

Long Lake Township Activity Center Steering Committee

Date: May 9, 2024
Time: 6:00 p.m. – 8:00 p.m.
Location: Twin Lakes/Gilbert Lodge
6800 North Long Lake Road
Traverse City, MI 49685

Agenda

1. Welcome
2. Master Plan and Zoning Ordinance – Review
3. SWOT Analysis - Review
4. Steering Committee Input Session
5. Drop-in Public Input Session
 - a. Saturday, May 18, 2024 – Twin Lakes Park
 - i. 10:00 a.m. to 2:00 p.m.
6. Adjourn
 - a. After responding to the input stations, you may leave!

Thursday, May 9, 2024

To: Long Lake Township Activity Center Steering Committee
Fr: Mathew Cooke, Community Planner
Re: Long Lake Township Activity Center Subplan

Master Plan and Zoning Ordinance – Review (pg. 1-36)

Attached for your review are excerpts from the 2024 Master Plan that pertain to the Activity Centers.

Also attached for your review are the district standards (permitted and conditional uses, district regulations, etc.), from the Long Lake Township Zoning Ordinance that are currently found within the Activity Centers. The Long Lake Township Zoning Map is also included for your review.

- West Activity Center
 - Low Density Residential (Article 10)
 - Local Business (Article 15)
 - General Business (Article 17)
- Hamlet Center
 - Low Density Residential (Article 10)
 - Lake Residential (Article 12)
- North Activity Center
 - Low Density Residential (Article 10)
 - High Density Residential (Article 14)
 - Local Business (Article 15)

April 25th Discussion Summary and SWOT Analysis (pg. 37-39)

Attached for your review is draft language which summarizes the comments during the meetings general discussion on the Activity Centers as well as an analysis from the Strengths, Weaknesses, Opportunities, and Threats exercise.

Steering Committee Input Session

There will be multiple stations for the Steering Committee to respond to at this meeting, such as a gallery walk, site features, zoning questions, transportation, among others. Please keep in mind these will be specific to the Activity Centers.

May 18th Community Input Drop-in Session (pg. 40)

The community drop in session will be held on Saturday, May 18, 2024 at Twin Lakes Park in the Boys Dormitory meeting space from 10:00 a.m. to 2:00 p.m. This will be designed for residents to come at any time during the session and provide input, discussion or ask questions A press release and social media post were sent out, and a flier was developed to distribute (attached).

ACTIVITY CENTERS

GOAL 7. Long Lake Township will include three small and confined activity centers characterized by retail, service and civic uses intended to serve the residents of the immediate vicinity and higher density residential uses all attractively designed to fit the Township's rural character and formed in safe, walkable and inviting communities.

OBJECTIVES

- a. Develop and maintain sub-area plans to define activity center areas in the vicinity of (1) Strait and N. Long Lake Roads; and (2) North Long Lake and West Long Lake Roads, and (3) the Hamlet district near North Long Lake and Church Roads and the general land uses and circulation patterns desired, including vehicle and pedestrian circulation.
- b. Develop public and private water and wastewater utility policies and implementation mechanisms that support and encourage higher density and intensity uses confined to activity center areas.
- c. Amend the Zoning Ordinance to establish activity overlay or other zoning standards to include design, landscaping and land use standards that encourage compact and mixed-use activity center areas including appropriate neighborhood commercial and service uses, public uses and residential uses. These regulations should establish building sizes and scales as well as building and site design guidelines.

GOAL 7A. Long Lake Township will develop a community center in the Strait/North Long Lake/East Long Lake Road corridor characterized by a reimagined multi-modal transportation system that is safer and appropriate to support a fine grain of activities and users. The center will include community-centered and locally-focused businesses, activities, and facilities. The community center will encompass a population center connecting a diversity of housing types. Lastly, the community center will be planned to promote resiliency to prepare for the possibility of continued or future pandemic restrictions, climate shifts, and resource shortages. For these reasons, there will be a focus on resource conservation, healthy lifestyles, local food production, and community gathering opportunities in open-air settings.

OBJECTIVES

- a. Through local zoning, restrict business development to non-chain, appropriately-sized businesses that have amenities or architectural elements that are unique to the Long Lake community.
- b. Work with partners including property owners and road agencies to provide for gateway treatments signifying to the traveler that they are entering the community center and naturally slowing traffic. Treatments will include landscaping, signage, pedestrian and non-motorized facilities. The area will feature reconfigured and improved intersections.
- c. The reconfigured and improved intersections may include re-routing of Strait Road or a roundabout connecting Strait/North Long Lake/East Long Lake Roads. A new primary entrance to Twin Lakes Park through a re-routed Strait Road may connect the community center to public recreational amenities.
- d. The Township will cooperatively work with private and public partners to provide other public amenities within the community center area. This may include a museum, transit mobility hub, farmers market, and expanded recreational activities. The amenities may be located on public or privately owned land, as appropriate.
- e. Develop architectural and site design standards that will reflect the area's history, its unique character, and that will connect the center's businesses and other facilities in a safe and aesthetic manner for all users.

- f. Plan for public facilities and offer incentives for private partners to include a robust combination of open-air facilities such as open-air markets, eating areas, non-motorized connections, and recreational opportunities.
- g. Celebrate the rich history of the area, its agricultural traditions, and the families and individuals that contributed to building the Long Lake community through a variety of means within the community center. These may include historic installations at Twin Lakes, a local history museum, interpretive historic trail and trail connections to other area local-focused destinations, such as The Timbers Recreation Area. This may also include the relocation of historic buildings to public lands within the community center area.
- h. In order to realize the goals of providing for resiliency, relocation of existing roads, and providing access to the mobility options for a larger portion of the Township's population, allow for the relocation and expansion of the existing mobile home park; higher density or smaller footprint of homes, or alternative housing types within the community center area. Develop a new zoning Development Option to accommodate a higher density and a greater diversity of housing types within the North Activity Center area. This Plan supports the overall expansion of the number of mobile home units (or comparable housing) in this area. Further, all efforts should be made to not displace any current mobile home park residents. Relocation services and funds should be extended to current mobile home park residents by the Road Commission if relocation is required.

TRAFFIC AND TRANSPORTATION

GOAL 8. All modes of travel will proceed through and within the Township safely and at reasonable speeds along safe and attractive roadways dispersed through the community offering multiple routes between and among destinations.

OBJECTIVES

- a. Strengthen site plan and subdivision standards to assure that as growth occurs in the community there will be a balance between the requirements of vehicular travel and community desires for a safe and aesthetic environment. Such standards will include requirements for access management, interconnectivity and shared parking, among other provisions.
- b. Continue to strengthen positive ties to the Grand Traverse County Road Commission and MDOT to assure that the needs of the community are addressed in regional transportation decisions.
- c. Develop and implement access control regulations along such primary roadways as North Long Lake Road, Cedar Run Road, Secor Road, and others.
- d. Complete a long-term roadway plan to provide convenient alternative connections between and among areas planned for growth.
- e. Design the plans for the Activity Centers and other significant land uses in the Township to encourage use of public transportation.
- f. Develop a means of promoting connections between neighborhoods that can be replicated throughout the Township.
- g. Work with the Road Commission to study high conflict intersections, including Strait/North Long Lake Roads, Barney/Gray Roads and identify mitigation measures and a means to implement them.
- h. Explore revisions to the Private Road Ordinance to better provide for long term maintenance and capital upgrades, high level of design, update design standards to better coincide with current industry standards and practices, and reevaluate means to encourage and require a more robust, connected road system and anticipate the possible takeover of private roads by a public road agency.

MODERATE DENSITY RESIDENTIAL

The Moderate Density Residential designation is intended to accommodate residential options for people of varying age and income levels formed in inviting communities. For example, this designation is expected to serve as a catalyst for high-amenity senior living arrangements and more affordable single-family homes on smaller lots that are incorporated into the area's natural features. The corridor study conducted by the Township for West M-72 and the Township's 1997 Master Plan identified lands in the northeast portion of the Township as appropriate for Moderate Density Residential. This classification comprises 804 acres, or about 4.3% of the Township's land area.

Where public utilities or licensed community systems are not available, the overall permitted density in this area should not exceed two dwelling units per acre. Development may be formed in detached or attached structures. Density may be increased up to eight units per acre if utilities are available. Therefore, development types may include senior living facilities, single-family detached homes or multi-unit buildings developed in clusters, depending on the availability of utilities. Within this relatively intense development form, flexible conservation design mechanisms will be encouraged, as appropriate, to establish open space preserves and neighborhood recreational facilities.

Playgrounds and sitting areas to provide recreational opportunities should be incorporated in new development. Developments should include pedestrian walkways and street layouts should be designed to connect with future developments as they occur. Pedestrian facilities should be incorporated into new developments and should be positioned to join with walkways within future developments.

Main road corridors in this district include Cedar Run, Barney and Gray Road. Where higher density developments emerge, scenic easements of fifty feet or deeper should be dedicated along roadways to filter the view into and out of future developments, as discussed in the Transportation Enhancements section of this Future Land Use Plan. The scenic easement will preserve existing and natural vegetation, and should include pedestrian facilities.

Developments with an overall density greater than two dwelling units per acre should be designed to have minimal impact storm water runoff patterns, existing traffic circulation, rural character, and service demands. As development occurs, the Township will work closely with property owners and developers to ensure an enjoyable living environment for future residents within the Moderate Density Residential designation.

ACTIVITY CENTERS

Long Lake Township is experiencing a rapidly growing population, which results in an increased need for commercial and professional services. While it is the goal of the Township to avoid heavy commercial concentrations or development patterns that would fundamentally alter the character of the community, modest scale developments intended primarily to serve local residents are desired. Such developments reduce the need for some automobile trips to the City and other shopping areas in the region, and may offer walkable shopping opportunities when linked to neighborhoods with safe pathways and sidewalks. This Plan seeks to establish two mixed-use and small-scale community villages, accounting for 210 acres, or approximately 1.1% of the Township's land area.

Within the activity centers, uses may be higher density residential, small-scale commercial, or a mixture of the two. These service areas will generate less automobile traffic than a conventional strip commercial form;

structures and buildings will be designed and oriented toward the pedestrian rather than the automobile. Such uses as fast-food, chain retailers, and drive-through commercial establishments will not be encouraged. A vital element of the activity centers will be safe and convenient pedestrian access. Residential uses in the activity centers will be similar to that described in the Moderate Density Residential description. Examples of uses include coffee shops, beauty shops, community banks, restaurants, single-family detached homes developed in clusters or in multi-unit buildings, and farmer fruit markets. Individual stores will generally not be greater than 5,000 square feet in floor area.

These activity centers will become gathering places in the community. Uses, facilities and activities that may encourage neighbor interaction, such as a pavilion for a farmers market or other outdoor events, sidewalks, bicycle parking, and a landscape theme, are highly encouraged.

In addition, the activity centers will offer another residential alternative for senior citizens and young families. They will anchor existing developed areas of the Township and provide convenient services and other low volume destinations to serve the growing population and visitors to the popular Long Lake. The activity centers will be designed to complement existing natural features. The Township will develop separate subarea plans that will more closely examine these activity centers. These Subarea Plans will address traffic, public improvements, safe pedestrian circulation and facilities, specific uses and the appropriate scale and building types for each activity center.

Three Center areas are anticipated. These will generally be similar in nature, although each will form a unique identity, as described below.

“West Activity Center.” The “West Activity Center”, located at West Long Lake Road and North Long Lake Road, currently includes a machine shop, veterinary clinic and other service uses. A large portion of the district was recently committed to use as a self-storage facility. It is anticipated that this Activity Center will develop with commercial uses and services that generate less traffic and activity but will provide logical connections, services, and enhancements to nearby natural areas and existing neighborhoods. An auto service station and convenience store are among acceptable uses for this area, provided that the development is small-scale and does not pose a traffic concern as designed.

