agricultural area there are a number of large active orchards, particularly in the southern portion of the Township. Larger parcels exist within this area that could be utilized for farming operations. Soil types in this area are suitable for farming operations.

The Plan recognizes that this area is not an exclusive agricultural preserve and that single-family homes will also be a permitted use. For many years prior to the adoption of this plan, the minimum lot size in the agricultural area required by the Arcadia Zoning Ordinance was 3 acres with 198 feet of road frontage. In response to Township resident's concerns voiced at the public workshops about maintaining such a large lot and as a recognition that a 3 acre lot is not an effective farmland preservation tool, **the Master Plan recommends that the minimum lot size in the agricultural area be reduced to 2 acres.** This will provide some separation between houses and will help to create and maintain a rural and open atmosphere.

Low Density Residential (LDR)
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The LDR future land use classification proposes single-family homes as the predominant land use. Minimum lot sizes for dwellings in this area would be 1 acre with a minimum lot width of 132 feet. Other uses permitted would be churches, schools, parks, golf courses, and other similar uses. Farming would continue to be a permitted use in this area so that existing farms would not be nonconforming. However, the Plan is based on the premise that the predominant use in this area will, over time, become single-family dwellings and that farming lands will be phased out as they are converted to residential use.

The area proposed for LDR uses is west of M-22 and Gear Road and just south of Arcadia Lake and also to the east of Arcadia Lake and south of Glovers Lake Road. While this area is characterized by larger parcels and active agricultural uses particularly in the southern portion, there are also a number of single-family homes within this area with many fronting on the Lake Michigan shoreline. This area, over time, will become more valuable for residential use than agricultural use because of the rolling terrain, forested areas, and views of Lake Michigan.

Single-family use of this area is not a new concept despite the fact that there are a number of active farms in this area. A Resort Residential zoning category for this area has been in effect for many years prior to adoption of this Master Plan. This zoning category called for a minimum lot size of only 10,000 square feet, which is not large enough to support this type of density without public water and sanitary sewer. Also, lot sizes of this type would have required major grading and clearing, destroying the natural beauty of this area.

The Master Plan therefore recommends that the LDR category require a minimum lot size of 1 acre with 132 feet of lot width. This lot size is large enough to support residential use in the long term without public water and sanitary sewer. Such lot sizes would also not require major grading and clearing of the natural features.

Open space developments, or cluster housing projects as they have come to be known, would be encouraged in the LDR area as such projects would better preserve the significant natural features in this area.

Because the Arcadia Township Zoning Ordinance does not contain a designation for 1-acre minimum lot sizes, the Township will need to rezone the area designated for LDR, and create a new set of zoning regulations.

Resort Residential (RR)

The Resort Residential Category is located north of Oak Street, between M-22 and the Lake Michigan shoreline, north to the Township limits. This area contains a number of seasonal single-family dwellings on larger lots overlooking Lake Michigan. A number of smaller lots are located at the northern tip of this RR area. The Resort Residential area also includes a majority of Camp Arcadia, including a relatively new subdivision along Forest View Drive, which is a private road.

This area is currently zoned Resort Residential and the Plan recommends that it continue to be used for single-family homes as the predominant land use. **The Plan recommends, however, that the minimum lots size in the Resort Residential area be increased from its current 10,000 square foot minimum to 20,000 square feet in order to better preserve the long term viability of well and septic systems in this area.**

Medium Density Residential (MDR)

The Medium Density Residential Category would allow duplexes and multi-family buildings with no more than 8 dwellings per building. The density for the multi-family buildings would be limited to approximately 6 dwelling units per acre. Duplexes should be required to have a minimum of 30,000 square feet for each duplex unit with 132 feet of lot width.

The Medium Density Residential Category would also accommodate a manufactured housing community, as the density within such developments is traditionally 4 to 6 units per acre. In order to establish a manufactured housing community, however, such projects would need to have either public or community sanitary sewer service and water and be located on a paved road close to M-22.

Medium Density Residential areas are recommended along the west side of M-22, north of Glovers Lake Road to just north of Sorrenson Road. Some of the land designed for MDNR is also appropriate for commercial use, as these lands are zoned for commercial use and are located along M-22, which is the principal roadway in Arcadia Township.

Smaller areas for Medium Density Residential are located at the intersection of Glovers Lake Road and M-22, close to the Township Center, where smaller apartments buildings of 4 to 6 dwellings per building would be appropriate.

Village Residential (VR)

The Village Residential category recognizes the existing village pattern of residential development in the Township Center of Arcadia. Lots sizes vary within this area but are generally less than 6,000 square feet. The Village Residential area is characterized by these smaller lots, sidewalks, and street trees, which make it a very walkable community. Within the Village Residential Plan category is Point Arcadia which is a residential subdivision established in the 1980's.

The Plan recommends that future residential development, either within plats or individual lots, follow the village pattern established in this area.

Village Commercial (VC)

The Village Commercial Master Plan category recognizes the principal village commercial corridor within the Township. The Village Commercial category is analogous to the RC-1, Restricted Residential/Commercial zoning district. This area allows single-family homes and a variety of less intensive commercial and service uses. Given the older buildings within this area and their unique architectural style, the Master Plan recommends that this pattern continue along Lake Street. The RC-1 zoning district does contain standards for buildings within this area to maintain the current architectural style. The Plan recommends these standards be reviewed and updated as necessary in order to ensure that the uses and buildings along Lake Street continue to promote the Village Commercial pattern.

Preserve (P)

The Preserve area shown on the Future Land Use Map recognizes the area at the north end of the Township, which is under the control and ownership of the Grand Traverse Regional Land Conservancy. This is a non-profit group that is using State of Michigan grant money along with foundation grants and private donations to buy nearly 6,000 acres of lakeshore and farmland in Arcadia Township in Manistee County and in Benzie County to the north.

Within Arcadia Township, this area comprises approximately 636 acres of forest and farmland. Under the direction of the Grand Traverse Regional Land Conservancy, the farmlands in this area would be sold or leased to local farmers with restrictions to prevent any development other than agriculture. The zoning for this area would likely remain agricultural. However, for planning purposes, the Master Plan illustrates it as Preserve because the development potential is removed as long as the property stays under the control of the Conservancy group.

Commercial (C)

The Commercial designation reflects existing commercial zoning along M-22 also known as Northwood Highway. This area has been zoned commercial for many years. The Plan illustrates that this commercial will remain within the current zoning district boundaries, but that other uses such as Medium Density Residential or Low Density Residential would also be appropriate in those areas currently zoned for commercial use. The Plan does not propose any other commercial use within the Township, with the exception of the Village Commercial area along Lake Street.

Industrial (I)

The Industrial category illustrates an area of industrial zoning on the south side of Churchill Road, east of Erdman Road. This site is large enough to accommodate a multitude of smaller industrial uses or several large industrial uses. 13 Mile Road is a paved primary county road that connects this site with the Village of Bear Lake to the east. No additional industrial land is planned within Arcadia Township.

M-22 Special District

This designation recognizes the special characteristics and potential for redevelopment of the area along both sides of Northwood Highway or M-22 as it passes through the Arcadia Township Center from approximately State Street to just north of Oak Street. This area is currently zoned commercial but contains a number of vacant or under utilized buildings. This area is the front door to the Township Center and provides the first impression of Arcadia Township to many travelers. The Plan recognizes the potential for redevelopment of this area and recommends that steps be taken to improve the aesthetics and safety for vehicles and pedestrians along this corridor. The potential for improvement of this area is graphically illustrated in Appendix C, which shows how M-22 could look. This illustration was guided by the results of the second workshop in which participants created their vision of aesthetic improvements to M-22.

