



LAKE TO LAND REGIONAL INITIATIVE

# Blaine Township People and Land

REVISED MARCH 2017







# Expectations

The citizens, planning commissioners, and Lakes to Land team members of Blaine Township could not have been clearer: the community is already beautiful, peaceful, and irreplaceable, and the most important thing is to keep it that way. But a little improvement in the way of infrastructure would certainly be welcome too.

Attendees at the Blaine Township visioning session stressed the importance of planning and zoning to the scenic, rural character so prized in the Township. They felt that carefully and responsibly crafted ordinances could preserve diverse land uses, limit development, and maintain the essential character of the township—as long as it was fully under local control and updated regularly. They also agreed

that planning and zoning tools could protect the health of beloved lakes, streams, and forests; watershed planning and increased enforcement of existing pollution laws were mentioned specifically. But they acknowledged the limitations of these tools, too, insisting that healthy and sustainable farms can best be fostered by having only as many rules as needed.

Community support was hailed as a vital requirement to achieve all of these priorities. A healthy ecosystem relies on landowner stewardship, good septic system maintenance, a basic respect for nature, and maybe some volunteers to pull garlic mustard every now and then. The arrival of fast and affordable high speed internet to this rural area may well depend on the demonstration of market potential and on

active recruiting of corporate funding, grants, and a wireless service provider (coordination with neighboring communities would help too). And one key to sustainable agriculture is a public which is well-educated on the benefits of eating locally. Blaine citizens also appreciated the value of alliance with like-minded organizations, especially those aimed at the protection of water quality and other resources.

Of course, everything needs money, too—for each priority, participants recognized the need to “pay the bill.” They hoped that tourism could help with this through commercial ventures like farm stands and wineries. Grants, private investors, state and federal support, and millages were all also suggested.

The following pages present “Cornerstones,” or goals formulated by the Blaine Township Planning Commission to guide future development. Each includes a set of “Building blocks,” specific strategies to be implemented to achieve those goals. At the bottom is the “Foundation” that supports each Cornerstone: its linkage to the citizens’ stated priorities and to the Benzie County Master Plan.

# Cornerstone

**ENVIRONMENTAL PROTECTION:** Blaine Township will take steps to maintain the highest quality possible of ground and surface water in an effort to protect the Herring Lakes, their tributaries, and the drinking supply for residents' consumption and use.

The community's goal is to identify and protect those areas of the township which are considered to be environmentally sensitive to development due to soil types, drainage, vegetation, wildlife habitats, floodplain, slope erosion, or other factors, and which are subject to being seriously endangered, damaged, or destroyed if allowed to be developed in a manner inconsistent with their conservation and preservation. Environmental protection embraces renewable natural resources like agricultural and forest land, clean air and water, and other sensitive natural features in the Township (i.e. lakes, streams, wetlands, floodplains, topography, forest stands, and sand dunes). Since the welfare and well-being of the citizens of the Township are directly linked and related to the natural environment of the area, we recognize that it is necessary to protect such areas from degradation. The greatest threat to these resources is from poorly planned or sited new development. The Township desires that land use not be detrimental to the health, safety, or welfare of persons or property or obnoxious by reason of heat, glare, fumes, odors, dust, noise, smoke, water runoff, light, ground vibration, or other nuisance beyond the lot on which the use is located. While the Building Blocks focus on environmental stewardship in general, there is an emphasis on water quality protection as a result of the vision session.



## Building blocks

1. **WATERSHED MANAGEMENT PLANS:** Continue to support the Herring Lakes Watershed Steering Committee and the efforts to update the Herring Lakes Watershed Management Plan. The township will seek qualified funding for the development of the Watershed Management Plan.
2. **WATERSHED PLANNING COMMITTEE:** Begin the process of formally establishing a Watershed Planning Committee with the express purpose of achieving four objectives: to formally open an avenue of communication with the Herring Lakes Watershed Steering Committee and begin the process of collaboration; to review the 2005 Herring Lakes Watershed Plan; to revise the Herring Lakes Watershed Management Plan to bring it into compliance with section 319 of the Federal Clean Water Act (1987) and to include best practices and updated data and analysis; and to ensure the adoption of the Watershed Management Plan by the township. The Planning Commission will monitor the Herring Lakes Watershed Steering Committee's progress to ensure the plan's development and then will take steps to assist the Herring Lake Watershed Steering Committee in implementing the Watershed Management Plan.
3. **WATERSHED PROTECTION:** The township will evaluate the zoning ordinance for opportunities to include groundwater and surface water protection measures such as point source and non-point source pollution standards and ground water stewardship measures, and to determine whether any policies directly contradict water protection goals.
4. **ENVIRONMENTAL SITE DESIGN STANDARDS:** Ensure the inclusion of these standards in the zoning ordinance:
  - New development shall not pollute or degrade the quality of surface water or groundwater, current quiet countryside noise levels, scenic views, or night time dark sky;
  - Impervious overlay zones, setback and vegetative buffer requirements, performance standards along water bodies, and measures for soil erosion and sedimentation control shall be established,
  - New development shall be designed and constructed to avoid sensitive natural features in order to keep them pristine, and such features shall be protected and restored where damaged;
  - New lakefront public access sites shall be carefully sited to minimize environmental degradation and managed to prevent overcrowding of the lake surface and nuisance impacts on abutting properties.
5. **ZONING ORDINANCE REVISIONS:** Township ordinances should be adopted or amended to provide protection for sensitive features including wetlands, floodplains, sand dunes, high risk erosion areas, land bordering lakes and streams, current quiet countryside noise levels, scenic viewsheds, and nighttime skies.
6. **COMMUNICATION WITH GRAND TRAVERSE REGIONAL LAND CONSERVANCY:** Maintain regular communication with the Grand Traverse Regional Land Conservancy to ensure that their land use practices are in keeping with this master plan.
7. **GREENWAY PLANS:** With available qualified funding, consider developing a Greenways Plan with an emphasis on a three-mile buffer zone defined by the US Fish and Wildlife Service along Lake Michigan. A Greenway Plan is a document that describes how to develop a corridor of open space located along a specific natural feature (i.e. waterway, trail route, forest blocks, unused right of way) that may simultaneously protect natural resources, wildlife movement, scenic landscapes, and historical resources while providing recreational opportunities and connecting
8. existing protected and environmentally sensitive areas.
9. **WILDLIFE CORRIDOR PLAN:** With available qualified funding, commission a professional study and develop a Wildlife Corridor Plan for the purpose of improving game management and habitat protection.
10. **MIGRATORY BIRDS:** With available qualified funding, develop a "Flyways" Map that depicts the migratory patterns of birds in the Township.

## Foundation

Benzie County master plan principles	<i>Balanced growth</i>	<i>Environmental protection</i>	<i>Visual character of the landscape</i>	<i>Visual character of small towns</i>
Blaine collective priorities	<i>Watershed planning; maintain health of lakes, streams, forests</i>	<i>Maintain a scenic rural community</i>	<i>Fast and affordable high speed internet service</i>	<i>Healthy, operating, sustainable farms</i>



# Cornerstone

**SCENIC RURAL CHARACTER:** Blaine Township will identify and protect scenic rural character.

The single most important feature to protect is the scenic rural character of the township. Preventing development from eroding scenic rural character and encouraging compact residential development to maintain rural character are fundamental principles of land use stewardship in the township. Township citizens have strongly indicated that they do not want growth to spoil the scenic character of the landscape. They do not want it to take on a suburban or urban character. They want the forests, hills, ridges, lakes, and riverine landscapes to be preserved for the benefit of present and future generations. Almost everyone enjoys these resources and needs to help protect them. As a result, protection of the unique rural character of the township must be a fundamental part of all future planning and development decisions.

What is scenic rural character? Scenic rural character refers to the patterns of land use and development where current natural landscapes, features, views, sounds, smells, and open space take center stage over development. Agricultural and rural-based jobs, wildlife and natural resource preservation, and very low residential density dominate. In the township, scenic rural character is comprised of the country roads that lead to vistas of Lake Michigan, inland lakes such as the Lower and Upper Herring, valleys full of tree stands, orchards, and meadows. Gravel roads lined with trees, farm buildings, orchards and the occasional glimpse of a bald eagle are just a few of the sights residents want to maintain into the future.



*Photos: Rick Pringle*

## Building blocks

1. SCENIC VIEW PROTECTION PLAN: Develop a Scenic View Protection Plan with available qualified funds and resources.
2. OPEN SPACE AND AGRICULTURAL EASEMENTS: Initiate and support open space and agricultural easement opportunities.
3. DESIGN GUIDELINES: Use the New Design for Growth Development Guide published by the Northwest Michigan Council of Governments as a reference, and adopt the appropriate measures as part of the Zoning Ordinance.
4. DENSE DEVELOPMENT: Encourage dense development in areas served by municipal utilities.
5. DRY HILL AREA: Planning for the Dry Hills area in the southwest portion of the township shall encourage preservation of its rural and scenic character, including agriculture and managed timber resources. Much of the ownership in this area resides with the Grand Traverse Regional Land Conservancy and the Township needs to open and maintain a continuing dialog with this body to ensure that plans and goals are consistent with each other.

Some of the key design guidelines that shall be adhered to include:

- VIEWS: New development should be designed to maximize preservation of open space and placed so it will not diminish the scenic rural character from public rights of way, which include roads, lakes, and other public access areas.
- CLUSTERING: Clustering or very low density development should be used wherever there is an opportunity to protect open space or minimize impact on a sensitive natural resource.
- LANDSCAPING: Landscaping and plantings should rely predominantly on naturally occurring species in areas visible from roads and other public rights of way.
- FOREST CONVERSION: Design guidelines should be provided for rural property owners promoting forest block concepts, a technique which leaves large tracts of forest intact and connected for ecosystem health and maintenance.
- SIGNS: Sign ordinances should be adopted that discourage billboards but provide for business identification and communication of other essential messages through alternate means, including small and cluster signs.
- ROAD DESIGNATIONS: Explore and, if possible, pursue a system of "Rural Roads, Heritage Route and Federal Scenic By-ways"; maintain awarded designations into the future for their scenic/aesthetic attributes with particular emphasis on M-22.
- BLIGHT: Junk and dumping ordinances shall be vigorously enforced.
- DARK SKY: At night, the stars should be visible in the sky, not obstructed or degraded by diffuse light from the built environment. obstructed or degraded by diffuse light from the built environment.



## Foundation

Benzie County master plan principles	Balanced growth	Environmental protection	Visual character of the landscape	Visual character of small towns
Blaine collective priorities	Watershed planning; maintain health of lakes, streams, forests	Maintain a scenic rural community	Fast and affordable high speed internet service	Healthy, operating, sustainable farms

# Cornerstone

**INFRASTRUCTURE:** Blaine Township will work to improve its technological, electrical, and transportation infrastructure.

Infrastructure—good roads, communication connections, and electrical power supply—is essential to a community. A community can become isolated without these three ingredients, thereby preventing prosperity. The right balance of infrastructure is essential to meeting the needs of the community while also maintaining its citizens' vision. Environmental protection and scenic rural character are key priorities that must be balanced with expanding economic opportunities and connections to the increasingly global community. Residents of Blaine Township have said that they need better cellular and wi-fi connections, farmers need a stronger, more reliable power supply including three-phase power and some of the roads in the township need attention.

## Building blocks

1. **INFRASTRUCTURE DEVELOPMENT:** Include requirements in the zoning ordinance stating that new development must assess whether the existing public infrastructure and public services are adequate to support the increased demands generated by the proposed development. If adequate facilities are not in place, the applicant is required to provide the additional facilities, wait until adequate facilities are available, or provide some form of alternative mitigation. The township will pursue intergovernmental agreements to send development that requires infrastructure to areas with the infrastructure in place to support the proposal.
2. **WIFI:** Explore the possibility of the Township Hall as a wireless local area network hotspot.
3. **BROADBAND INTERNET:** Encourage and support broadband Internet access throughout the community while preserving scenic rural character, natural resources, and sensitive environmental areas.
4. **POWER INFRASTRUCTURE:** As power infrastructure improvements occur, the township will work to ensure that such improvements further the goals of protecting natural resources and sensitive environmental areas and that they do not diminish scenic rural character.
5. **TRAIL SYSTEM:** Study and explore the trails in the township to determine how they can be utilized, expanded, and connected.
6. **PRIVATE ROAD MAINTENANCE STANDARDS:** Review maintenance standards for private roads to ensure that as new development occurs, private roads are brought up to standards.
7. **PUBLIC ROAD IMPROVEMENTS:** Integrate road infrastructure improvements into site plan review guidelines in the zoning ordinance.
8. **PRIVATE ROAD SITE PLAN REVIEW GUIDELINES:** Integrate road design guidelines and scenic preservation requirements into the private road standards in the zoning ordinance.
9. **PUBLIC ROAD IMPROVEMENTS:** Consider suggesting that the Township Board initiate a road millage to pay for non-primary road improvements.
10. **ROAD COMMISSION/MDOT:** Form working relationships and open lines of communication with the Michigan Department of Transportation and the County Road Commission so that the township's goals are understood and strategies are implemented.
11. **GENERAL ROAD IMPROVEMENTS:** Conduct a road improvement analysis to understand which roads need improving and the level necessary to maintain them.
12. **GENERAL ROAD IMPROVEMENTS:** Promote road improvements that are determined necessary.

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# Cornerstone

**CAPACITY BUILDING:** Maintain the highest integrity in zoning and planning services.

Developing a community's capability means the strengthening of its public servants' communication methods, skills, competencies, and abilities so that they can do the job at hand. Proper training and general knowledge helps to make sure that zoning ordinances are properly written and then enforced, planning initiatives are implemented, and resources are brought to the table to help solve complex community problems. The community has enthusiastic, knowledgeable, and dedicated volunteers who work tirelessly for the betterment of the residents. They also employ committed professionals who work with them. Helping to make sure all the team players have the tools to continue working on the township's agenda is essential to success.

## Building blocks

1. **FUNDING:** Seek out and designate funding for the continuing education of elected and appointed officials.
2. **TRAINING:** Write in the Planning Commission by-laws that the Planning Commissioners and Zoning Board of Appeal members must attend training if funding is available.
3. **PERFORMANCE REVIEW:** Review and analyze yearly the consulting staff available to the Planning Commission and Zoning Administrator, such as planning and legal services, and rectify inadequacies.
4. **SIMPLIFY PLANNED UNIT DEVELOPMENT:** Consider ways to simplify the zoning ordinance to make PUDs easier and less time consuming.
5. **JUNK AND DUMPING:** Consider a Junk and Dumping Ordinance for the township which can be vigorously enforced.
6. **ENFORCEMENT:** Consider an enforcement ordinance.



## Foundation

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<b>Blaine collective priorities</b>	<i>Watershed planning; maintain health of lakes, streams, forests</i>	<i>Maintain a scenic rural community</i>	<i>Fast and affordable high speed internet service</i>	<i>Healthy, operating, sustainable farms</i>

# Cornerstone

**AGRICULTURAL VITALITY:** Blaine Township will encourage farm profitability and vitality.

The township is working hard to understand all the issues of making a living by farming. The township will engage in continued dialog with the farming community to solicit suggestions for local planning initiatives. With this information, the township will consider developing strategies within their authority to help the farmers be successful.

## Building blocks

1. **AGRICULTURAL AND OPEN SPACE EASEMENTS:** The Rural Preservation (RP) Districts are intended to recognize the unique rural character of Blaine Township and to preserve, enhance, and stabilize existing areas which are presently being used predominantly for farming, forestry, and other open space uses. These areas are recognized as important to established large acreage holdings, and such holdings are deemed desirable and appropriate by current owners. It is further recognized that there are lands within the district which are not suited to agriculture, forestry or other open space uses; therefore, other limited uses are allowed as well as more intense development under PUD provisions.
2. **AGRICULTURAL LAND CONVERSION:** Existing agriculture or forest land uses shall have priority over new residential uses and will be encouraged to continue as the principal permitted use. Such areas should not be rezoned to residential use as long as agriculture or forest remains a viable use of the land.
3. **AGRICULTURAL USES:** While keeping with the township's other cornerstones, review and expand where appropriate the number of agriculturally related uses allowed in the RP zoning districts to include a variety of farm related uses, value added agriculture, agricultural tourism, agricultural products, and agriculture-related structures that would open economic opportunities to the farmer.
4. **DRY HILL AREA:** Planning for the Dry Hill area (in the southwest portion of the township) shall encourage preservation of its rural and scenic character, including agriculture and managed timber resources. Establish regular communications with the Grand Traverse Regional Land Conservancy.
5. **LAND DIVISION:** Review existing zoning tools for land division and simplify, if possible, the language and process. Preservation of scenic and rural character shall be considered a priority in any review and revision.
6. **AGRICULTURAL VITALITY STRATEGY:** Consider developing an agricultural vitality strategy that creates a farm-friendly regulatory and community environment.
7. **FOOD INNOVATION DISTRICT:** Collaborate with NWNCOG/MDARD/USDA on a Food Innovation District for Benzie County.

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*Photos: Rick Pringle*







Photo: Rick Pringle

# People and Places

How many people? How long did they go to school? What do they do? What activities can be supported by the land itself? And where can we go shopping around here, anyway?

## Population

Population is both an indicator and a driver of economic growth. An increase in people creates a larger economic and customer base on which the business environment can draw, and areas of bustling economic activity attract people looking to share in its benefits.

The 2010 Census counted 551 Blaine Township residents. The preceding decade welcomed 60 new residents to the community, a 1.2% growth rate that represents a triumph in the context of Michigan's overall population decline during that decade. But it was a slowdown from the 2.3% growth rate between 1990 and 2000 (an addition of 92 residents), and population growth is expected to stall over the next five years.

## Housing

Home is where the heart is, where all your stuff is, and probably where the people you call family are too. On a community level, it's much the same: housing data may talk

about buildings, but it tells us much about the actual people we call neighbors. Blaine's 504 housing units provide the shelter for its 230 households. Astute observers may note that that represents about 2.2 houses per household, and that is correct: in this community there are more houses for seasonal or recreational use than there are occupied by the people who own them. A detailed discussion follows under "Seasonal Influences."

