

Onekama Community



2010

M a s t e r P l a n

Onekama Community Master Plan

Adopted March 2, 2010 and March 17, 2010

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January 21, 2010

Approved
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February 26, 2010

Adopted
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March 17, 2010
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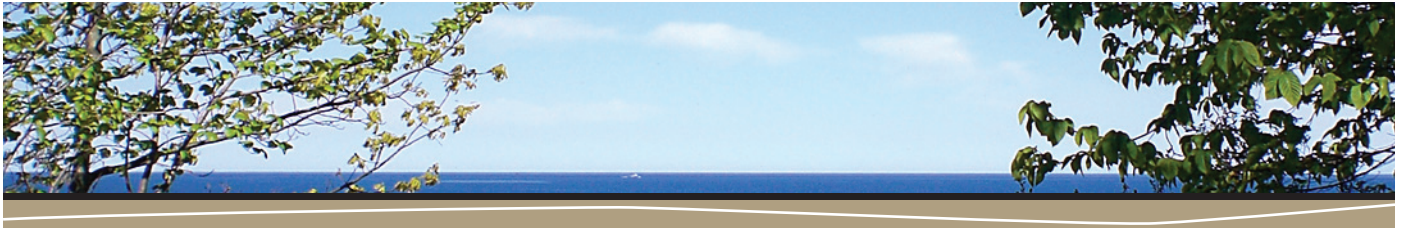
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Prologue

“Gateway Community to M-22 North”

When you start your journey with Onekama, you begin with some of the Third Coast's best resorts, dining, golf, sport fishing, and unspoiled beauty to be found in the North.

This route takes you along the magnificent Lake Michigan shore line – around the Leelanau Peninsula, through Sleeping Bear Dunes National Park, to Grand Traverse Bay and right into Traverse City. This is a route that rivals Route 66 for its appeal as a scenic drive to a spectacular array of wonderful places to visit and enjoy. Some of them include:

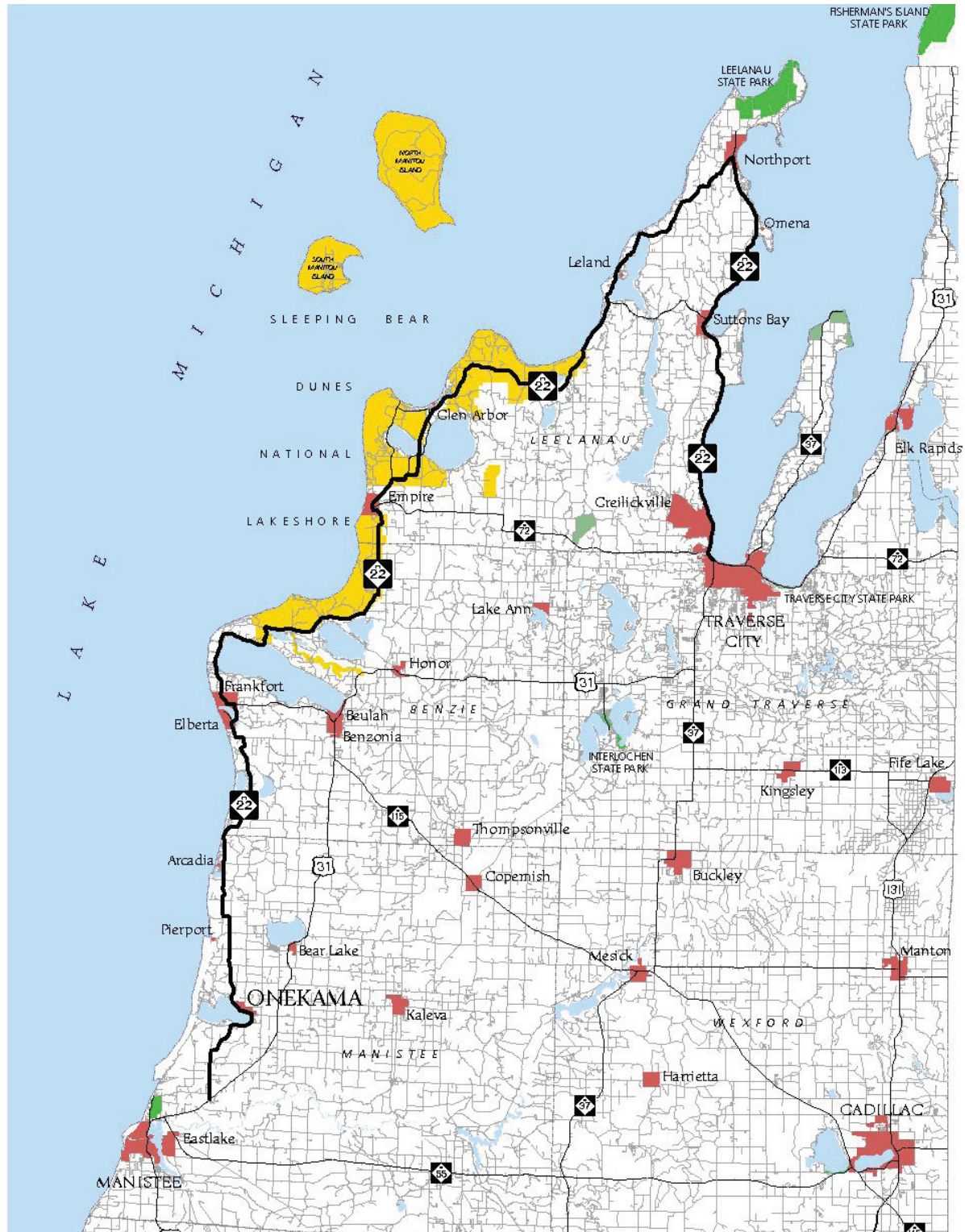
- Several inland lakes that have direct access to Lake Michigan – safe harbors and docking for boats of all sizes.
- Sport fishing on streams, inland lakes, and Lake Michigan – considered to be among the best in the world.
- Cherry, apple, and peach orchards, vineyards and vegetable farms with quaint roadside stands that compel you to stop.
- A growing grape/wine industry that already has national and international awards for taste and quality.
- Golf courses ranked among the best in the nation with dining opportunities to match.
- Beaches that rival those found in the Caribbean but without the crowds or the salt.
- Quaint and unique villages with surprises for shoppers for all tastes.

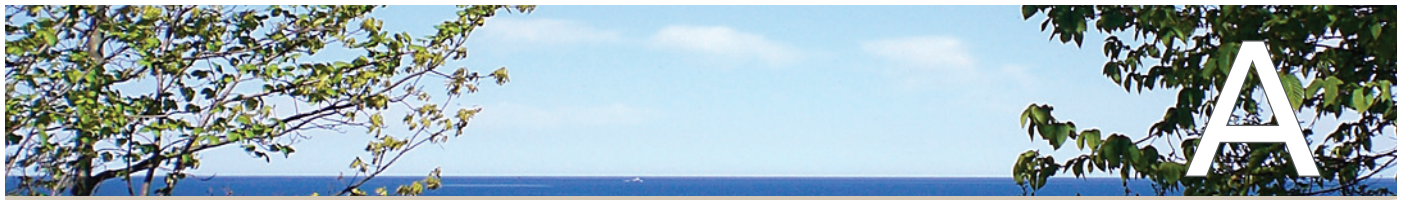
Onekama is a gateway to what the best of the “North” is all about and represents the beginning of an unforgettable Highway 22 experience in Northwest Michigan.

Bob Wangbichler, Leadership Committee Member



Figure A1
Regional Context Map





Introduction

Regional Context



The community of Onekama is the southern gateway of the M-22 corridor that loops around the majestic Lake Michigan shoreline, through Manistee, Benzie, and Leelanau Counties to Traverse City. Onekama is the first link in a chain of coastal communities that attract visitors year round, but particularly in the summer months due to the beautiful beaches, rolling topography and vernal forests. It is also the entrée into large tracts of state and national park land, including the Sleeping Bear Dune National Lakeshore, Grand Traverse Regional Land Conservancy lands, a number of state forest campgrounds, and the Leelanau State Park at the tip of Leelanau County. The corridor passes through a productive agricultural region with cherry orchards and an ever-expanding wine industry. M-22 is also on the Lake Michigan Circle Tour, part of a loop that follows the shoreline of the Great Lakes.