CHAPTER 5

IMPLEMENTATION

In order for the Master Plan to serve as an effective guide to the continued development of Arcadia Township, it must be implemented. Primary responsibility for implementing the Plan rests with the Board, the Planning Commission, and the Township staff. This is done through a number of methods. These include ordinances, programs, and administrative procedures, which are described in this chapter.

It is important to note that the Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. This implementation must come from the decisions of the Board and Planning Commission to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land.

The private sector, which includes individual landowners as well as developers, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land. The authority for this, however, comes from the Township. Cooperation and coordination among individuals, private developers, and public agencies is, therefore, important in successful implementation of the Master Plan.

Chapter 3 of the Plan sets forth goals and strategies which serve to guide the future development of Arcadia Township. Many of the specific implementation recommendations of this chapter are taken from these objectives, while others are taken from the land use recommendations made in Chapter 4.

The following sections identify the major activities which the Arcadia Township Planning Commission should pursue in order to be pro-active in the implementation of the Master Plan.

Zoning

Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community Master Plans. The zoning consists of an official zoning map and zoning ordinance text.

The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setback, lot sizes, and accessory uses.

The zoning ordinance also sets forth procedures for site plan review, conditional uses, and sign controls. These measures permit the Township to control the quality as well as the type of development.

In order that the recommendations and goals of the Master Plan be implemented, the following amendments to the Zoning Ordinance must be prepared and adopted:

1. Prepare Zoning Ordinance regulations for the LDR and MDR Land Uses recommended in Chapter 4.
2. Concurrent with Number 1 above, the Township should rezone lands to the Low Density Residential Zoning District as illustrated on the Future Land Use Map.
3. Amend the Zoning Ordinance to reduce the minimum lot size in the Agricultural Zone to two acres with 175 feet of lot width.
4. Amend the Resort Residential Zoning District regulations to increase the minimum lot size to 20,000 square feet with 100 feet of lot width.
5. Amend the Zoning Ordinance to create a zone for duplexes and multi-family buildings as recommended in Chapter 4. A separate chapter should be prepared to allow manufactured housing communities (mobile home parks).
6. Conduct a complete review of the Arcadia Township Zoning Ordinance and update accordingly, incorporating the recommendations of the Master Plan.

M-22 Special District / Downtown Development Authority

One of the strategy recommendations in Chapter 3 called for the Township to determine the feasibility of setting up a Downtown Development Authority to raise funds for the physical improvement of M-22 through the Township Center. Another strategy called for the preparation of an M-22 Corridor Plan to address safety issues on M-22.

In order to further investigate the implementation of these strategies, the following individuals should be contacted:

Lloyd E. Baldwin, Historian
Environmental Section
Michigan Department of Transportation
Project Planning Division
517/241-2702
(MDOT funding aimed at enhancement projects, including historic projects)

Phillip Hansen
Michigan Downtown and Financing Association
108 West Saginaw Street
St. Louis, MI 48880
989/681-3017
(This is the State Association of DDA's)

Implement Strategies

Chapter 3 of the Plan set forth a number of very specific strategies. The Planning Commission should prioritize these strategies and set up a schedule to accomplish them. Although it will likely take a number of years to work through them all, they are an important guide to the long term development of Arcadia Township.

Planning Commission Work Program

The Plan recommends that the Planning Commission prepare an annual work program at the beginning of each year. This work program would set forth the tasks or goals which the Planning Commission determines to accomplish for the upcoming year. This will allow the Commission to stay focused on important tasks, in order to develop and implement goals and strategies identified within this Plan.

Planning Education

The Planning Commissioners should be kept informed of planning seminars to learn how to better carry out their duties and responsibilities as Planning Commissioners. These seminars are regularly sponsored by the Michigan Society of Planning (MSP) and the Michigan Townships Association (MTA) and are a valuable resource for Planning Commissions. There are also several planning publications which are useful information tools for Planning Commissions. The main publications are Planning and Zoning News and Michigan Planner Magazine. An excellent source of information for Planning Commissioners on the Internet can be found at www.plannersweb.com.

Revisions to Master Plan

Amendments to the Township Planning Act effective on January 9, 2002, requires Township Commissions to review their Master Plans every five years and determine whether to amend the Plan or adopt a new plan. This review allows the Commission to be responsive to new growth trends and current citizen attitudes. As growth occurs over the years, the Plan's goals, land use information, population projections, and other pertinent data can then be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to the growth of the Township.

Appendix A

RECOMMENDATIONS OF ARCHITECTURAL IMAGE

Following is a list of specific recommendations to improve the architectural image or appearance of the Township Center. This list was compiled by Tom Lugan of Winter-Troutwine Associates following the two community workshops held in September 2003. A number of these recommendations were included in Chapter 3 as strategies.

Recommendations are at two levels:

1. Short-term, relatively inexpensive steps
2. A more comprehensive program requiring outside funding

Short-Term Steps Recommended

1. Clean up the frontage along M-22 and any other neglected properties.
 - Plan periodic “clean-up parties” with participation of property owners, Township employees, and resident volunteers.
 - Consider a property maintenance code, which would require that private properties be repaired as needed, that trash not be allowed to accumulate, and that weeds be controlled.
2. Introduce some colorful landscaping.
 - A planned and coordinated scheme for planting of flowers and/or other ornamental plants could make a huge difference in the image of the Township Center.
 - Encourage property owners along M-22 and Lake Street to do other landscape improvements that would overcome the “bleek” look of some parts of the roadway frontages. Try to find a nursery that would offer discounts, plan a community work party to help, consider an award program for best improvements – generate some community enthusiasm.
3. Add a modest amount of welcoming visitor information.
 - Place directional signs just before Lake Street, so the traveler can see where your “main street” is.
 - Consider placing a kiosk or other unstaffed information center along the highway, perhaps in the vacant frontage just south of Lake Street. Display/distribute information on your historic walking tour, the historic museum, local businesses, the boat ramp, etc.

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4. Undertake a more detailed design study of the M-22 and Lake Street frontages.
 - Seek funding to do a follow-up study to build on this Master Plan, resulting in a small-area plan giving guidance and ideas not only to Township officials, but also to property owners who would like to collaborate in improving the image of the Township Center.