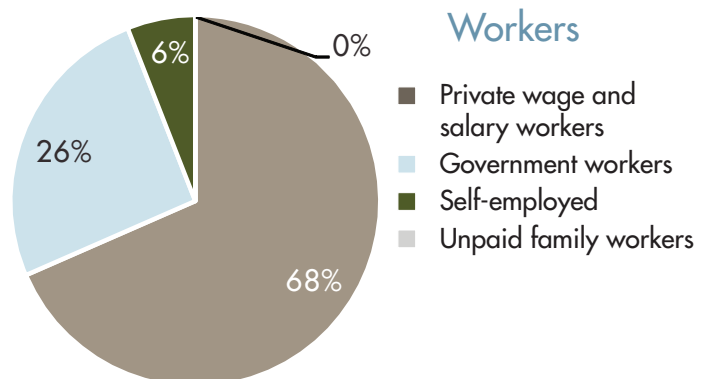
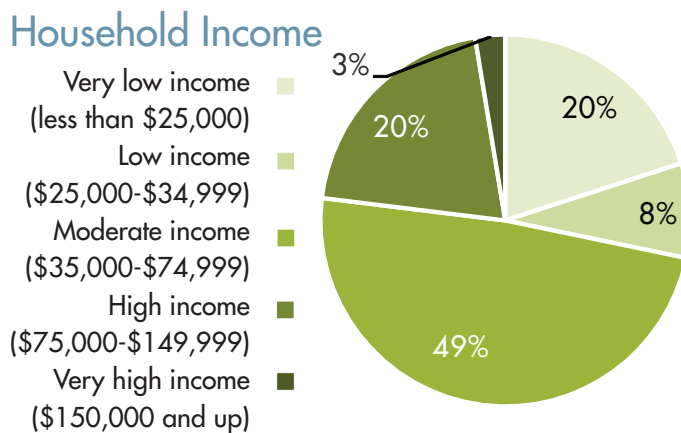
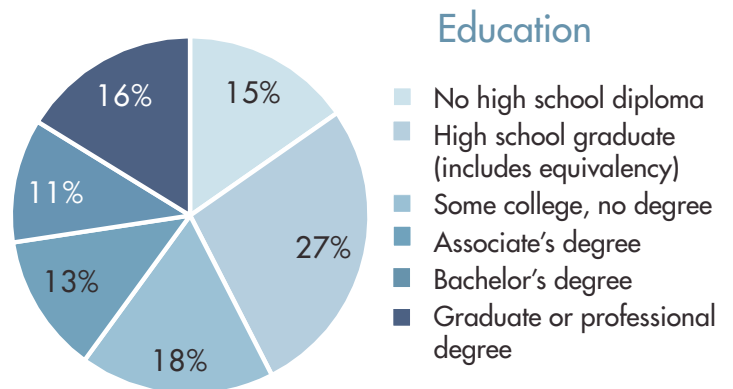
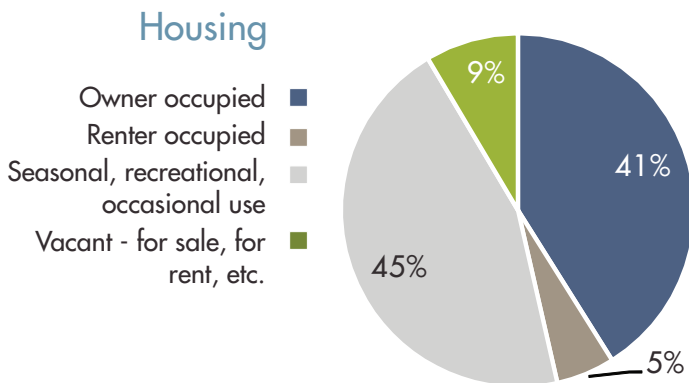
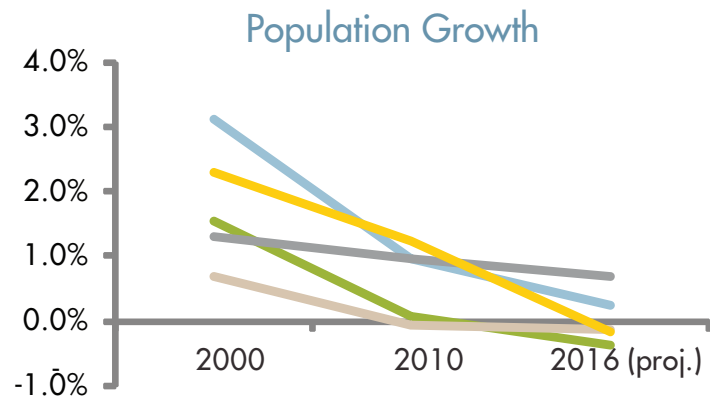
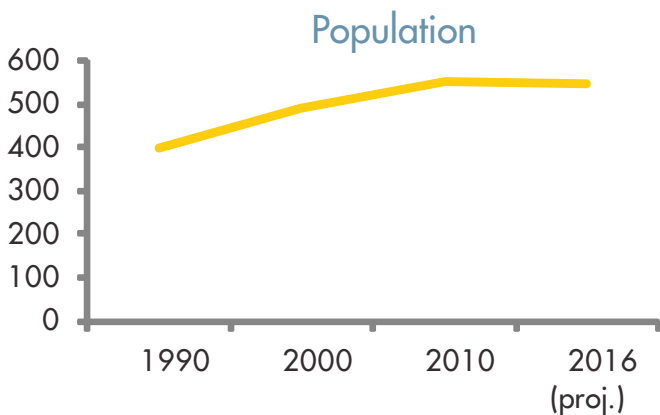
Of the occupied, non-seasonal homes, just 12% (27 homes) are rentals; median gross rent is \$688. Slightly less than half of the owner-occupied homes (45%) are mortgaged, and the median home value is \$168,100. The largest concentration of housing units, about 27% of the total housing stock, was built in the 1970s. The second largest group (18%) represents the oldest homes in the township, built before 1939, and another 16% were built in the 1990s.

Most homes (64%) are heated with bottled, tank, or liquid petroleum (propane) gas. Wood heats another 15% and fuel oil or kerosene heat about 12%. The remaining homes are heated with electricity or other fuel.

# Demographic Dashboard

Key for population and prosperity index graphs:

Blaine Benzie County Manistee County Michigan United States



Classifications modified from HUD guidelines, using the state median income of \$48,432.



## Prosperity Index



## Households

2.45  
person average household size  
\$168,100  
owner-occupied median home value  
\$688  
median gross rent

## Education

30%  
population enrolled in school  
85%  
high school graduate or higher  
27%  
bachelor's degree or higher

## Commuting

87%  
workers who commute  
75%  
commuters who drive alone  
20.9  
minute average commute

## Employment

200  
jobs  
320  
workers  
6.2%  
unemployment rate  
12%  
civilian veterans

## Income

\$48,393  
median household income  
\$16,635  
median earnings for workers  
\$25,357  
male full-time, year-round earnings  
\$27,273  
female full-time, year-round earnings  
20.9%  
population in poverty  
30.1%  
children in poverty

## Top Industrial Sectors

39%  
accommodation and food services  
29%  
construction  
8%  
retail trade

## Education

Blaine is second in the percentage of its population age 3 and up enrolled in school at 30%, a consequence of its relatively youthful median age of 42.7 (fourth youngest in the region). The educational attainment of adults in Blaine presents a bit of a dichotomy among Lakes to Land communities: it is in the top half of both residents who have completed a bachelor's degree or higher (27%) and also of those who have completed less than a high school education (15%). The largest share of residents has a high school diploma (27%).

## Income

The median household income in Blaine is the second highest among Lakes to Land communities at

\$48,393—but interestingly, median earnings for workers is the third lowest at \$16,635. At that rate, it would take 2.91 workers to achieve the median household income, suggesting that the best strategy for achieving economic stability in Blaine has been to increase the household size. Indeed, Blaine has the third largest average household in the region at 2.45 persons.

Year-round, full-time median earnings for males in Blaine Township were the lowest in the region at \$25,357. While this was higher than the year-round, full-time median earnings of women in a quarter of the participating municipalities, Blaine is one of the three communities in which median earnings for full-time, year-round female workers (\$27,273) are reportedly higher than median earnings for full-time, year-round male

workers. Attempting to uncover more context for this departure from county, state, and national norms, however, was unsuccessful: supplemental data revealed an inconclusive margin of error for the year-round, full-time data, meaning that the results are so similar and the sample size is so small that the methods used by the American Community Survey were unable to detect the discrepancy with certainty. Table 4.2 presents median earnings by industry and gender for all Blaine workers—rather than just full-time, year round workers—and here we see that men out-earn women by significant margins in five of seven fields. Full-time, year-round female workers may well out-earn their male counterparts, then, but across all workers the national pattern of pay inequality remains.

2: Median earnings of all workers by industry and gender

Industry	Median earnings (ME)	ME: male	ME: female	ME: Male - ME: Female
Civilian employed population 16 years and over	\$19,405	\$20,298	\$16,250	\$4,048
Educational services, and health care and social assistance	\$28,958	\$52,813	\$28,229	\$24,584
Agriculture, forestry, fishing and hunting, and mining	\$8,929	\$15,208	\$5,179	\$10,029
Manufacturing	\$14,750	\$28,750	\$10,625	\$18,125
Arts, entertainment, recreation, accommodation, food services	\$10,417	\$4,286	\$13,750	-\$9,464
Public administration	\$29,219	\$55,341	\$7,000	\$48,341
Wholesale trade	\$18,750	\$19,722	-	
Retail trade	\$20,938	\$20,750	\$21,250	-\$500
Other services, except public administration	\$26,023	\$47,500	\$26,023	\$21,477
Construction	\$13,750	\$13,750	-	
Finance and insurance, and real estate and rental and leasing	\$30,750	-	\$27,500	
Transportation and warehousing, and utilities	\$31,250	-	-	
Information	-	-	-	
Professional, scientific, management, administrative, waste mgmt services	-	-	-	

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

Source: US Census.

One-fifth of Blaine residents (20.9%) live in poverty. This is the highest in the Lakes to Land region and at least six percentage points higher than county, state, and national rates. Poverty among children is even higher at 30.1%, about 10 percentage points higher than the aggregated rates. Cash assistance is provided at a fraction of county, state, and national rates (2.2% vs. 9.3%-14.2%), but food stamp receipts do outpace those benchmarks (7.4% vs. 1.9%-4.0%). By any measure, however, over 10% of all persons and 20% of children in Blaine are living below the poverty level without assistance.

## Occupations

This section discusses the occupations and professions in which the residents of Blaine Township work, whether or

not they conduct that work within the township's boundaries.

The largest share of Blaine's workforce is employed in educational services, health care, and social assistance (19%, or 62 workers), followed by agriculture, forestry, fishing, hunting, and mining (17%), and then manufacturing (13%). There are also significant concentrations of workers in arts, entertainment, recreation, accommodation, and food services (11%) as well as public administration (10%).

Blaine has the third highest ratio of manufacturing workers to retail workers in the region. Nationally, average hourly earnings for the retail sector total only about 68% of hourly earnings for the manufacturing sector (BLS, 2012), so this should signal prosperity. However, the limited data

available from the American Community Survey 2006-2010 suggests the opposite conditions in Blaine: median annual earnings for manufacturing workers (\$14,750) are about 70% of the median annual earnings for retail workers (\$20,938). Disparities in pay between male manufacturing workers (median=\$28,750) and female manufacturing workers (median=\$10,625) may be at play, and here too the small size of the population contributes to a substantial margin of error.

Blaine had the highest proportion of non-retail workers to workers in retail, arts, accommodation, and food services. Although it is not a direct comparison, we can get a sense of the disparity in wages between these two groups of workers by multiplying the median earnings in each industry by the number of workers in that industry,

## Single-headed households

The vulnerability of one type of household to poverty deserves particular mention: that of single-headed households with dependent children. (Although the Census does provide a count of male householders with children and no wife present, it presents only female-headed households in its poverty statistics; most of the research literature follows the same form. This is attributable to two reasons: first, female-parent households make up 25.4% of all families while male-parent households make up just 7.3%, and second, the 80% female-to-male earnings ratio exacerbates the poverty-producing effect.)

Children are by far the group most severely affected by poverty in Blaine. As Table 4.3 shows, children in female-headed households are as likely as not to live below the poverty threshold, while no children at all in married-couple households do. Support to single-headed households provides an opportunity to have an appreciable, targeted impact on the well-being of Blaine's most vulnerable citizens. Flexible work and education schedules, continued support of home-based occupations, innovations in high-quality and affordable child care, and enforcement of pay equity are all tools that can be used to accomplish such support.

4.3: Poverty by household type

Income in the Past 12 Months is Below Poverty Level	
All families	11.3%
With related children under 18 years	25.4%
With related children under 5 years only	77.8%
Married couple families	2.1%
With related children under 18 years	0.0%
With related children under 5 years only	0.0%
Families with female householder, no husband	25.0%
With related children under 18 years	50.0%
With related children under 5 years only	-
All people	20.9%
Under 18 years	30.1%
Related children under 18 years	23.0%
Related children under 5 years	72.1%
Related children 5 to 17 years	2.9%
18 years and over	18.1%
18 to 64 years	24.9%
65 years and over	3.1%
People in families	11.3%
Unrelated individuals 15 years and over	46.7%



then dividing the resulting aggregate income for each category (non-retail and retail, arts, etc.) by the number of workers in it. This average of weighted median earnings, shown in Figure 4.4, estimates that non-retail workers in Blaine earn about 1.3 times as much as workers in retail, arts, accommodation and food service. Despite the prevalence of this wage advantage in Blaine, however, it is not as powerful as it could be due to citizens' overall lower wages in comparison with national, state, and county compensation, especially in the agriculture, construction, and manufacturing fields. On average, the median pay for these fields in Blaine is less than half the median pay in the aggregated markets (\$12,476 vs. \$31,340). Overall, the non-retail sectors offer between 1.8 and 2.4 times the median pay in the retail, arts, and food sectors.

## Retail and Business Summary

This section discusses the businesses and jobs within Blaine Township's borders, whether or not the proprietors and employees are also Blaine residents.

The business summary generated by the proprietary software company Esri found 32 businesses within Blaine Township which employ a total of 200 people. The largest concentration of businesses were in construction (7), employing a total of 57 people (29% of total workforce). The 77 employees in the four businesses dedicated to accommodation and food services represented the largest concentration of workers (39%). Retail trade rounded out the top three in both lists, with

five businesses and 15 employees. Businesses the fields of agriculture/mining/forestry, professional services, real estate, transportation, finance, health care, and the arts each had fewer than 10 employees apiece.

The 181.5 jobs per 500 residents in Blaine represents one position below the regional median, but its 61 jobs in the goods-producing sector per 500 residents was the third highest among the Lakes to Land communities. This sector includes agriculture/forestry/fishing, mining, construction, and manufacturing, and nationally its pays about 1.14 times the median earnings of the service-producing sector. As discussed previously, however, that trend is reversed in Blaine: the average weighted median earnings in those fields are just 49% of those in the service-producing sector.

4.4: Non-retail wages vs. wages in retail, art, accommodation, food services

Industry	Workers	Median earnings	Weighted earnings
<b>Non-retail</b>			
Educational services, and health care and social assistance	62	\$28,958	\$1,795,396
Agriculture, forestry, fishing and hunting, and mining	54	\$8,929	\$482,166
Manufacturing	43	\$14,750	\$634,250
Public administration	33	\$29,219	\$964,227
Wholesale trade	23	\$18,750	\$431,250
Other services, except public administration	19	\$26,023	\$494,437
Construction	12	\$13,750	\$165,000
Finance and insurance, and real estate and rental and leasing	7	\$30,750	\$215,250
Transportation and warehousing, and utilities	6	\$31,250	\$187,500
<b>Total</b>	<b>259</b>		<b>\$4,966,726</b>
<b>Average of weighted median earnings</b>		<b>\$19,177</b>	
<b>Retail, art, accommodation, food</b>			
Retail trade	20	\$20,938	\$418,760
Arts, entertainment, recreation, accommodation, food services	34	\$10,417	\$354,178
<b>Total</b>	<b>54</b>		<b>\$772,938</b>
<b>Average of weighted median earnings</b>		<b>\$14,314</b>	

*For the 4 workers in Information and the 3 workers in Professional, Scientific, and Management and Administrative and Waste Management Services, either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians could not be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.*

*Source: US Census.*

## Commuting

The importance of understanding commuting patterns in a community whose number one priority is scenic rural preservation such as in Blaine Township is not an easy link. However, this connection exists and it speaks to the situation with which folks who are trying to live a life in a scenic rural area while also trying to make a living and raise a family are faced. Blaine has 320 workers but only 200 jobs within the township's borders, so commuting is a fact for well over one-third (37%) of Blaine Township's workforce (22% of all residents).

Understanding how folks are going to get around the region for work and to conduct other business is essential to ensuring economic viability and prosperity of all the residents. The majority of Blaine residents have not reached retirement age (68%) and do not have a home based businesses (87%), but they do need to pay their bills.

The ratio of jobs to workers in Blaine is 0.63, meaning that there is less than one job available for every worker who lives in the township. This is the third lowest ratio in the region, and it signifies that at least some workers must travel out of the community to find employment.

The percentage of workers who commute at all is the second lowest in the region at 87%. This means that the employment of more than 1 in 10 workers is based in the home, a trend that should be examined for opportunities to strengthen it and for support that exists in Blaine which may be replicated elsewhere. Supporting home occupations are an excellent way for a community to support economic growth until that time that the business

needs to seek out more appropriate accommodations or markets. Home occupations are great incubators of economic growth. Nearby Elberta and Frankfort offer industrial parks and traditional downtowns to support a traditional brick and mortar business.

## Agricultural Influence

Of the 12,392 acres of land that make up Blaine Township, 4,310 (35%) have an existing land use category of "Agriculture." This land represents 81 of the 867 parcels (9%)

in the township, and it is the greatest proportion of agricultural land in the Lakes to Land collaborative. Another 453 acres (4%) is designated "Natural Resource Related," spread across 10 parcels (1%). Together, then, 39%

Blaine's physical area is devoted to "value-added" land practices, a significant concentration which plays a role in regional agricultural and food systems.

Fifty-four of the 320 civilian workers living in Blaine listed "Agriculture,



forestry, fishing, and hunting” as their industry, making up just over 16% of the workforce.

## Seasonal Influences

The entire Lakes to Land region is affected to varying degrees by a seasonal economy. An abundance of parks and recreation activities combines with the temperate summer weather to create a magnetic pull felt by most inhabitants of the state from spring to fall, and then formidable weather joins a lack of critical mass in economic activity to produce an edge of desolation through the winter months.

According to the Michigan Department of Transportation, the average daily traffic on M-22 between Glovers Lake Road in Arcadia and First Street in Elberta has ranged from 1,100 to about 3,000 cars since 2000. A designated “Scenic Heritage Route” on points to the north and south, this route is particularly popular with tourists because it passes several of the region’s recreational lakes as it traverses the beautiful Lake Michigan shoreline. In the fall, its elevation changes provide spectacular views of the foliage such as can be seen at Blaine’s Inspiration Point.

An even more telling statistic is the proportion of the housing units in Blaine which are for seasonal or recreational use. In many communities, the basic goal of every housing unit is to be occupied. The optimum condition is one in which the number of housing units is only slightly larger than the number of households, with a small percentage of homes empty at any given time to provide choice and mobility to households wishing to change housing units. This percentage is the traditional vacancy rate.

Seasonal changes in population, such as seen in the Lakes to Land communities, create an entirely new category of housing units: those for “seasonal or recreational use.” Technically considered “vacant” by the US Census because its rules dictate that a household can only be attached to one primary housing unit, these homes provide a measure of investment by the seasonal population that cannot be replicated elsewhere. A high percentage of seasonal/recreational use homes provides concrete evidence of the value of the area for those purposes in that it is assets such as scenic beauty, abundant wildlife and beautiful lakes and streams that draw visitors and keeps them coming back or eventually retiring here. It also provides a measure of a portion of the community which will have a somewhat nontraditional relationship with the community at large: seasonal residents may not have kids in the school system or have the ability to attend many government meetings, but they do pay taxes and take a vital interest in goings-on.