“North Activity Center.” The “North Activity Center”, located generally along the intersection of North and East Long Lake Roads and Strait is likely to be the largest. It is anticipated that it will include a broader range of retail and service facilities than the other center. The current pattern should be continued and expanded somewhat. The existing residential uses, Moomer’s Ice Cream and Fresh Coast Market are good examples of the type of growth that is anticipated. In addition, additional residential uses are desired to support existing and future commercial uses. Because of traffic safety concerns in this area, the North Activity Center may be poised to see significant public investment in infrastructure along with new private investment.

The North Activity Center will be characterized by a reimagined multi-modal transportation system that is safer and appropriate to support a fine grain of activities and users. The center will include community-centered and locally-focused businesses, activities, and facilities. The community center will encompass a population center connecting a diversity of housing types. Lastly, the community center will be planned to promote resiliency to prepare for the possibility of future pandemic restrictions, climate shifts, and resource shortages. For these reasons, there will be a focus on resource conservation, healthy lifestyles, local food production, and community gathering opportunities in open-air settings.

The Township should accommodate the expansion or redevelopment of the mobile home park located on Strait Road. The park is aging and is currently not a permitted use under zoning. The park is in the heart of the planned Activity Center/North Activity Center. Higher residential densities are appropriate here to support the expansion of services and public facilities in this area. Allowances for the redevelopment or reasonable expansion of the mobile home park or the addition of other high density residential types is appropriate for this location.

“Hamlet Activity Center.” The Hamlet future land use designation is intended to recognize an historic settlement area that continues to serve as a hub of activity and services to nearby residences. The hamlet activity center is a more diminutive development pattern than the other planned Activity Centers. Often, a hamlet is located at an historical center of activity or at a rural crossroads. A hamlet is often a concentration of uses that may include a cluster of homes, small businesses, public facilities, and gathering places such as churches. It is not uncommon to see an upcoming hamlet-style settlement signaled by a reduction in posted road speeds, a cross roads, and an uptick in activity and pedestrians.

Many local examples of hamlet settlements are sprinkled through the region. Some go largely unnoticed as their histories are forgotten and the last reason for them to be visited and recognized as a hub -- such as the existence of a granary, railroad station, or post office -- have fallen out of use. Some of the region’s examples of hamlets include Mayfield and Summit City (both in Paradise Township), Mapleton and Bowers Harbor (both in Peninsula Township), Bendon (in Inland Township), Glen Haven (now part of Sleeping Bear Dunes National Park), or even the ghost town of Yuba (in Acme Township).

Long Lake Township has two historic settlement areas. One of these is Cedar Run, located near the intersection of Cedar Run Road and Cedar Valley Road in Section 6 of the Township just east of the Benzie County line. A railroad station, a store, and a post office were located here. Today there is almost no remnant of this center of activity except for the nearby Long Lake Historical Building (once a one-room school house). A second settlement in Long Lake was sometimes referred to as Linwood or Neal. A church (now the location of the Long Lake Friends Church), former township hall, and post office were located here in the area of present-day Long Lake Grocery. The post office was known as the Neal Post Office– as Long Lake itself was once called Neal Lake. Linwood Cemetery takes its name from the name of the settlement.

Today in the Linwood settlement area, Linwood Cemetery is the site of annual community ceremonies; the Friends Church is a thriving community place of worship; Long Lake Grocery is frequented by locals and visitors for convenience store items, prepared food, and fuel; the township-owned Taylor Park is a popular picnic spot and beach; and the adjacent tourist home/bed and breakfast is one of two surviving tourist cottages businesses on Long Lake still operating as a cottage rental business. (Some have been converted to condominiums with each cottage under separate ownership, some have been replaced by a new single home or a family compound not rented to visitors.)

The Linwood settlement area is considered a hamlet and is designated under this plan as one of the three Activity Centers, but with a distinct designation – Hamlet Activity Center. The area is considered a hamlet as it has many of the markers and characteristics of a hamlet:

- Historic significance as a settlement
- Location of community gathering places (Taylor Park, Long Lake Friends Church, Linwood Cemetery)
- Commercial uses (Long Lake Grocery, Buttleman family tourist cottages)
- Limited, but essential, retail services (retail grocery, food, liquor, fuel)
- Cross roads (Church and North Long Lake Roads)

- Noticeable increase in activity and pedestrians
- Decrease in posted speed limit
- Concentration of residences

In 2019, the Township created the “Hamlet Overlay District” in the Township’s zoning ordinance. The overlay district allows for the legal continuation of the existing range of uses in this area and provide for expansions of, changes in, and creation of new non-residential uses within its boundaries while protecting and enhancing the residential character of the area. The purpose of the Hamlet Overlay District reflects the need to:

- Provide for a small scale and pedestrian oriented commercial and residential center integrated into the existing community;
- Enhance an existing focal point of activity;
- Promote efficient utilization of land and existing buildings and businesses;
- Take advantage of the locational attributes Long Lake;
- Maintain the existing residential character of the area;
- Reflect the residential building vernacular typical of a recreational lake community;
- Allow for the reuse of existing residential structures for non-single-family residential uses within a well-defined set of standards and restrictions;
- Allow for economic viability of the district in part through the expansion of and establishment of new non-residential businesses and activities
- Protect the health, safety, and welfare of the community.

COMMERCIAL AND INDUSTRIAL

The Commercial and Industrial future land use designation is intended to provide for employment and goods and services to serve the broader Long Lake Township community. This area is comprised of about 168 acres, or just under one percent of the Township’s total land area. This designation is confined to the south side of M-72 and is bounded by Rural Preserve lands. Existing uses in the vicinity and the West M-72 corridor study support this designation. The area is not currently served with public utilities, and such service is not anticipated or desired during the life of this Plan. Therefore, the nature of commercial uses in this district will be constrained by a lack of such service.

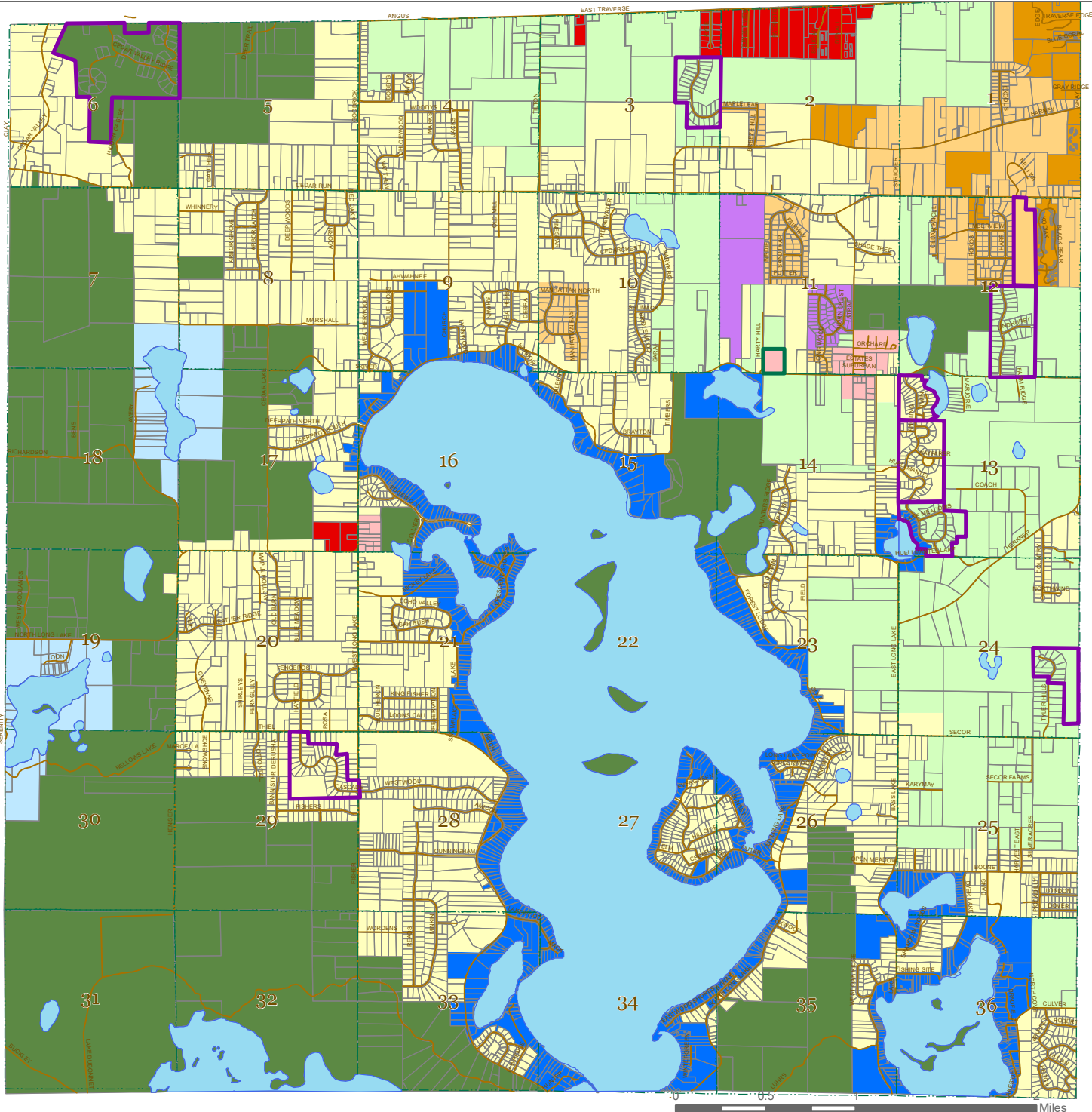
Commercial and industrial buildings will generally be larger than those of the Activity Centers, though retail and commercial uses are not anticipated to be of a regional scale, competing with similar uses in Garfield Township or Traverse City to the east. Uses may include professional offices, contractor’s yards, low intensity manufacturing, wholesaling, warehousing, and similar uses.

As the area develops, quality building and site design would contribute to improved aesthetics in the area. Site design criteria should include signage, landscaping, lighting, site utilization, access control, and building façade design. Where possible, loading areas should be located to the rear of buildings. Outdoor storage should be minimized and where permitted, buffering measures should be implemented. Sides and front facades of the buildings should be designed with high quality building materials such as stone, brick, and other natural materials.