A Comprehensive Program

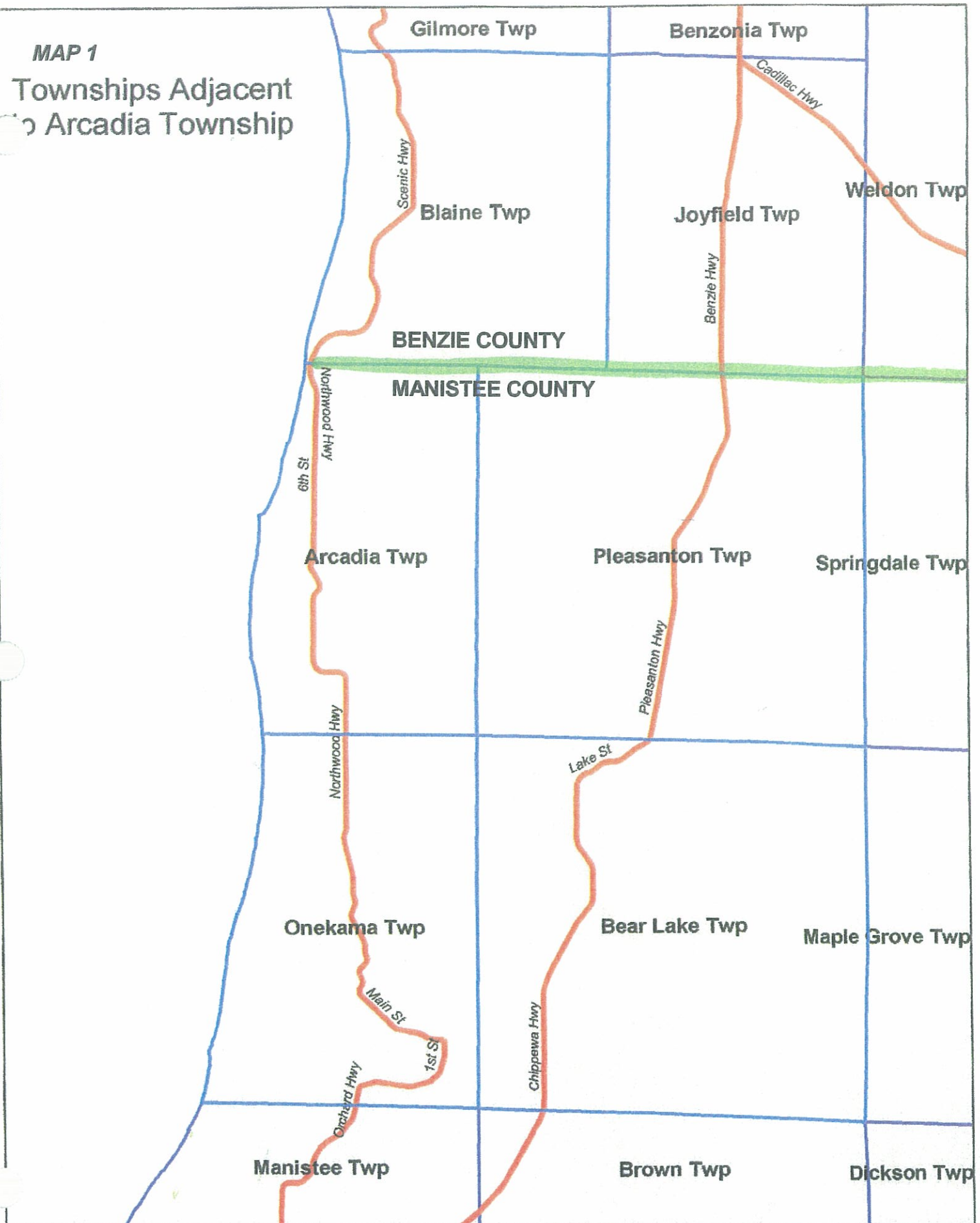
1. Seek significant funding for a design study and significant changes to M-22 through the Township Center (and perhaps include Lake Street in the study as well).
 - Undertake a design study, resulting in a design plan which incorporates incentives for private property owners.
 - Consider applying for funds from MDOT for infrastructure improvement.
 - Look at the Community Development revenue sharing program through the State and County governments.
 - Seek financial or in-kind participation from businesses and institutions in the Township.
2. Improve the highway itself to “calm” traffic and be more attractive.
 - Find the best traffic-calming strategy, such as islands in the center of the roadway, curbs which wrap around a parking lane at local street intersections, use of areas of decorative paving materials, etc.
 - Consider installation of curbs to provide cleaner definition of the line between the road and private property, as well as making it clear where on-street parking can be allowed.
 - Landscaping in the highway right-of-way.
 - Encourage landscaping and flowers on private property along the highway.
 - Consider attractive street lighting of a height and light color which is good for pedestrians.
3. Develop incentives and regulatory ordinances to encourage land and business owners to participate in the improvement program.

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- Consider establishing an improvement district (such as a downtown development authority) which could use tax increment financing to provide façade improvement and landscaping grants to property owners who are willing to follow the design plan. Work with an area bank or mortgage lender to “package” projects for a better interest rate.
 - Consider a property maintenance code, which would require that private properties be repaired as needed, that trash not be allowed to accumulate, and that weeds be controlled.

Appendix B

MAP 1

**Townships Adjacent
to Arcadia Township**



ARCADIA TOWNSHIP LAND USE 1993 MAP

MANISTEE COUNTY, MICHIGAN













BLAINE TWP.
(BENZIE COUNTY)

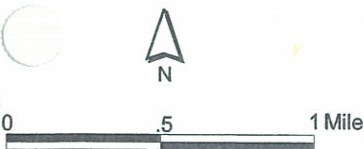
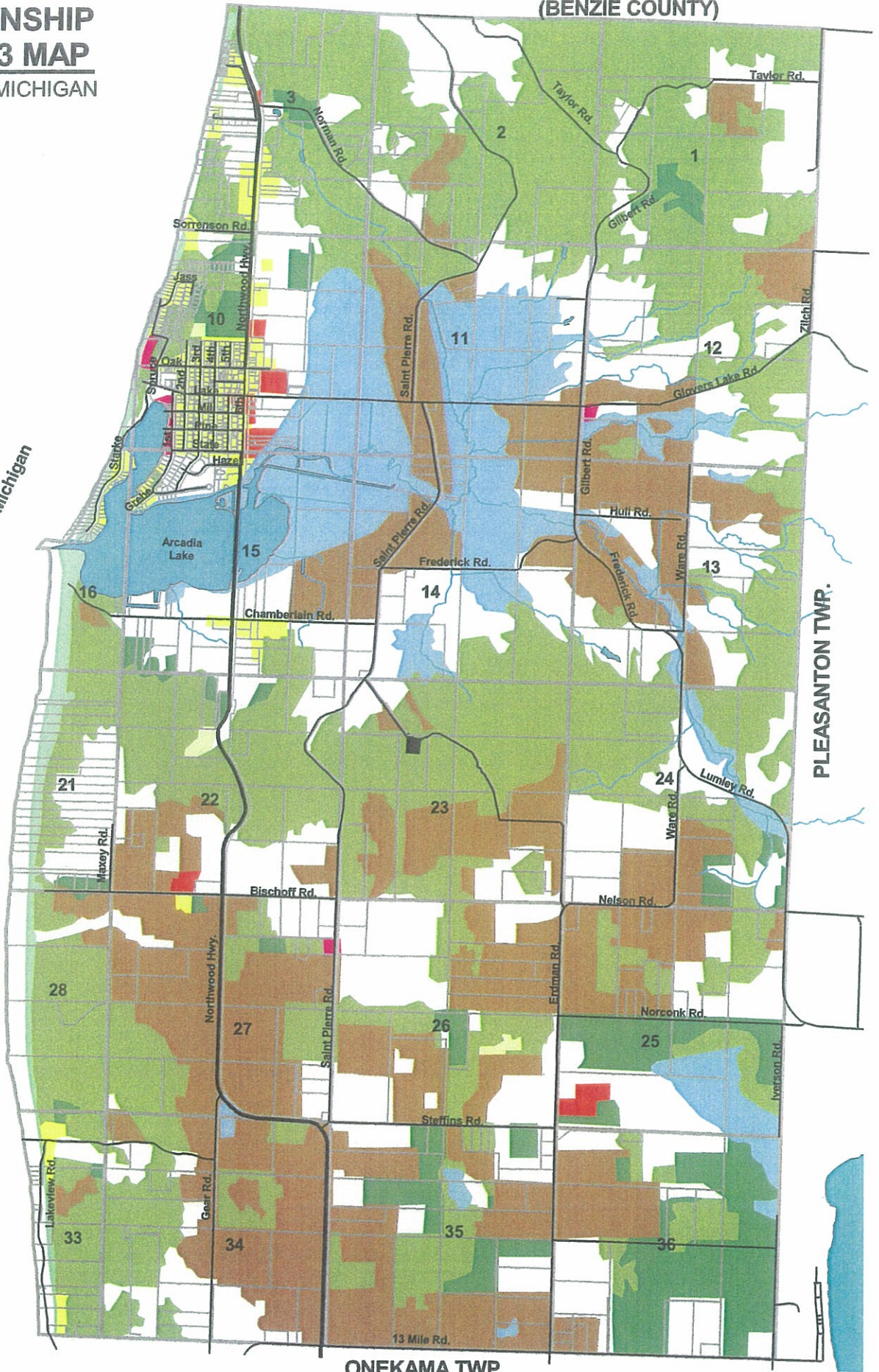
Lake Michigan

PLEASANTON TWP.