In some ways, knowing the percentage of seasonal/recreational housing in a community is the most reliable measure of the accommodations the community must make to include its “part-time” population in its decision-making framework. The Township should consider developing a strategy for communicating with its seasonal residents.

As noted in the beginning of this section, seasonal housing comprises almost half of all housing units in Blaine Township (45%)—the third highest proportion in the Lakes to Land region. This proportion is high even compared with Benzie and Manistee counties’ aggregated percentages of 33.1% and 24.9%, and it represents a substantive departure from the state and national benchmarks of 5.8% and 3.5%.





*Inspiration Point*





4.5: Building M-22. Photo: Arcadia Area Historical Society

# Infrastructure

For planning purposes, infrastructure is comprised of “the physical components of interrelated systems providing commodities and services essential to enable, sustain, or enhance societal living conditions.”

These components, which come together to form the underlying framework that supports our buildings, movements, and activities, usually include our power supply, water supply, sewerage, transportation avenues, and telecommunications. Successful infrastructure is often “experientially invisible,” drawing as little attention in its optimum condition as a smooth road or a running faucet—until it’s not, and then it likely has the potential to halt life as we know it until the toilet flushes again or the lights come back on.

It seems we all know the feeling. The American Society of Civil Engineers’ 2013 “Report Card for America’s Infrastructure” gave the entire country a D+ (takeaway headline: “Slightly better roads and railways, but don’t live

near a dam”). The Michigan chapter of the ASCE surveyed our state’s aviation, dams, drinking water, energy, navigation, roads, bridges, stormwater, public transit, and wastewater and collection systems in 2009 and gave us a D. Clearly, there is room for improvement all over.

But it’s expensive. The ASCE report came with a national price tag of \$3.6 trillion in investment before 2020. If this were evenly distributed among the 50 states, it would mean about \$72 billion per state—almost half again as much as Michigan’s entire annual budget. The combination of the essential nature of infrastructure with its steep price tag highlights a need for creative problem-solving in this area—precisely the aim of the Lakes to Land Regional Initiative.

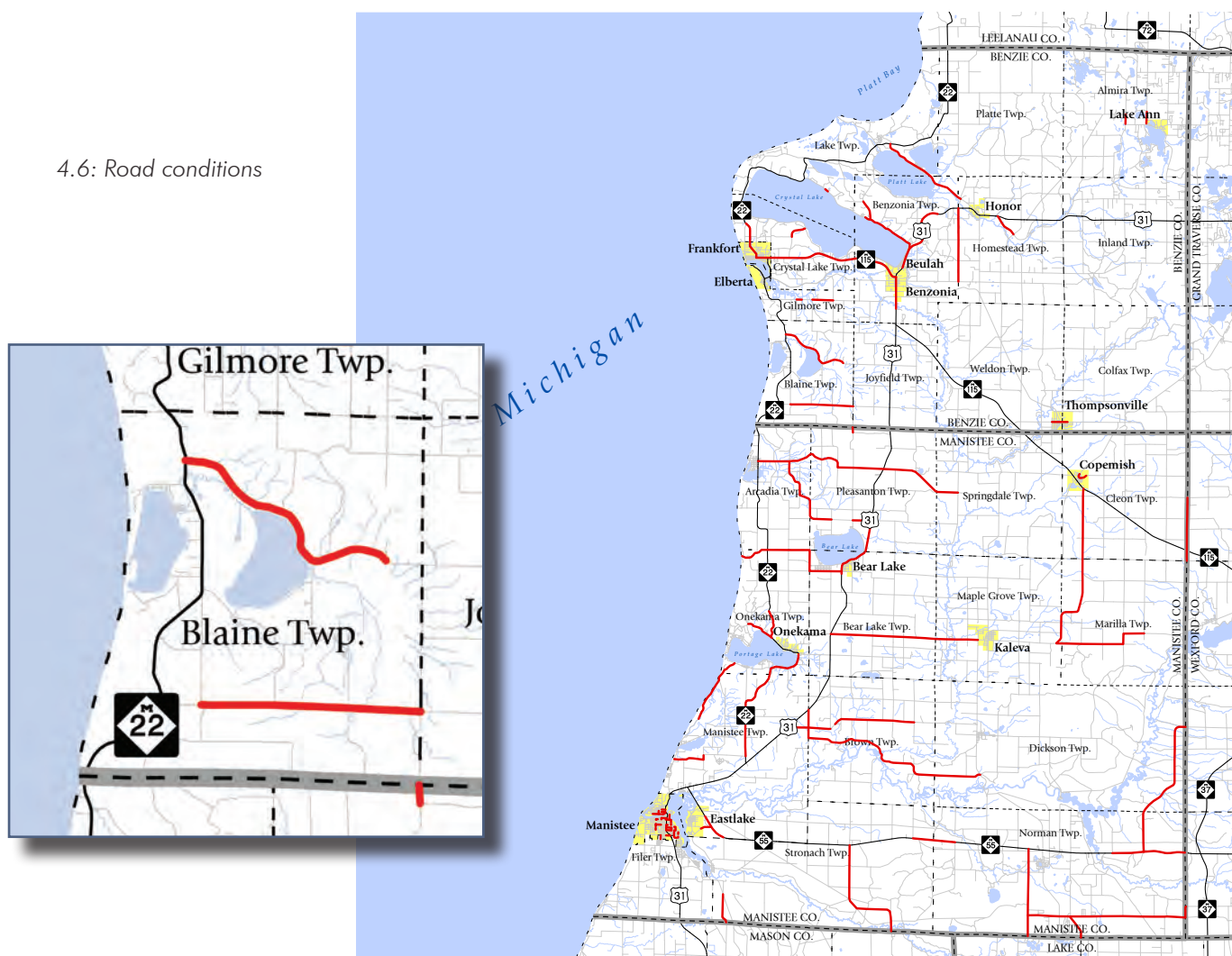


## Roads

The State of Michigan's Public Act 51, which governs distribution of fuel taxes, requires each local road agency and the Michigan Department of Transportation to report on the condition, mileage, and disbursements for the road and bridge system under its jurisdiction. The Pavement Surface Evaluation and Rating (PASER) system used to report on the condition is a visual survey conducted by transportation professionals that rates the road surface from 1 to 10; roads rated 5 and above are considered to be at least "Fair."

Figure 4.6 depicts all of the roads with PASER ratings of "poor" (1-4) in Benzie and Manistee Counties; the close-up in the inset shows a poor rating on Mick / Herron Road for nearly its entire run through the township, and another for much of Joyfield Road. Table 4.7 is from data supplied by Benzie County Road Commission in 2012 and represents a report entitled "Last Rating Entered report" generated by the report module "Road Surface Management Analysis" on June 25, 2012. It has been sorted by PASER rating, with the lowest (worst) condition at the top and best condition at the bottom.

4.6: Road conditions



LAKES TO LAND

### Pavement Surface Evaluation and Ratings

Data Sources: State of Michigan Geographic Data Library, NWMCOG 2012 Asset Management Report

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> City or Village | <span style="display: inline-block; width: 20px; border-bottom: 2px solid red;"></span> Poor PASER Rating (1 - 4) |
| <span style="display: inline-block; width: 20px; border-bottom: 2px solid black;"></span> County Boundary                                  | <span style="display: inline-block; width: 20px; border-bottom: 2px solid gray;"></span> Major Road               |
| <span style="display: inline-block; width: 20px; border-bottom: 1px dotted black;"></span> Township Boundary                               | <span style="display: inline-block; width: 20px; border-bottom: 1px solid gray;"></span> Minor Road               |

0 2 4 8 Miles

4.7: Benzie county road conditions. Source: Benzie County Road Commission

Legal System	Name	Segment	From	To	Miles	Type	Resurf.	Last eval	PASER
Co. Primary	Herron Road	Gorivan	Indian Trail	Indian Trail	0.005	Asphalt	1977	2011	1
Co. Primary	Herron Road	Gorivan	Indian Trail		0.283	Asphalt	1977	2011	1
Co. Local	Matzinger Resort Road	Matzinger Resort	Lost		0.039	Graded Earth		2010	2
Co. Local	Hunt Road	Hunt	Matzinger	Joyfield	0.521	Unimp. Earth		2010	2
Co. Local	Buena Road	Buena			0.008	Unimp. Earth		2010	2
Co. Local	Birch Street	Birch Street	Birch		0.089	Graded Earth		2010	2
Co. Local	Cedar Street	Cedar	Cedar		0.049	Graded Earth		2010	2
Co. Local	6th Street	6th	Pine		0.034	Graded Earth		2010	2
Co. Local	Maple Street	Maple	Brook	East	0.071	Unimp. Earth		2010	2
Co. Local	Lost Lane	Lost	Matzinger Resort		0.048	Graded Earth		2010	2
Co. Local	5th Street	5th	Pine	Buena	0.042	Graded Earth		2010	2
Co. Local	Easy Street	Easy			0.030	Graded Earth		2010	2
Co. Primary	Herron Road	Gorivan	Sumac Trail	Indian Trail	0.286	Asphalt	1977	2011	2
Co. Primary	Herron Road	Gorivan		Sumac Trail	0.013	Asphalt	1977	2011	2
Co. Primary	Herron Road	Gorivan	Herring	Mick	0.383	Asphalt	1977	2011	2
Co. Primary	Putney Road	Putney	Joyfield	Gorivan	1.348	Asphalt	1977	2011	2
Co. Primary	Putney Road	Putney	Taylor	Joyfield	1.143	Asphalt		2011	2
Co. Primary	Herron Road	Herron	Johnson Road	Johnson	0.003	Asphalt	1974	2010	3
Co. Primary	Herron Road	Herron	Mick	Johnson Road	0.831	Asphalt	1974	2011	3
Co. Primary	Herron Road	Herron	Johnson	Scenic	1.581	Asphalt	1974	2011	3
Co. Local	Elberta Resort Road	Elberta Resort	East	Scenic	0.255	Asphalt	1985	2011	3
Co. Local	Elberta Resort Road	Elberta Resort	Brook	East	0.063	Asphalt	1989	2011	3
Co. Local	Bovard Road	Bovard	Joyfield	Herring	0.884	Asphalt	1998	2011	3
Co. Local	Hunt Road	Hunt	Joyfield	Howard	0.749	Asphalt	1998	2011	3
Co. Primary	Mick Road	Mick	Nugent Lane	Swamp	0.508	Asphalt	1999	2011	3
Co. Primary	Mick Road	Mick	Herron	Raymond Road	0.213	Asphalt	1999	2011	3
Co. Primary	Mick Road	Mick	Raymond	Nugent Lane	0.862	Asphalt	1999	2011	3
Co. Local	Buena Road	Buena	Scenic	3rd	0.275	Asphalt	2001	2011	3
Co. Primary	Joyfield Road	Joyfield	Hunt	Hunt	0.086	Asphalt		2011	3
Co. Primary	Joyfield Road	Joyfield	Hunt	Bovard	0.912	Asphalt		2011	3
Co. Primary	Joyfield Road	Joyfield	Bovard	Putney	1.003	Asphalt		2011	3
Co. Primary	Joyfield Road	Joyfield	Putney	Swamp	0.992	Asphalt		2011	3
Co. Primary	Raymond Road	Demerly	Mick	Demerly	1.588	Sealcoat		2011	3
Co. Primary	Mick Road	Mick	Raymond Road	Raymond	0.001	Asphalt	1999	2010	4
Co. Local	7th Street	7th	Pine		0.050	Asphalt		2010	4
Co. Local	Brook Street	Brook	Elberta Resort	Maple	0.022	Graded Earth		2010	4
Co. Local	Watervale Road	Watervale	Watervale		0.170	Gravel		2010	4
Co. Local	Taylor Road	Taylor	Putney		0.748	Gravel		2010	4
Co. Local	Matzinger Resort Road	Matzinger Resort	Scenic	Lost	0.183	Graded Earth		2010	4
Co. Local	4th Street	4th	Buena		0.061	Graded Earth		2010	4
Co. Primary	Taylor Road	Taylor		Putney	0.250	Asphalt		2010	4
Co. Local	Taylor Road	Taylor			0.983	Gravel		2010	4
Co. Local	Sumac Trail	Sumac			0.103	Gravel		2010	4
Co. Local	Pine Street	Pine	Peninsula	4th	0.181	Unimp. Earth		2010	4
Co. Local	Putney Road	Herring	Gorivan	Scenic	1.959	Asphalt	1964	2011	4
Co. Local	East Street	East	Elberta Resort	Birch	0.079	Asphalt	1989	2011	4
Co. Local	Crawford Road	Crawford	Township line	Township line	0.220	Asphalt	1993	2011	4
Co. Local	Johnson Road	Johnson	Herron	Demerly	0.914	Asphalt	1993	2011	4
Co. Local	Howard Road	Howard	Hunt	Scenic	0.697	Asphalt	1998	2011	4
Co. Local	Forrester Road	Forrester	Demerly	Sliverville	0.506	Asphalt	2000	2011	4
Co. Local	Buena Road	Buena	3rd	7th	0.217	Asphalt	2001	2011	4
Co. Local	Nugent Road	Nugent	Demerly	Sliverville	0.501	Asphalt	2002	2011	4
Co. Local	Demerly Road	Demerly	Demerly	Forrester	0.498	Asphalt	2002	2011	4
Co. Local	Demerly Road	Demerly	Forrester	Nugent	0.538	Asphalt		2011	4
Co. Local	7th Street	7th	Buena	Pine	0.046	Asphalt		2011	4
Co. Local	Nugent Road	Nugent		Demerly	0.300	Sealcoat	2002	2011	5
Co. Local	Demerly Road	Demerly	Nugent	Crawford	0.498	Asphalt	2004	2011	5
Co. Local	White Owl Road	White Owl	Herring		0.040	Asphalt	2007	2011	5
Co. Local	White Owl Road	White Owl	Scenic	Herring Grove	0.162	Asphalt	2007	2011	5
Co. Primary	Raymond Road	Raymond	Demerly		0.560	Sealcoat		2011	5
Co. Primary	Raymond Road	Paul Rose Road		Township line	0.488	Sealcoat		2011	5
Co. Local	White Owl Road	White Owl	Herring Grove		0.009	Asphalt	2007	2009	6
Co. Local	Watervale Road	Watervale		Boo Hoo	0.950	Asphalt	2002	2011	6
Co. Local	Watervale Road	Watervale	Scenic	Watervale	0.280	Asphalt	2003	2011	6
Co. Local	Swamp Road	Swamp	Township line	Township line	0.452	Graded Earth		2002	8
Co. Local	Matzinger Road	Matzinger	Taylor	Scenic	2.600	Gravel		2002	8
Co. Local	Hunt Road	Hunt	Howard	Scenic	0.762	Gravel		2003	8
Co. Local	Dolph Road	Dolph	Scenic	Watervale	0.414	Graded Earth		2003	8
Co. Local	Rohn Road	Rohn	White	Bankston	0.248	Gravel		2003	8
Co. Primary	Joyfield Road	Joyfield	Scenic	Hunt	0.566	Asphalt	2011	2011	9
State Trunkline	Scenic Hwy (M-22)	Scenic Hwy	County line	Green Point Rd	5.993	Asphalt		2011	9
Co. Local	Saint Pierre Road	Saint Pierre	Matzinger	Scenic	0.186	Gravel			
Co. Local	Saint Pierre Road	Saint Pierre	County line	Matzinger	0.504	Gravel			

## Trails and regional connections

As can be seen in Figure 4.8, there are several Grand Traverse Regional Land Conservancy trails in Blaine Township. Green Point Dunes to the north offers three miles of trail that includes beautiful Lake Michigan beach, and the Upper Herring Lake Preserve

hosts a two-track trail and boardwalk traversing a marsh and several ponds between M-22 and Upper Herring Lake. The Fruithaven Forest Preserve offers hiking among 176 wooded acres overlooking Upper Herring Lake.

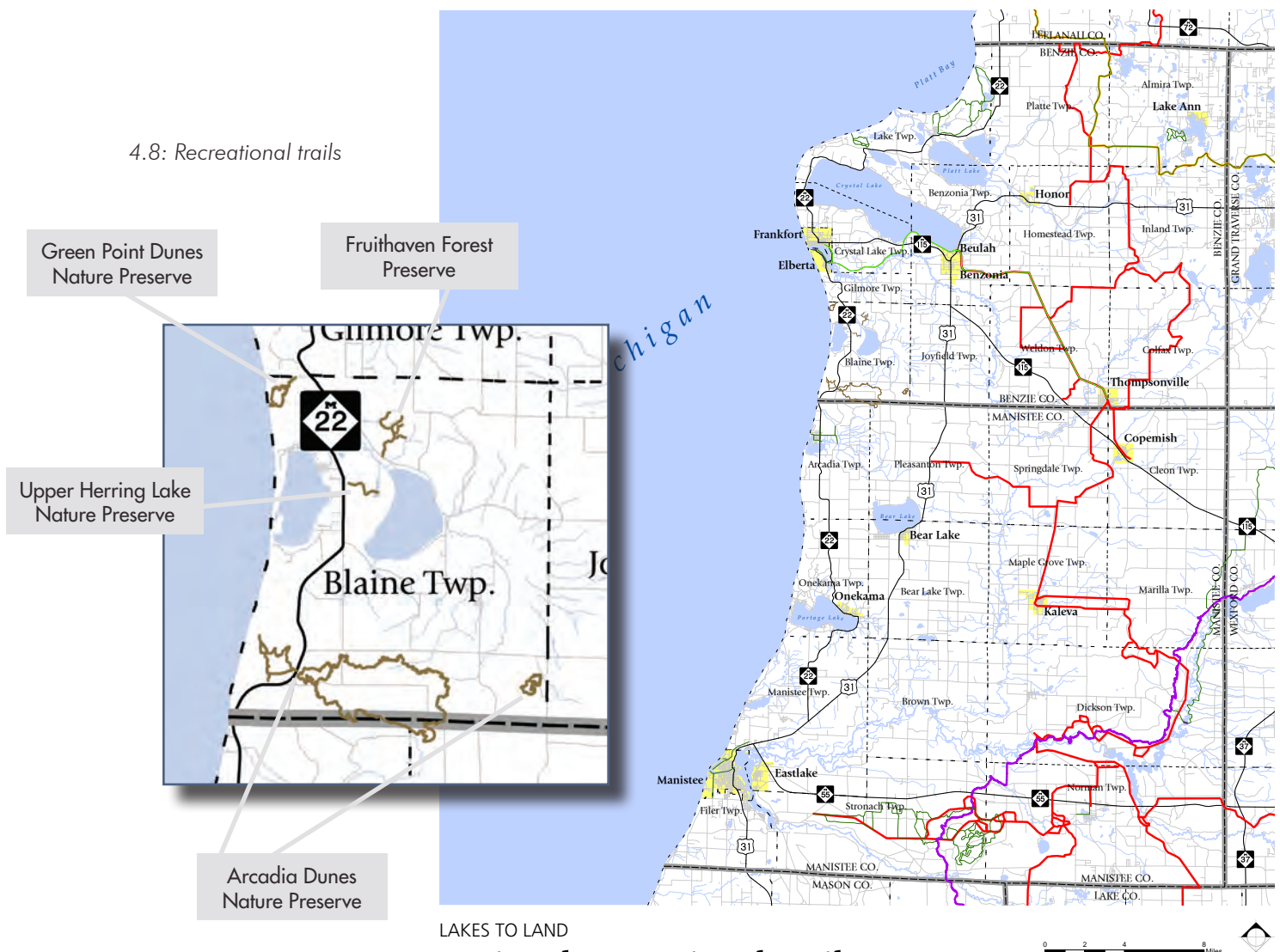
The Arcadia Dunes Nature Preserve stretches across much of the southern portion of the township. Supported by the C.S. Mott Foundation, this 1,650-

acre public preserve includes over 15 miles of trails that run almost from the Joyfield border to Lake Michigan.