To the direct south is the city of Manistee, an active resort community. The surrounding area is part of the Manistee National Forest, a large recreation area stretching from Manistee, east to Cadillac, and south to below White Cloud.



The village of Onekama sits on the north end of Portage Lake, a body of water with a unique history in the area. Until 1871, the lake was landlocked, but at that time a channel was dug that evened out the level of Portage Lake with Lake Michigan. It allowed vessels to pass between the lakes. By 1879, the federal government stepped in to make it a harbor of refuge, since there was no refuge for boats along Lake Michigan between Ludington and South Manitou Island.

Due to climate and the recreational and resort nature of the Onekama Community, the population, as well as activity, increases in the summer months. These summer residents are scattered throughout the area in small communities such as Portage Point, Red Park and Wick-a-te-wah, to name a few.

The Onekama Community has the glacial benefit of rolling topography, an extensive and sandy Lake Michigan shoreline, large swaths of woodlands, picturesque farms, and expansive natural areas. In and around the village and Portage Lake there are numerous tree-lined ridges that tuck the village and lake into their setting and act as a framework for the beauty of the surrounding community.

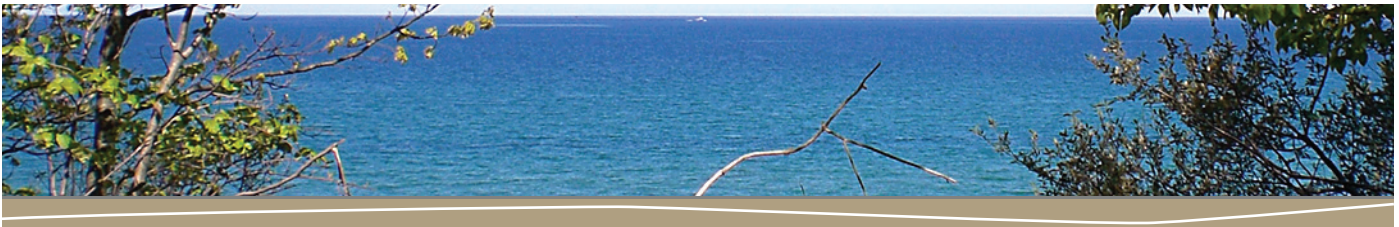
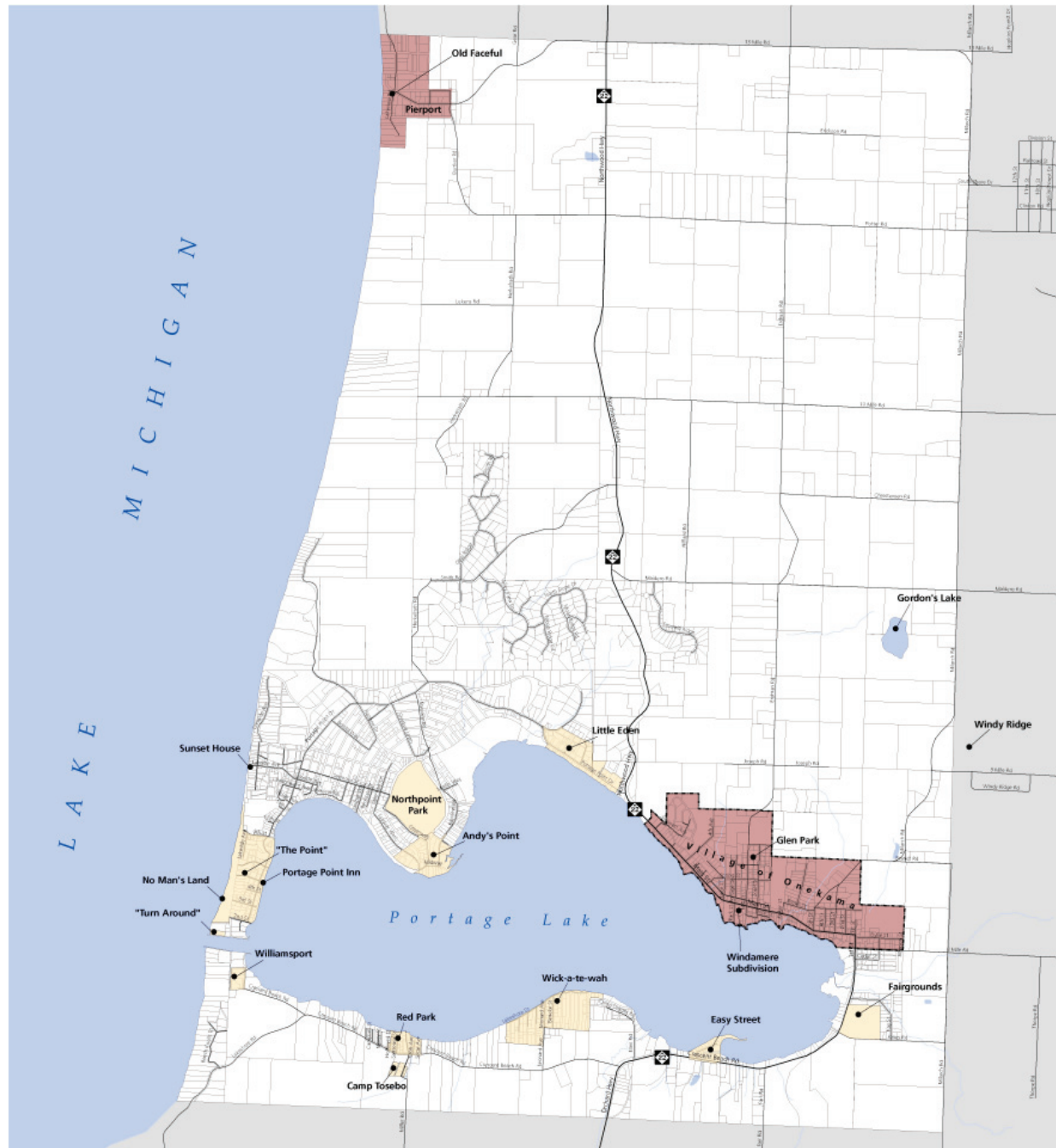


Figure B1



THE ONEKAMA COMMUNITY

Local Geographic Sites & Settlements

Data Source: Northwest Michigan Council of Governments

BASE MAP ELEMENTS

- Municipal Boundary
- Parcel Line
- Major Road

THEME ELEMENTS

- Settlement Area
- Local Geographic Area
- Local Geographic Site





Context

Community Character

In 2007 the Onekama Township Planning Commission compiled information for a community master plan. Volume 2: Background and Supporting Information contained a section on community character describing the various local informal settlement areas and associations within the Township. This information is outlined below.

Onekama Village and Area

Since the 1870's the Village of Onekama has undergone several transformations. It began as an agriculture, lumber and sawmill logging community relying on Portage Lake and Lake Michigan for transportation and trade. As years passed Onekama, which established Village Government in 1891, became a community with a commercial hub composed of numerous thriving retail businesses and much commerce via boat and rail. Its current status is a small village with some convenience shopping. The Village has many older structures from the late 1800's and early 1900's, a few being of locally manufactured brick but most being of frame construction. Some newer structures are of brick or a combination of materials. There are several churches, a consolidated school district and a small business district along M22. There are also a number of seasonally used cottages in this Village of approximately 600 residents, many of whom are retired.

Williamsport

Williamsport is located at the southwest end of Portage Lake. After being platted in 1872 as a small town, it developed in the early part of the last century as a resort residential area. Most of the homes are of frame construction and many would be eligible as local historic landmarks (the Sandenburgh-Rogers House, 1882-1883, is on the State and National historic registers). There are a few split-rail fences and a few woven wire

fences, but the majority of the property boundaries are marked with hedges. The density in this area would probably average about one residence per acre. There is no through traffic in this area, since ingress and egress is by a single gravel road. As a result of this, all homes enjoy a high degree of privacy. There is a platted public roadway to the south pier of the Channel that has been modified and developed by the Township for parking and pedestrian access to the pier.

