

Betsie River / Crystal Lake Watershed Management Plan

Jurisdiction	Master Plan Review													Master Plan Review (cont.)				Misc
	Adoption/Revision Info			Major Priorities										Environmental Protection				
	Master Plan Adoption Date	Revision In Process	Joint Planning	Environmental Goals			Smart/Sustainable Growth Recommendations							Wetland Protection	Shoreline Protection	Impervious Surface	Stormwater Management	
Environmental Protection Priority				Water Quality Recommendations	References Economics of Environmental Stewardship	"Smart Growth" / New Designs	Mixed Land Uses (Residential with Commercial)	Compact building design	Walkable Neighborhoods	Preserve open space and critical environmental areas	Direct development towards existing communities	Provide variety of transportation choices						

Benzie County

County Master Plan	2000	Yes	(i)	Yes	Yes	Yes	"balanced growth"	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Townships																		
Benzonia	N/A																	Benzonia Township uses elements from the 2000 Benzie County Master Plan in their planning efforts
Blaine	2014	No	Yes (g)	Yes	Yes	No	Yes (a)	No (c)	Yes (b)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Colfax	2012	No	Yes (e)	Yes	Yes	Yes	Yes	Yes	Yes (a)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	
Crystal Lake	2014	No	Yes (g)	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Gilmore	2014	No	Yes (g)	Yes	Yes	Yes	Yes	No (c)	Yes (a)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	
Homestead	2008		Yes (f)	Yes	Yes	No	No	No	Yes (a)	No	Yes	No	No	Yes	No	No	No	
Inland	2008		Yes (f)	Yes	Yes	No	No	No	Yes (a)	No	Yes	No	No	Yes	No	No	No	
Joyfield	2014	No	Yes (g)	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	No	No	No	
Lake	2010	No	Yes (g)	Yes	Yes	Yes	No	Yes	Yes (a)	No	Yes	Yes	No	No	No	No	No	
Weldon	2012	No	Yes (e)	Yes	Yes	Yes	Yes	Yes	Yes (a)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	
Villages																		
Benzonia	2011 (l)																	Village Planner/Zoning Administrator will provide planning documents that may or may not be an approved master plan
Beulah	1997	No	No	Yes	Yes	Yes	no	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Elberta	2012	No	Yes (g)	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Thompsonville	2012	No	Yes (e)	Yes	Yes	Yes	Yes	Yes	Yes (a)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	no	
Cities																		
Frankfort	2010	No	Yes (g)	Yes	Yes	Yes	no	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	

Grand Traverse County

County Master Plan	2013	No	reviewed local plans/goals	Yes	Yes	Yes	Yes (j)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	
Townships																		
Blair	2009	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	
Grant																		
Green Lake	2011	No	No	Yes	Yes	No	Yes	Yes	Yes (a)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Mayfield																		

Manistee County

County Master Plan	2008	No	(k)								Yes			Yes				
Townships																		
Cleon	N/A																	
Pleasanton	5/1/15 (h)	yes	Yes (g)	Yes	Yes	Yes	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	No	
Springdale	N/A																	

Notes

- (a) Cluster Development
- (b) Compact Residential Development
- (c) No - Ordinance Does Contain Commercially or Industrially Zoned Districts
- (d) Draft Available
- (e) Colfax Township, Weldon Township, Village of Thompsonville Joint Planning Commission
- (f) Homestead Township & Inland Township Joint Planning
- (g) Lakes to Land Regional Initiative
- (h) Draft master plan used for review
- (i) Overall County Master Plan
- (j) References New Designs For Growth
- (k) References Review of Local Master Plans
- (l) Not confirmed

Betsie River / Crystal Lake Watershed Management Plan

Jurisdiction	Zoning Review																
	Adoption/Revision Info				Land Use Efficiency												
	Zoning Ordinance Adoption / Revision Date	Revision In Process	Review Date	Joint Zoning	Mixed-Use Zoning	Mixed Use by Right	Multi-Family Zoning	Multi by Right	Higher Density/Walkable Districts	Maximum Density (Units per acre)	Compact Lots (6+ units per acre)	PDRs	Form Based Code	PUD Ordinance	Clustered Site Plan Ordinance	Minimum Density	Density Bonus (LIDs, Open Space)