## Telecommunications

Improved broadband access came up in several of the visioning sessions—fast, affordable high-speed internet access was the third priority of Blaine citizens. The M-22 Internet project

4.8: Recreational trails





is a local private initiative to bring reliable, high-speed internet service—comparable to a cable connection—to areas of Benzie and Manistee Counties. The initial service area is bounded by Lake Michigan on the west, US-31 on the east, and Frankfort to the north and Onekama in the south. It has been operational since 2012 and 2013 in areas of Arcadia, Blaine, and Joyfield Townships. The project extended service to Pierport, northern Onekama, and areas of Gilmore during the summer of 2013. A wifi hot spot is available at the Blaine Township Hall and the project is also building public wireless networks in Arcadia and Frankfort that will be available to residents and seasonal visitors alike.

## Power supply

Electricity for Blaine homes and businesses is available from Consumers Energy Company (Jackson). Michigan's Electric Customer Choice program, authorized in 2000 as part of a

transition from a totally price regulated market to one which permits market forces to set prices, also offers service through alternative energy suppliers. No natural gas service is currently available, a situation some citizens expressed support for changing at the visioning session.

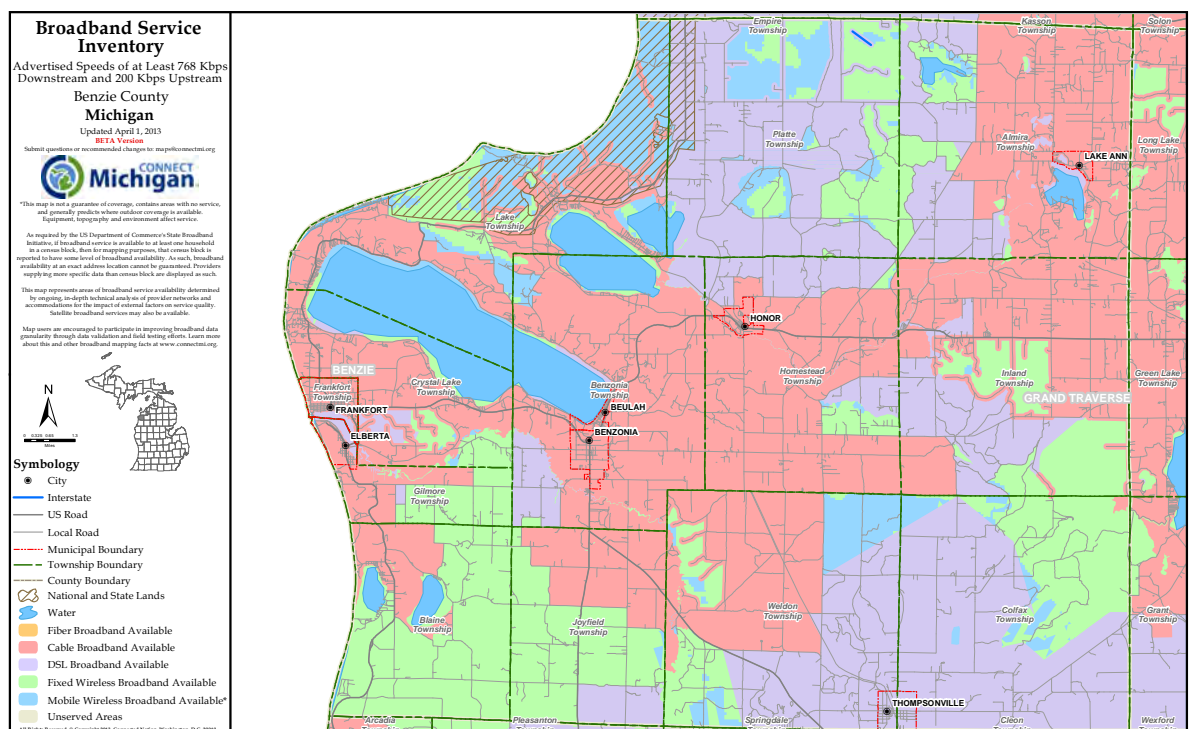
## Water and sewer

Blaine Township does not have a public water or sewer system. Residents rely on septic and well systems. The township is not known to have difficulty in installing wells and septic systems, but there are still a number of factors relevant to community development to consider. The effects of community-wide factors such as road salting, septic effluent from systems in older developed areas, drainage from slopes and failure to protect groundwater recharge areas through a lack of buffer zones and development limitations all affect private water and waste systems. Density and intensity of development

also need to be considered. Health department standards provide regulatory oversight at the individual level, but wise land use policy at the community level is also a partner in the effort to protect the clean water supply and dispose of waste properly.

Blaine Township has denser development patterns and smaller lot sizes around both the Upper and Lower Herring Lakes. Many of those homes have stood for decades, passed down through the generations, and septic system and well engineering standards are different today than when many of the properties were developed. Well and septic locations are subject to specific dimensional requirements, such as isolation distances from adjacent systems and the built environment. It is entirely possible that siting these systems may be difficult, rendering some lots unbuildable or existing wells and septic systems in need of updating.

4.9: Broadband service inventory in Benzie County





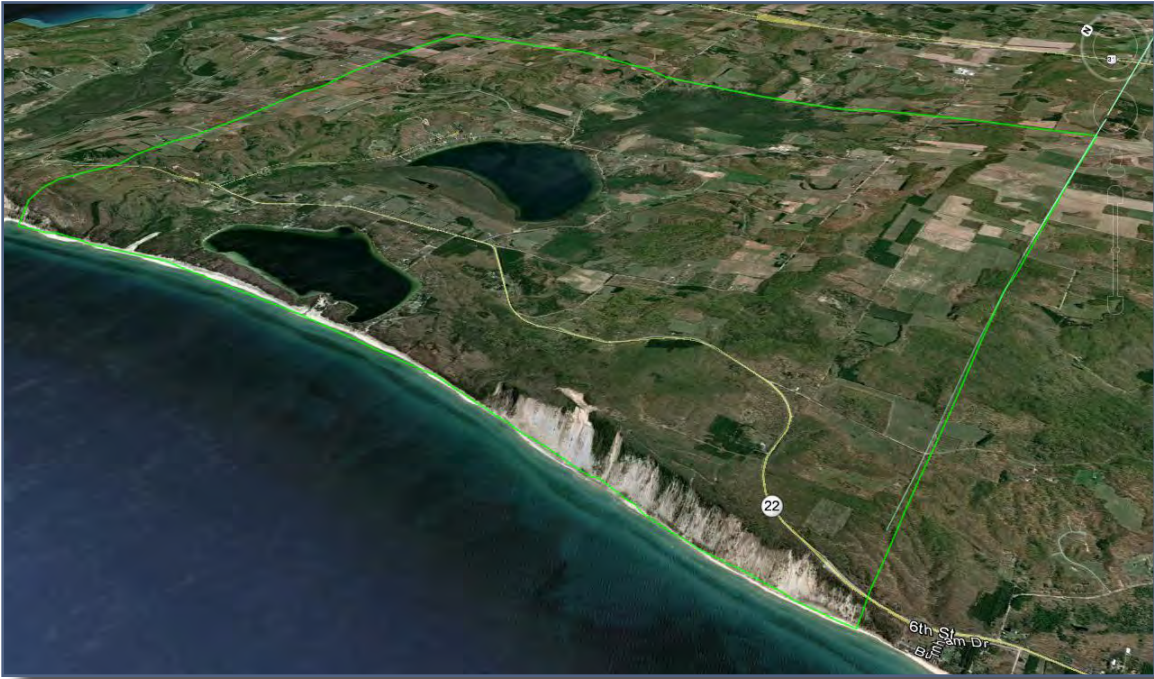


Photo: Google Earth

# Land

The most recognizable topographical features in Blaine Township are the Upper and Lower Herring Lakes, but plenty more surround them.

Much of the township is comprised of a bowl-shaped depression that was once an embayment carved out by glacial activity and filled with the waters of Lake Algonquin, an ancestor to Lake Michigan that preceded it by about 5,000 years. Upper and Lower Herring Lakes sit at the bottom of it, surrounded by ridge lines that now delineate the Herring watershed. A flurry of streams pour out of western Joyfield Township to meet Herring Creek in a wetland that seems, from an aerial view, to form the ghost of a third Herring Lake. The creek is a trout stream both before and after Upper Herring Lake.

The greatest acreage of productive agricultural land in the region is found in Blaine, largely in the areas of higher elevation in the south and northeast portions of the township.

The southern half of the township rises sharply out of Lake

Michigan atop a steep bed of glacial sand that has been blowing steadily inland for thousands of years, piling up to form a slice of Michigan's 80,000 acres of critical dunes. Before the arrival of humanity, they were simply the largest collection of freshwater dunes in the world. But a hundred or so years of sand mining, lakeside development, and recreation have taken a permanent toll on them, leading the state to regulate those activities in protected zones. The 503 acres of critical dunes in Blaine Township represent the largest assemblage in the region.

Overall, just under two thirds of Blaine Township's land (61%) is preserved, agricultural, or forested, and most of the rest (25%) hosts people who came to enjoy it. Just under half of the parcels in the township (48%, or 416 parcels) are "residential cottage / resort," the largest proportion in the region, and another 25% are "residential rural."



# Land Dashboard

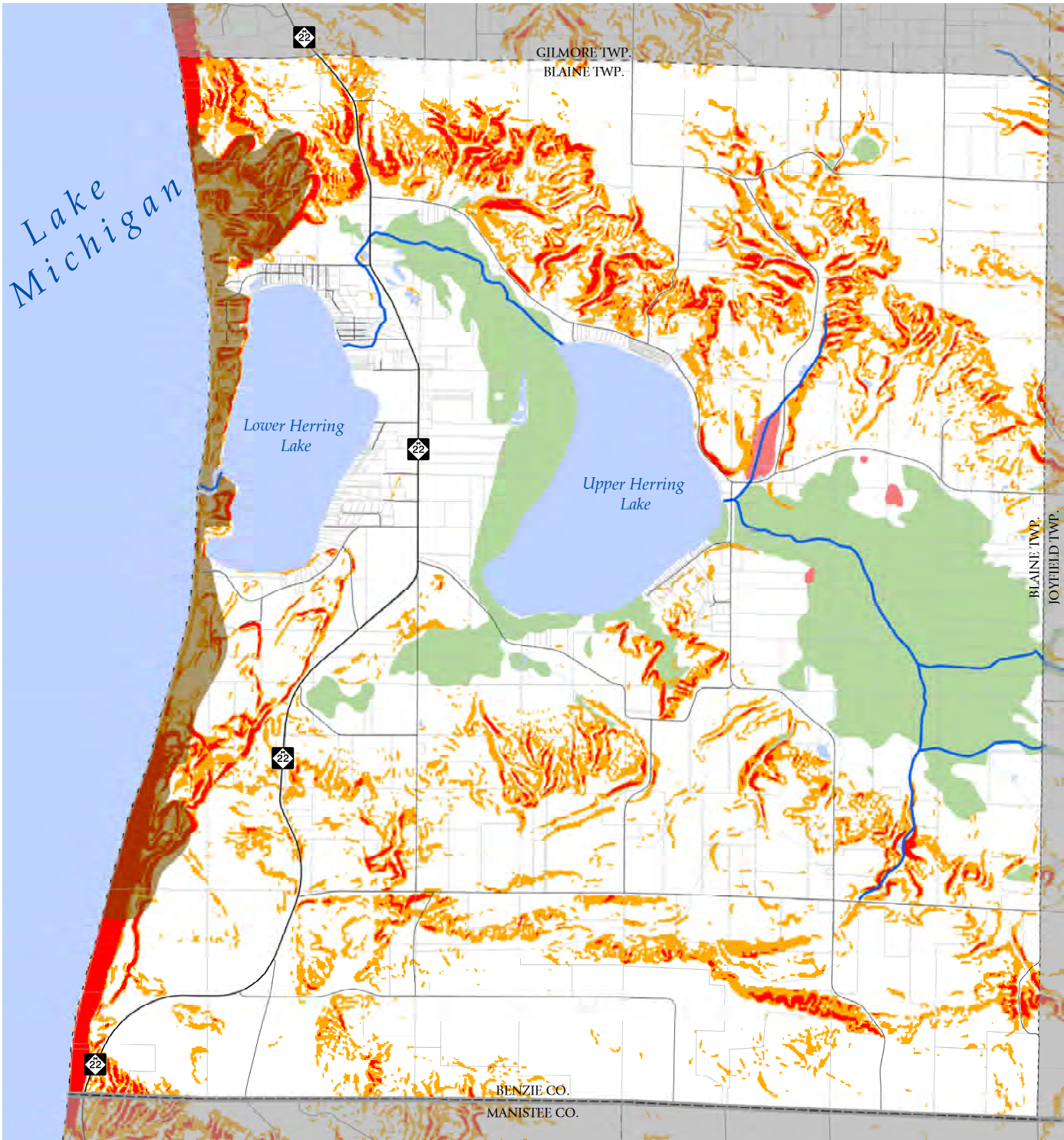
Percentages indicate proportion of total land area except where noted

TOPOGRAPHY				
Elevation		Slopes		Critical dunes
Low: 575 feet above sea level		0-1 degrees:	2,208 acres	18%
High: 1,050 feet above sea level		1.1-5 degrees:	4,923 acres	40%
Range: 475 feet		5.1-9 degrees:	2,291 acres	18%
		9.1-16 degrees:	1,803 acres	15%
		16.1-80 degrees:	587 acres	5%
				503 acres
				4%

WATER				
Lakes	Shoreline	Rivers	Wetlands	
1,038 acres 8%	14.1 miles	25 miles 0.2%	Emergent (characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens):	
		Trout Streams:	30 acres 0.2%	
		7 miles 28% of river length	Lowlands, Shrub, Wooded (characterized by low elevation and woody vegetation):	
		1,483 acres 12%		

PUBLIC LAND USE				
Roads	Regional Trails	Conserved Land	State Land	Federal Land
39 miles 0.3%	14.7 miles 0.1%	GTRLC: 2,590 acres 21%	DNR: 120 acres 1%	0 acres

4.11: Natural features map



LAKES TO LAND

# Blaine Township Natural Features

Data Sources: State of Michigan Geographic Data Library, Benzie and Manistee County Equalization

- County Boundary
- Township Boundary
- Major Roads
- Minor Roads

**Wetland Type:**

- Lowland, Shrub, or Wooded
- Emergent

**Slope Degree:**

- Strong
- Steep

**Critical Dunes**

- Trout Stream

---

## *Letter to the future of Blaine Township*

---

Dear Son,

I write this on a cold, rainy morning in May just ahead of the Memorial Day weekend. The wind is blowing down from the north over Lower Herring Lake and there are a few whitecaps on the water. The leaves are full on the trees (finally!), the grass needs to be knocked down a bit and I'm still cleaning up after a very long, cold, snowy and windy winter season. But I have chosen to be here and perhaps some day you will be able to do that, as well. "Here" is in Blaine Township, my home for most of the past 38 years and my summer home for the first 16 years of my life. Why? Why did I transplant myself from good jobs in Chicago, fast tracks to personal and financial success and all of the hustle, bustle and cultural opportunities available to me in the city?

And why did I involve myself in local government with all of its heartaches and grief? I am currently serving on the township's Planning Commission and its Zoning Board of Appeals. I should know better – when I lived in Frankfort I was elected to the City Council and suffered through 4 years of some of the worst (and also the best) that local politics can offer. Why?

### *Footprints*

*When life's measure is fully poured  
And, in turn, my sip I take,  
Across those waters I will have oared  
And left my footprints on the lake.*

— Rick Pringle

"Footprints on the lake" and in the windblown sands of the hills, valleys and beaches of this place I call home.... Impermanent, wisps of memory down the foggy banks of time. Perhaps we can do better?

Out here in Blaine Township we are surrounded by a sense of peace and tranquility – even when the fruit growers are running their sprayers to protect their crops. Those fruit trees add something very special to visual mix here, even for a colorblind person like me. Seeing them in blossom in the Spring, the cherries and apples, gives my old heart pause. There are other fruits here as well – peaches, blueberries and now even grapes (for wine, yes!). And to add to the olfactory mix there are a couple of cattle operations, as well. This is definitely "country" and harkens back to earlier times when people lived a bit closer to the earth that supports them. We even have row crops like corn, large garden/small farm operations producing vegetables, herbs and salad makings and there are several hay fields here as well. (Does all of this sound like dinner? Meat, vegetables and fruit for desert with a local wine to make it even more enjoyable? Food is one of the lasting pleasures of life and we are blessed with it here.)

But life is more than just eating and drinking – it is experience for all 5 of our senses. The easiest one to describe is vision and everywhere I look I see pleasure, not of the physical kind but of the inner kind, the kind that gives peace to my very soul and calms my concerns. The "valley of Blaine" is truly a wonder to behold, nestled as it is between two gigantic dunes with Dry Hill to the south and Stratton Hill to the north. The valley holds two good-sized lakes: Lower Herring Lake and Upper Herring Lake that are connected by a meandering stream that sometimes can be traveled by a small kayak and is certainly home to some really good fish. The lower lake connects to Lake Michigan and the township is blessed with 6 miles or so of big lake shoreline to the west while the east is bounded by a truly impressive cedar swamp that supports all kinds of interesting wildlife. And all of this can be seen from the public roads that traverse this natural wonder we here are fortunate to call home. We even have the benefit of dark skies at night, unspoiled by light pollution, that give us pause as we gaze upwards into the vastness of our little corner of the Universe. The stars are so bright and seem so close that they might be plucked like cherries and used in pies or given as gifts to our loved ones. In a sense, that is what we are trying to do – to pass these bright, starlit nights on to you in the future so that you might enjoy the sense of being part of something much larger than yourself.

The sounds and smells of Blaine are just as numerous. The lonely call of a gull seeking its mate or other companions. Loons in the Spring, laughing on the water (a sort of joyful chorus if you're here at the right time). Ducks swimming in the shallows, making their gentle calls to each other while flights of Canada geese in their V formations honk as they fly overhead on their great migrations. How wonderful to hear them head north in the Spring and how wistful to my ears in the Fall. To hear the hunting or fishing cry of a Bald Eagle as it seems to float majestically over the countryside or water. Squirrels chattering to establish territory, chipmunks with their squeaking little chirps, songbirds by the thousands in the mornings, all striving to make sure the Sun is awake and shining down on this little piece of Paradise to give the warmth we will all feel under blue skies and puffy white clouds.