Landscaping should be used to mitigate the isolating effects of large parking areas and to augment the natural impression found in Long Lake Township. Landscaping and trees should be planted around the perimeter of the area to help buffer the uses. Access points in the Commercial and Industrial area will be coordinated with

TABLE 8-1 ZONING PLAN

Future Land Use District	Compatible Zoning Districts	Evaluation Factors
Low Density Residential	Low Density Residential Lake Residential Agricultural	Areas with direct frontage on Long Lake, Bass Lake, Dyer Lake and Coffield Lake to remain as Lake Residential Areas currently zoned Low Density Residential to remain in this zoning category Areas currently zoned Agricultural may be rezoned Low Density Residential in this Plan District
Moderate Density Residential	Moderate Density Residential High Density Residential Low Density Residential	Areas currently zoned High Density Residential to retain this zoning and may be changed to Moderate Density Residential with owner request or agreement No additional areas will be upzoned to High Density Residential Areas currently zoned Moderate Density Residential to remain in this zoning classification or downzoned at the request of the owner Areas planned for Moderate Density Residential but currently zoned a less intensive (Low Density Residential or Agricultural) zoning category shall only be zoned Moderate Density Residential if and when the location is served with appropriate public services including adequate road capacity or a public water source Areas with access to Strait Road that are planned for Moderate Density but currently zoned Low Density Residential or Agricultural shall not be zoned Moderate Density Residential until such time as the North Long Lake Road/Strait/East Long Lake Road intersections have been upgraded with a roundabout or equal traffic solution has been completed or funding has been committed
Activity Centers Hamlet Center	Low Density Residential Local Commercial Moderate Density Residential	Areas in the Hamlet Center plan district will retain the underlying zoning designation and <u>shall be</u> subject to the standards and restrictions of the Hamlet Overlay zoning district Areas planned for Activity Center may retain the underlying zoning designation and <u>may be</u> developed under the Village Center Planned Unit Development Option as allowed in the zoning ordinance Those areas in the Activity Center plan district that are currently zoned General Business may retain this zoning designation or may be rezoned to any listed compatible zoning district. No other areas in this plan district will be rezoned to General Business Other areas in this plan district may retain their existing zoning, or may be rezoned to any of the listed compatible zoning districts.















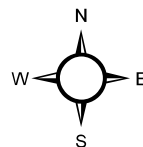
Zoning Map

Long Lake Township

Grand Traverse County, Michigan

Approved: August 10, 2010
 Effective: August 29, 2010

- | | |
|---|--|
|  Conservation Recreation |  Lake Residential |
|  Agricultural |  Natural Lakefront |
|  Low Density Residential |  Local Business |
|  Moderate Density Residential |  General Business |
|  High Density Residential |  Planned Unit Development |
|  Approved as an Open Space or Cluster Option Development | |
|  Conditional Zoning (See Section 2.3.1) | |



As amended by
 Ordinance #117, adopted 2/8/2011, effective 2/22/2011
 Ordinance #134, adopted 10/8/2013, effective 10/22/2013
 Ordinance #136, adopted 8/12/2014, effective 8/26/2014
 Ordinance #143, adopted 7/14/2015, effective 7/31/2015
 Ordinance #167, adopted 9/11/2018, effective 9/24/2018
 Ordinance #174, adopted 7/9/2019, effective 7/24/2019
 Ordinance #182, adopted 8/11/2020, effective 8/29/2020
 Ordinance #192, adopted 7/12/2022, effective 7/30/2022
 Ordinance #196, adopted 8/8/2023, effective 8/14/2023
 Ordinance #198, adopted 11/14/2023, effective 11/27/2023

ARTICLE 10

LDR LOW DENSITY RESIDENTIAL DISTRICT

SECTION 10.1 INTENT AND PURPOSE

The LDR Low Density Residential District is the broadest district and it has been established in recognition of the transitional nature of development in much of the Township. There are some particular attributes of parts of the Township that should be recognized and respected, even as changes occur. With these attributes in mind, this district is intended to provide for an environment of predominantly low-density, single-family detached dwellings along with other residentially-related facilities which serve the residents in the district.

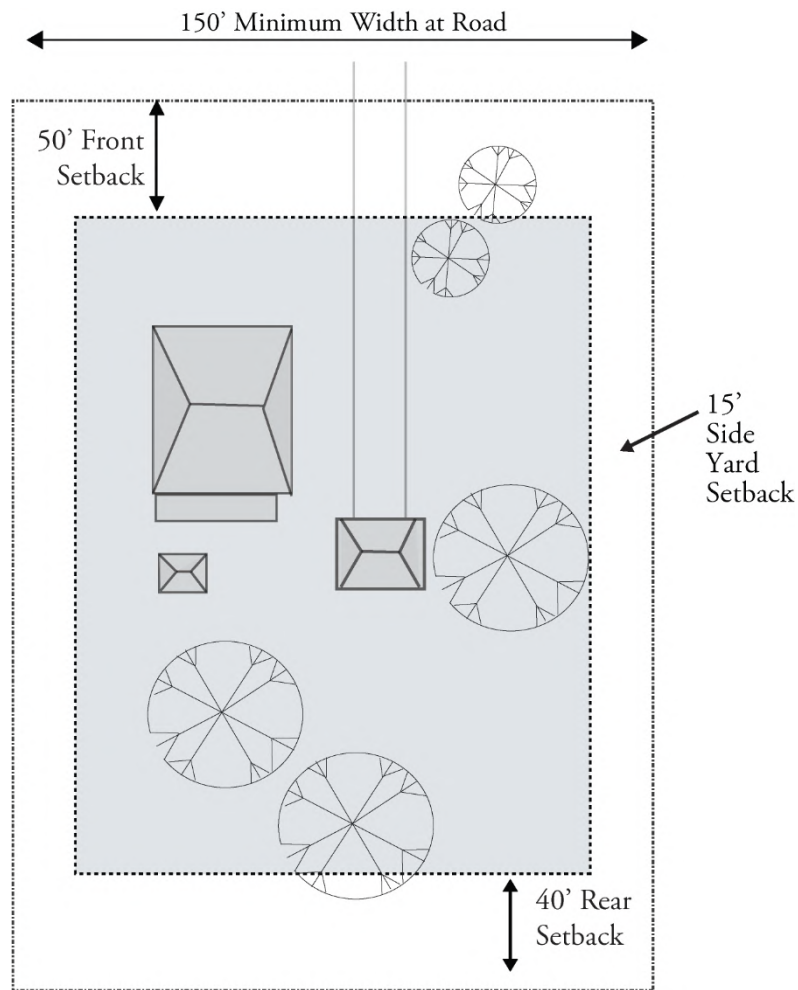


Figure 10-1

SECTION 10.3 DISTRICT REGULATIONS [This Section has been amended by Ordinance #119, adopted August 9, 2011, effective August 24, 2011; and by Ordinance #181, adopted March 9, 2021, effective March 21, 2021, and by Ordinance #194, adopted December 13, 2022, effective December 30, 2022]

Permitted Uses

- Accessory Building and Use**, *subject to Section 4.6.*
- General Farming and Agriculture** *subject to Section 19.24*
- Dwelling, Single Unit Detached**, *meeting the requirements in Section 4.10.*
- Family Child Care Home.**
- General Farming and Agriculture** *subject to Section 19.24*
- Government Buildings and Public Parks.**
- Home Occupation**, *subject to Section 4.11.*
- Roadside Stands for Agricultural Products**, *subject to Section 4.22*
- Adult Care Facilities**
- Agri-tourism or Agri-business** *subject to Section 4.24*
- Small WECS** *subject to Section 4.25*
- Housing and Grazing of Animals** *subject to Section 4.6*
- Development Options**, *subject to Article 18*
- Horse Stables** *subject to Section 19.31*

Conditional Uses

- Child Care Centers**, *subject to Section 19.13*
- Educational Facility**, *subject to Section 19.21*
- Extraction**, *subject to Section 19.22*
- Golf Courses and Country Clubs, public or private**, *subject to Section 19.25*
- Home Occupation, Major**, *subject to Section 19.28*
- Horse Stables** *subject to Section 19.31*
- Hospital and Long Term Care Facility**, *subject to Section 19.29*
- Group Child Care Home**, *subject to Section 19.33*
- Place of Public Assembly**, *subject to Section 19.41*
- Public Utility Structure**, *subject to Section 19.44*
- Wind Energy Conversion Systems (WECS), Large**, *subject to Section 19.56*
- Wireless Communication Facilities and Wireless Communication Antennas**, *subject to Section 19.57*
- Development Options**, *subject to Article 18*
- Pre-Existing Nonconforming Use**, *subject to Section 19.51*

District Regulations

Minimum Net Lot Area:		
Without Community Wastewater		1 Acres
With Community Wastewater		15,000 square feet
Minimum Lot Width:		
Without Community Wastewater		150 feet
With Community Wastewater		100 feet
Maximum Building Height:		35 feet
Minimum Building Setbacks		
	With Community Wastewater	Without Community Wastewater
Front:	30 feet	50 feet
Side:	10 feet	15 feet
Rear:	30 feet	40 feet
Waterside:	50 feet	50 feet
Minimum Floor Area		960 square feet
Minimum Livable Floor Area Dimensions		24' x 24'
Maximum Lot Coverage		As determined by setbacks

Additional Standards

- Lot Configuration**, subject to Section 4.4
- Permitted Setback Encroachments**, subject to Section 4.5.
- Site Plan Requirements**, subject to Article 24
- Conditional Land Uses**, subject to Article 19

1. For properties without community wastewater service:
 - a. **Minimum Lot Area.** The minimum net lot area in the LDR District shall be one (1) acre.
 - b. **Minimum Lot Width.** The minimum lot width shall be one hundred fifty (150) feet wide at the front setback line.
 - c. **Minimum Building Setbacks:**
 - 1) **Measurement.** All setbacks shall be measured to the foundation or the face of the building if cantilevered.
 - 2) **Front.** Each lot shall have a front setback of not less than fifty (50) feet in depth from the road right-of-way line.
 - 3) **Side.** All lots shall maintain a fifteen (15) foot side setback along each side lot line.
 - 4) **Rear.** Every dwelling or other principal building hereafter erected shall have a rear setback not less than forty (40) feet in depth.
 - 5) **Waterside Setback.** No building or structure shall be built closer than fifty (50) feet from the ordinary high water mark or the edge of water for altered shorelines (as this term is defined herein) of any lake, stream or water course, excepting stairways not more than five (5) feet in width, stairway landings of the same width as the stairway and pump enclosures of no greater size than three (3) feet high, three (3) feet wide and three (3) feet long.
 - d. **Maximum Lot Coverage.** As determined by setbacks.
2. **Minimum Floor Area.** All dwellings shall contain a minimum of nine hundred sixty (960) square feet of floor area and a minimum core area of living space measuring at least twenty-four (24) feet by twenty-four (24) feet.
3. **Maximum Building Height.** No dwellings, buildings, or structures, or parts thereof shall be hereafter erected, altered or moved on any land or premises in this district which shall exceed a height of thirty-five (35) feet.

ARTICLE 12

LR - LAKE RESIDENTIAL

SECTION 12.1 INTENT AND PURPOSE

This district is intended to protect the health, safety, and welfare of the residents of Long Lake Township by promoting preservation of natural features, protecting water quality, and regulating development and the use of property which has water frontage along certain water bodies. The shape, size, and character of the property located within this district may vary greatly due to circumstances imposed by the existing water bodies and water courses within the Township. Therefore, special consideration shall be given to achieving substantial compliance with the intent of this section in the event of a proposed expansion of a legal nonconforming building or structure, or new building construction by permitting the flexible application of the building setbacks standards.