Red Park

This resort subdivision is located west of the center portion of the south shore of Portage Lake. It was opened as a resort in 1895 and has many cottages of historic significance that may merit designation on the State and National historic registers. It is also the location of Camp Tosebo, which operated from 1912 until around 1978. The Camp property is on the State and National historic registers. All of the dwellings are privately owned, and approximately 20 percent are rented out as resort property. They are mostly of frame construction and are located on relatively small lots. This area has a high degree of privacy, since many dead-end roads from Crescent Beach Road can extend into it.

Wick-a-te-wah

This resort subdivision is located at the center portion of the south shore of Portage Lake. It developed as a resort community in the early 1900's and now has many newer year-around homes. Many of these dwellings are a frame construction, but there are also many brick veneered and earlier ornamental concrete block dwellings.

Eagle Point

This resort subdivision, platted in 1909, is the location of the Portage Lake Covenant Bible Camp (since 1947), which was established as Camp Delight in 1912. This area also has a high degree of privacy, since only two dead-end roads from Crescent Beach Road can be used to access it.

Little Eden Camp

This resort area in Portage Park Addition (1 91 7) and Portage Park Addition No. 1 (1 921) is located on the north center shore of Portage Lake and is the location of Little Eden Camp, which was purchased in 1944 by a Mennonite Church group. The Camp had been established in 1924 as the St. Mary's (Episcopal) Summer School and Camp, and is on the site of the former Seymour Inn, which was renovated into the Camp's headquarters (now demolished). An artesian well, now on Camp property, has provided water to passersby for over eighty years. In addition to the Camp, there are a number of cottages on the north side of Portage Point Road, some being on side streets. Many of these cottages date from the 1900's into the 1920's and are mostly of frame construction. Most enjoy a view of Portage Lake.

Portage Point and Portage Park

These resort subdivisions are at the west end of Portage Lake and are unique in that there are many points of public access to Portage Lake and Lake Michigan. Portage Point is the location of Portage Point Inn (1902), which is on the National historic register. Portage Point was platted in 1902; Portage Park was platted in 1915. There are a number of cottages of historical significance in these resorts. The R. E. Harris "Fenmoor" boat-house (1930), a cottage that was constructed in Portage Park to resemble a steamship, is on the State historic register and is by the streambed of Portage Creek, where the mills and village of the early settlement of Portage were located. Most of the early cottages are of frame construction; however, many of the newer dwellings are of brick and concrete block construction.

Andy's Point (Bayview-Midway)

This area of Portage Park Addition (1 91 7) is located on North Point that juts into Portage Lake from its north side. The area is also known locally as "Andy's Point." These homes are of varied construction styles, with some frame construction, some brick veneer, some stone veneer, and some concrete block. Most of these homes enjoy an excellent view of the Lake. There are few fences and most homes occupy relatively large lots. Access to this area is by a looped road from Portage

Point Road. These homes enjoy a relative degree of privacy. Approximately sixty acres that originally were developed as a golf course for Portage Park Addition are now Onekama Township's North Point Park.

Pierport

A pier had been built as early as 1866 at the location of this small community at the north edge of the Township on the Lake Michigan shoreline. This neighborhood can be accessed by paved roads from the east or south, and a gravel road from the north (which is a nature trail unique to Manistee County). It is a rather private community and has had little development since the early 1900's other than for resort purposes. Many of the structures have historical significance; most are of frame or log construction. A parklike access to Lake Michigan exists at the end of Thirteen Mile Road and has the artesian well "Old Faceful," which is marked "1931."

Ellen Road-Easy Street-Farr Road-Crescent Beach Road (M-22) (Commercial-Residential)

This area is located at the eastern end of the south shore of Portage Lake. The Easy Street area is unique in that it is built up on fill made by digging its channels connecting with Portage Lake. All of these lots have waterway access to the Lake. There is a condominium development nearby, four permitted marinas, a restaurant, and a campground. All of the development in this area has been since the 1950's. A golf course with condominiums has been developed since the 1990's and is accessed by Farr Road, although this property is in Manistee Township. There are few fences in this area and very little privacy, since most of this property is within sight of M-22.

Sunset Point

Established in 1998, Sunset Point consists of a 29-unit site condominium located in Section 23. Access is off Maidens Road on Emerald Ridge Trail, a paved public road.

Demographic Element

Data gathering is an essential element to any community plan. While facts and figures are often compiled in a series of charts to reflect population change, they are rarely analyzed to understand the character of a community and their likely impact on land use. Understanding the composition and complexity of the people of Onekama will assist in shaping Onekama's vision for the future.

Important characteristics in this process include trends and projections, age, education, employment and income. The following discussion profiles and compares the historic data of both the Village and the Township and establishes key findings about their residents' current and future needs.

Population

Onekama's location, natural environment, and small year-round population create opportunities for resort-style living. The resort atmosphere that has become associated with the community over the past several decades contributes to Onekama's seasonal population shifts between summer and winter. As a result, the area's seasonal housing stock of 42% creates sharp fluctuations in population during the summer months that are not reflected in the Census data of permanent residents. Therefore, population figures and projections must be carefully evaluated to assist municipalities with future planning of infrastructure and public services. While population projections indicate only slight growth over the next 20 years, these figures do not take into account the seasonal residents who reside in the area from May to September.

Based on the area's 1970 population of 1,128 residents to the current 2006 estimate of 1,457, Onekama has grown by 29% over the past 36 years. While Onekama Township has always been slightly ahead of the County's historical population growth, according to Figure B2, the Village has just recently outpaced the County's rate of population growth in the 1990 to 2000 decade.

Figure B2 – 30-Year Population Trend

Geography	1970-1980	1980-1990	1990-2000
Onekama Township	28%	-12.3%	19.6%
Village of Onekama	-8.8%	-11.5%	25.6%
Manistee Township	11.6%	-8.0%	27.5%
Filer Township	11.6%	-8.0%	12.3%
Village of Eastlake	0.4%	-8.0%	-6.8%
Manistee County	14.56%	-7.62%	15.34%
State of Michigan	4.3%	0.4%	6.9%

Table note: Onekama Township data contains Village

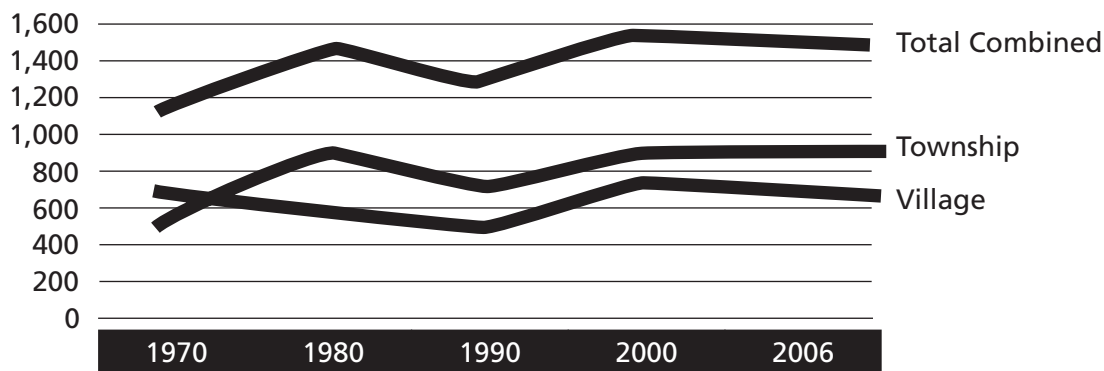
Onekama Township's rate of growth between 1970 and 2000 is similar to the waterfront townships of Manistee and Filer, where each community has rebounded from a loss between the decades of 1980-1990. Current 2000 census counts show the Township at 867 people, excluding the Village. The Village of Onekama has recently experienced a positive population change (25.6%) for 1990-2000 to its existing count of 647 residents.

With the exception of the 1980-1990 decade, Manistee County's growth rate has significantly outpaced state growth indicating that even during periods of slow or minimal growth, the County has attracted new residents. Between 1990 & 2000, the County increased by 15.3%, for a total of 24,527. While the increase in the number of residents is an important factor in evaluating land use decisions, an analysis of their specific characteristics such as age and housing stock adds the detail necessary to make better-informed decisions on infrastructure improvements and other service amenities. For example, a large numerical increase in the 55 years and older age group would not necessitate the expansion of K-12 school facilities.