What have I left out? The smell of the honeysuckle and lilacs? The smell of the fruit blossoms? The earthy smell of row crops striving to achieve maturity in barely arable sandy soil? One of my greater pleasures in retirement is riding my motorcycle gently through the countryside (and I do mean gently) because you can smell everything, unlike riding in a closed car. Bicycles work as well, but my old legs have trouble with the hills around here – they are steep!

As for tasting Blaine, well, roadside farm stands are available, though perhaps not as many as I might like. I hope we will be able to encourage them well into your future. But there are other tastes as well – morel mushrooms in the Spring, along with wild leeks and ramps to harvest and cook. Marvelous. When I was little my mother had places where she could find watercress to use in salads – and yes, she even made us sandwiches with it. Wild strawberries! Wild raspberries! They can all be found here and tasted in culinary delight.

Touch? You bet. Run your hands over the smooth bark of a white birch tree or the rougher bark of a pine. Crumple a dried maple leaf between your fingers and know that it will be replaced by a soft, green one next year, one that will help to provide shade in the yard or along footpaths in the woods. Curl your toes in the soft sand of the beaches or the fertile sediments of one of the small streams that drain the Herring Lake Watershed.

There is a rich history here in Blaine Township, a history of farming, logging, hunting and fishing. That history can still be seen in some of the older buildings and barns in the farming areas of the township, in the old buildings of the lumbering operations in Watervale, in the hunting and fishing cabins from long ago that have become family cottages on our two lakes. We even have had a published author resident here: John Howard, the “Bard of Benzie”!

The sights, sounds, tastes, smells and touch of Blaine Township! These are the things that make up something that is hard to define: “scenic rural character”. But that is the really big thing our residents have asked the Planning Commission to try to preserve and protect into the future – YOUR future. I hope we have done a good job for you.

I leave you with this poem and the charge to continue to respect the world in which you live, to honor it in your thoughts and deeds and to leave it better for your stewardship.

#### *To Do The Rest*

*There is a place, all leafy and green,  
Where the past is present and can be seen.  
Where the water is blue, the sand warm white,  
The present is future and in our sight.*

*Our uncommon history shines  
In apples, cherries and fine wines.  
We blend ourselves into this mix  
And save the land, our legacy fix.*

*In our streams there are fine trout  
And in our lakes fish are about.  
Across the sky the eagles soar  
And small boats move by dint of oar.*

*The rising sun peeks through the dawn,  
Tries not to startle the doe and fawn.  
The setting sun does color the sky  
And small children often ask “Why?”*

*We seek the peace for which we long  
And do our best to pass along  
This special place that we call home  
Beneath the Creator’s mighty dome.*

*And when I leave and close my eye  
In satisfaction I will sigh:  
“I’ve tried to do my very best,  
Now it’s up to you to do the rest!”*

— Rick Pringle, 2007

*Your father  
May, 2013*



Land Use

The land use section of this master plan provides an analysis of existing land use conditions and a proposed future land use development scenario. It contains two distinct maps: the existing land use map and future land use map.

No discussion of either existing or future land use can occur in a vacuum. The Grand Traverse Regional Land Conservancy (GTRLC) is, and will continue to be, a major factor in how land within the township is used. The GTRLC is both the outright owner of property and the holder of conservation easements on properties owned by others that prevent the normal development of those properties for residential or commercial purposes. The preservation goals of the GTRLC and the Township’s residents appear to be very similar with respect to the scenic rural character of the area. These goals do have

a financial impact on the township and its residents – land owned by the GTRLC is removed from the tax rolls and easements on land held by the GTRLC subjects those lands to lower taxation rates. This can put an additional tax burden on the remaining residents of the township and, in fact, residents were asked to and did pass a millage to support the fire protection contract with Benzonia Township Fire Department in August, 2013.

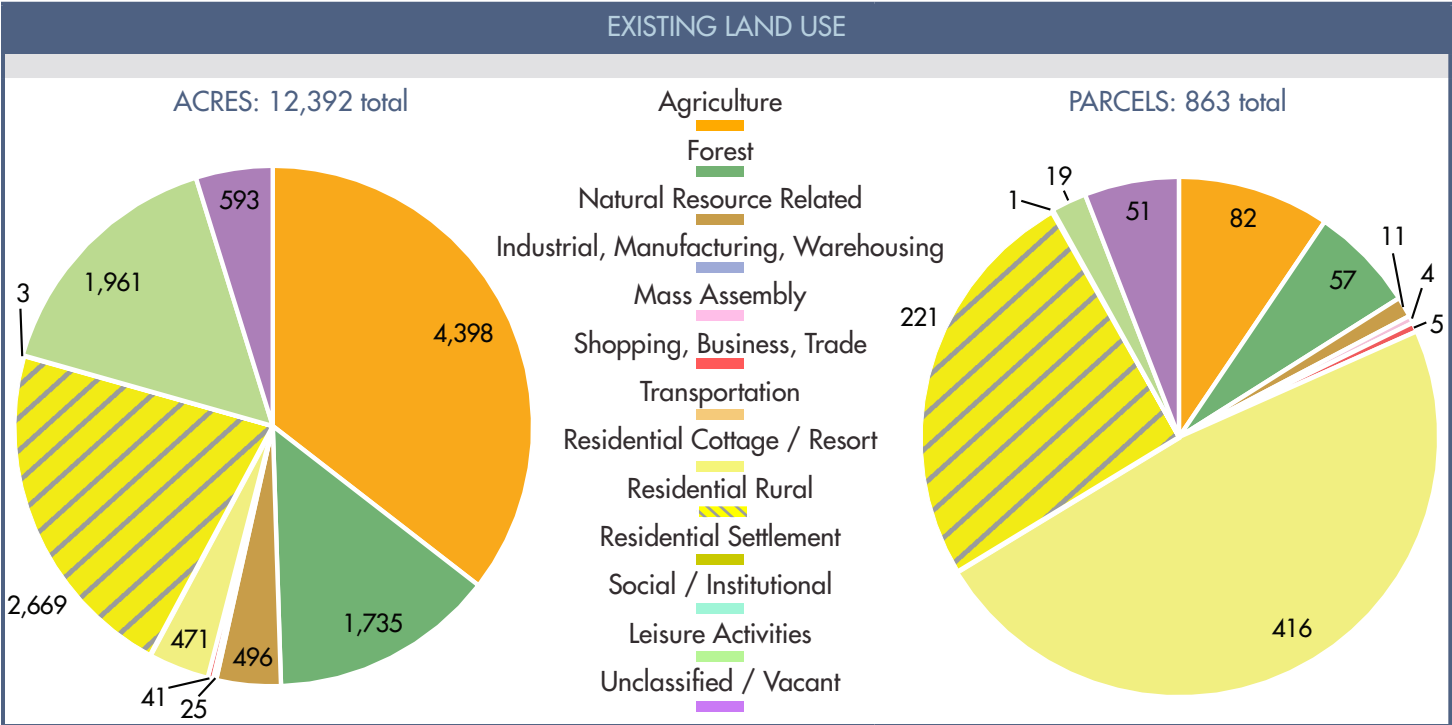
The existing land use map depicts how the property within the jurisdiction is currently developed. It shows how the land is actually used, regardless of the current zoning or future land use map designation—it is what you see happening on the property.

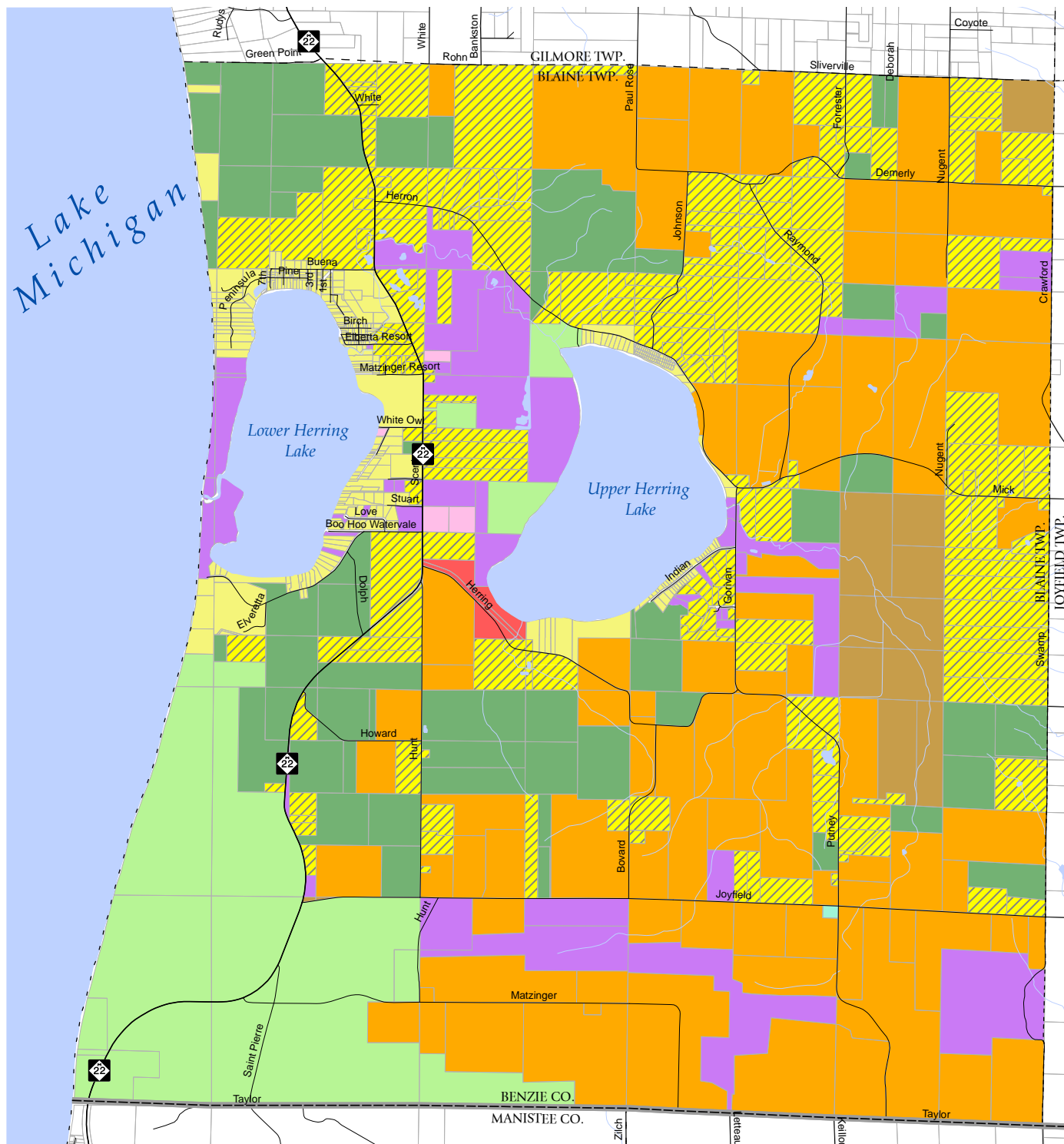
The future land use map of a master plan is a visual representation of a community’s decisions about the type and intensity of development for every area of the municipality.

These decisions, represented by the community’s land use categories, are based on a variety of factors and are guided by the goals developed earlier in the master planning process—the Cornerstones and Building Blocks presented earlier in this plan. Although the future land use map is a policy document rather than a regulatory document, meaning that it is not legally binding once adopted, it is used to guide the creation of the zoning ordinance and the zoning map, and it supports land use decisions about variances, new development, and sub-area planning. That makes it perhaps the most important part of the master plan, as it defines how community land uses should be organized into the future.

A part of the development of the future land use map is a discussion of the major land use related issues facing the community, how they interrelate

4.12: Existing land use chart and map





LAKE TO LAND

## Blaine Township Existing Land Use

Data Sources: State of Michigan Geographic Data Library, Benzie and Manistee County Equalization

- Agriculture
- Forest
- Leisure Activities
- Mass Assembly
- Natural Resources

- Residential, Cottage / Resort
- Residential, Rural
- Shopping, Business, or Trade
- Social / Institutional
- Unclassified / Vacant

- Parcel Boundary
- County Boundary
- Township Boundary
- Road

with the Cornerstones and Building Blocks, and strategies that may be undertaken to achieve the desired future land use. But at the heart of planning for future land use is a picture of how the physical development of the community will take shape. Simply put, this section describes how, physically, the community will look in 15 to 20 years.

Factors considered when preparing the future land use map include:

- **Community Character.** How will the land uses promote that character?
- **Adaptability of the Land.** What physical characteristics (wetlands, ridges, lakes, etc.) need to be considered when planning for future development? How do the land uses for those areas reflect the uniqueness of the land?
- **Community Needs.** What housing, economic development, infrastructure, or other needs should the community consider planning for?
- **Services.** How are we ensuring that existing infrastructure is used efficiently, and that new infrastructure is planned for areas where new development is anticipated?
- **Existing and New Development.** How will new development in the community relate to existing development?

Existing and future land use maps are both different from a zoning map, which is the regulatory document depicting the legal constraints and requirements placed on each parcel of land. The parcels are classified into zoning districts, which are based on the future land use map. When owners want to develop or use their property in ways that do not conform to the zoning map, the planning commission uses the future land use map and the



master plan to consider whether the proposed development conforms to existing regulations and policy.

Blaine Township residents can not articulate in enough ways the importance of scenic rural character preservation, and the concept is the umbrella under which all other goals are constructed. The letter from a resident to his son on the preceding

pages expresses the emotional connection residents have to the character of today's Blaine Township and gives a clear message of hope for the future. It also paints the picture of what Blaine Township residents mean when you ask them, "What is scenic rural character?"

Managing land uses, watersheds, and infrastructure are three spokes in the wheel towards a comprehensive scenic rural preservation policy. What follows is succinct articulation of land use practices, policies, and actions that lay the groundwork for working towards the fulfillment of the best wishes of the letter writer for his son.

The discussion about future land use centers around three purpose statements. Carefully crafted, the discussion of these purpose statements will guide future land use decisions long into the future. Each statement is given context and suggestions on how the inherent goal of the statement may be achieved. They directly relate to Cornerstones and Building Blocks, as many of the items for implementation are derived directly from them.

*How to manage land so that Scenic Rural Character Preservation goals are achieved.*

According to Blaine Township citizens, scenic rural character is the top priority and the pivotal point in all land use decisions and policies. Within the

Cornerstones and Building Blocks, the township has laid a foundation to work toward specific steps to maintain scenic rural character and will continue to improve upon those tools. The Future Land Use Map provides the blueprint for actualizing the land management strategies contained within this master plan.

Land use goals that speak to Blaine Township's desire to preserve scenic rural character include the following:

- Scenic character should be preserved or enhanced wherever feasible in the township. New development should be designed to maximize preservation of open space and minimize visual impact from public right-of-way.
- Clustering or very low density development should be used wherever there is an opportunity to protect open space or minimize impact on a sensitive natural resource.
- Communications and wind power generators should be designed to have minimal visibility.
- The pristine natural environment of the township should be protected from degradation.
- A local economy built on renewable natural resources is sustainable and should continue to be the principal economic base for the future. Agriculture, forestry, recreation and tourism are the

foundation of the economic base in Blaine Township and provide a significant part of local quality of life.

- Sign ordinances should be adopted that discourage billboards but provide for business identification and communication of other essential messages through alternate means, including small cluster signs..



- Future land use, zoning, land division, and public infrastructure decisions should be consistent with this plan.
- At night, the stars should be visible in the sky, not obstructed or degraded by diffuse light from the built environment.
- A system of "Rural Roads, Heritage Routes, and Federal Scenic By-

ways" should be explored and, if designated, maintained for their scenic and aesthetic attributes.

*How to protect the water quality by ensuring that land management practices are in keeping with watershed management practices*

According to Blaine Township residents, maintaining the highest level of protection for ground and surface water quality as well as other natural features is a high priority. Blaine Township has two inland lakes, many streams, and miles of Lake Michigan shoreline. It is critical that the township has a Watershed Management Plan and zoning ordinances that protect the water quality of these valuable resources.

- As a coastal community with two inland lakes and their associated tributaries, maintaining watershed integrity is essential to supporting the goal of clean surface and groundwater for environmental purposes as well as human use.
- Blaine Township needs to fund and develop a Herring Lakes Watershed Management Plan.
- Once the Herring Lakes Watershed Management Plan is completed, the township needs to adopt ordinances which will protect the quality of the water and address issues identified in the Watershed Management Plan.



- New lakefront access sites shall be carefully sited to minimize environmental degradation and managed to prevent overcrowding of the lake surface and nuisance impacts to abutting properties.
- New development shall not pollute or degrade the quality of surface water, groundwater, current quiet country side noise levels, scenic views, or nighttime dark skies.
- Planning for Dry Hills area (in the southwest portion of the township) shall encourage preservation of the rural and scenic character, including agriculture and managed timber resources.
- Wildlife corridors, including a three mile buffer zone defined by the US Fish and Wildlife Service, shall be a primary consideration in future development.
- Potential threats to the water quality of the Herring Lakes Watershed include: agricultural and farming practices, density of housing around the two lakes, and protection of Herring Swamp. Prevention and remediation of invasive species in the watershed are also important. The zoning ordinance needs to include standards that state:
  1. New development shall not pollute or degrade the quality of surface water or groundwater.
  2. Impervious overlay zones, setbacks, and vegetation buffer requirements along bodies of water prevent soil erosion and

provide sedimentation control measures.

3. New lakefront development shall be carefully sited to minimize environmental degradation, manage overcrowding, and preserve water quality.