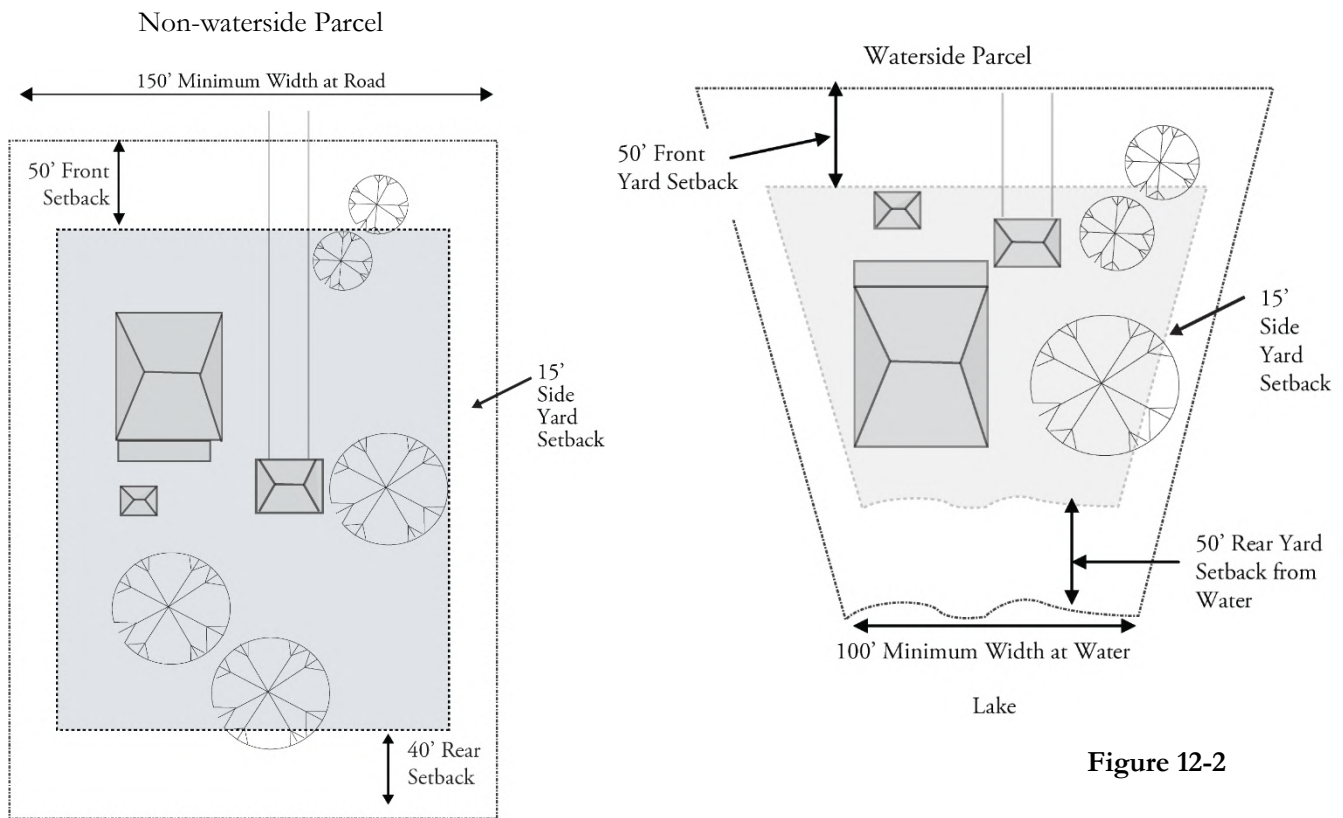


Figure 12-1

Figure 12-2

SECTION 12.2 USES AND STANDARDS [This section has been amended by Ordinance #119, adopted August 9, 2011, effective August 24, 2011, and Ordinance #180 adopted December 10, 2019, effective December 25, 2019; and by Ordinance #181, adopted March 9, 2021, effective March 21, 2021]

Permitted Uses

- Accessory Buildings and Uses, *subject to Section 4.6*
- Dwelling, Single Unit Detached, *subject to Section 4.10*
- Family Child Care Home.
- Government Buildings and Public Parks
- Home Occupations, *subject to Section 4.11.*
- Adult Care Facilities
- Small WECS *subject to Section 4.25*
- Roadside Stand for Agricultural Products, *subject to Section 4.22*
- Housing and Grazing of Animals *subject to Section 4.6*
- General Farming and Agriculture *subject to Section 19.24*
- Development Options *subject to Article 18*

Conditional Uses

- Easement to Water, *subject to Section 19.19*
- Golf Courses and Country Clubs, public or private; *subject to Section 19.25*
- Home Occupation, Major, *subject to Section 19.28*
- Group Child Care Home, *subject to Section 19.33*
- Place of Public Assembly, *subject to Section 19.41*
- Development Options *subject to Article 18*

District Regulations

Minimum Net Lot Area:	1 Acres
Minimum Lot Width:	
At the Water	100 feet
At the Right-of-Way	150 feet
Maximum Building Height:	35 feet
Minimum Building Setbacks	
Front:	50 feet
Side:	15 feet
Rear:	40 feet
Waterside:	50 feet
Minimum Floor Area	960 square feet
Minimum Livable Floor Area Dimensions	24' x 24'
Maximum Lot Coverage	As determined by setbacks

Additional Standards

- Lot Configuration** subject to Section 4.4
- Permitted Setback Encroachments**, subject to Section 4.5.
- Site Plan Requirements**; subject to Article 24
- Conditional Land Uses**, subject to Article 19.

SECTION 12.3 DISTRICT REGULATIONS [This Section has been amended by Ordinance #115, adopted February 8, 2011, effective February 22, 2011, and by Ordinance #119, adopted August 9, 2011, effective August 24, 2011, and by Ordinance #123, adopted December 10, 2013, and effective December 25, 2013, and by Ordinance #194, adopted December 13, 2022, effective December 30, 2022, and amended by Ordinance #200 adopted December 12, 2023, effective December 29, 2023]

1. **Minimum Lot Area.** The minimum net lot size in the LR Lake Residential District shall be one (1) acre.
2. **Minimum Lot Width.** The minimum lot width shall be one hundred (100) feet wide on the waterside and one hundred fifty (150) feet measured at the front setback line.
3. **Maximum Building Height.** The maximum building height of principal structures in the LR-Lake Residential District is thirty-five (35) feet.
4. **Minimum Building Setbacks:**
 - a. **Measurement.** All setbacks shall be measured to the foundation, or the face of the building if cantilevered.
 - b. **Front (Road Side).** Each lot shall have a front setback of not less than fifty (50) feet in depth from the right-of-way line.
 - c. **Side.** Every dwelling or other principal building or accessory structure over two hundred (200) square feet shall have a side setback of fifteen (15) feet.
 - d. **Rear or Waterside.** Each waterside lot shall have a waterside setback of not less than fifty (50) from the ordinary high water mark or the edge of water for altered shorelines (as this term is defined herein), subject to Subparagraph 7, hereof. Each non-waterfront lot shall have a rear setback of not less than forty (40) feet from the property line.
5. **Minimum Floor Area.** All dwellings shall contain a minimum of nine hundred sixty (960) square feet of floor area and a minimum core area of living space measuring at least twenty (20) feet by twenty (20) feet.
6. **Maximum Lot Coverage.** As determined by setbacks.
7. **Buildings and Structures Within Waterside Setback.** Except as provided in this section, no buildings or structures, permanent or temporary, shall be erected within fifty (50) feet of the ordinary high water mark or the edge of water for altered shorelines (as this term is defined herein) on any waterside lot. The following exceptions shall apply:
 - a. Stairways not more than five (5) feet in width, stairway landings the same width as stairways, deck paths no wider than five (5) feet, and pump houses or enclosures not to exceed three (3) feet in height, three (3) feet in width, and three (3) feet in length shall be permitted within the rear or waterside yard, provided that such stairways, stairway landings and pump houses or enclosures shall comply with all required side yard setbacks.
 - b. Waterside decks may be located within fifty (50) feet of the ordinary high water mark, or the edge of water for altered shorelines (as this term is defined herein) under the following conditions:
 - 1) Such waterside deck shall be mounted on pillars or posts with the deck surface placed at an elevation of at least six (6) inches and not more than sixty (60) inches above the mean grade beneath such deck,

- 2) Such waterside deck shall be located not less than fifteen feet from any side lot line.
- 3) The maximum area of a waterside deck shall be three hundred (300) square feet.
- 4) A waterside deck shall not have a roof or other permanent impervious surface. This section shall not be interpreted to prohibit temporarily affixed roll-up canopies, umbrellas or other temporary shade-providing furnishings.
- 5) A waterside deck may include a railing; however such railing shall not exceed 36 inches above the surface of the deck, or as is consistent with current building codes, and further shall not be of a design and materials that is more than 50% visually obscuring as viewed perpendicular to the railing from any side.
- 6) A lot on which a new waterside deck is proposed shall include and retain in its existing natural state as defined in this ordinance, one or more areas of native vegetation, as defined in this ordinance, including conifer and deciduous trees native to northern Michigan, scrub brush and native ground cover. Such area(s) shall extend at least thirty (30) feet inland from the ordinary high water mark or the edge of water for altered shorelines (as this term is defined herein) and cover a combined area of at least fifteen hundred (1,500) square feet. On a parcel which does not include existing areas which can fulfill this requirement, the Zoning Administrator may approve a plan for a waterside deck where the applicant provides for such an area as part of a plot plan.
- 7) A proposed waterside deck shall not be constructed until a plot plan meeting the requirements of Section 20.3, has been submitted and a land use permit has been issued therefore by the Zoning Administrator, subject to Section 20.2.

ARTICLE 14

HDR HIGH DENSITY RESIDENTIAL DISTRICT

SECTION 14.1 INTENT AND PURPOSE

The HDR High Density Residential District is intended to provide for single-family and multiple-family homes, and manufactured housing communities, along with other residentially-related facilities serving the needs of the residents within this district.

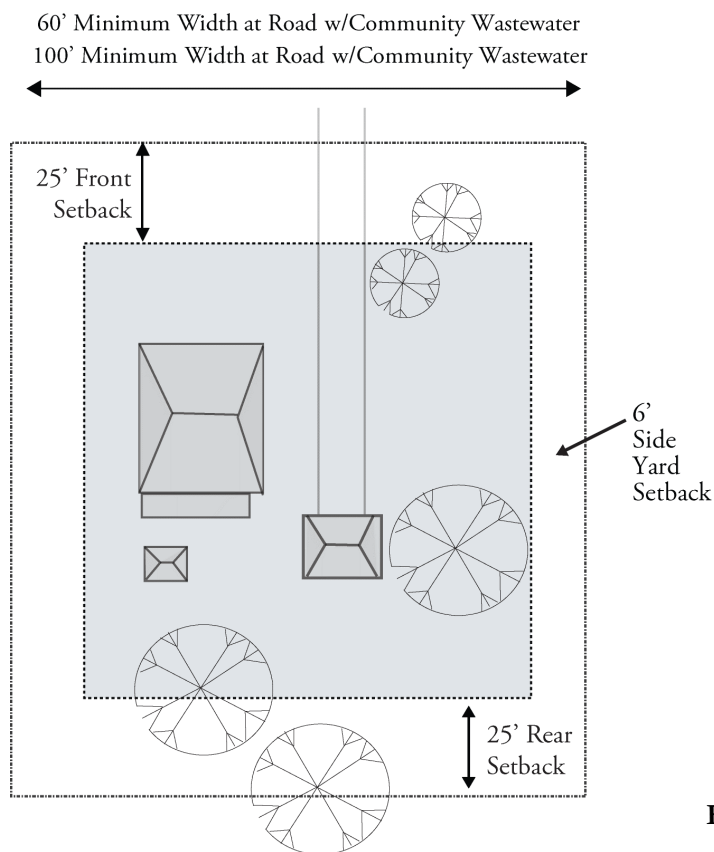


Figure 13-1

SECTION 14.2 USES AND STANDARDS [This section has been amended by Ordinance #180 adopted December 10, 2019, effective December 25, 2019; and by Ordinance #181, adopted March 9, 2021, effective March 21, 2021]

Permitted Uses

Accessory Building and Use, *subject to Section 4.6.*
 Dwelling, Multiple-Unit
 Dwelling, Single Unit Detached, *subject to Section 4.10.*
 Dwelling, Two Family
 Family Child Care Home.
 Government Buildings and Public Parks
 Home Occupation, *subject to Section 4.11.*
 Manufactured Housing Community, *subject to Section 14.4.*
 Adult Care Facilities
 Small WECS *subject to Section 4.25*
 Roadside Stand for Agricultural Products, *subject to Section 4.22*
 Housing and Grazing of Animals *subject to Section 4.6*
 General Farming and Agriculture *subject to Section 19.24*
 Development Options *subject to Article 18*