Local artists in the Camp Tosebo neighborhood

Figure B3 – Community Population Comparison



Another indication of growth is the number of building permits issued per year for new residential units. According to the most recent Onekama Township Master Plan, adopted in 2002, aside from the concentration of housing in the Village of Onekama, there are historical population densities around Portage Lake, with centers of density at Portage Point, Andy's (North) Point, Hilltop/Clark Road, Easy Street, Wick-a-te-wah, Red Park and Pierport.

Figure B4 - Onekama Township

Year	1980-1990	1990-2000	2000-2005
New Homes	76	150	
Additions	NA	163	

In addition to current density centers found in the Township there are several sites with undeveloped lots available for residential development. These include:

- Portage Ridge – Located off of M-22 on Smith Road, over 300 acres has been subdivided to create 143 home sites with amenities such as paved roads and a club/pool house. As of 2008, 36 home sites have been sold and 107 vacant lots remain.
- Pierport- While Pierport is an established population center, many undeveloped lots exist within the subdivided areas along with several smaller parcels that are available for future development.

Taking into account the available vacant parcels in the Township and Village with the estimated moderate rate of growth for the area, the Onekama community can support additional growth in areas prepared for development while still preserving natural features such as wetlands and ridgelines which may be impacted by single-family home development.

Seasonal Population

Because of the 42% seasonal housing stock, consideration must be taken into the effect seasonal residents have on the Onekama community and its municipal services. According to a 1995 study commissioned by Northwest Michigan Council of Governments, Northwest Michigan Seasonal Population Model, seasonal housing units were given an average population per household of 3.3, as documented by Stynes & Zheng (1995). With a combined total of 468 seasonal housing units, 1,544 additional people are estimated to reside in the Onekama community in the months between May and October. With a year-round population of 1,457 people, the Onekama area doubles in size during the summer time months to an estimated 3,000 people.

Factoring in the seasonal population is an important planning element for the Onekama area for several reasons. According to a 2001 Michigan State University Extension County Tourism profile for Manistee, summer residents impact the area economy in a big way. Seasonal home residents were the largest source of total tourism dollars spent in Manistee County, at nearly 40% of the total 42.1 million dollar tourism income. In addition to the impact of summer tourism dollars, seasonal residents have expressed higher expectations for municipal services, recreational opportunities, shopping, and entertainment.

Age Characteristics

Evaluating the age of residents provides an indication of future economic, transportation and recreational planning needs to support a changing and aging population. Sensitive community planning can help Onekama maintain its high quality of life and provide opportunities for housing and services that benefit every segment of the population.

Communities throughout the nation are getting older as life expectancy increases, and this is also true for the community of Onekama. For example, between 1990 and 2000, Onekama Township's total population increased by nearly 20 percent while the increase in residents 65 years and older increased by 25 percent, and those between the ages of 45 to 54 years increased by over 60 percent. The median age in Onekama Township is 45.3 years of age. This is much higher than the county median age of 41.5 years and that of the State of Michigan of 35.5 years of age. It can be assumed from this figure, coupled with the number of households without children and those not reporting to the work force, that many residents in the Township are empty nesters that are nearing retirement or are already retired. The maturity of the population is linked to the high-housing values and high-income levels, detailed later in this section, implying that the Township attracts residents that are in the later stages of their careers and are more financially stable.

The Village of Onekama has seen greater growth in the school-age population (5-19 years of age) and those between the ages of 35 to 54, with increases of over 60% for each age group. The median age in the Village is 38.9 years, which is significantly younger than the Township and the County and just above the State median of 35.5 years of age.

Education, Income and Employment

While having a higher median age than the County and State, residents are in turn very well educated. The majority of Township residents have some form of college education, with 54% of the population attending college courses and 68% of those completing college and receiving degrees.

Figure B5 – Age Distribution of Township Residents 1990 to 2000

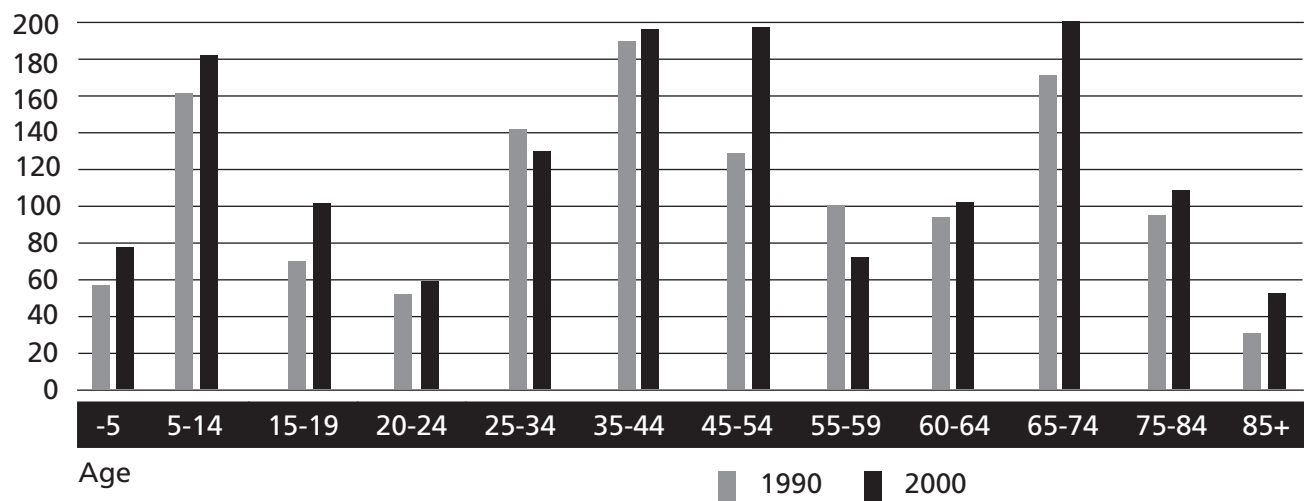
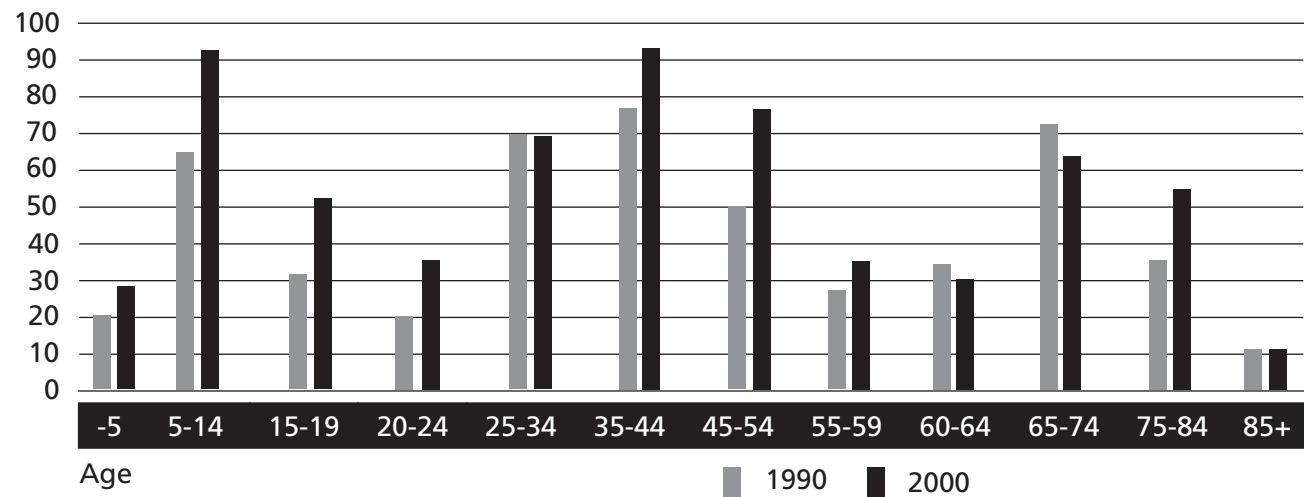


Figure B6 – Age Distribution of Village Residents 1990 to 2000



Compared to the State, County and Township, the Village of Onekama has a greater number who did not graduate from high school. According to the 2000 Census, approximately 19% of residents had less than a high school education. However, the Village also has a greater population of those 75 years and older. This may explain the disparity of having a younger median age group, yet a lower percent of the overall population receiving degrees (47.4%) when compared to Onekama Township (67.8%) and the State of Michigan (56.1%)

Of particular significance is the increase in educational attainment from 1990 to 2000 in the Onekama community that has far exceeded the state's average.