ONEKAMA TWP.

LAND USE

-  RESIDENTIAL
-  COMMERCIAL
-  TRANSPORTATION
-  EXTRACTIVE
-  OPEN & OTHER
-  AGRICULTURAL
-  RANGELAND
-  FORESTED
-  CONIFEROUS
-  WATER
-  WETLAND
-  BARREN



ProgressiveAE
18114 Mile Road, NE
Grand Rapids, Michigan 49525-2442
V: 616/361-2664 F: 616/361-1493
www.progressiveae.com

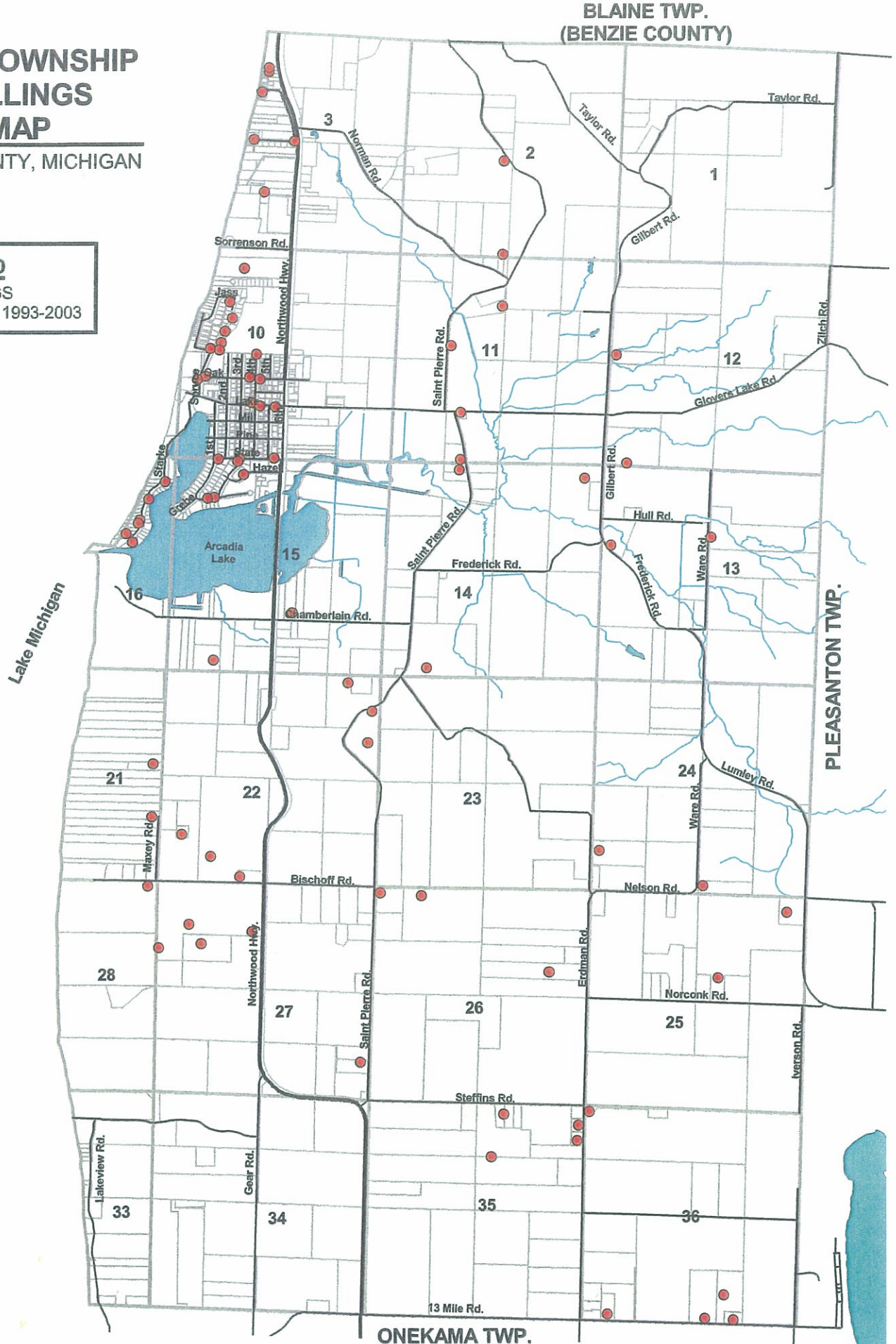
Manistee County


ARCADIA TOWNSHIP NEW DWELLINGS 1993-2003 MAP

MANISTEE COUNTY, MICHIGAN

LEGEND

- NEW DWELLINGS
CONSTRUCTED 1993-2003



0 .5 1 Mile

ProgressiveAE

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Grand Rapids, Michigan 49525-2442
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MAP 4
ARCADIA TOWNSHIP
WETLANDS MAP
 MANISTEE COUNTY, MICHIGAN

BLAINE TWP.
 (BENZIE COUNTY)