*How to carefully plan future infrastructure which is essential to the township in harmony with scenic rural character.*

- Encourage broadband internet throughout the township which is accessible and affordable to township residents, while preserving scenic rural character. Broadband internet access in the township can encourage tourism, second homes, and home-based businesses which add to the economic viability of the township and provide additional opportunities for entrepreneurs.
- Township roads have been deteriorating over the past 20 years and need to be addressed. Work with the County Road Commission and MDOT to prioritize and upgrade roads as needed. The township may need to consider how to fund improvement of non-primary roads.
- Require new development to assess whether the existing public infrastructure and services are adequate to support new development demands. Encourage commercial and industrial

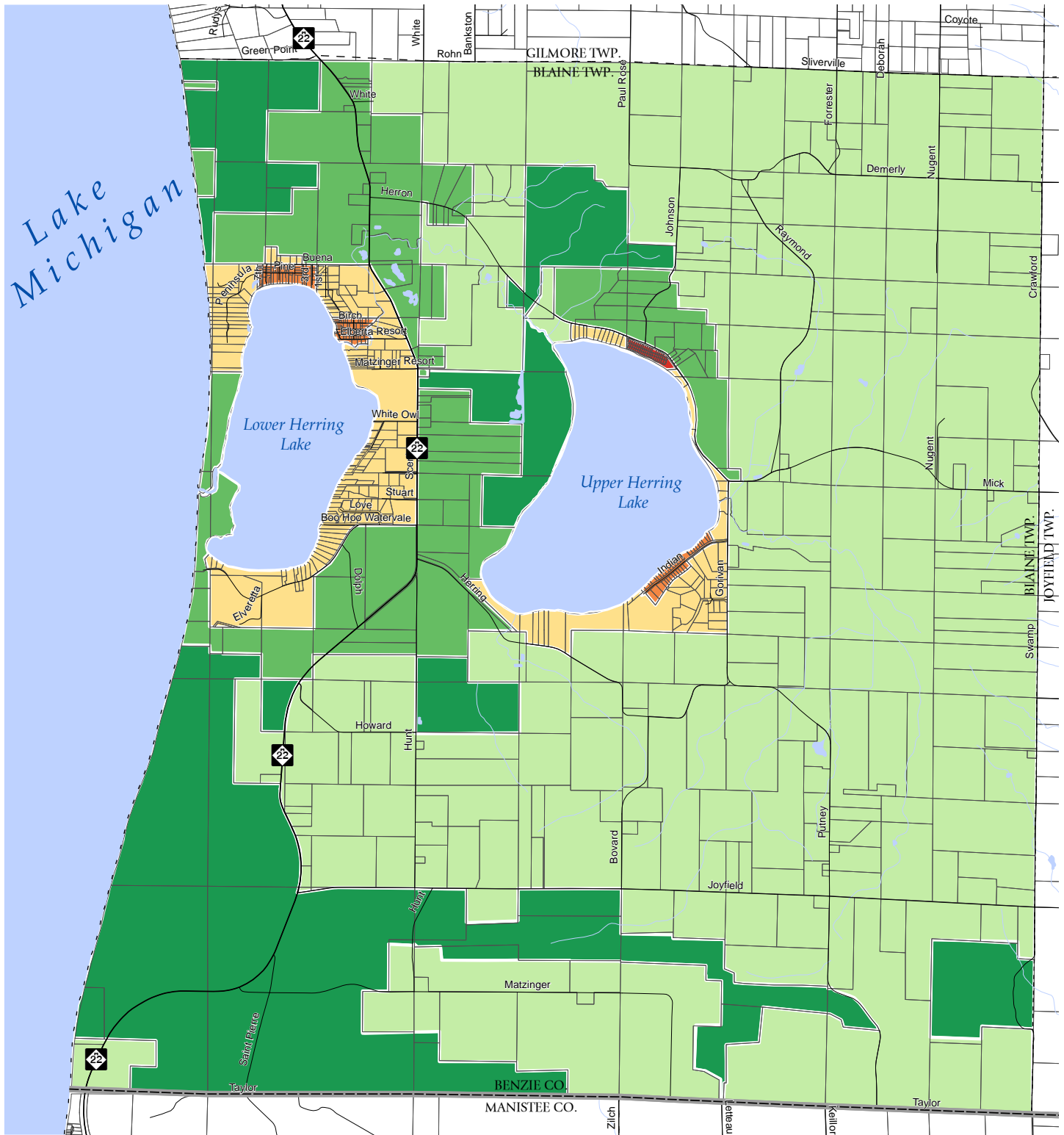
development to locate in areas of the region which already have utilities and infrastructures in place.

- Consider building a system of interconnected land that provides an opportunity for wildlife and environmental protection purposes, trail systems and other recreational uses is an opportunity to support existing conservation goals while expanding resident's recreational resources. In addition, such a system will allow the township the opportunity to connect the open space corridor to adjacent communities, thus making linkages that transcend township borders.
- Consider development of an agricultural viability strategy to ensure the long term sustainability of Blaine Township farms.
- Land divisions can be an issue for large land owners. The Planning Commission should review the existing zoning tools for land division and simplify the language and process where possible.
- New marketing opportunities should be considered for farms. The township should review and consider expanding the number of agriculturally-related uses.
- Blaine Township needs to continue to build capacity within the township which provides funding for training, performance reviews, enforcement of zoning ordinances, and considers a Junk & Dumping ordinance that prevents the deterioration of our scenic rural character.



*Photo: Rick Pringle*

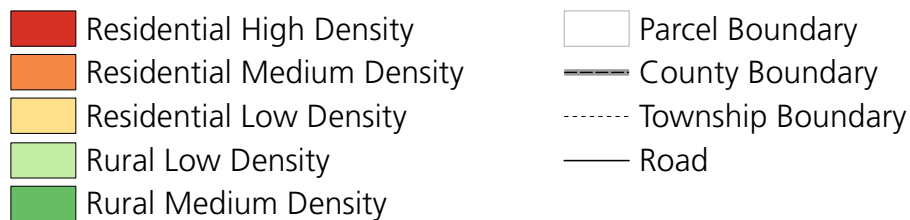
4.13: Future land use map



LAKE TO LAND

## Blaine Township Future Land Use

Data Sources: State of Michigan Geographic Data Library, Benzie and Manistee County Equalization





## Future Land Use Categories

Blaine Township envisions its future land use patterns to follow a residential density pattern that congregates higher density residential development around and next to the Lower and Upper Herring Lakes while dissipating in density further away from the lakes. Blaine Township has six future land use categories, three of which are related to preserving the natural resource assets of the township and three of which focus on residential development. The future land use categories are as follows:

- Residential High Density
- Residential Medium Density
- Residential Low Density
- Rural Medium Density
- Rural Low Density
- Nature Preserve

There are only three main types of uses Blaine Township is focused on within these six categories: passive and active recreation, residential, and agriculture-related. The difference is the density and intensity of these uses. In addition, the “how” development of the uses occurs is very important to preserving rural scenic character.

### *Residential High Density*

Located around the Lower and Upper Herring Lakes, the Residential High Density area of Blaine Township is planned to have the highest density in terms of houses. Small seasonal and year-round houses are found. We expect some additional residential development around Upper and Lower Herring Lakes, along small sections of Herring Creek between the lakes and along several of the county and

township roads in the area will occur. We expect that the character of the residential development will continue to be defined by small, lakefront cottages. This form of land development will continue due to the desire to own lake frontage. However, attempts to acquire property in order to construct larger residential units should be actively managed by the township. Therefore, careful consideration when developing land along lakes and streams warrants thoughtful consideration of existing character of the area, densities, setbacks, and other dimensional requirements as well as environmental protection measures. Well and septic siting and integrity are key issues in the development of the properties surrounding the Lower and Upper Herring Lakes and Herring Creek.

### *Residential Medium Density*

Located around the Lower and Upper Herring Lakes, the Residential Medium Density area of Blaine Township may be platted subdivisions planned to have moderate density with larger houses, possibly full time residents. The intent of Medium Density Residential is to establish standards for the development of larger homes for residential uses within the Township. This district also includes existing one-family developments within the Township which have similar lot area and character, as well as areas with which such development appears likely and desirable.

### *Residential Low Density*

Residential Low Density is established to accommodate the development of residential properties emphasizing

a semi-rural character within the following general areas of the Township: (1) Much of this district parallels the shores of lakes but is inland of the higher density areas. Typically, the land rises from the lake plane to the higher ridges above and will likely never be provided with public services including water and sewer. (2) This district also includes existing one-family developments within the Township which have a similar lot area and character, as well as areas within which such development appears likely and desirable. Residential low density lot sizes are typically larger.

### *Rural Medium Density*

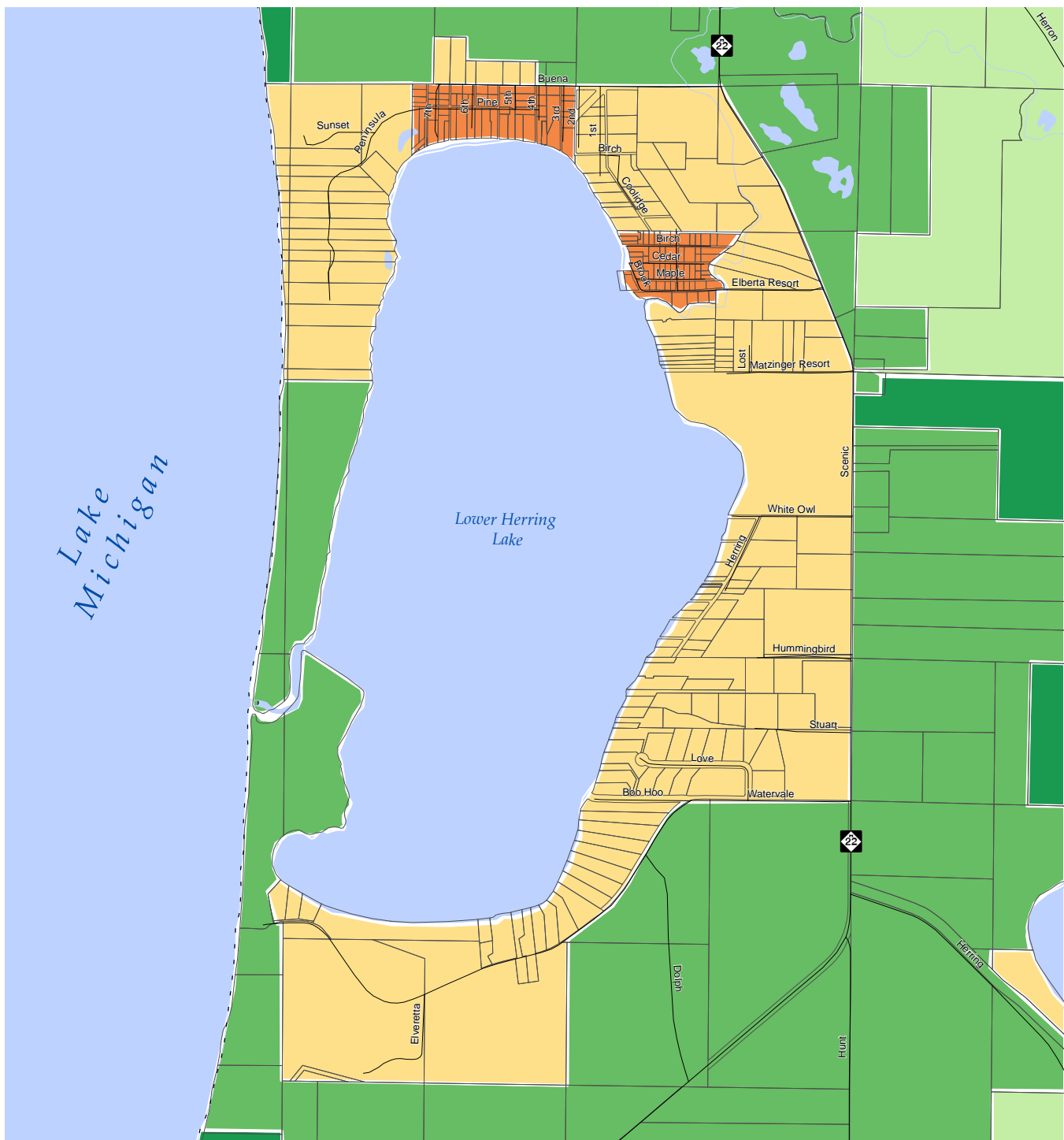
The Rural Medium Density areas of the Township straddle the M-22 corridor, between the Upper and Lower Herring Lakes, and the north side of Herron Road, planned for rural medium density development. Medium density rural development will continue to be the dominant land use. Since some of this area fronts the M-22 corridor, careful consideration to maintaining the scenic rural character along the transportation corridor is important. Limiting the number of access points to M-22, use of vegetative screening, and placing homes in the rear of the lots are a few important land development techniques utilized in this area.

### *Rural Low Density*

At the lowest density in the township, Rural Low Density areas are where farms and large lot residential developments are found. This area is intended to recognize the unique and scenic rural character of Blaine



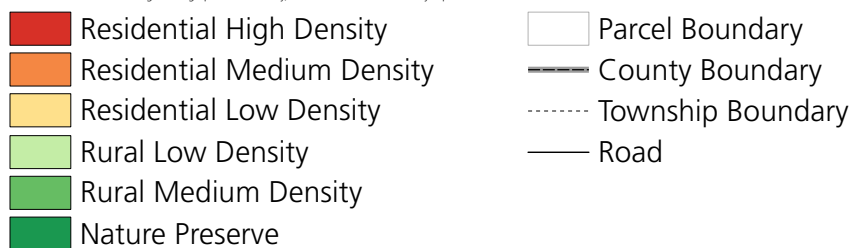
4.14: Future land use map: Lower Herring Lake



LAKES TO LAND

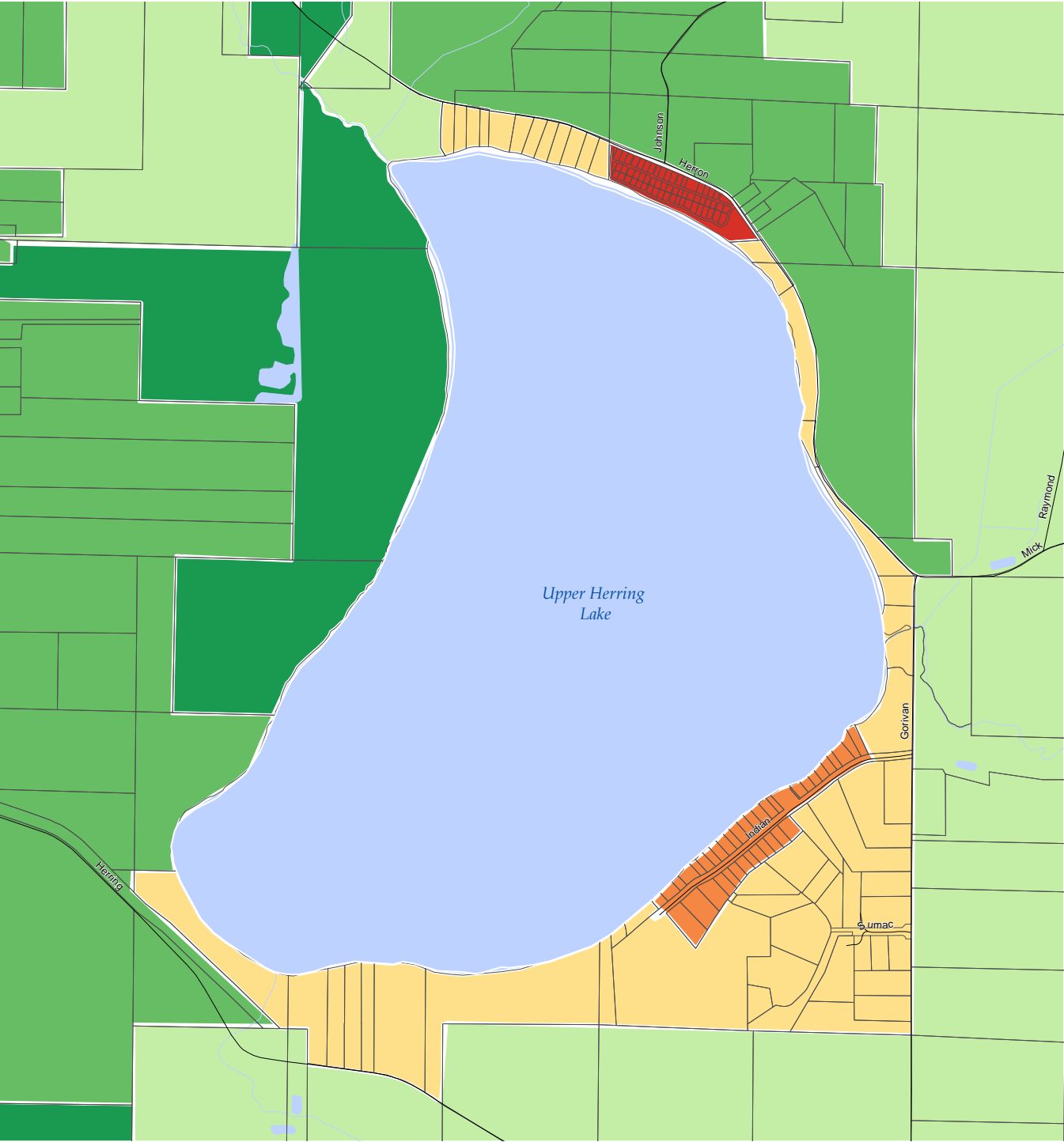
## Future Land Use - Lower Herring Lake

Data Sources: State of Michigan Geographic Data Library, Benzie and Manistee County Equalization



Updated: 03-02-17

4.15: Future land use map: Upper Herring Lake













LAKES TO LAND



# Future Land Use - Upper Herring Lake

Data Sources: State of Michigan Geographic Data Library, Benzie and Manistee County Equalization

- |  |   |
|--|---|
|  Residential High Density   |  Parcel Boundary   |
|  Residential Medium Density |  County Boundary   |
|  Residential Low Density    |  Township Boundary |
|  Rural Low Density          |  Road              |
|  Rural Medium Density       |   |
|  Nature Preserve            |   |

Updated: 01-25-17

Township by encouraging active and inactive agricultural activities such as fallow fields, farms, and orchards, in addition to low density residential development. As 35% of the land in Blaine Township is farmland, a priority goal is to preserve, enhance and stabilize the land now used for farming, forestry, large-acreage residential and other open space uses. We recognize that it is important to establish large acreage holdings and those current owners deem such holdings desirable and appropriate. Consideration of the relationship between the agricultural community and residential landowners must be monitored to ensure that the important economic contribution of farming is supported while at the same time balancing the residential property owners' perspective. Using a cluster development pattern would allow for some continued residential development with the remaining portion of the lot left in an agricultural or open space easement for future protection. Other policies that would be preferred include siting requirements for new residential development, open space requirements, and incentives for development that meet township farmland vitality policies.

#### *Nature Preserve*

This category includes land that is owned outright by the Grand Traverse Regional Land Conservancy or Benzie County Conservation District. The Nature Preserve District is intended to recognize these lands as a protected area of importance for wildlife, flora, fauna, or features of geological or other special interest. These areas are open to the public and are reserved and managed for conservation. These conservation groups may develop a system of trails for public use or encourage other forms of public use according to the conservation goals of this organization. The Township does not expect any residential development in these areas.

## Zoning

The Michigan Planning Enabling Act of 2008 requires the inclusion of a zoning plan in the master plan. The zoning plan calls attention to changes that need to be made in order to align the current zoning ordinance with the new

master plan. Specifically, the zoning plan looks to show the relationship between the future land use map and the zoning map, and to suggest ordinance revisions to strengthen that relationship. The changes suggested are necessary in order to help implement specific aspects of the master plan.

Delete RP 10 and RP 20 districts. Combine the former RP 10 and RP 20 to create "Rural Preservation" district. The use within this district is primarily agriculture with some large-lot residential development. Much of this land is in active production. Farmers within the district may be seeking to diversify their operations to capitalize on expanding market opportunities.

The difference in the residential zoning classification is in the details of dimensional requirements, density and location. The uses are residential, recreational, and agriculture-related. In addition, various environmental and scenic rural preservation regulatory mechanisms should be detailed specific to the individual district.