Conditional Uses

Child Care Center, *subject to Section 19.13*
 Golf Courses and Country Clubs, public or private, *subject to Section 19.25*
 Group Child Care Home, *subject to Section 19.33*
 Place of Public Assembly, *subject to Section 19.41*
 Public Utility Structure, *subject to Section 19.44*
 Wind Energy Conversion Systems (WECS), Large, *subject to Section 19.56*
 Wireless Communication Facilities and Wireless Communication Antennas, *subject to Section 19.57*
 Development Options *subject to Article 18*

District Regulations

	1 & 2 Units	Multi-Unit
Minimum Net Lot Area:		
With Community Wastewater	8,500 sf	20,00 sf
Without Community Wastewater	4,000 sf/unit	10,000 sf/unit
Minimum Lot Width:		
With Community Wastewater		60 feet
Without Community Wastewater		100 feet
Maximum Building Height:		35 feet
Minimum Building Setbacks		
Front:		50 feet
Side:		15 feet
Rear:		40 feet
Waterside:		50 feet
Minimum Floor Area		700 square feet
Minimum Livable Floor Area Dimensions		20' x 20'
Maximum Lot Coverage		As determined by setbacks

Additional Standards

Lot Configuration, subject to Section 4.4
 Permitted Setback Encroachments, subject to Section 4.5.
 Site Plan Requirements, subject to Article 24
 Conditional Land Uses, subject to Article 19

SECTION 14.3 DISTRICT REGULATIONS [This section has been amended by Ordinance #200 adopted December 12, 2023, effective December 29,2023]

1. **Minimum Lot Area.** For one- and two-unit dwellings, the minimum net lot area in the HDR Residential District shall be 8,500 square feet if the lot is served with public water and sewer or community water and wastewater systems; 20,000 square feet if the site is not served with public water and sewer or community water and wastewater systems. For multiple-unit dwellings, the minimum lot area shall be 4,000 square feet per unit if the lot is served with public water and sewer or community water and wastewater systems; and 10,000 square feet per unit if the lot is not served with public water and sewer or community water and wastewater systems.
2. **Minimum Lot Width.** The minimum lot width shall be sixty (60) feet wide at the front setback line if the lot has public water and sewer or community water and wastewater systems; one hundred (100) feet wide at the front setback line if the lot does not have public water and sewer or community water and wastewater systems.
3. **Community Wastewater and Water.** Development in the HDR shall be served with public wastewater and water facilities, or properly licensed private community water and sewer systems, if the lesser lot areas and widths provided in subparagraphs 1 and 2 of this section are to be applied.
4. **Maximum Building Height.** The maximum building height of principal structures in the HDR Residential District is thirty-five (35) feet.
5. **Minimum Building Setbacks.**
 - a. **Measurement.** All setbacks shall be measured to the foundation, or the face of the building, if cantilevered.
 - b. **Front.** Each lot shall have a front setback of not less than twenty five (25) feet in depth from the right-of-way line.
 - c. **Side.** Every dwelling or other principal building or accessory structure over two hundred (200) square feet hereafter erected on any lot or parcel with side lines of record, shall be located so that the side setbacks shall be no less than six (6) feet in width.
 - d. **Rear.** Every dwelling or other principal building hereafter erected shall have a rear setback not less than twenty-five (25) feet in depth.
6. **Minimum Floor Area.** All dwellings shall contain a minimum of seven hundred (700) square feet of floor area and a minimum core area of living space measuring at least twenty (20) feet by twenty (20) feet in size.
7. **Maximum Lot Coverage:** Maximum lot coverage shall be determined by the setback requirements of the district.

SECTION 14.4 MANUFACTURED HOUSING COMMUNITIES

1. **Controlling Standards.** The regulations established by Michigan Public Act 96 of 1987, as amended, the Michigan Manufactured Housing Commission Rules, and the Long Lake Township Zoning Ordinance shall govern all manufactured housing communities in the Township. The controlling standards in this Section 14.4

are not designed to generally exclude mobile homes or persons who engage in any aspect pertaining to the business of mobile homes and mobile home parks.

2. **Site Plan Review.** Pursuant to Section 11 of P.A. 96 of 1987, as amended, a preliminary plan shall be submitted to the Township for review by the Planning Commission. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans but shall include the following materials:
 - a. The applicant's name, address and telephone number and the property owner's name, address and telephone number, if different than that of the applicant.
 - b. Notation of all federal, state and local permits required.
 - c. The location of the project including the permanent parcel number(s) of the property upon which the project is proposed to be located.
 - d. The layout of the project including an illustration of the internal roadway system proposed and typical homesite layout.
 - e. The general design of the proposed project including the proposed location and design of signs, trash receptacles, light fixtures and any accessory structures, open lands and recreation areas and accessory uses.
 - f. The location, spacing, type and size of proposed plant materials.
 - g. A general description of the proposed project including the number of homesites proposed, the anticipated phasing of project development and an indication of the number of homesites to be rented and the number to be sold, if any.
3. **Preliminary Plan Process.** In preparing a preliminary plan and when reviewing such a plan, the following procedures and requirements shall apply, except where these procedures and requirements are superseded by the requirements in PA 96 of 1987, as amended, or the Manufactured Housing Commission Rules.
 - a. **Application.** Any person(s) requesting action or review under the provisions of this Section 14.4 shall file an application on the forms provided by the Township.
 - b. **Pre-application Conference.** An applicant shall meet with Township staff to review an application prior to filing. This pre-application conference is intended to assist the applicant and facilitate the future review and approval of the application. However, no suggestions, recommendations, or other comments made by Township officials, staff or consultants at such conference shall be relied on by the applicant as any indication of approval of an application or any portions thereof.
 - c. **Process and Review.** Completed applications accepted by the Township shall be submitted to the appropriate Township staff for written review and recommendation. The application, along with all recommendations, shall be submitted to the Planning Commission. The staff and consultants may advise and assist the applicant in meeting Section 14.4 requirements, but shall have no power to approve or deny any application, or in any way restrict an applicant's right to seek formal approval thereof. A complete application must meet the requirements of this Zoning Ordinance.
 - d. **Planning Commission Action.** The Planning Commission shall review all applications at a public meeting. Following the review of the application and consideration of public comments and all recommendations of the staff and consultants, and pursuant to Section 11 of PA 96 of 1987, as amended,

the Planning Commission shall take action on the preliminary plan within sixty (60) days after the Township officially receives a completed application with a complete plan. All applications, which the Planning Commission is charged with authority to approve under the provisions of this Ordinance, shall be approved, denied, or approved subject to conditions. The Planning Commission may table an application for further study or to obtain additional information, provided that final action on such application is taken within the sixty (60) day review period. Provided, further, that the Planning Commission may extend its consideration of an application beyond said sixty (60) day limitation, upon the request of the applicant.

- e. **Fees and Deposits.** All applications submitted to the Township for review and approval shall be accompanied by a filing fee to cover the cost of processing and reviewing the application. The fee shall be established by resolution of the Township Board, in accordance with PA 110 of 2006, the Michigan Zoning Enabling Act, as amended.
- f. **Disclosure of Interest.** The full name, address, telephone number, and signature of the applicant shall be provided on the application. The applicant must be the fee owner, have identified legal interest in the property, or be an authorized agent of the fee owner. A change in ownership after the application is filed shall be disclosed prior to the public hearing or the final decision on the application. One of the following applicable disclosures shall be required:
 - 1) When Applicant is not Fee Owner: If the applicant is not the fee owner, the application must indicate the applicant's interest in the property, and the name, address, and telephone number of the fee owner(s). An affidavit of the fee owner(s) shall be filed with the application stating that the applicant has authority from the owner to make the application.
 - 2) When Applicant is a Legal Entity: When the applicant is a corporation, partnership, limited liability company, or other legal entity, and if the applicant or fee owner is an entity other than a sole proprietorship, the following information must be provided:
 - 1. The name, address, and telephone numbers of all corporate officers and of shareholders and the resident agent of the corporation.
 - 2. The name, address, and telephone numbers of all limited liability company members and managers.
 - 3. The name, address, and telephone numbers of all partners of any type of the partnership.
 - 4. As to all other legal entities, besides a sole proprietorship, the name, address, and telephone numbers of individuals having legal control and authority to make decisions for a legal entity.
 - 5. When Applicant or Owner is a Land Trust: If the applicant or fee owner is a trust or trustee thereof, the name, address, telephone number, and extent of interest of the trustees, co-trustees or successor trustees must be provided.
- g. **Records.** The Township shall keep accurate records of all decisions on all applications submitted pursuant to this Section 14.4.

4. **Operation Requirements.**

- a. **Permit.** It shall be unlawful for any person(s) to operate a manufactured housing community unless that individual obtains a license for such operation in compliance with the requirements of Michigan Public

Act No. 96 of 1987, as amended. The Township shall communicate its recommendations regarding the issuance of such a license to the Director of the Michigan Department of Consumer and Industry Services, Corporation and Land Development Bureau, Manufactured Housing and Land Development Division. The applicant shall provide the Township with a copy of its application for a license to operate a Manufactured Housing Community in the Township and the operator of the Manufactured Housing Community shall provide the Township with copies of licenses issued by the Manufactured Housing Commission pertaining to facilities within the Township.

- b. **Violations.** If and when, upon inspection of any manufactured housing community, the Township finds that there are existing conditions or practices which violate provisions of this Ordinance or other regulations referenced herein, it shall give notice in writing by certified mail to the Director of the Michigan Manufactured Housing Commission, including the specific nature of the alleged violations and a description of possible remedial action necessary to effect compliance with the Ordinance or other regulations. The notification shall include such other information as is appropriate in order to fully describe the violations and potential hazards to the public health, safety and welfare resulting from the violation. A copy of such notification shall be sent by certified mail to the last known address of the owner of the manufactured housing community or his or her agent.
 - c. **Inspections.** The County Building Inspector or another authorized Township agent is granted the authority, as specified is PA No. 96 of 1987, as amended, to enter upon the premises of any manufactured housing community for the purpose of determining compliance with the provisions of this Ordinance or other regulations referenced herein.
 - d. **Operation.** A manufactured housing community shall not be operated until a license has been issued by the Michigan Department of Commerce. Buildings which are constructed on-site shall require a Building Permit prior to construction and a Certificate of Occupancy prior to use, as applicable under the Ordinances of the Township.
5. **Development Standards.** Manufactured housing communities shall be subject to all the rules and requirements as established and regulated by PA 96 of 1987, as amended, and the Manufactured Housing Commission rules, and shall satisfy the following minimum requirements:
- a. **Minimum Parcel Area.** Each manufactured housing community shall be not less than fifteen (15) acres in area and shall be owned and operated as one (1) "person" as defined in PA 96 of 1987, as amended or on a condominium basis.
 - b. **Minimum Homesite Area.** The manufactured housing community shall be developed with homesites averaging fifty-five hundred (5,500) square feet per manufactured home unit. This fifty-five hundred (5,500) square feet for any one site may be reduced by up to twenty percent (20%) provided that the individual site shall be equal to at least forty-four hundred (4,400) square feet. For each square foot of land gained through the reduction of a site below fifty-five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space. This open space shall be in addition to that required under R125.1946, Rule 946 and R125.1941 and R125.1944, Rules 941 and 944 of the Michigan Administrative Code.