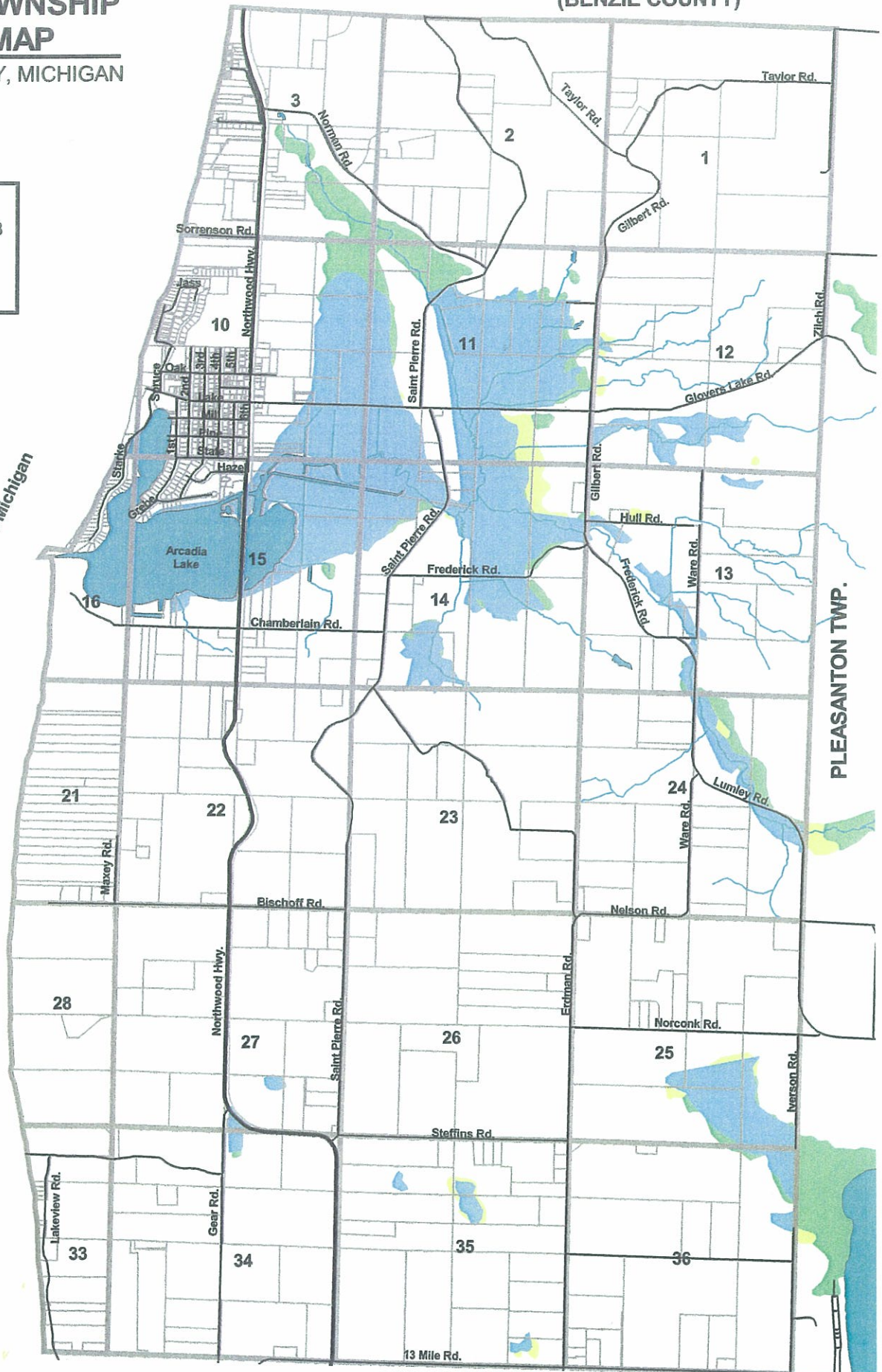
WETLANDS

- SCRUB-SHRUB
- FORESTED
- EMERGENT

Lake Michigan

PLEASANTON TWP.

ONEKAMA TWP.

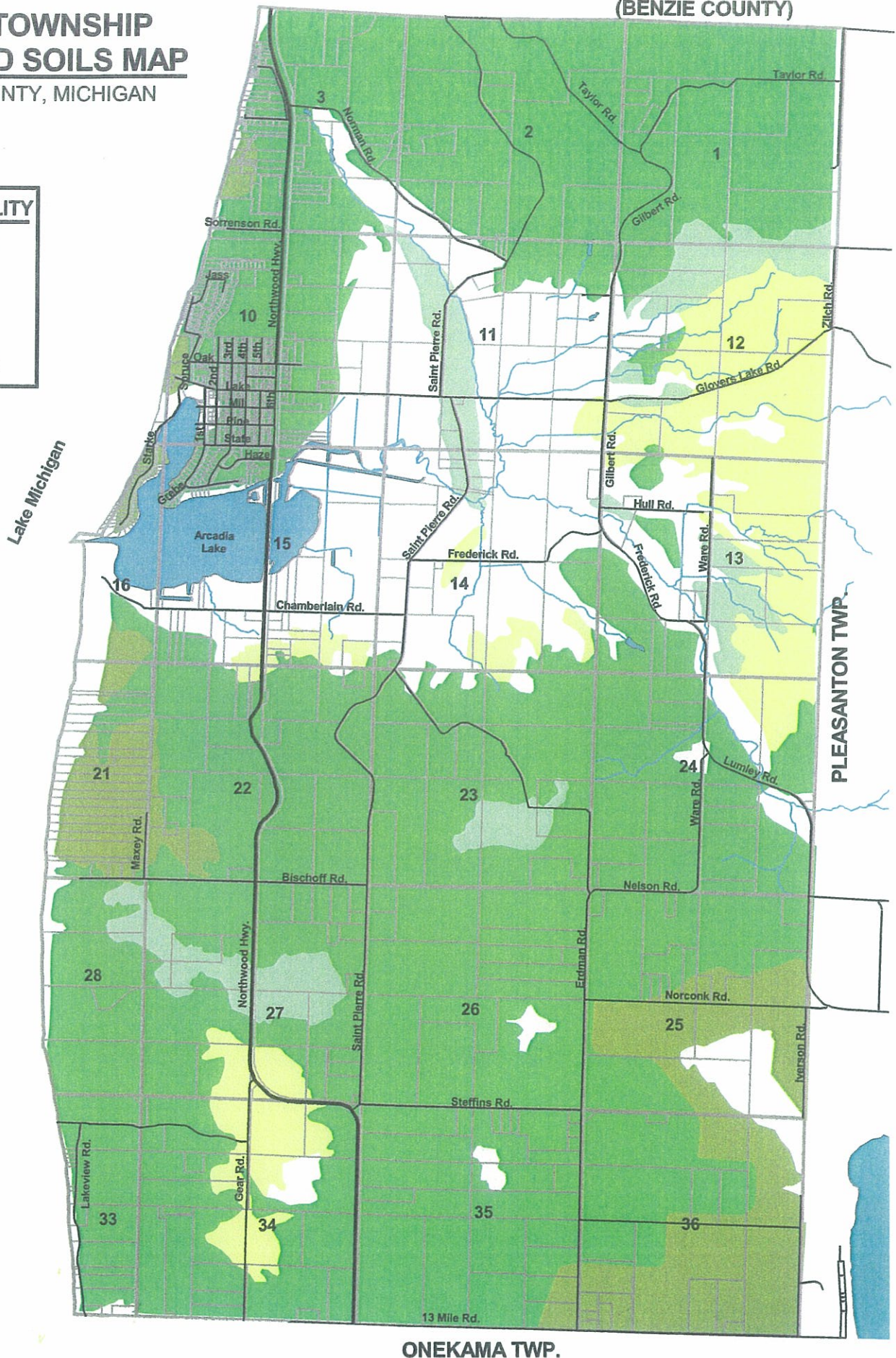
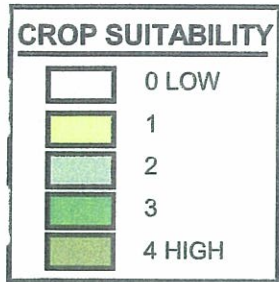


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Manistee County

MAP 5
ARCADIA TOWNSHIP
FARMLAND SOILS MAP
 MANISTEE COUNTY, MICHIGAN

BLAINE TWP.
 (BENZIE COUNTY)



0 .5 1 Mile

ONEKAMA TWP.