36% of the population achieved degrees in the same categories. While Michigan has seen an average increase of 38% for both bachelor and graduate degree populations, the Village of Onekama has seen a 50% increase and most notably, Onekama Township has seen a 73% increase in bachelor degrees and a 176% increase in its graduate and professional degree population. Comparing this influx in education levels with the increase in age groups between 45 and 54 years of age and those 65 years and older, it appears Onekama Township is experiencing a surge of well-educated retirees, which can be a valuable knowledge resource for the Onekama community. Local government commissions and authorities can benefit from their expertise in business, management, education, and government.

Figure B7 - Educational Attainment

	Village of Onekama	Onekama Township	Manistee County	State of Michigan
Less than High School diploma	18.8%	14.6%	18.5%	15.7%
High School graduate	29.2%	31%	39.5%	31.4%
Some college, no degree	27.4%	17.5%	20.8%	23.2%
Associate Degree	4.3%	6.2%	7%	7.3%
Bachelor's Degree	13.7%	16.7%	9.5%	14.1%
Graduate or Professional Degree	6.6%	14.1%	4.6%	8.3%
Attending College	52%	54.5%	42%	52.9%
Receiving Degrees	47.3%	67.8%	50.4%	56.1%

In 1990, 23% of the population had either an associate degree, bachelor's degree, or post-graduate degree compared to year 2000 where

Employment

In 2000, the Township had an unemployment rate of 4% based on population 16 years and older that are in the civilian work force. The Village had a 10% unemployment rate. Both communities face a higher rate of unemployment than the County's 3.7% unemployment rate despite having a higher level of degree-holding residents. However, nearly 50% of the Township's population that is 16 years or older reported not being in the labor force as compared to the Village's 41%. Based on overall increases in older segments of the Township population and a low unemployment rate, it can be assumed those who have attained degrees in higher education may also be retirees who have relocated to the area and are no longer in the work force.



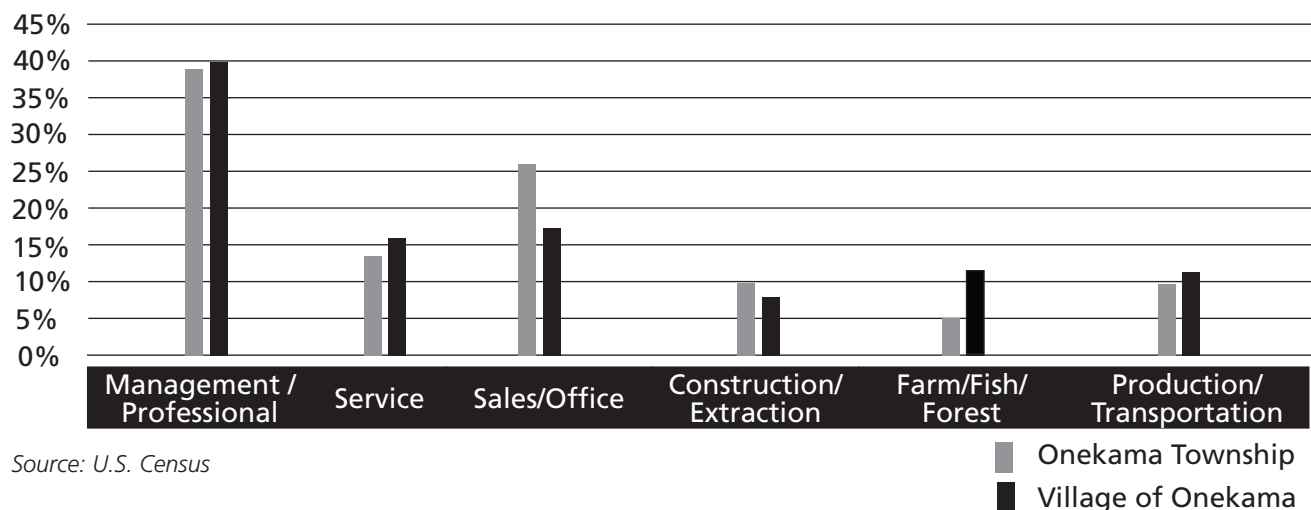
Tree-lined road in Onekama Township

The majority of Onekama residents (over 39%) reported occupations in the Management and Professional category. The second largest occupation group is evenly distributed between both Sales and Office occupations and Service occupations. Despite the large land base, farming only represents 5.3% of the Township's occupation field and 12.5% for the Village. However, presence of agricultural lands are viewed as a very important element in Onekama's quality of life. Approximately 18% of the township's land area is dedicated to agricultural use.

Active, Fallow, Horse Farm, and Orchard

Based on the 2002 Census of agriculture, there are 315 farm operations in Manistee County, accounting for 46,442 acres, or 6% of the county land area. Of the 315 farms, 52% are operated as a primary occupation.

Figure B8- Occupation (2000)



Mean Household Income

The Census measures income in three ways:

- 1) **Mean Household**, which is the average of all households (family and non-family).
- 2) **Mean Family**, which is the average of all family households, including single parents.
- 3) **Per Capita Income**, which averages all incomes among the entire population, including non-workers like children.

Mean (or average) household income is a useful measure for determining the economic strength of an area. Income can also have implications for land use and public services, since people with the higher incomes usually invest more in their houses and may expect more from local government.



Orchards in the Township
photo: Dan Behring

The 2000 average household income in the Township was \$48,724 while the Village was \$43,440. Both communities' average household income is less than Michigan's \$57,400.

However, median family income for the Township and Village increased approximately 50% from 1990 to 2000 while the number of families in poverty decreased by over 19% in the Township. This increase in family income and decline in poverty rate probably is influenced by the number of new year-round wealthier retirees in the Township between 1990 and 2000. In contrast, the Village poverty rate rose 18% despite also having a rise in education levels. The US Census determines poverty status by using a poverty threshold. This is a set dollar amount that is used to determine poverty status and is dependent on the number of people in the home, age and number of children.

Figure B9- Income Breakdown – 2000 and 1990 (in 1999 dollars)

		Onekama Township	Village of Onekama	State of Michigan
Per Capita Income	2000	\$20,919	\$16,718	\$22,168
	1990	\$13,759	\$13,641	\$14,154
Mean Household Income	2000	\$48,724	\$43,440	\$57,400
	1990	\$25,063	\$23,245	\$38,628
Median Household Income	2000	\$39,792	\$29,091	\$44,667
	1990	\$27,825	\$23,930	\$31,020
Median Family Income	2000	\$51,042	\$47,500	\$53,457
	1990	\$34,271	\$31,635	\$36,652

*Township data includes Village; U.S. Census, State of Michigan

Household Characteristics

A household includes all the people that occupy a housing unit as their usual place of residence. Consistent with the positive growth trend between 1990-2000 for both Onekama Township and Village, the Onekama community saw an increase in the number of total households. People not living in households are classified as living in group quarters such as nursing homes or military quarters.



Portage Ridge housing development in the Township

Due to the decline in the average household size, the Onekama community can expect that the future growth rate of households will be higher than that of the population. Nationally, the size of the average American household is decreasing and Michigan and communities throughout Manistee County are also experiencing this trend [see Figure B10]. The decline is due to a combination of factors including:

- An older population living alone or in smaller households.
- Changing household and family structure (more single person or single parent households)
- A delay in establishing a family, as a result of economic and other social trends.
- Former seasonal residents converting to year-round residents.

Figure B10 - Average Household Size

source: 2000 US Census and MapInfo Corporation

Geography	1990	2000	2012	Total Change
Onekama Township	2.4	2.2	2.0	- 0.39
Village of Onekama	2.3	2.1	1.8	- 0.52
Manistee County	2.4	2.4	NA	- 0.08
State of Michigan	2.7	2.6	NA	- 0.15

*Township data includes Village

While the average person per household has been on the decline, the total number of households has steadily increased for the Township from 297 households in 1990 to 364 households in 2000. The Village of Onekama also saw an increase in households from 220 households in 1990 to 239 households in 2000.