Additional recommendations that may be considered when revising the zoning ordinance to bring it into alliance with the master plan include:

- Address the "McMansion phenomenon" in which smaller, older homes along the lakeshore are replaced with larger homes that are out of character with the current scale and proportion of existing homes and general lakefront atmosphere.
- Establish watershed provisions that may be used in the preparation of the Watershed Management Plan.
- Non-conforming provisions of the zoning ordinance must be reviewed to ensure that current legal non-conforming uses are allowed but properly regulated so that the non-conformity may be brought into compliance into the future.
- Review the enforcement provisions of the ordinance to ensure that the township has the most effective tools available to enforce the zoning ordinance.
- Adjust / update the zoning map to reflect the intended future land use.

4.16: Zoning plan

CURRENT ZONING DISTRICTS	PROPOSED ZONING DISTRICT	MINIMUM LOT SIZE
Rural Preservation 10 RP 10 acres	Rural Preservation	10 acres
Rural Preservation 20 RP 20 acres		





# Action Plan

The overall success of the Blaine Township Master Plan will be determined by how many of the recommendations have been implemented.

This linkage between master plan acceptance and its eventual implementation is often the weakest link in the planning and community building process. All too often we hear that familiar phrase, “The plan was adopted and then sat on the shelf.” The plan is cited as the failure, but the real culprit was the failure to execute or implement the plan.

Implementation of the Blaine Township Master Plan is predicated on the completion of the tasks outlined in the Action Plan, which can only be accomplished if qualified funding is available.

## 4.17: Action plan

RECOMMENDED IMPLEMENTATION STRATEGY 2013 – 2018		
Action Item	Description	Responsible Party
Watershed Management Plan	Prepare a Watershed Plan that includes management, committee, and protection components.	Herring Lakes Watershed Steering Committee / Board of Trustees
Scenic view preservation	Prepare a Scenic View Preservation Plan that identifies areas which provide unique public views of Blaine Township. Identify tools and techniques for the preservation of these viewsheds.	Planning Commission
Road improvement plan	Prepare a Road Improvement Plan that includes maintenance, private road regulations, strategy to achieve good communication and coordination with MDOT and County Road Commission.	Planning Commission and Board of Trustees
Agricultural vitality strategy	Develop an Agricultural Vitality Strategy that speaks to the unique needs of the agricultural community and identifies tools and techniques to assist in their continued prosperity.	Planning Commission and Board of Trustees
Simplify PUD process	Identify ways to simplify the Planning Unit Development process so that property owners may be able to develop their land for residential purposes while also conserving a portion of the land for long term open space and/or agricultural uses.	Planning Commission and Board of Trustees



# Appendix A

## Sources and Data



## Public Input

### Vision Session Results

"One word description of our community"	Times Mentioned (Tables 1-6, 8-10, J)	Votes Received
Peaceful; peaceful / serene; tranquil, peaceful	1, 2, 3, 4, 8, 10	17
Beautiful; natural and seasonal beauty	1, 4, 6, 8, 9, J, MB	12
Rural; rural / agriculture	1, 3, 5, 6, 8, 9, 10, MB	11
Agriculture; agricultural	5, 6, 8, 10	8
Irreplaceable	8	8
Recreation: fun and games, fishing, hunting; outdoor, sports; many recreational opportunities	2, 3, 8, 9, J	6
Scenery; scenic; scenic / beautiful	1, 5, 9, 10	6
Relaxing; relax, retreat, refresh	3, 4, 8, 9	5
Caring; caring / concerned	8, J	4
Wildlife; abundant wildlife; wildlife - lots	4, 5, 9, MB	3
Home	3, 4, 6	3
Lakes	5, MB	3
Fresh water and air	6	3
Natural resources, rich in	2	3
Population: sparse	6	3
Preserved	1	3
Pristine	5	3
Unchanging	10	3
Water/lake paradise	3	3
Friendly	2, 4, 6, 8, 9, J	2
Natural; natural / conservation	1, 6, 8, J	2
Quiet	1, 4, 5	2
Tourism / visitors; touristy	3, 9	2
Bountiful	6	2
Concerned, involved citizens	2	2
Diverse people / lifestyles / education / permanent and visitors	5	2
Economically challenged	5	2
Healthy	10	2
Neighborhood - family and friends	3	2
Picturesque	3	2
Protected	10	2
Quaint	MB	2
Waters, great	4	2
Fishing; good fishing; good / great fishing	2, 4, MB	1
Beaches; clean beaches	4, 5	1
Diverse land use	2, 6	1
Historic	8, 10	1
Low light pollution	5, 6	1

Animal habitat, good (bears)	2	1
Comfortable	1	1
Fractured	J	1
Haven	1	1
Laid back	4	1
Multi-generational	8	1
Talented people	4	1
Water, clean	2	1
Fruit; fruit - wild; fruit orchards	4, 5, MB	
Retired; retiree basis	3, 8	
Traditional	8, J	
Attracts tourism	2	
Boating	4	
Chosen destination	10	
Christian	8	
Church	3	
Diverse weather	5	
Diversity (natural, woods, lakes, farms, dunes)	10	
Economically diverse	2	
Farms	9	
Forests	5	
Heavenly	4	
Involved	8	
M-22	5	
Neighborly	8	
Not overly developed	MB	
Outdoorsy	2	
Population: older	2	
Safe	J	
Scenic Highway threads through it	10	
Seasonal	10	
Serene	2	
Small	MB	
Spacious	8	
Stars	5	
Sunsets, great	4	
Supportive	J	
Timeless (throwback to mid-20th century)	J	
Traffic, low	6	
Transportation	3	
Water, abundant	8	
Watershed, large	MB	
Wealth	3	

"What We Have Done Well"	Times Mentioned (Tables 1-6, 8-10, J)	Votes Received
Conservancy and preservation: township has supported conserving natural land areas and shorelines; good stewards; maintaining natural beauty / resources; partnering with conservancy to protect land and shore; preservation of land and water; protecting land and shore	1, 4-6, 8-10	33
Eradicating turbine development; stopping wind energy program; moratorium on wind park	3, 4, MB	8
Zoning	1, 2, J	6
Township Hall; built and maintained improved Township Hall; location, facility, and voting at Township Hall	2, 3, 8, 9	4
Cemetery	3, 8	3
Lake stewardship (associations, watershed); protecting water quality in lakes; manage beaches	2, 5, 6	3
Property and owners have been respected ("left alone")	2	3
Dam maintenance on Lower Herring Lake	8	2
Fire/EMS response time	3	2
Recycling program	3, 4, 5	2
Social safety net	10	2
Township board performs well	6	2
Community involvement	1	1
Finding volunteers for township positions	9	1
Library; library support	1, 4	1
Movie theater	4	1
No bars	4	1
Property taxes	5	1
Benzie Bus	10	
Election day - process	8	
Fire department coverage	5	
No chain businesses	10	
Phragmites, baby's breath, garlic mustard	10	
Schools	3	
Snow plowing	5	
Tax assessments: township has been reasonable	9	
Unity and talking around controversial topics	2	
Use of highway money	4	
Maintain water access	1	
Wild loon program	6	
Betsie Valley Trail	MB	
10-acre land purchase requirement	MB	

"What We Could've Done Better"	Times Mentioned (Tables 1-6, 8-10, J)	Votes Received
Internet: access, high speed	1, 2, 3, 5, 8	21
Road repair; timely road repair; road repair / improvement; improve roads; condition of local roads; secondary road snowplowing; better secondary roads	1, 2, 3, 4, 6, J, MB	16
Planning and zoning; long-range planning and zoning; promoting planned growth	4, 5, 6	7
Water / lake quality	3, 10	6
Natural gas and broadband utilities	9	5
DNR boat launch (too shallow)	3	4
Prevent rural sprawl	4	3
Assessor	8	2
Invasive species; zebra and quagga mussels	10, MB	1
Agriculture support	5	1
Collaboration efforts	10	1
Communication from board to people	8	1
Conservancy property acquisition that creates tax loss to county	J	1
Land division	6	1
No natural gas	5	1
Park space, more	9	1
Regulate billboards	9	1
Taking care of elderly and impoverished	MB	1
Active involvement of ALL	2	
Cemetery	8	
Closer recycling center	5	
Consolidate school districts	5	
Zoning inspection fees	4	
Light pollution	10	
Property taxes	5	
Township hall: better floor	3	



"Barriers to Our Goals"	Times Mentioned (Tables 1-6, 8-10, J)	Votes Received
Financial: Lack of funds; lack of general, public and private funding; public and private funding; money; lack of money for projects	3, 4, 6, 8-10, AM	26
Financial, public	1, 2, 5	22
No employment opportunities; lack of employment opportunities; lack of viable employment opportunities; lack of good paying jobs; jobs	1, 3, 6, 8, 10, J	7
Internet / broadband	10	7
Communication: lack of communication; communication poor in community; lack of information / communication	4, 8, MB	5
Diversity in community: tourism vs. agriculture; agricultural vs. recreational residents; diversity may create barriers	2, 3, 8	4
Apathy; low community involvement	6, 8	4
Township, county, and state government may not have same objectives; state rules block local decisions	2, 9	4
Awareness of community issues and moving to interest in issues	9	4
Bridging "livelihood" and "loveliness"	10	4
Clear goals	2	4
Lack of full-time residents	5	4
Poor economy; very poor economy	4, J	3
Participation; lack of interest and non-participation	10, MB	3
Build a better relationship with GTRLC	6	3
Fact finding and complete disclosure of options available	9	3
Incentives to preserve rural character	1	3
Need more local volunteers	5	3
Territorial disputes	8	3
Township/county government	5	3
Transparency	4	3
Unclear vision on zoning and other issues	2	3
Regulations; excessive government regulation; too much government	8, 10, J	2
Communication between planning board and public	4	2

Community unity: pioneer families vs. newcomers	5	2
Land division	6	2
Non-taxable land (protected properties)	3	2
Politics	3	2
Attendance at township meetings	4	1
DNR funds	3	1
Failure to focus on problems	5	1
Lack of community cooperation	9	1
Lack of consensus / political polarity: "It's my way or no way!"	J	1
Lack of diversity: predominantly agriculture and tourism	J	1
Lack of planned growth	6	1
Millage	4	1
Population: aging, small	3	1
Retirement: reluctant to assess taxes	3	1
Township leadership in tune with community's desires and needs	2	1
Unreasonable fear of change	9	1
Cable	10	
Cohesiveness between landowners	8	
Financial, private	5	
Lack of effective zoning	6	
Lack of local control	5	
Lack of leadership	4	
Local officials need more training	5	
Loosening dune protection	10	
Medical	3	
National and foreign policies are not fair to our nation and it trickles down to state and local government	J	
Shopping: TC or Cadillac only	3	
Urban problems becoming rural problems: drugs, crime	J	

"Who Should Be in the Sandbox?"	Times Mentioned (Tables 1-6, 8-10, J)
Township officials; township board; township board members	1-6, 8, 9, J, MB
Michigan Department of Natural Resources	1, 3, 5, 6, 8, 10, MB
Benzie County Road Commission	1, 2, 5, 6, 8, 9, MB
Grand Traverse Regional Land Conservancy	1, 2, 5, 6, 9, 10
County; county commissioners; county government; county officials	3, 4, 5, 6, 8, MB
Benzie Conservation District; conservancy; conservation department; conservation district; conservation district offices	1, 4, 8, 10, J
Citizens; local citizens; general public - all citizens / residents; local people; entire community	1, 2, 3, 9, MB
Agricultural community; farmers	3, 4, 5, 9
Lake associations; Lower Herring Lake Association; UHLA, LHLA, Evergreen Shores etc.	3, 5, 6, 8
Michigan Department of Environmental Quality	1, 3, 8, MB
State government; State of Michigan; State elected officials	5, 6, MB
Township planning board	1, 8, MB
Emergency services	5, 8
Library	5, 6
Michigan Department of Transportation	1, 2
MSU Extension; MSU Regional Economic Planners	5, 6
Property owners	4, 8
School boards; school districts	5, J
Soil and Water Conservation District (BCD)	5, 9
Watershed associations; watershed	2, 10
"Farm to Table" MLUI	10
4H club representing youth	J
Benzie Bus	6
Benzie County Visitors' Bureau	J
Business owners	4
Churches	J
Consumers' Power	6
Department of Agriculture	6
Farm bureau	J
Fire department	6
Frankfort Rotary Club	J
Groebel Environment / Beckett & Raeder	10
Health services	10
Internet provider	10
Land owners	6
Non-resident property owners	4
Schools / youth / future generations	2
University resources	2
Zonta	J
Social service agencies	MB

"Envision Your Community in 20 Years"	Times Mentioned (Tables 1-6, 8-10, J)	Votes Received
As is; just like it is today; little change; looks the same; same as is and upgraded; stay the same	3, 4, 5, 6, 8, J	23
Cleaner water; maintain clean water for drinking and recreation; improved water quality; clean lake with no phragmites, mussels, etc.; still maintaining healthy lakes and streams	1, 3, 8, 9, 10	22
High speed internet; better access to improved technology; broadband to bring young people to community; fast and affordable "good communication" technology; broadband internet and cable TV	3, 5, 8, 10, MB	20
Road improvement; better roads	3, 4, 5, 8, MB	13
Self-sustaining agriculture; maintain agricultural community; continue agricultural growth	5, 6, 10	11
Peace and serenity	2	8
Up-to-date technology	2	8
Scenic, peaceful, and RURAL	10, MB	7
Natural beauty, maintain	6	7
Natural gas access	4	7
Natural resources, keep	8	7
Protected water and wildlife resources	2	7
Retain small local businesses and farms	2	7
Maintain clean lakes and forests, maintain	5	6
Like it is, with better roads	1	6
Still scenic with plenty of natural beauty	9	6
Low density; maintain low residential density	5, 10	5
Good 21st century schools; improve schools	6, MB	5
Preservation efforts, maintain	1	5
Keep farm and residential mix; many healthy, operating farms	2, 9	4
No jetskis or ATVs on beach	8	4
Improved roads with biking and walking lanes; biking lane	2, MB	3
Ability to age in place	10	3
Collaboration for preservation goals	10	3
Community picnic, annual	1	3
Dark Park designation	1	3
Invasive aquatic species controlled; no invasive species	4, 8	2
Dark skies, maintain	5	2
Farmers selling produces from their farms	9	2
Get rid of blight	J	2



"Envision Your Community in 20 Years (continued)		
Low unemployment	3	2
Roads, farm-friendly	6	2
School consolidation	3	2
Township needs some commercial space: grocery, produce market, laundromat	9	2
Trail development, more	6, MB	1
Affordable housing, more	5	1
Coordinated waste / recycling system	8	1
Employment, better year-round	5	1
Improved fishing opportunities (salmon)	6	1
Law enforcement; effective fire protection	3	1
Property improvement (with improved economy)	6	1
Starbucks	J	1
Township income increase	4	1
Underground utilities	2	1
Wind farms, none	J	1
Winery	J	1
Community center; community gathering place / watering hole	2, J, MB	
Growth in condensed areas; move toward more clustered, high-density residential	6, 9	
Ban jet skis	4	
Bigger trees	10	
Community social events and projects (unity)	2	
Cultural	1	
More bike paths	J	
More small businesses	8	
Organized	4	
Progressive energy generation and conservation on homeowner scale (solar, wind, etc.)	J	
Quietness	4	
Reduction in poverty	J	
Restored scenic pullouts on M-22	J	
Retirees, more	8	
Roads, bike-friendly	6	
Tourism, more and more year-round	5	
Transportation - continue bus	3	
Improve parks	MB	

Actions to Accomplish Our Goals						
table	Keep it like it is with better roads	Maintain clean water for drinking and recreation	Maintain preservation efforts	Protect water and wildlife natural resources	Up-to-date technology (wi-fi, high speed internet, cable, buried utilities)	Maintain peace and serenity
1	Lobby county road commission					
1	Strong zoning					
1	Funding					
1		Watershed planning				
1		Landowner stewardship				
1			Planning / zoning			
1			Community involvement			
2				Define standards for protection		
2				Enforcement; strengthen zoning; educate selves		
2				Monitor frequently		
2				Keep small, local farms		
2				Continue to attract tourists - roadside stands		
2				Support lake association		
2					Grants, private funds	
2					Local support	
2						Strengthen and clarify zoning; educate selves
2						Stay the same

	"As is"	Clean lakes	Fast and affordable internet / communications	Natural gas access	Road improvements
3	Do nothing				
3	Elect reps who follow the wishes of the public				
3	Increase "tourist" tax, such as room tax				
3		Monitor			
3		Identify problems and take action to correct			
3		Pay the bill			
3		Engage entire community			
3		Permit for out-of-staters			
3			Research		
3			identify provider, competitive bidding		
3			Sign up enough participants		
3			Pay the bill		
4				Petition gas company - public and private effort	
4				Funding - private and government	
4					Millage request
4					Request state funding
4					Lower weight limits on roads

	Stay the same	Maintain clean lakes and forests	Maintain low residential density	Maintain natural beauty	Good, 21st-century schools	Looks the same
5	Limit housing development					
5	Community involvement					
5	Local control					
5	Funding					
5	Responsible zoning / ordinances					
5		Community involvement				
5		Local control				
5		Lake associations				
5		Involve BCD, DNR, GTRLC, MSUE, agriculture				
5		Funding				
5			Responsible zoning / ordinances			
5			Training			
5			Community involvement			
6				Enlist cooperation of relevant organizations		
6				Planning		
6				Preserving diverse land use		
6				Water quality		
6					Common core standards (national standards)	
6					Relevant technology	
6					Small class sizes	
6					Maintain food-school program	
6						Continue agriculture
6						Greater community involvement
6						Support ongoing work of planning commission



	High speed internet	Keep natural resources	No jetskis or ATVs on beach	Maintain healthy lakes and streams	Still scenic with plenty of natural beauty	Still many healthy operating farms
8	Funding - corporate investment					
8	Tower for Lower Lake					
8		Plan for future				
8		Continue farming, logging, and reforestation				
8		Destroy invasive species				
8		Respect for nature and one another				
8		Enforce existing pollution laws				
8		Maintain septic systems				
8		Keep relationship with conservancy				
8			Lansing law to allow locals to set regulations			
8			Enforce current laws for ATVs on beaches			
9				Continue to fund conservation district and lake sampling		
9				Watershed overly district and related zoning rules		
9					Update and maintain zoning ordinance	
9						Only as many rules as needed
9						Respect the needs of small farms
9						Encourage farm stands

	Self-sustaining agriculture	Scenic, peaceful, and rural	High speed internet	Get rid of blight	Winery	Just like it is today
10	Farms sustainable and sustaining us					
10	Continuing public education to eat locally					
10		Zoning protecting our natural resources				
10		Volunteer to pull garlic mustard, etc.				
10			A lot of support!			
J				Enforce existing ordinances		
J				Organize community cleanup efforts		
J					Make zoning "friendly and open" to this type of business	
J					Develop a market	
J						Careful zoning that maintains the essential character of the township
J						Public awareness
	Better roads	Keep rural feel	Broadband			
MB	Find funding - state and federal grants					
MB		Continually updated zoning				
MB			Coordinate with other communities			

Collective Prioritization		Votes
Maintain health and quality of lakes, streams, forests; watershed planning		55
Maintain rural community ("stay the same")		42
High speed internet service, cable or tower, fast and affordable		31
Healthy, operating, sustainable farms		27
Maintain scenic beauty of township		20
Road improvements		10
Responsible zoning and planning specific to the township		8
Access to natural gas lines		6
Good schools for 21st century		2
Maintain natural resources within township		1
Support planning commission		1
Increase tourist tax for revenue		1
Maintain farm-to-school food program		
Keep low residential density / limit housing development		

## Farmers' Meeting

A public meeting was held at Blaine Township Hall on November 26, 2012 with the express purpose of understanding what farmers need to ensure that their farms are viable over the next 20 years. The general public was invited, with an emphasis on the Blaine farming community. In attendance were eight Blaine farmers, five Blaine Planning Commission members, two Blaine Township Board members, two Joyfield farmers, and two Gilmore Township Planning Commission members.