- c. **Home Placement.** It is the intent of this Section 14.4 to encourage placement of homes parallel to perimeter roadways whenever possible, to maintain consistency of standards and aesthetic quality with other residential districts and adjacent land uses in the Township.
- d. **Obstructing Roads and Walks.** It shall be unlawful to permanently or temporarily locate or park a manufactured home so that any part of such home will obstruct any roadway or walkway within a manufactured housing community.
- e. **Occupancy Prior to Siting.** It shall be unlawful to occupy a manufactured home or for any manufactured home to be occupied in a manufactured housing community unless the manufactured home is situated on a homesite.
- f. **Building Permit Required.** A building permit shall be issued before a manufactured home may be placed on a homesite in a manufactured housing community.
- g. **Minimum Livable Floor Area.** A manufactured home in any manufactured housing community shall contain not less than seven hundred (700) square feet of livable floor area.
- h. **Maximum Building Height.** The maximum height of a building shall not exceed the lesser of two (2) stories or twenty-five feet. The height of storage sheds shall not exceed the lesser of fourteen (14) feet or the height of the manufactured home they are intended to serve.
- i. **Accessory and Site-built Structures.** Accessory and site-built structures constructed for use as management offices, public works facilities, storm shelters, storage buildings, laundry facilities, recreation or community centers, and other similar facilities shall be designed and operated for use by residents of the manufactured housing community only. Site-built structures within a manufactured housing community shall be constructed in compliance with the building codes and shall require all applicable permits.
- j. **Canopies and Awnings.** Canopies and awnings may be attached to any manufactured home and may be enclosed for use as a sun room or recreation room. Canopies and awnings shall comply with the setback and distance requirements set forth in this Section 14.4 and shall require a building permit.
- k. **Storage Sheds.** One (1) storage shed may be permitted for each homesite. Each storage shed shall comply with all Township regulations and requirements, including those requirements set forth in Section 4.6 of this Ordinance. Provided, however, the distance and setback standards of Rule 941 and 944 of the Michigan Administrative Code shall apply.
- l. **Recreation Vehicle Storage.** Common areas for the storage of boats, motorcycles, recreation vehicles, and similar equipment may be provided by the owner of the manufactured housing community, but shall be limited to use by residents of the manufactured housing community only. If proposed, the location of such storage areas shall be shown on the preliminary site plan. No part of any such storage area shall be located in any required yard on the perimeter of the manufactured housing community. Such storage area shall be screened from view from adjacent residential properties and roadways with an opaque wooden fence or a masonry wall measuring six (6) feet in height above average grade, or a landscaped greenbelt. The landscaped greenbelt, if used, shall consist of closely—spaced evergreen plantings, no less than fifteen (15) feet apart, and shall provide a complete visual barrier at least six (6) feet in height above the average grade at planting.

- m. **Landscaping.** The following minimum landscaping standards shall be met:
- 1) **Perimeter:** Perimeter screening shall be provided for any manufactured housing community that abuts an existing residential, industrial or commercial land use. No screening shall be required along any perimeter side that abuts vacant and undeveloped lands. The perimeter screening shall consist of deciduous or evergreen shrubs and/or trees, which are planted so as to form a continuous, uninterrupted wall of vegetation, which in summer, blocks all views through the vegetation so as to be a solid hedge at maturity. In the alternative, the landscaped area can be planted in the form of a single line of deciduous or evergreen trees of a type suitable to survive in the local climate and spaced no more than five (5) feet apart. The landscaped area, whether planted in shrubs or trees, must be at least three (3) feet in height at planting.
 - 2) **Road Frontage:** A landscaped berm measuring 2 ½ to 3 feet in height from the average grade shall be provided adjacent to a public road right-of-way adjoining a manufactured housing community. The berm shall be constructed with slopes no steeper than one (1) foot vertical for each three (3) feet horizontal. Landscaping of the berm shall include one (1) deciduous tree for every forty (40) lineal feet of road frontage and one (1) deciduous or evergreen shrub at least three (3) feet in height at planting spaced so as to provide a complete screen at maturity.
 - 3) **Homesite:** Landscaping shall consist of one (1) deciduous or evergreen tree for every two (2) homesites.
- n. **Open Space.** Each manufactured housing community that contains fifty (50) or more homesites shall include an open space area equal in size to the greater of two percent (2%) of the site, or twenty-five thousand (25,000) square feet. All open space areas shall be centrally located, well drained, and accessible to all residents of the manufactured housing community. Provided, however that up to twenty-five percent (25%) of the required open space may consist of wetlands, swamps and similar areas.
- o. **Internal Roads.** All internal roads shall be hard-surfaced and may be constructed with curbs and gutters. Internal roads shall be constructed of materials suitable for subgrades and hard surface in compliance with the standards of the American Association of the State Highway and Transportation Officials (AASHTO). All internal roads, walkways and driveways, shall be maintained in such a manner that they are of a sound and reasonably smooth surface for either walking or driving. Surfaces shall be maintained reasonably free of cracks, holes, upheavals, buckling, depressions, rutting, or channeling of the wearing surface, or shifting of the pavement base and sub-base, or both. An adequate clear vision area shall be provided at intersections. An offset at an intersection or an intersection of more than two (2) internal roads is prohibited. All entrances to the manufactured housing community shall be a minimum of thirty (30) feet in width.
- p. **Parking.** All homesites shall be provided with two (2) parking spaces in accordance with the Manufactured Housing Commission Rules. One (1) additional parking space for every three (3) homesites shall be provided for visitor parking and said visitor parking area shall be located convenient to the area served. Visitor parking shall be counted separately from those parking spaces required for employees or community facilities. Parking shall not be permitted in any required landscaped area.
- q. **Lighting.** Sufficient lighting, at not less than 0.15 footcandles nor more than 0.8 footcandles, shall be provided along the internal roads within a manufactured housing community in order to promote safe and

convenient movement from all homesites to principal destinations within the manufactured housing community and connections to public thoroughfares and walkways. No exterior light fixture shall cast light off the property of the manufactured housing community.

- r. **Mailbox Clusters.** The United States Postal Service may require that manufactured housing communities be served by clusters of mailboxes serving several homesites rather than individual mailboxes. If mailbox clusters are required, they shall be located at least two hundred (200) feet from any intersection of a manufactured housing community internal road and a public road.
- s. **Sale of Manufactured Homes.** The business of selling new or used manufactured homes as a commercial operation from within the manufactured housing community shall be prohibited after complete occupancy of a new or expanded manufactured housing community has been achieved. Thereafter, new or used manufactured homes located on homesites within the manufactured housing community to be used and occupied on that site may be sold by a licensed dealer or broker. This section shall not prohibit the sale of a used manufactured home by a resident of the manufactured housing community provided the manufactured housing community regulations permit such activity.
- t. **School Bus Stops.** School bus stops, if provided, shall be located within the manufactured housing community in an area that is acceptable to the school district.
- u. **Signs.** Any and all signs, other than traffic signs subject to state law, provided within the manufactured housing community shall not exceed a height of eight (8) feet measured from the average grade, and shall be set back (10) feet from any property line or road right-of-way.
 - 1) **Primary entrance:** One (1) sign not to exceed an area of sixteen (16) square feet, shall be permitted at the primary access of the manufactured housing community, in accord with Article 16 of this Ordinance.
 - 2) **Identification:** One (1) identification sign not to exceed an area of six (6) square feet shall be permitted for management offices and community buildings.
- v. **Trash Dumpsters.** Trash dumpsters, if provided, shall be placed in a location that is clearly accessible to the servicing vehicle. Each dumpster shall be set back a minimum of fifty (50) feet from the perimeter of the manufactured housing community, and shall be placed at least fifteen (15) feet from any building within the manufactured housing community. Dumpsters shall be positioned on a concrete pad. Dumpsters shall be screened on three (3) sides with a decorative masonry wall or wood fencing not less than six (6) feet in height. The fourth side of the dumpster screen shall be equipped with an opaque, lockable gate not less than six (6) feet in height.
- w. **Utilities.**
 - 1) **Fuel for Heating and Cooking:** Fuel for heating and cooking shall be provided by natural gas provided by underground gas transmission mains or liquid propane gas stored in approved containers. All fuel lines servicing homesites shall be placed underground and designed in conformance with the Manufactured Housing Commission Rules and other applicable local county and state regulations.
 - 2) **Telephone and Electric Service:** All telephone, electric, cable TV, and other lines within the manufactured housing community shall be placed underground.

- 3) **Water and Sewer Service:** All manufactured housing communities shall be served by an approved water and sewage systems which shall meet the requirements of the Michigan Department of Environmental Quality. The plumbing connections to each homesite shall be constructed so that all lines are protected from freezing, accidental bumping, or from creating any nuisance or health hazard.
- 4) **Storm Drainage:** The drainage of all exposed ground surfaces in a manufactured housing community shall, at a minimum, conform with and meet the standards of the Grand Traverse County Drain Commissioner as promulgated in the Grand Traverse County Drain Commissioner's standards pursuant to the requirements of MCLA 125.2311 contained in the Mobile Home Commission Act, and in conjunction with the MDEQ's Mobile Home Park Health Standards, being Part IV, R 325.3341 - R 325.3349.
- 5) **Skirting and Anchoring.** Skirting and anchoring of the manufactured home shall comply with sections R125.1604 Rule 604 and R 125.1605 Rule 605 of PA 419 of 1976, as amended.

ARTICLE 15

LB - LOCAL BUSINESS DISTRICT

SECTION 15.1 INTENT AND PURPOSE

The Local Business District is intended to encourage mixed use village patterns and pedestrian connections and serve the limited convenience retail and service needs of the immediate area through development of low intensity commercial activity with minimal impact on the community.

SECTION 15.2 USES AND STANDARDS [This Section has been amended by Ordinance #116, adopted February 8, 2011, effective February 22, 2011 and by Ordinance #176, adopted July 9, 2019, effective July 24, 2019 and by Ordinance #180, adopted December 10, 2019, effective December 25, 2019; and by Ordinance #181, adopted March 9, 2021, effective March 21, 2021]

Permitted Uses

- Accessory Buildings and Uses, *subject to Section 4.6*
- Accessory Dwelling to a Commercial use, *subject to Section 4.9.*
- Banking Establishment
- Contractor Facility, Minor
- Convenience Commercial Establishment
- Dwelling, single unit detached
- Family Day Care Home
- General Retail Sales Establishment
- Government Buildings and Public Parks
- Home Occupation
- Office Building/Clinic
- Personal Service Establishment
- Restaurant, without drive-thru
- Adult Care Facilities
- Small WECS *subject to Section 4.25*
- Roadside Stand for Agricultural Products, *subject to Section 4.22*
- General Farming and Agriculture *subject to Section 19.24*
- Development Options *subject to Article 18*

Conditional Uses

- Billboard, *subject to Section 19.7*
- Building With Excess Floor Area *subject to Section 19.11*
- Child Care Center, *subject to Section 19.13*
- Drive Through Business, *subject to Section 19.16*
- Dwelling, Multiple Unit, *subject to Section 19.17*
- Dwelling, Two-unit, *subject to Section 19.18*
- Educational Facility, *subject to Section 19.21*
- Funeral Home/Mortuary, *subject to Section 19.23*
- Graphic and Performing Arts Studio, *subject to Section 19.26*
- Home Occupation, Major, *subject to Section 19.28*
- Hotel or Motel, *subject to Section 19.30*
- Group Child Care Home, *subject to Section 19.33*
- Motor Vehicle Service Station, without repair, *subject to Section 19.38*

District Regulations

Minimum Net Lot Area:	1 Acre
Minimum Lot Width:	150 feet
Maximum Building Height:	40 feet
Minimum Building Setbacks	
Front:	40 feet
Side:	20 feet
Rear:	20 feet
Building Floor Area Limits:	
7,500 square feet total floor area or smaller shall be a permitted use, buildings greater than 7,500 square feet total floor area shall be a conditional use, subject to Section 19.11	

Additional Standards

- Parking Requirements** Article 25
- Signs** Article 21
- Fences** Section 4.12
- Lot Configuration** Section 4.4
- Site Plan Requirements** Article 24
- Conditional Land Uses** Article 19.