According to the U.S. Census Bureau, a family is a group of two or more people who reside together and who are related by birth, marriage, or adoption. A family household may contain people not related to the householder, but those people are not included in the family count and not all households contain families. Average family size has been decreasing over the past few decades, but at a lower rate than the average household size over the same period.

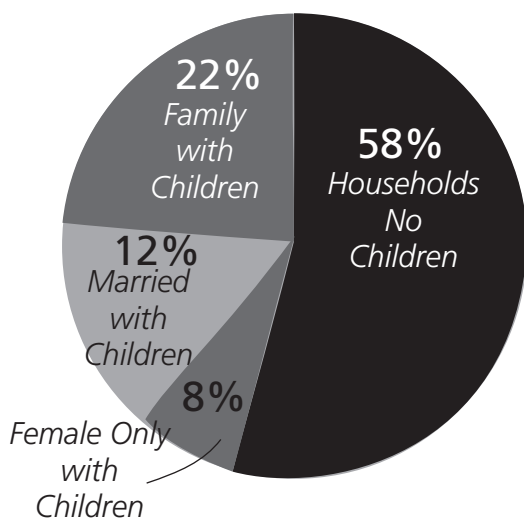
Households in the Village have a higher percentage of families without children (58%) than the Township (55%) and a lower percentage of non-family households. The Village of Onekama has the highest percentage of non-family households at 36%. Of the 36% "Non-Family" segment, 95.3% of this subgroup is classified as living alone and may represent a high number of one-person elderly households.

Housing Characteristics

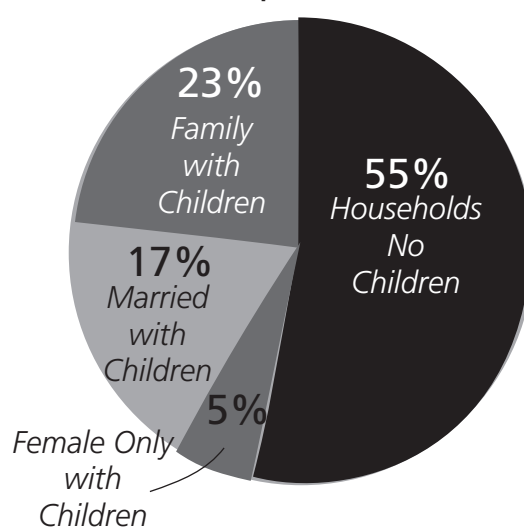
Onekama area housing has been analyzed in order to establish more specific information about residential land uses in the community. It is important that goals and objectives in this plan focus on effective strategies related to these elements. Housing characteristics include total housing units, housing unit growth and changes, owner occupancy, and housing value.

Figure B11- Household Type

Onekama Village



Township of Onekama



Housing Age, Type and Tenure

The U.S. Census reported 814 housing units in Onekama Township, and 303 units in the Village of Onekama. As evidenced by the age of housing, a significant amount of area housing was constructed prior to 1939, indicative of Onekama's history as a fishing and timber settlement. Onekama Township's median year of structures built is 1963, while the Village of Onekama is 1957.

Figure B12 - Age of Housing - U.S. Census 2000

	Onekama Township	Onekama Village
1999 to March 2000	10%	0.7%
1994 to 1998	10%	1.7%
1990 to 1994	6%	2.0%
1980 to 1989	9%	11.2%
1970 to 1979	17%	12.9%
1960 to 1969	5%	17.8%

Figure B13 - Distribution of Housing Units by Type - 2000

	Number of Units		Percent of Units	
	Township	Village	Township	Village
Single Family Detached	795	258	97.5%	85.1%
Single Family Attached	0	4	0%	1.3%
2-4 Units in Structure	2	14	0.25%	4.6%
5+ Units in Structure	0	25	0%	8.3%
Mobile Homes	19	2	2%	0.7%
Totals	816	303	100%	100%

1940 to 1959	10%	18.5%
1939 to earlier	31%	35.3%

As detailed in Figure B13, the majority of housing types in Onekama are single-family detached homes. These homes come in the traditional neighborhood form found in the Village, lakefront homes in both the Village and Township, low-density neighborhoods nestled in extensively wooded areas, and typical suburban-type subdivisions with moderately sized lots. The Village has a more diverse housing stock than the Township, with a higher number of multi-family housing structures, totaling 12.9% in 2000. Of these housing units, the Village and Township reported only a 4.1% vacant housing rate.

However, the proportion of seasonal housing units in the Township is distinctively higher than the Village, with approximately 51% of all housing units in the Township being used as a seasonal home, as compared to the Village's 20% seasonal housing stock. The Village is in line with Manistee County's 24.4% seasonal stock. However, both are quite high in comparison to Michigan's 5.5% seasonal housing stock. Because of the combined 42% seasonal housing stock in the Onekama area, summer population counts will affect the total population count for the Onekama community, which is not reflected in the US Census counts.

Housing Value

Housing values are typically higher in the Onekama community as compared to other communities in Manistee County despite having a higher stock of seasonal homes. While the area's median value is still less than Michigan's, the value of homes in the area has seen a greater percent increase in value than both the county and state.

Figure B14 - Median Value of Single-Family Owner-Occupied Homes

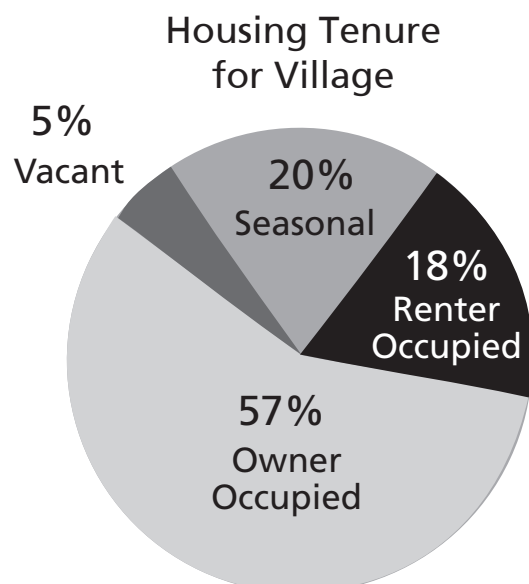
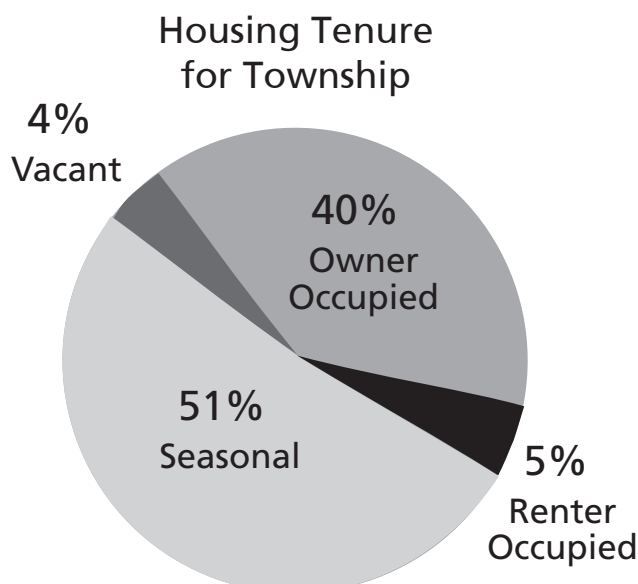
Geography	1990*	2000	% Change
Onekama Township	\$66,693	\$107,000	60.4%
Village of Onekama	\$53,277	\$82,700	55.2%
Manistee County	\$51,361	\$77,400	50.7%
State of Michigan	\$76,786	\$115,600	50.5%

*1990 data is adjusted to year 2000 dollar amount. Village of Onekama data is included in the Township data.

Housing Tenure

Indicative of the seasonal population discussion earlier in this chapter, housing tenure for the Township has a majority of seasonal units at 51%. The Village has a higher percentage of year-round owner-occupied units at 57%, and a higher rate of renter occupied units at 18%. Availability of multi-family housing is more prevalent in the village, as shown in Figure B14, and is reflected in the renter-occupied housing tenure of village residents.