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Manistee County

MAP 6 ARCADIA TOWNSHIP SEPTIC SUITABILITY MAP

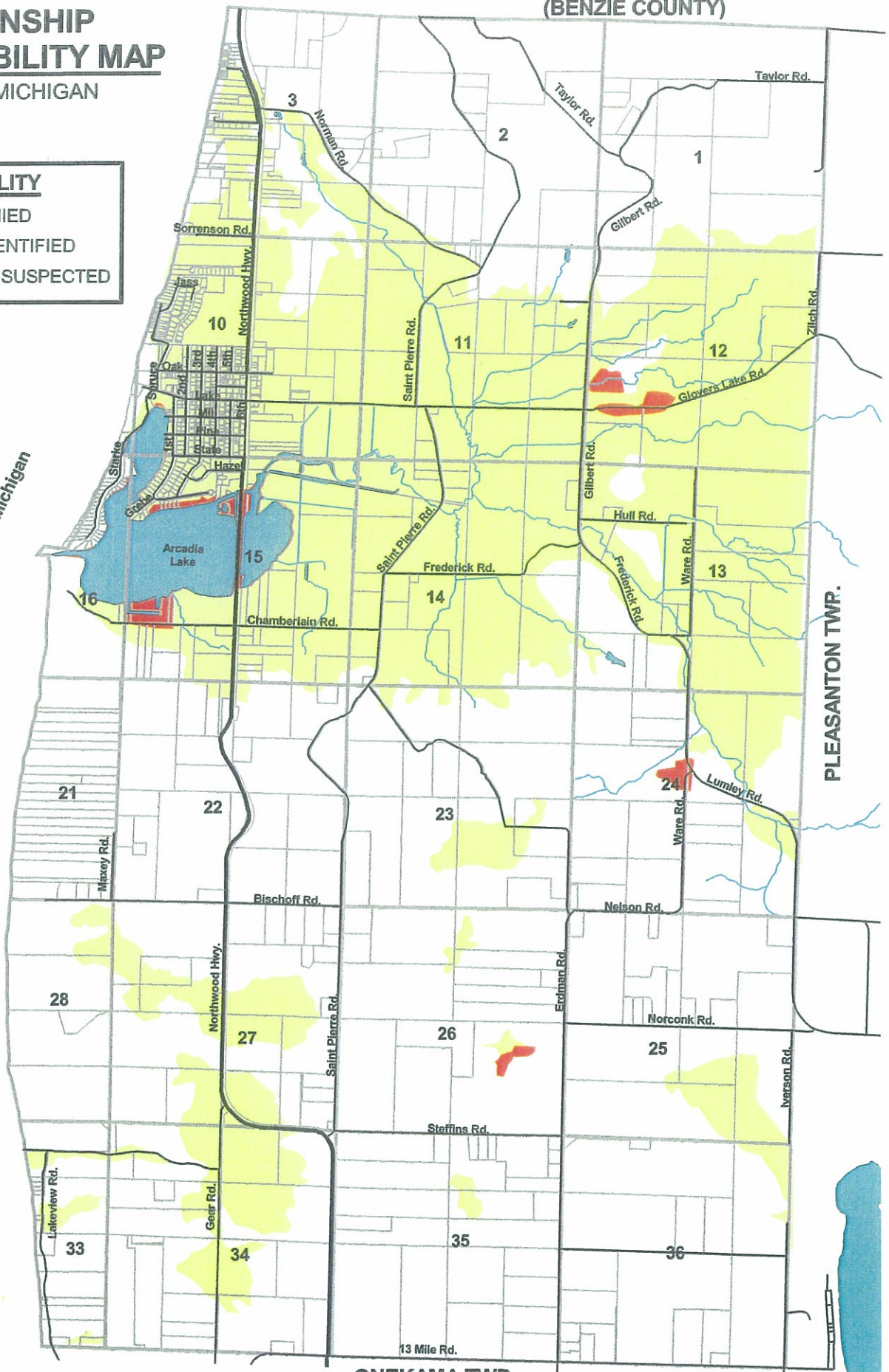
MANISTEE COUNTY, MICHIGAN

BLAINE TWP.
(BENZIE COUNTY)

SEPTIC SUITABILITY

- LIKELY TO BE DENIED
- NO PROBLEMS IDENTIFIED
- SOME PROBLEMS SUSPECTED

Lake Michigan



PLEASANTON TWP.

ONEKAMA TWP.



0 .5 1 Mile

ProgressiveAE

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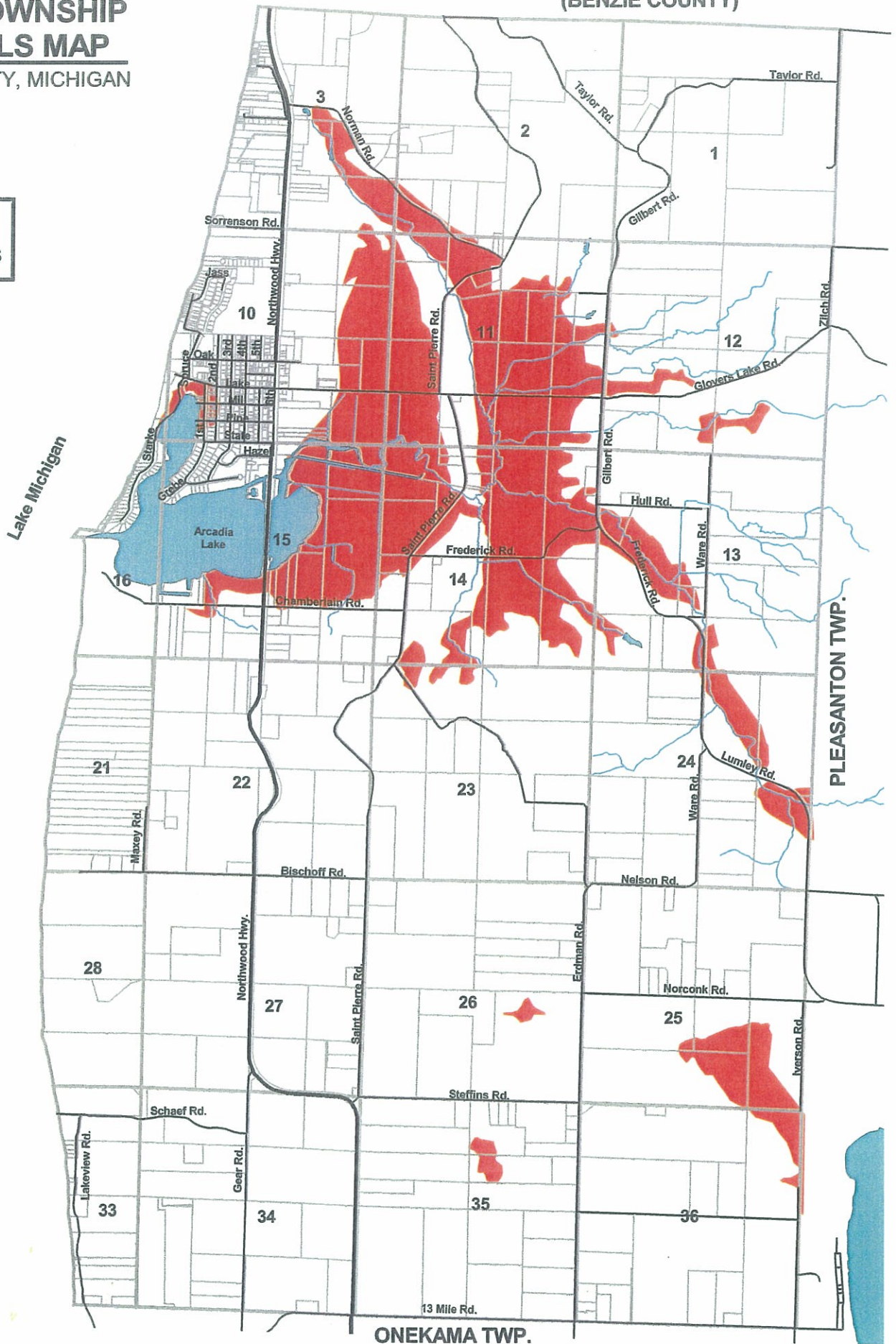
Manistee County
LCC

MAP 7
ARCADIA TOWNSHIP
HYDRIC SOILS MAP
 MANISTEE COUNTY, MICHIGAN

BLAINE TWP.
(BENZIE COUNTY)