Open Air Business, *subject to Section 19.39*
Place of Public Assembly, *subject to Section 19.41*
Public Utility Structure, *subject to Section 19.44*
Second Hand Store/Pawn Shop, *subject to Section 19.45*
Tavern
Veterinary Establishment, *subject to Section 19.53*
Wireless Communication Facility, *subject to Section 19.57*
Development Options *subject to Article 18*

SECTION 15.3 SITE PLAN REVIEW

All uses in this district are subject to Site Plan Review as described in **Article 24** or plot plan review as described in Article 20 of this Ordinance.

SECTION 15.4 DISTRICT REGULATIONS

1. **Minimum Lot Area.** One (1) acre.
2. **Minimum Lot Width.** One hundred fifty (150) feet wide at the front setback line.
3. **Minimum Yard Setbacks.**
 - a. **Measurement.:** All setbacks shall be measured to the foundation, or the face of the building, if cantilevered.
 - b. **Front Setback.** Forty (40) feet for parcels abutting for all public or private roads.
 - c. **Side Setback.** Twenty (20) feet, except when abutting a public or private road, where it shall meet all of the requirements of a front yard.
 - d. **Rear Setback.** Twenty (20) feet.
4. **Maximum Building Height.** Forty (40) feet.
5. **Building Size.** 7,500 sq ft total floor area or smaller is a permitted use; buildings greater than 7,500 sq ft total floor area shall be subject to the provisions of Section 19.11
6. **Other requirements.**
 - a. Side and rear yards may not be used for storage or display within the minimum side or rear yard setback areas. No portion of the front yard shall be used for storage. Temporary merchandise display may be permitted within the front yard setback area, in an area limited to no more than twenty-five percent (25%) of the front yard area bounded by the building, the side yard setback lines and the front lot line. Provided, however, that materials on display must not obstruct sight lines of drivers or pedestrians and all merchandise shall be removed from such outdoor display area when the business is closed. Outdoor

storage of materials must be screened on all sides. Such storage area shall be screened from view from surrounding properties and roadways. Screening shall consist of a fence, wall or evergreen landscaping meeting the requirements of Section 4.12.

- b. Trash containers, including dumpster type, shall be enclosed by a structure on at least three sides. Dumpsters shall be positioned on a concrete pad and located in an inconspicuous area and not within a required yard area.
- c. Air conditioning units, heating oil, storage tanks or similar appurtenances shall be screened from the view of surrounding properties and roadways. Screening shall consist of trees and/or shrubs or fencing meeting the requirements of Section 4.12 to the height of the particular piece of equipment.

7. Site Design and Development Requirements. The construction of any building or structure requiring site plan approval by the Planning Commission shall conform to the provisions set forth below or as modified by **Article 18**, Development Options; or as varied pursuant to **Article 23**, Zoning Board of Appeals.

- a. Material which is normally and reasonably discarded from commercial uses of property may not be externally stored except within an enclosed and properly screened dumpster.
- b. When a side or rear lot line abuts areas adjacent to a residential district lot line, a buffer strip in addition to the minimum yard setback requirements of Section 15.4.3 of this Article shall be provided. The buffer strip shall consist of the following:
 - 1) Landscaped strip. A landscaped strip at least twenty (20) feet in width along the entire length of the abutting residential district lot line.
 - 1. Trees. The number of trees shall be determined as follows, three (3) trees and three (3) shrubs for each fifty (50) feet, or fraction thereof, of lot line length. The trees and shrubs shall be placed within the buffer strip so as to provide the best screening as approved by the Zoning Administrator. Shrubs shall be at least two (2) feet in height at planting and trees shall be at least the following size at the time of planting:
 - Evergreens: six (6) feet in height,
 - Deciduous: two and one-half inches (2½") in caliper measured at breast height.
 - 2. Sight-proof screening. Sight proof screening four (4) feet in height shall be provided along the entire length of a residential district lot line by use of the landscape elements as described in subparagraph (a) hereof or wooden fencing, and berms. These elements may be used separately or in combination as determined by the Zoning Administrator.
 - 2) All required plantings must be maintained in a live and healthy state. Dead or unhealthy trees and shrubs shall be replaced with the size and type of plantings required in this Section.
- c. Fencing shall be subject to **Section 4.12**.
- d. Exterior lighting in accord with **Section 4.13** shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along the adjacent street or streets. Flashing lights shall not be permitted.
- e. Any of the requirements of this Section may be waived or modified through the site plan review process, provided the Planning Commission finds that specifically identified characteristics of the site or site

vicinity would make the required landscaped strip and/or sight-proof screening unnecessary due to existing vegetation, or where it would impair vision at a driveway or road intersection.

8. Ground Water Protection. The following standards for ground water protection shall apply to all businesses and facilities, including private and public facilities, which use, store or generate hazardous substances in quantities greater than 100 kilograms per month (equal to about 25 gallons or 220 pounds).
 - a. Sites at which hazardous substances are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands.
 - b. Secondary containment for aboveground areas where hazardous substances are stored or used shall be provided. Secondary containment shall be sufficient to store the substance for the maximum anticipated period of time necessary for the recovery of any released substance.
 - c. General purpose floor drains shall be allowed only if they are connected to a public sewer system, an on-site holding tank (not a septic tank with drainfield), or a system authorized through a state groundwater discharge permit.
 - d. State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.

ARTICLE 17

GB - GENERAL BUSINESS DISTRICT

SECTION 17.1 INTENT AND PURPOSE

The GB General Business District is intended to provide a combination of land uses to serve the overall shopping needs of the population both within and beyond the Township boundaries including both convenience and comparison goods and to provide facilities for the employment of area residents and fabrication and storage of manufactured products. As a result, the permitted uses are generally grouped so as to generate larger volumes of vehicular and pedestrian traffic than other districts that may incorporate commercial uses and there may be some impact on the adjacent area.

SECTION 17.2 USES AND STANDARDS [This Section has been amended by Ordinance #116, adopted February 8, 2011, effective February 22, 2011 and by Ordinance #180, adopted December 10, 2019, effective December 25, 2019; and by Ordinance #181, adopted March 9, 2021, effective March 21, 2021]

Permitted Uses

Accessory Buildings and Uses, *subject to Section 4.6*
 Banking Establishment.
 Contractor Establishment, Minor and Major
 Convenience Commercial Establishment.
 General Retail Sales Establishment.
 Governmental Building/Public Park.
 Motor Vehicle Fuel Service w/o Repair.
 Office Building/Clinic
 Personal Service Establishment.
 Processing, Assembly, and Manufacturing.
 Research and Development Establishment.
 Restaurant, without drive-thru.
 Adult Care Facilities
 Small WECS *subject to Section 4.25*
 General Farming and Agriculture *subject to Section 19.24*
 Development Options *subject to Article 18*
 Roadside Stand for Agricultural Products, *subject to Section 4.22*

District Regulations

Minimum Net Lot Area:	1 Acre
Minimum Lot Width:	150 feet
Maximum Building Height:	40 feet
Minimum Building Setbacks	
Front:	40 feet
Side:	20 feet
Rear:	20 feet
Building Floor Area Limits:	
	7,500 square feet total floor area or smaller shall be a permitted use, buildings greater than 7,500 square feet total floor area shall be a conditional use, subject to Section 19.11

Conditional Uses

Above Ground Storage Flammable Liquids, *subject to Section 19.3*
 Billboard, *subject to Section 19.7*
 Building Material Supplier, *subject to Section 19.10*
 Building With Excess Floor Area *subject to Section 19.11*
 Car Wash, *subject to Section 19.12*
 Drive-Through Business, *subject to Section 19.16*
 Educational Facility, *subject to Section 19.21*
 Extraction, *subject to Section 19.22*
 Funeral Home/Mortuary, *subject to Section 19.23*
 Graphic and Performing Arts Studio, *subject to Section 19.26*
 Hospital and Long Term Care Facility, *subject to Section 19.29*
 Hotel/Motel, *subject to Section 19.30*
 Kennel, *subject to Section 19.32*
 Mini-Warehouse, *subject to Section 19.34*

Additional Standards

Parking Requirements Article 25
Signs Article 21
Fences Section 4.12
Lot Configuration Section 4.4
Site Plan Requirements Article 24
Conditional Land Uses Article 19.

Motor Vehicle Fuel Service with Repair, *subject to Section 19.36*
Motor Vehicle Salvage/Scraping Yard, *subject to Section 19.37*
Open Air Business and Storage, *subject to Section 19.39*
Parking Garage, *subject to Section 19.40*
Place of Public Assembly, *subject to Section 19.41*
Propane Service Facility, *subject to Section 19.43*
Public Utility Structure, Yard and Substation *subject to Section 19.44*
Second Hand Store/Pawn Shop, *subject to Section 19.45*
Sexually Oriented Business, *subject to Section 19.46*
Tavern
Truck Freight Terminal, *subject to Section 19.49*
Motor Vehicle Repair Service, *subject to Section 19.52*
Veterinary Establishment, *subject to Section 19.53*
Warehouse, *subject to Section 19.54*
Wholesale Trade Business, *subject to Section 19.55*
Wind Energy Conversion System, (WECS), Large, *subject to Section 19.56*
Wireless Communication Facility, *subject to Section 19.57*
Development Options *subject to Article 18*

SECTION 17.3 SITE PLAN REVIEW

All uses in this district are subject to Site Plan Review as described in Article 24 or plot plan review as described in Article 20 of this Ordinance.

SECTION 17.4 DISTRICT REGULATIONS

1. **Minimum Lot Area.** One (1) acre.
2. **Minimum Lot Width.** One hundred fifty (150) feet wide at the front setback line.
3. **Minimum Yard Setbacks.**
 - a. **Measurement.** All setbacks shall be measured to the foundation, or the face of the building, if cantilevered.
 - b. **Front Setback.** One hundred (100) feet if abutting M-72 and Forty (40) feet for all other public or private roads.
 - c. **Side Setback.** Twenty (20) feet.
 - d. **Rear Setback.** Twenty (20) feet.
4. **Maximum Building Height.** Forty (40) feet.

5. **Building Size.** 20,000 sq. ft. total floor area or smaller is a permitted use; buildings greater than 20,000 sq. ft. total floor area shall be subject to the provisions of Section 19.11.

6. **Other requirements.**

- a. Areas within required side and rear yard setbacks may not be used for storage or display. No portion of the front yard shall be used for storage. Temporary merchandise display may be permitted within the front yard setback area, in an area limited to no more than fifty percent (50%) of the front yard area bounded by the building, the side yard setback lines and the front lot line. Provided, however, that materials on display may not obstruct sight lines of drivers or pedestrians. Outdoor storage of materials must be screened on all sides. Such storage area shall be screened from view from surrounding properties and roadways. Screening shall consist of a fence or wall meeting the requirements of Section 4.12.
- b. Trash containers, including dumpster type, shall be enclosed by a structure on at least three sides. Dumpsters shall be positioned on a concrete pad and located in an inconspicuous area at least thirty (30) feet from any lot line in the side and rear yards only.