Benzie County

Townships

Benzonina	7/3/12	No	11/17/2014	Yes	Yes	Yes	Yes	Yes	Yes	17	No	Yes (e)	No	Yes	Yes	No	Yes (f)
Blaine	4/2/13		8/26/2015	No	Yes	No	Yes	No	No	4	No	Yes (m)	No (l)	Yes	Yes	No	Yes
Colfax	3/12/15	No	8/27/2015	Yes	Yes	Yes	Yes	Yes	Yes	34	Yes	No	No	Yes	Yes	No	No
Crystal Lake	5/15/14		8/27/2015	No	Yes	Yes	Yes	Yes	No	10	No	Yes (m)	No	Yes	Yes	No	Yes
Gilmore	Apr 2010	Yes	12/15/2015	No	No (o)	No (p)	No (p)	No (p)	No (p)	3 (p)	No	Yes (m)	No	Yes	Yes	No	Yes
Homestead	2009	No	12/15/2015	Yes	No	No	Yes	Yes	No	9	No	No	No	No	No	No	No
Inland	2009	No	12/15/2015	Yes	No	No	Yes	Yes	No	9	No	No	No	No	No	No	No
Joyfield	N/A(b)		11/3/2014	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lake	7/22/10		12/16/2015	No	Yes	No	Yes	No	No	8	Yes	No	No	No	Yes	No	No
Weldon	3/12/15	No	8/27/2015	Yes	Yes	Yes	Yes	Yes	Yes	34	Yes	No	No	Yes	Yes	No	No

Villages

Benzonina	10/2/97		10/28/2014	No	Yes	Yes	Yes	Yes	Yes	48	Yes	No	No	Yes	Yes (c)	No	No
Beulah	4/17/12		10/28/2014	No	Yes	Yes	Yes	Yes	Yes	62	Yes	No	No	No	Yes	No	No
Elberta	4/19/13		11/3/2014	No	Yes	No	Yes	Yes	Yes	68	Yes	No	No	Yes	Yes (c)	No	No
Thompsonville	3/12/15	No	8/27/2015	Yes	Yes	Yes	Yes	Yes	Yes	34	Yes	No	No	Yes	Yes	No	No

Cities

Frankfort	7/15/14	No	10/28/2014	No	Yes	Yes	Yes	Yes	Yes	35	Yes	No	Yes	Yes	Yes (c)	No	No
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Grand Traverse County

Townships

Blair	2/26/14		12/16/15	No	Yes	Yes	Yes	Yes	Yes	41	Yes	No	No	Yes	Yes	No	Yes
Grant	1/31/10		12/21/15	No	No	No	Yes	No	No	7	No	No	No	No	Yes	No	Yes
Green Lake	2/20/15		12/17/15	No	Yes	Yes	Yes	Yes	Yes	70	Yes	No	Yes	Yes	Yes	No	No
Mayfield	10/25/10		1/1/00	No	No	No	Yes	No	No	9	No	No	No	Yes	Yes	No	No

Manistee County

Townships

Cleon	4/1/13		12/21/15	No	No	No	Yes	Yes (i)	No	1	No	No	No	No	Yes	No	No
Pleasanton																	
Springdale	N/A(b)		12/16/15	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes

(a)	Through Critical Dune Areas and High Risk Erosion Areas - Part 353, Sand Dunes Protection & Management as amended	(k)	The rules and regulations adopted under Part 305, Section 324.30501 of the Michigan Natural Resources & Environmental Protection Act, PA 451 of 1994 are referenced in the zoning ordinance.
(b)	Has not adopted a zoning ordinance	(l)	The Neotraditional PUD ordinance has a pattern book requirement.
(c)	Clustering as provided in the Planned Unit Development ordinance language	(m)	Transfer of Development Rights framework incorporated into ordinance.
(d)	Except where a greater setback is required by the Natural Rivers Act. Section 8.19 Open Space Preservation Communities reduces setback to 75 feet.	(n)	Buffer requirement limited to certain uses.
(e)	The designation of Transfer of Development Rights Overlay Zone is provided for in the zoning ordinance. However, as of 11/20/2014 no Transfer of Development Rights Overlay Zone have been designated.	(o)	PUD section of the zoning ordinance allows for incorporation of mixed-use.
(f)	Ordinance allows for up to a 33% density bonus for exceptional design, large open space preservations, or affordable housing.	(p)	Does not include districts contained in the zoning ordinance but not located on zoning map
(g)	Municipality does not contain designated Natural Rivers areas	(q)	Natural Rivers/Watershed Overlay Districts incorporated in Zoning Ordinance for watersheds other than Betsie River Watershed.
(h)	Protections apply to Special Use Permit review.	(r)	Environmental protections are non-specific and require review standards to insure compatibility with the natural environment.
(i)	Multi-family residential by right is limited to supporting owners, operators, and employees of farming operations.		