LEGEND

 **HYDRIC SOILS**



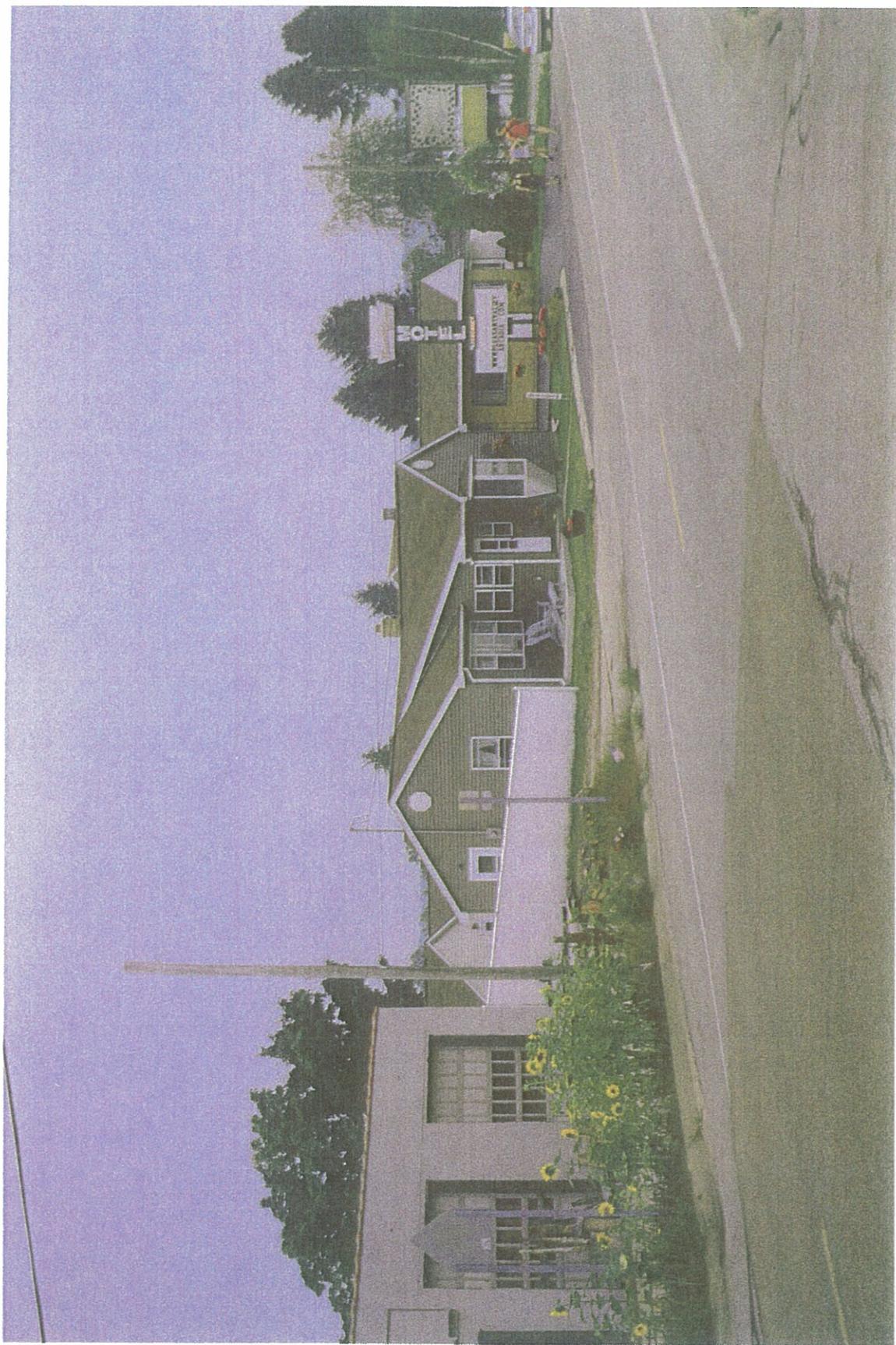
0 .5 1 Mile

ProgressiveAE

1811 4 Mile Road, NE
 Grand Rapids, Michigan 49525-2442
 V: 616/361-2654 F: 616/361-1493
www.progressiveae.com