Figure B15 - Housing Tenure



Housing Opportunities

Currently, 58% of the Village and 55% of Onekama Township households have no children residing at home which is indicative of an older mature community. In order to provide a continuum of housing there will be a need for home improvement assistance, home chore services, and elderly housing. Although the percentage of renter occupied households is low compared to statewide averages it would be prudent to evaluate the

condition of this housing stock for potential rental home improvement assistance.

The need for affordable housing has been expressed but the size, density, and valuation of housing (non-waterfront) within the Village is certainly within the affordable range for families. The key to attract families to this housing will require attention to infrastructure, enhanced curb appeal, and uniform and consistent application of blight and housing code enforcement.

Natural and Cultural Resource Element

The Onekama community is blessed with a quintessential northern Michigan environment. Abundant water resources, woodlands, sand dunes and open fields contribute to its desirability as a place to live and help define the character of the community. Therefore any development on the remaining vacant areas should be considerate of the existing natural features.

While Portage Lake and Lake Michigan are the most prominent natural features in the area, adjacent wetlands, floodplain, soils and vegetation complete the natural resource fabric of Onekama. The presence of existing woodlands and wetlands has been shaped over the course of time by the new development of streets, residential subdivisions, forestry, and agricultural activities.

Regulations Affecting Natural Resources

How land is used and planned for is the foundation of environmental quality as nearly every environmental problem has a land use origin. Without careful consideration of natural resources and how they are impacted by development, local land use decisions may unintentionally degrade the environmental protection objectives of Onekama.

In Michigan, natural features are regulated through the Natural Resources and Environmental Protection Act (NREPA), known as Act 451 of 1994, as amended. Under the Act, the State of Michigan and, in some cases, local communities, have the power to regulate land uses in sensitive environmental areas. Local regulations can fill



An Onekama residence

the gaps left by state regulations in order to protect the natural resources that are important to a community. For example, simple site plan review criteria, design standards and other zoning regulations can leverage local regulations to ensure new development will not unduly impact natural features.

An inventory of existing natural features was conducted to identify potential opportunities for conservation, and also to identify areas where natural features can be improved upon. This chapter outlines the characteristics of the community's environmental features, and where applicable, makes suggestions for how to ensure their protection for future generations. Included are discussions on:

- Regional Scope
- Woodlands and Greenways
- Soils
- Topography and Steep Slopes
- Sand Dunes
- Wetlands and Floodplain
- Water Features
- Other Unique Environmental Features
- Artesian-Fed Creeks, Streams, and Wells



A farm near Pierport

Regional Scope

A watershed is an area of land that drains into a common body of water. Onekama is located within three watersheds that include Portage Lake, Big Bear Creek and Lake Michigan. Preserving natural water features, and their adjacent lands, is one of the most practical ways to protect water resources and manage storm water.

Promoting low-impact development and preventing excess storm water runoff is a main priority for Onekama's immediate land area and also for the watersheds that eventually all drain into Lake Michigan. By providing standards for natural feature improvements, Onekama can improve the natural aesthetic of its community, while providing low-cost natural infrastructure (i.e. rain gardens, pervious asphalt and concrete, and innovative low-impact storm water management) that can enhance local water quality and improve the overall health of the watershed.

Figure B16

Onekama Township Land Use / Cover Type

Land Use	Acres
Agriculture	2,136
Active	834
Fallow	986
Horse Farm	41
Orchard	266
Commercial	32
Institutional	83
Open Space	1,939
Residential	788
Road ROW	317
Utility Corridor	3
Water	3,392
Wooded	6,286
TOTAL	14,976

Source: Beckett & Raeder, Inc. GIS



Portage Lake wetlands

photo: Dan Behring

Woodlands

While 45% of Manistee County is publicly owned in the form of large federal and state forest tracts, the 6,272 woodland acres of Onekama are all privately owned. Unlike State and National forests, which are managed through forest management plans, private woodlots are managed by the property owner, who may or may not utilize best management land stewardship practices.

While the former practice of clear cutting a parcel for new residential development is no longer the norm, private woodlands have received little planning protection despite their contributions to wildlife corridors and establishing a natural, rural setting. As buffers and moderators of flooding, erosion, and noise and air pollution, woodlands are important to the region's quality of life.

Some of the values of woodlands include:

- **Providing a varied and rich environment for plants and animals.**
Forest layers, including canopy, branches, trunks, shrubs, and plants on the forest floor provide breeding, feeding, and refuge areas for many species of insects, birds, and mammals.

- **Protecting watersheds and soils.**
Forest vegetation moderates the effects of winds and storms, stabilizes and enriches the soil, and slows runoff, allowing the forest floor to filter groundwater.
- **Serving as buffers to the sights, sounds, and odors of roadways and agricultural operations.**
Forests mute noise from roadways and other land uses, and absorb air pollutants.
- **Providing visual relief along roadways.**
Aesthetically pleasing roadways with natural vegetation tend to be more popular than those with little vegetation or highway clutter.

The question should not be whether or not to develop woodlands, but rather how development will occur. Mature roadside trees are sometimes considered hazardous, but always seen as attractive and valuable. To the extent possible, road improvements should respect and maintain these important landmarks, and their contribution to community identity.

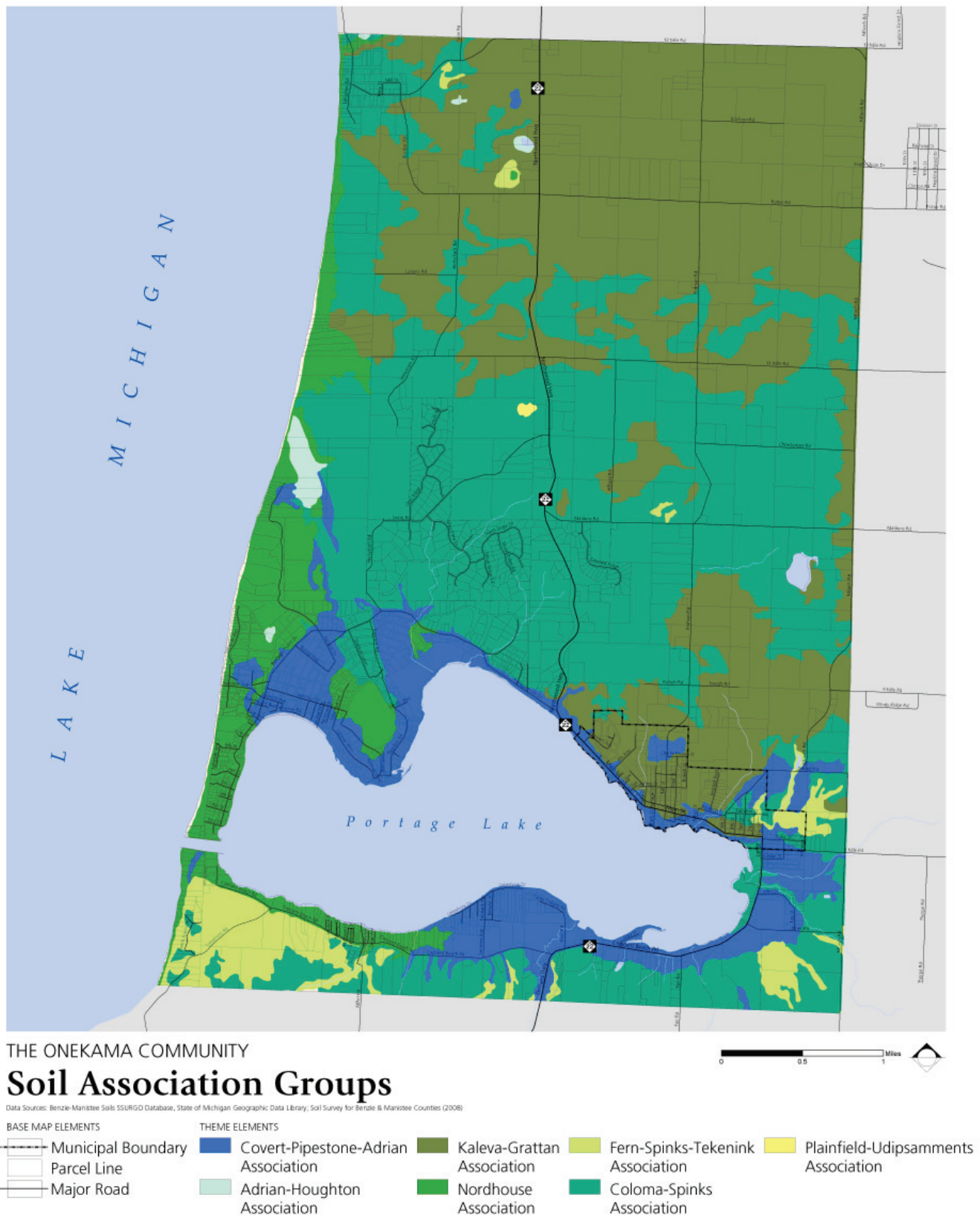
Greenways

Greenways are open spaces used to conserve and enhance natural and cultural resources. Greenways may also provide recreational opportunities, aesthetic benefits, and linkages for users between open space and recreational facilities. Establishment of a greenway adjacent to Portage Lake, for example, would provide significant benefits from both an environmental and community character perspective.