Betsie River / Crystal Lake Watershed Management Plan

Jurisdiction	Zoning Review (cont.)										
	Environmental Protection										Misc
	Watershed Overlay District	Wetland Protections	Water Setbacks	Surface Water Buffers	Surface Water Protections	Natural Rivers Zoning Authority (Betsie River)	Groundwater Protection/Hazardous Waste	Floodplains Review Requirement	Sleep Slopes Protections	Environmental Areas Protection	Notes

Benzie County

Townships

Benzonina	Yes	Yes	Yes	Yes	Yes	No (k)	Yes	Yes	Yes	Yes	West Benzie Joint Zoning Ordinance includes Benzonina and Platte Townships
Blaine	No	Yes	No	Yes	Yes	No (g)	Yes	Yes	Yes	Yes	
Colfax	No	Yes	100 ft (d)	Yes (n)	Yes	No (k)	Yes	Yes	No	Yes	
Crystal Lake	Yes	Yes	35 ft	Yes	Yes	No (k)	Yes	Yes	Yes	Yes	
Gilmore	No	Yes	25ft/35ft	Yes	Yes	No (k)	Yes	Yes	Yes	Yes	
Homestead	No	Yes	50 ft	Yes	Yes	No	Yes	No	Yes	Yes	
Inland	No	Yes	50 ft	Yes	Yes	No	Yes	No	Yes	Yes	
Joyfield	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	N/A	
Lake	Yes	Yes	25ft/35ft	Yes	Yes	No (g)	Yes	Yes	Yes	Yes	
Weldon	No	Yes	100 ft (d)	Yes (n)	Yes	No (k)	Yes	Yes	No	Yes	

Villages

Benzonina	No	Yes	No	No	Yes	No	Yes	No	Yes	Yes	
Beulah	Yes	Yes	35ft/75ft	Yes	Yes	No	Yes	No	Yes	No	Weed Ordinance
Elberta	No	Yes	No	No	Yes	No	Yes	No	Yes (a)	Yes (a)	
Thompsonville	No	Yes	100 ft (d)	Yes (n)	Yes	No (k)	Yes	Yes	No	Yes	

Cities

Frankfort	No	Yes	25 ft	Yes	Yes	No	Yes	Yes	Yes	Yes	No setback requirement, but demonstrated protection
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Grand Traverse County

Townships

Blair	Yes (p)	Yes	Yes (p)	Yes (p)	Yes	No (p)	Yes	Yes	Yes	Yes	
Grant	No	Yes (q)	60 ft	Yes (q)	Yes (q)	No	Yes	No	No	No	
Green Lake	No	Yes (q)	60 ft	Yes (q)	Yes (q)	No	Yes (q)	Yes (q)	Yes (q)	Yes (q)	Special Land Uses can require an Environmental Impact Statement from a qualified environmental engineer.
Mayfield	No	Yes (h)	60 ft	No	Yes (h)	No (g)	Yes (h)	No	No	No	

Manistee County

Townships

Cleon	No	Yes	100 ft	Yes	Yes	No (g)	Yes	Yes	No	No	
Pleasanton											Called for ZA (Rochelle Rollenhagen 231-864-1010), Left message with Clerk on 12/21
Springdale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Notes

(a)	Through Critical Dune Areas and High Risk Erosion Areas - Part 353, Sand Dunes Protection & Management as amended	(k)	The rules and regulations adopted under Part 305, Section 324.30501 of the Michigan Natural Resources & Environmental Protection Act, PA 451 of 1994 are referenced in the zoning ordinance.
(b)	Has not adopted a zoning ordinance	(l)	The Neotraditional PUD ordinance has a pattern book requirement.
(c)	Clustering as provided in the Planned Unit Development ordinance language	(m)	Transfer of Development Rights framework incorporated into ordinance.
(d)	Except where a greater setback is required by the Natural Rivers Act. Section 8.19 Open Space Preservation Communities reduces setback to 75 feet.	(n)	Buffer requirement limited to certain uses.
(e)	The designation of Transfer of Development Rights Overlay Zone is provided for in the zoning ordinance. However, as of 11/20/2014 no Transfer of Development Rights Overlay Zone have been designated.	(o)	PUD section of the zoning ordinance allows for incorporation of mixed-use.
(f)	Ordinance allows for up to a 33% density bonus for exceptional design, large open space preservations, or affordable housing.	(p)	Does not include districts contained in the zoning ordinance but not located on zoning map
(g)	Municipality does not contain designated Natural Rivers areas	(q)	Natural Rivers/Watershed Overlay Districts incorporated in Zoning Ordinance for watersheds other than Betsie River Watershed.
(h)	Protections apply to Special Use Permit review.	(r)	Environmental protections are non-specific and require review standards to insure compatibility with the natural environment.
(i)	Multi-family residential by right is limited to supporting owners, operators, and employees of farming operations.		