Five to six individuals were seated at each table. All the information generated was recorded in the minutes of the meeting. Participants were asked, "What do the farms need to ensure they are viable over the next 20 years while also ensuring we maintain the scenic rural character of Blaine Township?" Each table brainstormed this question for about 15 minutes, then reported their results to the whole group. Participants voted on the top three opportunities for keeping farms viable. Participants were then asked, "What is needed to make this opportunity successful? What are the roadblocks that could prevent success?" The tables identified the top two needs and the top two roadblocks, then reported. The results presented here were used to inform the writing of this master plan.

"What do the farms need to ensure they are viable over the next 20 years while also ensuring we maintain the scenic rural character of Blaine Township?"

	Votes
Flexibility	10
Review Zoning Ordinance for un-needed regulations	1
Create an Agriculture District rather than a Rural Preservation District	3
Viable water source	0
Ensure that water well rights regulations are not more restrictive than state regulations	0
Follow the state Wetland Protection Act	0
Cut agricultural taxes	3
Allow greenhouses as a land use in the zoning districts	2
Allow for 1-2 acre land divisions on marginal farm land	5
Simplify Conservation Easements and Planned Unit Development in the zoning ordinance	3
Allow for value added uses, including product processing, in the zoning ordinance	0
Allow for on-farm composting	0

Top Three Priorities (listed in order by the number of votes received with number)

1. Flexibility
2. Allow for 1-2 acre land divisions on marginal farm land
3. Simplify Conservation Easements and PUD in the Zoning Ordinance

Other Opportunities that are out of the control of Blaine Township Planning Commission:

<i>State &amp; Federal</i>	Watch how future regulation are written so they do not restrict our activities. Eliminate unneeded regulation.
	Cut taxes
<i>Other</i>	Maintain viable water source

"What is needed to make 1-2 acre land divisions on marginal farm land successful? What are the roadblocks that could prevent success?" (Note: Because the top opportunity, "flexibility," was so broad, participants chose the second priority for this brainstorming.)

- Limit the number of houses on property divisions — small numbers of residential lots
- Simplify PUD – fewer regulations
- Create an Agricultural Easement which would run with the land for 10-15 years
- Reevaluate NOT Reassess
- In the Zoning Ordinance, allow agricultural buildings on property that is being held by an Agricultural Easement.
- Create flexibility in the zoning ordinance

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## Data

US Census Bureau, American Community Survey 2006-2010, Selected Social Characteristics (DP02), Selected Economic Characteristics (DP03), and Selected Housing Characteristics (DP04)

Subject	Blaine township	
	Estimate	Percent
<b>POPULATION</b>		
1990	399	NA
2000	491	2.31%
2010	551	1.22%
2016 (proj.)	545	-0.18%
<b>HOUSING OCCUPANCY</b>		
Total Housing Units	504	504
Owner-occupied	207	41.1%
Renter-occupied	27	5.4%
Seasonal/Recreational/Occasional use	227	45.0%
Vacant - For Sale, For Rent, etc.	43	8.5%
<b>EDUCATIONAL ATTAINMENT</b>		
Population 25 years and over	438	438
Less than high school	67	15.30%
High school graduate and equivalency	119	27.20%
Some college, no degree	77	17.60%
Associate's degree	55	12.60%
Bachelor's degree	49	11.20%
Graduate or professional degree	71	16.20%
Percent high school graduate or higher	(X)	84.70%
Percent bachelor's degree or higher	(X)	27.40%
<b>SCHOOL ENROLLMENT</b>		
Population enrolled in school	167	30.31%
<b>CLASS OF WORKER</b>		
Civilian employed population 16 years +	320	320
Private wage and salary workers	219	68.40%
Government workers	82	25.60%
Self-employed	19	5.90%
Unpaid family workers	0	0.00%
Private sector jobs	74.4%	
<b>INCOME AND BENEFITS (IN 2010 INFLATION-ADJUSTED DOLLARS)</b>		
Total households	230	230
Less than \$10,000	11	4.80%
\$10,000 to \$14,999	10	4.30%
\$15,000 to \$24,999	25	10.90%
\$25,000 to \$34,999	19	8.30%
\$35,000 to \$49,999	59	25.70%
\$50,000 to \$74,999	53	23.00%
\$75,000 to \$99,999	30	13.00%
\$100,000 to \$149,999	17	7.40%
\$150,000 to \$199,999	6	2.60%
\$200,000 or more	0	0.00%
Median household income (dollars)	48,393	(X)
Very low income	46	20.0%
Low income	19	8.3%
Moderate income	112	48.7%
High income	47	20.4%
Very high income	6	2.6%
Per capita income	19,535	(X)
Median earnings for workers (dollars)	16,635	(X)
Median earnings: male, FT, year-round	25,357	(X)
Median earnings: female FT, year-round	27,273	(X)

<b>POVERTY</b>		
All families	(X)	11.30%
All people	(X)	20.90%
Under 18 years	(X)	30.10%
Receiving food stamps	17	7.40%
Receiving cash assistance	5	2.20%
<b>INDUSTRY</b>		
Civilian employed population 16 +	320	320
Agriculture, forestry, fishing and hunting, and mining	54	16.90%
Construction	12	3.80%
Manufacturing	43	13.40%
Wholesale trade	23	7.20%
Retail trade	20	6.30%
Transportation and warehousing, and utilities	6	1.90%
Information	4	1.30%
Finance and insurance, and real estate and rental and leasing	7	2.20%
Professional, scientific, and management, and administrative and waste management services	3	0.90%
Educational services, and health care and social assistance	62	19.40%
Arts, entertainment, and recreation, and accommodation and food services	34	10.60%
Other services, except public administration	19	5.90%
Public administration	33	10.30%
Manufacturing to retail jobs	2.15	
Non-retail	247	
Retail, arts, accommodations, food	54	
Non-retail to retail, arts, acc., food	4.57	
<b>EMPLOYMENT STATUS</b>		
Population 16 years and over	537	537
In labor force	341	63.50%
Civilian labor force	341	63.50%
Employed	320	59.60%
Unemployed	21	3.90%
Armed Forces	0	0.00%
Not in labor force	196	36.50%
Civilian labor force	341	341
Percent Unemployed	(X)	6.20%
Jobs per 1,000 residents	581	
Non-service jobs per 1,000 residents	454	

COMMUTING TO WORK		
Workers 16 years and over	310	310
Drove alone	203	65.50%
Carpooled	51	16.50%
Public transit (except taxi)	7	2.30%
Walked	9	2.90%
Other means	0	0.00%
Worked at home	40	12.90%
Workers who commute	270	87.10%
Commuters who drive alone		75.19%
Mean travel time to work (minutes)	20.9	(X)
HOUSEHOLDS BY TYPE		
Total households	230	230
Average household size	2.45	(X)
Average family size	2.79	(X)
VETERAN STATUS		
Civilian population 18 years +	515	515
Civilian veterans	60	11.70%
ANCESTRY		
Total population	697	697
American	18	2.60%
Arab	0	0.00%
Czech	0	0.00%
Danish	9	1.30%
Dutch	30	4.30%
English	144	20.70%
French (except Basque)	37	5.30%
French Canadian	6	0.90%
German	164	23.50%
Greek	3	0.40%
Hungarian	3	0.40%
Irish	112	16.10%
Italian	16	2.30%
Lithuanian	6	0.90%
Norwegian	49	7.00%
Polish	15	2.20%
Portuguese	0	0.00%
Russian	0	0.00%
Scotch-Irish	21	3.00%
Scottish	21	3.00%
Slovak	0	0.00%
Subsaharan African	0	0.00%
Swedish	44	6.30%
Swiss	0	0.00%
Ukrainian	0	0.00%
Welsh	22	3.20%
West Indian (excluding Hispanic origin groups)	0	0.00%

OCCUPATION		
Management, business, science, and arts occupations	97	30.30%
Service occupations	70	21.90%
Sales and office occupations	39	12.20%
Natural resources, construction, and maintenance occupations	45	14.10%
Production, transportation, and material moving occupations	69	21.60%
VALUE		
Owner-occupied units	189	189
Median home value (dollars)	168,100	(X)
MORTGAGE STATUS		
Owner-occupied units	189	189
Housing units with a mortgage	84	44.40%
Housing units without a mortgage	105	55.60%
GROSS RENT		
Occupied units paying rent	38	38
Median rent (dollars)	688	(X)
HOUSE HEATING FUEL		
Occupied housing units	230	230
Utility gas	3	1.30%
Bottled, tank, or LP gas	146	63.50%
Electricity	16	7.00%
Fuel oil, kerosene, etc.	28	12.20%
Coal or coke	0	0.00%
Wood	34	14.80%
Solar energy	0	0.00%
Other fuel	3	1.30%
No fuel used	0	0.00%
YEAR STRUCTURE BUILT		
Total housing units	507	507
Built 2005 or later	2	0.40%
Built 2000 to 2004	43	8.50%
Built 1990 to 1999	82	16.20%
Built 1980 to 1989	62	12.20%
Built 1970 to 1979	139	27.40%
Built 1960 to 1969	16	3.20%
Built 1950 to 1959	42	8.30%
Built 1940 to 1949	29	5.70%
Built 1939 or earlier	92	18.10%



*Notes for US Census Bureau, American Community Survey 2006-2010, Tables S2403*

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The methodology for calculating median income and median earnings changed between 2008 and 2009. Medians over \$75,000 were most likely affected. The underlying income and earning distribution now uses \$2,500 increments up to \$250,000 for households, non-family households, families, and individuals and employs a linear interpolation method for median calculations. Before 2009 the highest income category was \$200,000 for households, families and non-family households (\$100,000 for individuals) and portions of the income and earnings distribution contained intervals wider than \$2,500. Those cases used a Pareto Interpolation Method.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

While the 2006-2010 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

#### Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

	INDUSTRY BY SEX AND MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS) FOR								
	<a href="#">THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER</a>								
	2006-2010 American Community Survey 5-Year Estimates								
	Blaine township, Benzie County, Michigan								
Subject	Total	Male		Female		Median earnings (dollars)	Median earnings (dollars) for male	Median earnings (dollars) for female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Estimate	Margin of Error
Civilian employed population 16 years and over	320	+/-126	49.10%	+/-5.5	+/-5.5	+7.5,3%	19,405	20,298	+/-3,580
Agriculture, forestry, fishing and hunting,	54	+/-49	75.90%	+/-15.6	+/-15.6	+/-11,655	8,929	15,208	+/-17,226
Agriculture, forestry, fishing and hunting	54	+/-49	75.90%	+/-15.6	+/-15.6	+/-11,655	8,929	15,208	+/-17,226
Mining, quarrying, and oil and gas extraction	0	+/-109	-	**	**	**	-	-	**
Construction	12	+/-12	100.00%	+/-78.7	+/-78.7	+/-21,092	13,750	13,750	+/-21,092
Manufacturing	43	+/-26	55.80%	+/-34.3	+/-34.3	+/-22,222	14,750	28,750	+/-25,757
Wholesale trade	23	+/-26	69.60%	+/-31.8	+/-31.8	+/-459	18,750	19,722	+/-2,059
Retail trade	20	+/-17	65.00%	+/-26.4	+/-26.4	+/-19,913	20,938	20,750	+/-20,605
Transportation and warehousing:	6	+/-6	50.00%	+/-50.0	+/-50.0	+/-50,358	31,250	-	**
Transportation and warehousing	6	+/-6	50.00%	+/-50.0	+/-50.0	+/-50,358	31,250	-	**
Utilities	0	+/-109	-	**	**	**	-	-	**
Information	4	+/-6	0.00%	+/-100.0	+/-100.0	**	-	-	**
Finance and insurance, and real estate and rental	7	+/-11	42.90%	+/-39.6	+/-39.6	+/-7,687	30,750	-	**
and leasing:									
Finance and insurance	0	+/-109	-	**	**	**	-	-	**
Real estate and rental and leasing	7	+/-11	42.90%	+/-39.6	+/-39.6	+/-7,687	30,750	27,500	+/-9,216
Professional, scientific, and management, and administrative and waste management services:	3	+/-4	100.00%	+/-100.0	+/-100.0	**	-	-	**
Professional, scientific, and technical services	3	+/-4	100.00%	+/-100.0	+/-100.0	**	-	-	**
Management of companies and enterprises	0	+/-109	-	**	**	**	-	-	**
Administrative and support and waste management services	0	+/-109	-	**	**	**	-	-	**
Educational services, and health care and social assistance:	62	+/-28	11.30%	+/-10.4	+/-10.4	+/-10,973	28,958	52,813	+/-35,804
Educational services	30	+/-22	23.30%	+/-24.3	+/-24.3	+/-20,888	53,000	52,813	+/-35,804
Health care and social assistance	32	+/-17	0.00%	+/-48.2	+/-48.2	+/-10,927	27,708	-	**
Arts, entertainment, and recreation, and accommodation and food services:	34	+/-21	29.40%	+/-24.9	+/-24.9	+/-11,928	10,417	4,286	+/-1,562
Arts, entertainment, and recreation	7	+/-7	57.10%	+/-54.5	+/-54.5	+/-21,021	4,688	-	**
Accommodation and food services	27	+/-20	22.20%	+/-24.5	+/-24.5	+/-17,039	5,000	5,000	+/-2,064
Other services, except public administration	19	+/-17	31.60%	+/-39.3	+/-39.3	+/-7,928	26,023	47,500	+/-83,478
Public administration	33	+/-24	57.60%	+/-32.3	+/-32.3	+/-34,839	29,219	55,341	+/-49,744
PERCENT IMPUTED									
Industry	3.10%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)

US Census Bureau, American Community Survey 2006-2010, Selected Social Characteristics (DP02)

HOUSEHOLDS BY TYPE	Estimate	Margin of Error	Percent	Margin of Error
Total households	230	+/-42	230	(X)
Family households (families)	177	+/-40	77.0%	+/-9.0
With own children under 18 years	67	+/-35	29.1%	+/-12.0
Married-couple family	145	+/-39	63.0%	+/-10.8
With own children under 18 years	41	+/-27	17.8%	+/-9.6
Male householder, no wife present, family	20	+/-19	8.7%	+/-7.9
With own children under 18 years	20	+/-19	8.7%	+/-7.9
Female householder, no husband present, family	12	+/-9	5.2%	+/-4.1
With own children under 18 years	6	+/-7	2.6%	+/-2.9
Nonfamily households	53	+/-22	23.0%	+/-9.0
Householder living alone	50	+/-22	21.7%	+/-8.8
65 years and over	18	+/-14	7.8%	+/-5.9
Households with one or more people under 18 years	67	+/-35	29.1%	+/-12.0
Households with one or more people 65 years +	96	+/-24	41.7%	+/-10.5
Average household size	2.45	+/-0.38	(X)	(X)
Average family size	2.79	+/-0.41	(X)	(X)

INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL	
All families	11.3%
With related children under 18 years	25.4%
With related children under 5 years only	77.8%
Married couple families	2.1%
With related children under 18 years	0.0%
With related children under 5 years only	0.0%
Families with female householder, no husband present	25.0%
With related children under 18 years	50.0%
With related children under 5 years only	-
All people	20.9%
Under 18 years	30.1%
Related children under 18 years	23.0%
Related children under 5 years	72.1%
Related children 5 to 17 years	2.9%
18 years and over	18.1%
18 to 64 years	24.9%
65 years and over	3.1%
People in families	11.3%
Unrelated individuals 15 years and over	46.7%

## Esri Business Analyst

Business Summary				
Blaine township_1				
Blaine township, MI (2601908840)				
Geography: County Subdivision				
<b>Data for all businesses in area</b>	<b>Blaine township, MI (2601...</b>			
Total Businesses:	32			
Total Employees:	200			
Total Residential Population:	543			
Employee/Residential Population Ratio:	0.37			
	<b>Businesses</b>		<b>Employees</b>	
<b>by NAICS Codes</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture, Forestry, Fishing & Hunting	2	6.3%	10	5.0%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	7	21.9%	57	28.5%
Manufacturing	0	0.0%	0	0.0%
Wholesale Trade	0	0.0%	0	0.0%
Retail Trade	5	15.6%	15	7.5%
Motor Vehicle & Parts Dealers	3	9.4%	9	4.5%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%
Food & Beverage Stores	0	0.0%	0	0.0%
Health & Personal Care Stores	0	0.0%	0	0.0%
Gasoline Stations	0	0.0%	0	0.0%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	0	0.0%	0	0.0%
Miscellaneous Store Retailers	2	6.3%	6	3.0%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	1	3.1%	4	2.0%
Information	0	0.0%	0	0.0%
Finance & Insurance	1	3.1%	1	0.5%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	1	3.1%	1	0.5%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	0	0.0%	0	0.0%
Real Estate, Rental & Leasing	2	6.3%	4	2.0%
Professional, Scientific & Tech Services	3	9.4%	6	3.0%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation Services	0	0.0%	0	0.0%
Educational Services	0	0.0%	0	0.0%
Health Care & Social Assistance	1	3.1%	6	3.0%
Arts, Entertainment & Recreation	1	3.1%	6	3.0%
Accommodation & Food Services	4	12.5%	77	38.5%
Accommodation	4	12.5%	77	38.5%
Food Services & Drinking Places	0	0.0%	0	0.0%
Other Services (except Public Administration)	3	9.4%	8	4.0%
Automotive Repair & Maintenance	0	0.0%	0	0.0%
Public Administration	0	0.0%	0	0.0%
Unclassified Establishments	2	6.3%	6	3.0%
Total	32	100%	200	100%
<b>Source:</b> Business data provided by Infogroup, Omaha NE Copyright 2012, all rights reserved. Esri forecasts for 2011.				





# Appendix C

## Documentation

A complete packet has been assembled that includes

- “Intent to plan” notices
- Draft distribution notices
- Public hearing notices
- All received comments

- Meeting minutes related to consideration of comments
- Public hearing meeting minutes

A copy of this packet is on file at Blaine Township Hall.  
The documents are also available at  
[www.lakestoland.org/blaine-2/master-plan/](http://www.lakestoland.org/blaine-2/master-plan/)

As required by Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act, the signed resolution adopting this master plan is on the inside cover.