7. **Site Design and Development Requirements.**

The construction of any building or structure requiring site plan approval by the Planning Commission shall conform to the site development standards set forth in Table 2.6, Article 2 of this Ordinance, unless otherwise permitted under the provisions of the Ordinance. Material which is normally and reasonably discarded from commercial or industrial uses may be stored outdoors for not more than ninety (90) days, provided such material is enclosed in a dumpster or, if stored on the ground, such material shall not exceed six (6) feet in height and shall be completely enclosed with an opaque fence six (6) feet in height.

When a side or rear lot line abuts areas adjacent to a residential district lot line, a buffer strip in addition to the minimum yard requirements of Section 17.4, 3 of this Article shall be provided. The buffer strip shall consist of the following:

- a. **Landscaped strip:** A landscaped strip at least twenty (20) feet in width along the entire length of the abutting residential district lot line.
 - 1) **Trees:** The number of trees shall be determined as follows, three (3) trees and three (3) shrubs for each fifty (50) feet, or fraction thereof, of lot line length. The trees and shrubs shall be placed within the buffer strip so as to provide the best screening as approved by the Zoning Administrator. Shrubs shall be at least two (2) feet in height at planting and trees shall be at least the following size at the time of planting:
 - Evergreens:** six (6) feet in height,
 - Deciduous:** two and one-half inches (2½") in caliper measured at breast height.
 - 2) **Sight-proof screening:** Sight proof screening four (4) feet in height shall be provided along the entire length of the abutting a residential district lot line by use of the landscape elements as described in subparagraph (a) hereof or wooden fencing, and berms. These elements may be used separately or in combination as determined by the Zoning Administrator.
- b. All required plantings must be maintained in a live and healthy state. Dead or unhealthy trees and shrubs shall be replaced with the size and type of plantings required in this Section.

- c. Fencing shall be subject to Section 4.12.
 - d. Exterior lighting in accord with Section 4.13 shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along the adjacent street or streets. Flashing lights shall not be permitted.
 - e. Any of the requirements of this section may be waived or modified through the site plan review process, provided the Planning Commission finds that specifically identified characteristics of the site or site vicinity would make the required landscaped strip and/or sight-proof screening unnecessary due to existing vegetation or where it would impair vision at a driveway or road intersection.
8. **Ground Water Protection.** The following standards for ground water protection shall apply to all businesses and facilities, including private and public facilities, which use, store or generate hazardous substances in quantities greater than 100 kilograms per month (equal to about 25 gallons or 220 pounds).
- a. Sites at which hazardous substances are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands.
 - b. Secondary containment for aboveground areas where hazardous substances are stored or used shall be provided. Secondary containment shall be sufficient to store the substance for the maximum anticipated period of time necessary for the recovery of any released substance.
 - c. General purpose floor drains shall be allowed only if they are connected to a public sewer system, an on-site holding tank (not a septic tank with drainfield), or a system authorized through a state groundwater discharge permit.
 - d. State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.

SECTION 17.5 PERFORMANCE REQUIREMENTS

All land uses within the General Business District shall comply with the following requirements.

1. Noise emanating from a use in this District shall not exceed the level that disturbs a reasonable person of normal sensitivities at the boundaries of the lot. Short intermittent noise peaks may be expected, if they do not exceed normal traffic noise peaks at any point on the lot boundaries.
2. Uses in this District shall be such that they comply with all applicable local, state and federal requirements. Further, such uses shall not cause or create any condition that endangers or injures the safety or health of humans or animals or that annoys or disturbs a reasonable person of normal sensitivities, including but not limited to:
 - a. Emitting noxious, toxic or corrosive fumes or gases; except those produced by internal combustion engines under design operating conditions.
 - b. Emitting odorous gases or other odorous matter beyond any point on the boundary of the use parcel, provided that any process, which may involve the creation or emission of any odors shall be provided with

a secondary safeguard system so that control will be maintained if the primary safeguard system should fail.

- c. Emitting smoke, other than that produced by normally operating heating equipment.
- d. Discharge into the air dust or other particulate matter created by any industrial operation or emanating from any products stored prior to or subsequent processing.
- e. Producing heat at or beyond the lot boundaries.
- f. Producing physical vibrations at or beyond the lot boundaries.
- g. Producing electromagnetic radiation or radioactive emissions at or beyond any point on the boundary of the use parcel.

SECTION 17.6 CROSS ACCESS AND INTERCONNECTIVITY

1. **Intent.** Cross access and interconnectivity of land uses in the General Business District to enhance vehicular circulation is necessary to the economic health of the community as it allows for job-creating investment while making effective and well-organized use of the lands, and minimizes potential traffic conflicts on major arterial streets and highways. The purpose of Section 17.6 is to facilitate the preservation of traffic flow and motorist safety, and the reduction of automobile congestion and the potential for accidents along that portion of M-72 (East Traverse Road) within the General Business District. Section 17.6 generally implements the recommendations of the M-72 Corridor Plan. The overall objective is to provide for an interconnected and cohesive development pattern that minimizes cul-de-sac developments or individual parcels with no interconnection to adjacent properties.
2. Standards.
 - a. As part of site plan review and approval for any new development within those portions of the General Business District located in Sections 1 and 2 of Long Lake Township, the Planning Commission may require that an access easement or public or private road right-of-way be provided to permit vehicular interconnection among neighboring parcels and to minimize the need to use M-72 to travel between parcels in said portion of the General Business District.
 - b. The location of an access easement shall take into account the topography on the site and on adjoining properties, including native grades, stormwater management features and existing development. Access easements shall not be located within the required minimum front yard setback area. Access easements must be approved by the Township and recorded with the County Register of Deeds.
 - c. An access easement shall be paved to the property line, if the adjoining property is developed. If the adjoining parcel is vacant, a condition of site plan approval may be the subsequent pavement of said access easement when, and if, the neighboring property is improved. An access easement shall be not less than thirty (30) feet in width sufficient to accommodate two-way traffic.

April 25, 2024 Steering Committee Activity Center Discussion

As part of the Activity Center Steering Committee's meeting, a general discussion took place regarding the Township's Activity Centers. Discussion was led off when the Steering Committee members were asked what makes the three areas unique, historical or special to the residents and Township. Over the course of nearly an hour of discussion, many comments were provided with the following representing a summary of key points.

Preservation of the rural character and natural environment were identified as main contributors for a desire to have planning and development that compliments the existing feel and avoid becoming similar to some surrounding Townships. A tree ordinance, zoning that promotes, and restrictions on lighting and signage to promote dark skies were mentioned as possible methods to retain the rural character. Some felt that development policies should be consistent across the Township with clear standards for signage, dark skies, trees, screening and more.

Traffic and safety all along Long Lake Road was a top concern, with excessive speeds and general congestion being mentioned. Safe pedestrian and bicycle access were also discussed to increase walkability and connections. When the Township is examining planning and development, members identified considerations such as existing businesses and residential neighborhoods. It was also brought up that there is a lack of water and sewer availability. Improved communication between the Township and residents regarding development plans and allowed uses in the Activity Centers was asked for.

The North Activity Center was primarily viewed as the most established and likeliest area for a community hub and increased connections between businesses, public assets, and neighborhoods. Many expressed opposition to more development of the Hamlet Center, with a desire to preserve its character and existing businesses. The West Activity Center was noted as having a residential feel with businesses fitting in well. Other comments included consideration of the M-72 Commercial area, community beautification, supporting increased agritourism opportunities for local farms.

April 25, 2024 Activity Center SWOT Analysis

The Activity Center Steering Committee's initial meeting provided an opportunity to provide general comments regarding the three identified Long Lake Township Activity Centers. Additionally a SWOT (Strengths, Weaknesses, Opportunities, and Threats) exercise was done by members for each of the Activity Centers, West Activity Center, Hamlet Center, and North Village Center. Below is a synopsis of those general comments and of the SWOT Analysis. Full comments can be found in Appendix XX.

In general, the Steering Committee expressed concerns about the development of the three activity centers, prioritized the protection of the natural environment and the rural character of the Township and within the Activity Centers. One of the most mentioned themes was environmental protection, including water quality and groundwater supply. Some of the measures to ensure protection mentioned by attendees included tree ordinances and septic inspections.

It was mentioned by several responses that the Township should focus on one activity center, with the North Activity center identified as the preference. Many expressed the interest in development that maintains the Township's rural and natural aesthetics. Ideas to do so included building standards in the Activity Centers, dark sky preservation, and supporting agritourism. Connecting existing neighborhoods to businesses and parks, and the Activity Centers themselves was mentioned as an opportunity to increase walkability.

West Activity Center

Strengths

The rural charm and appeal of the West Activity Center was attributed to the natural beauty of the area, proximity to lakes and adjacent communities, and existing and unique businesses that provide a residential feeling to existing families (including farming and agritourism).

Weaknesses

Weaknesses mentioned in the West Activity Center included new development clashing with the existing rural aesthetic, traffic issues (speed, boat parking congestion, busy intersections), visual appeal (blight, clear cut areas), and planning concerns.

Opportunities

Themes of the opportunities in the West Activity Center consisted of smart development, zoning standards, and planning that compliments the existing rural aesthetic of the area. Environmental protection (tree cutting, water quality, etc.) traffic calming, and supporting agritourism and existing farms were also mentioned.

Threats

Threats identified included environmental damage and concerns from clear cutting and increased development, traffic problems (especially during the boating season), loss of the rural character and open space, and overcrowding.

Hamlet Center

Strengths

The Hamlet Center strengths included existing local businesses, public beach access and Township's Taylor Park.

Weaknesses

Weaknesses in the Hamlet Center also included traffic concerns and pedestrian access (crosswalks, handicap access, etc.) and safety, and potential effects to the water quality. Some mentioned that more development would create more issues and other areas should be focused on for development.

Opportunities

Members indicated opportunities in the Hamlet Center could be connecting parks to each other and to surrounding neighborhoods, expand park and offerings, and addition of trees. Leaving the area as is, was also mentioned as an opportunity.

Threats

Threat within the Hamlet Center included a loss of character, impact to existing businesses, traffic safety, and the natural environment.

North Activity Center

Strengths

Strengths of the North Activity Center were the established businesses contributing to the local feel and rural character through things like their signage and look. Many families are located in or near the area which holds Long Lake Elementary School and accessibility to local trails.

Weaknesses

The main weakness in the North Activity Center was traffic safety, including speed and congestion. Others included future considerations such as a farm market competing with existing farms, connectivity and blight of abandoned buildings.

Opportunities

The opportunities for the North Activity Center included improved traffic safety (traffic calming, roundabout, etc.) and pedestrian access (connectivity, sidewalks, bike path, etc.), preservation of rural character, place-making, and redevelopment of abandoned buildings.

Threats

Threats identified within the North Activity Center include overdevelopment and growth leading to rural character loss and natural environment damage, traffic speeds and congestion, and overcrowding leading to resident displacement.



Long Lake Township Activity Center Community Input Drop-In Session

Saturday, May 18, 2024 - 10:00 a.m. to 2:00 p.m.

Twin Lakes Park – Boys Dormitory (6800 N Long Lake Rd Traverse City, MI 49684)



Long Lake Township invites residents, businesses, and visitors to attend at any time a drop-in community input session at Twin Lakes Park on Saturday, May 18, 2024 between 10:00 a.m. and 2:00 p.m. There will be multiple stations set up for response to provide community input relating to the Long Lake Township Activity Centers to include zoning questions, site features, transportation and more. Networks Northwest staff will be on site for discussion, assist community members, and answer questions.

Information, including mapped locations of the Activity Centers, can be found on nwm.org/LLTsubplan