Appendix C

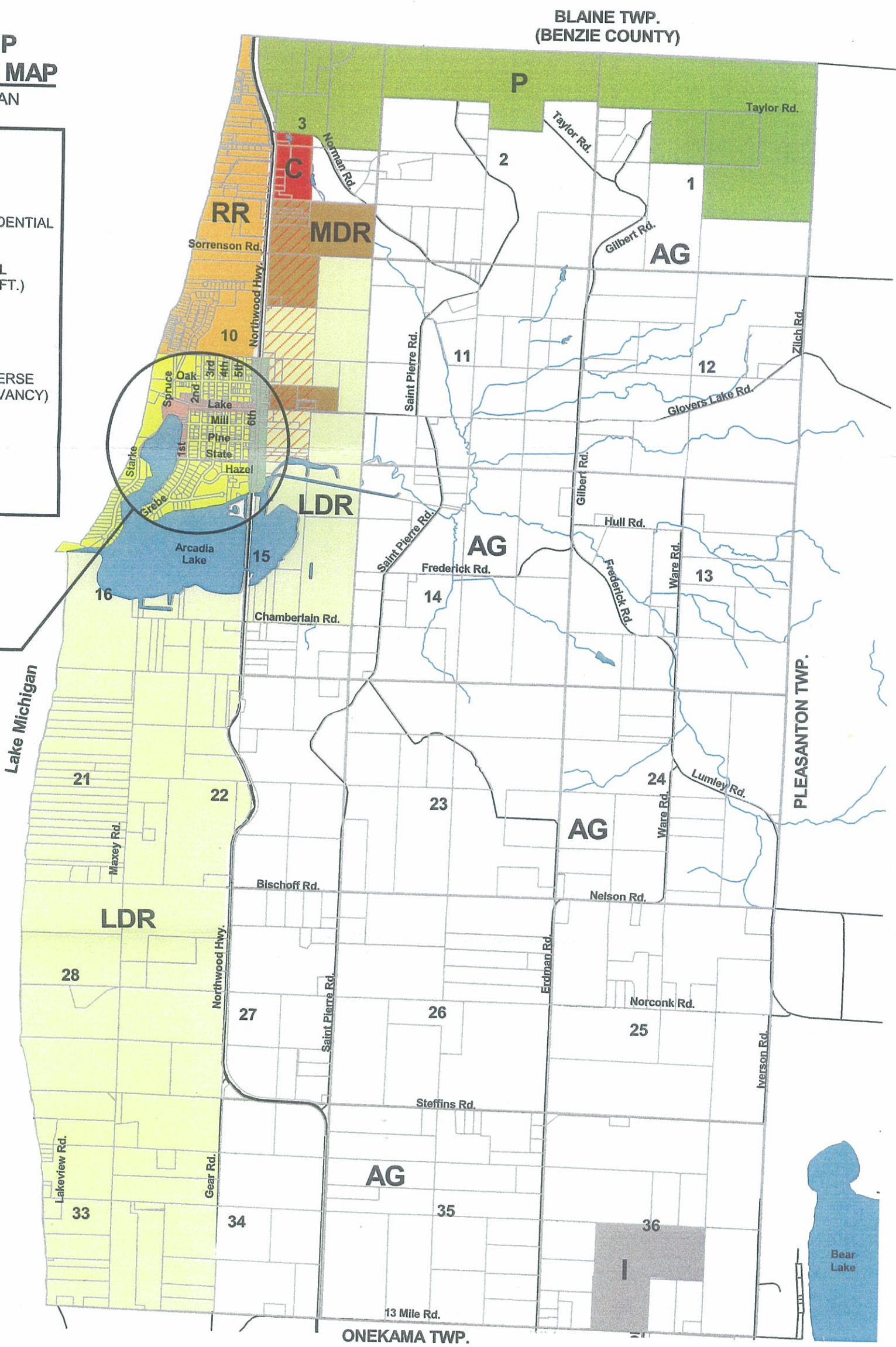


M-22 LOOKING SOUTH

MAP 8
ARCADIA TOWNSHIP
FUTURE LAND USE MAP
 MANISTEE COUNTY, MICHIGAN

FUTURE LAND USE

- AG - AGRICULTURE (TWO AC. MIN. LOT SIZE)
- LDR - LOW DENSITY RESIDENTIAL (ONE AC. MIN. LOT SIZE)
- RR - RESORT RESIDENTIAL (MIN. LOT SIZE 20,000 SQ. FT.)
- MDR - MEDIUM DENSITY (6 DU/AC)
- P - PRESERVE (OWNED BY GRAND TRAVERSE REGIONAL LAND CONSERVANCY)
- C - COMMERCIAL
- I - INDUSTRIAL
- DUAL DESIGNATION (EITHER USE OR BOTH)

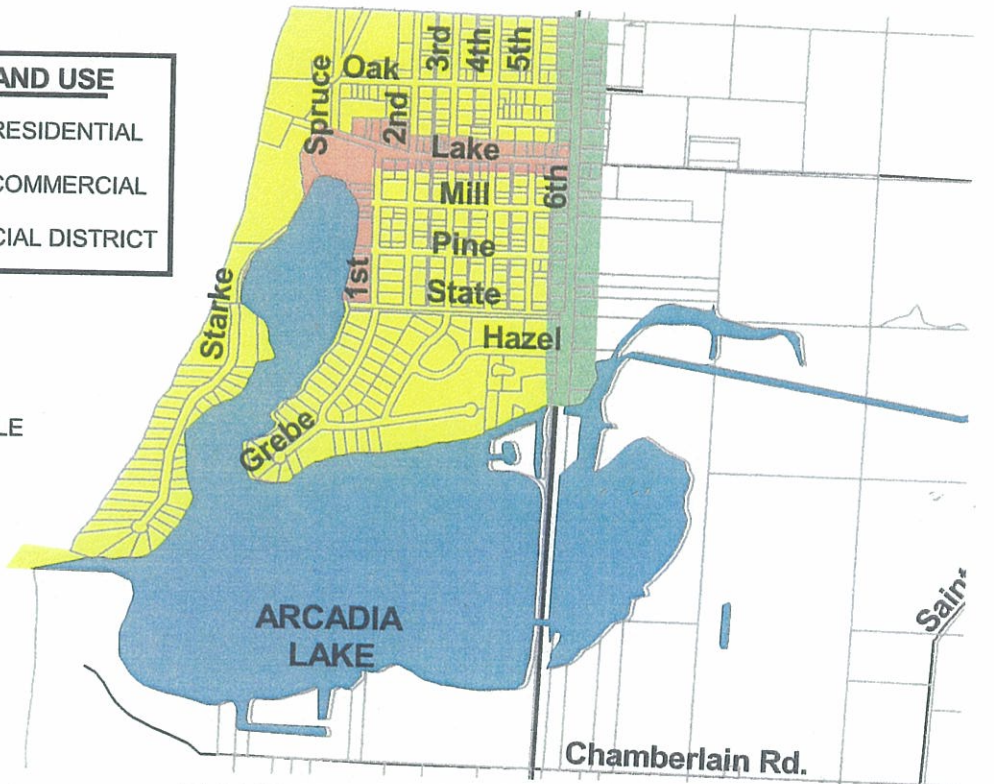
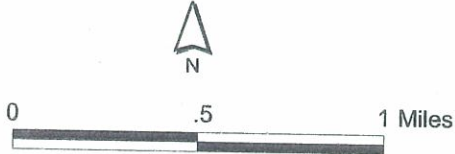


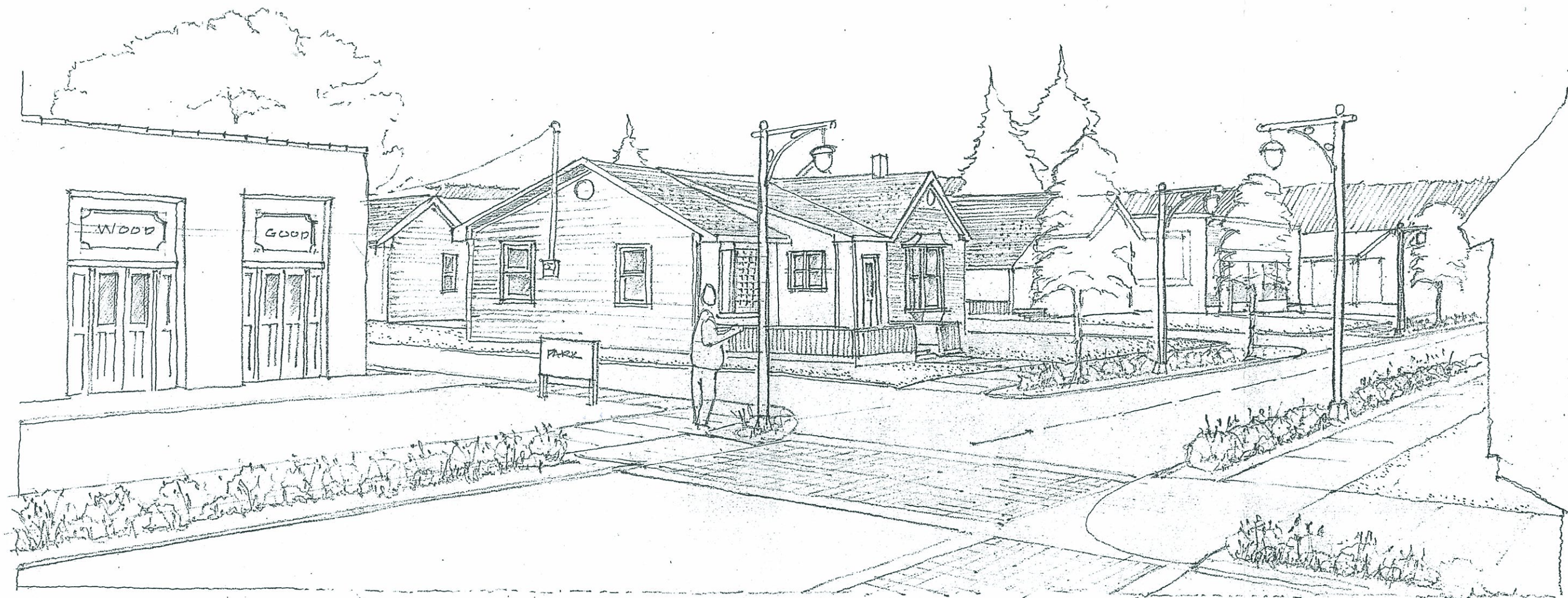
SEE TOWNSHIP
 CENTER
 ENLARGEMENT

FUTURE LAND USE

- VILLAGE RESIDENTIAL
- VILLAGE COMMERCIAL
- M-22 SPECIAL DISTRICT

N
 NO SCALE





PROPOSED • M-22 • ARCADIA
WINTER TROUTWINE ASSOCIATES INC. • GRAND RAPIDS • MICHIGAN