Betsie River / Crystal Lake Watershed Management Plan

Jurisdiction	Stormwater/Sedimentation			Geographic Data							Misc
	Stormwater Ordinance	LIDs Requirement/Recommendation	Soil Erosion & Sedimentation Ordinance	Total Area (acres)	Betsie River Watershed Area (acres)	Percent of Jurisdiction within watershed	Betsie River Watershed Wetland Area (acres)	Percent Betsie River Watershed Wetlands	Betsie River Watershed Protected/Public Lands (acres)	Percent Betsie River Watershed Protected/Public Lands	Notes

Benzie County

County	Yes	No	Yes	222,461.17	104,562.51	47.00%	19,124.97	8.60%		0.00%	
Townships											
Benzonia	No	Yes (a)	Benzie County	20,671.34	14,639.81	70.82%	1,303.27	6.30%		0.00%	
Blaine	No	No	Benzie County	13,476.89	689.30	5.11%	-	0.00%		0.00%	
Colfax	No	No	Benzie County	22,656.16	20,816.45	91.88%	9,983.54	44.07%		0.00%	
Crystal Lake	No	No	Benzie County	10,928.17	10,638.84	97.35%	990.77	9.07%		0.00%	
Gilmore	No	No	Benzie County	4,156.88	3,852.06	92.67%	714.87	17.20%		0.00%	
Homestead	No	No	Benzie County	19,059.39	6,699.92	35.15%	128.21	0.67%		0.00%	
Inland	No	No	Benzie County	23,148.40	6,073.27	26.24%	2,355.61	10.18%		0.00%	
Joyfield	No	No	Benzie County	12,793.39	8,148.16	63.69%	349.25	2.73%		0.00%	
Lake			Benzie County	22,464.33	6,835.48	30.43%	39.04	0.17%		0.00%	
Weldon	No	No	Benzie County	23,122.77	23,122.77	100.00%	3,232.60	13.98%		0.00%	
Villages											
Benzonia	No	No	Benzie County	722.36	722.36	100.00%	0.16	0.02%		0.00%	
Beulah	No	No	Benzie County	265.99	265.99	100.00%	3.02	1.14%		0.00%	
Elberta	No	No	Benzie County	627.38	460.50	73.40%	14.71	2.34%		0.00%	
Thompsonville	No	No	Benzie County	637.73	619.19	97.09%	96.25	15.09%		0.00%	
Cities											
Frankfort	Yes	Yes	Benzie County	1,013.51	977.97	96.49%	27.81	2.74%		0.00%	

Grand Traverse County

County	Yes	No	Yes	313,737.43	41,061.98	13.09%	9,231.86	2.94%		0.00%	
Townships											
Blair	No	No	Grand Traverse County	23,007.83	9,825.92	42.71%	3,253.33	14.14%		0.00%	
Grant	No	No	Grand Traverse County	23,046.35	10,698.26	46.42%	1,111.93	4.82%		0.00%	
Green Lake	No	No	Grand Traverse County	23,290.90	19,996.04	85.85%	4,803.20	20.62%		0.00%	
Mayfield	No	No	Grand Traverse County	23,075.14	542.19	2.35%	63.39	0.27%		0.00%	

Manistee County

County	Yes (b)	Yes	Yes	356,899.79	9,503.89	2.66%	2,256.87	0.63%		0.00%	
Townships											
Cleon	No	No	Manistee County	22,475.52	282.83	1.26%	-	0.00%		0.00%	
Pleasanton			Manistee County	22,683.15	806.13	3.55%	20.58	0.09%		0.00%	
Springdale	No	No	Manistee County	22,812.83	8,414.93	36.89%	2,236.29	9.80%		0.00%	

Notes

- (a) 25 year Stormwater runoff limited to predevelopment levels, no specific stormwater BMPs required.
- (b) Stormwater management contained in the Manistee County Drain Commissioner's Guidelines for Storm Water Management
- (c)
- (d)
- (e)
- (f)