Greenways can also:

- Tie public land components together to form a cohesive land assembly for recreation and open space.
- Emphasize cohabitation with the natural environment.
- Preserve an attractive environment for residents, businesses, and visitors.
- Allow uninterrupted and safe pedestrian movement between parks throughout the community.

Figure B17



- Protect areas inappropriate for development such as flood plains, wetlands, and steep slopes.
- Promote recreational tourism and enhance the local economy.
- Foster a greater awareness and appreciation of historic and cultural heritage.
- Provide people with a resource-based outdoor recreational opportunity and experience.
- Promote a sense of place and regional identity.
- Provide an effective and sensible growth management tool.
- Enhance property values.

Greenways work best when sparsely developed. Some interruptions are inevitable because of existing roadways interposed between the open spaces. Wherever possible, the greenway corridor should follow natural drainage corridors since the land offers more habitat value, is important for natural storm water drainage, and is generally more difficult to develop.

Soils

Like all of northwest Michigan, glaciers are responsible for the geology and topography of Onekama. What the glaciers left behind lies beneath the surface in the soils. A soil survey reveals a significant amount of information about an area that is not visible from the landscape. The soil survey for Onekama Township, including the Village, was recently inventoried in the Soil Survey of Benzie and Manistee Counties, Michigan Soils Inventory (2008) prepared by the United States Department of Agriculture, Natural Resources Conservation Service and Forest Service.

Soil surveys assist in identifying areas that due to existing soil structures can either accommodate development or are unsuitable for development. Areas of poor soil suitability tend to concentrate in the low and level terrain near areas of Portage Lake where there is little natural drainage and where the majority of Township septic systems are located, this is why the installation of public sanitary sewers should be considered as a means

to protect and enhance water quality in Portage Lake. This is also where the majority of existing floodplain can be found. Implementation of best management practices to reduce the amount of impervious surfaces and preserve the native vegetation that grows within these areas can assist in the soil's ability to manage storm water and prevent excess runoff.

The Soil Survey of Benzie and Manistee Counties reveals 73 different soil types in the Township and Village grouped within seven (7) different soil association groups. A soil association group aggregates soils with similar properties and unique natural characteristics. The map entitled, "Soil Association Groups" illustrates the location of each soil association within the Onekama Community. [see Figure B17].

Covert-Pipestone-Adrian Association

Level to undulating, moderately well drained, somewhat poorly drained, and very poorly drained, sandy and mucky soils on outwash plains, lake plains, and moraines. This soil association primarily surrounds Portage Lake and comprises many of the wetlands found around the perimeter of the lake.

Acreage: 1,100 acres

Landform: Outwash plains, lake plains, and moraines

Slope range: 0 to 6 percent

Adrian-Houghton Association

Level and nearly level, very poorly drained, mucky soils on outwash plains, lake plains, moraines, till plains, and flood plains. This soil association is found very sporadically throughout the Township and comprises less than ½ of 1% of the total acreage.

Acreage: 55 acres

Landform: Outwash plains, lake plains, moraines, till plains, and flood plains

Slope range: 0 to 2 percent

Figure B18
Soil Association Limitations for Agricultural Related Activities

Soil Association Type	Grain and Seeds	Grasses and Legumes	Hardwood Trees	Site Preparation	Seedling Mortality
Covert-Pipestone-Adrian	Very Poor to Poor	Poor	Generally Good	Well Suited	High/Moderate
58	Poor	Poor	Good	Well Suited	Moderate
100	Very Poor	Poor	Poor	Well Suited	High
102	Poor	Poor	Good	Well Suited	Moderate
104	Poor	Poor	Good	Well Suited	Moderate
106	Poor	Poor	Good	Well Suited	Moderate
119	Very Poor	Poor	Poor	Poorly Suited	High
122	Very Poor	Poor	Poor	Poorly Suited	High
123	Poor	Fair	Good	Well Suited	High
132	Poor	Fair	Good	Well Suited	High
Adrian-Houghton	Very Poor	Very Poor	Good	Unsuited	Low
5	Very Poor	Very Poor	Good	Unsuited	Low
Kaleva-Grattan	Very Poor to Poor	Poor	Fair to Good	Variable	Moderate
29	Very Poor	Very Poor	Good	Poorly Suited	Moderate
54	Very Poor	Very Poor	Fair	Poorly Suited	Moderate
64	Poor	Poor	Fair	Well Suited	Moderate
81	Very Poor	Poor	Poor	Unsuited	High
107	Poor	Poor	Good	Well Suited	Moderate
110	Poor	Poor	Good	Well Suited	Moderate
Nordhouse	Very Poor to Poor	Poor	Poor	Variable	Moderate
59	Poor	Fair	Good	Well Suited	High
60	Very Poor	Poor	Poor	Poorly Suited	High
86	Very Poor	Very Poor	Poor	Unsuited	Moderate
96	Poor	Poor	Poor	Well Suited	Moderate
114	Poor	Poor	Poor	Well Suited	Moderate
115	Poor	Poor	Poor	Unsuited	Moderate
Fern-Spinks-Tekenink	Poor to Fair	Poor to Fair	Good	Well Suited	Moderate
32	Fair	Fair	Good	Well Suited	Moderate
36	Fair	Fair	Good	Well Suited	Moderate
38	Fair	Fair	Good	Well Suited	Moderate
118	Very Poor	Very Poor	Good	Well Suited	Moderate
125	Poor	Fair	Good	Poorly Suited	Moderate
138	Poor	Poor	Good	Poorly Suited	Moderate
Coloma-Spinks	Poor	Poor	Good	Well Suited	Moderate
5	Very Poor	Very Poor	Good	Unsuited	Low
11	Fair	Good	Good	Poorly Suited	High
18	Fair	Fair	Good	Well Suited	Moderate
25	Very Poor	Poor	Poor	Poorly Suited	High
44	Fair	Poor	Good	Well Suited	High
47	Fair	Poor	Good	Well Suited	Moderate
57	Poor	Poor	Fair	Well Suited	Moderate
63	Poor	Poor	Fair	Well Suited	Moderate
83	Very Poor	Very Poor	Very Poor	Unsuited	High
109	Poor	Poor	Good	Well Suited	Moderate
110	Poor	Poor	Good	Well Suited	Moderate
139	Poor	Fair	Good	Poorly Suited	Moderate
Plainfield-Udipsamments	Very Poor	Very Poor	Poor	Well Suited	Moderate
88	Very Poor	Very Poor	Poor	Well Suited	Moderate

Source: Benzie Manistee Soil Survey - 2008; USDA



Kaleva-Grattan Association

Level to rolling, excessively drained, sandy soils on lake plains, outwash plains, and moraines. This soil association is found throughout the Village of Onekama and extends northeasterly from the Village and along the north portion of the Township between Lukens Road and 13 Mile Road.

Acreage: 4,282 acres

Landform: Lake plains, outwash plains, and moraines

Slope range: 0 to 18 percent

Nordhouse Association

Level to very steep, excessively drained, sandy soils on lake plains and dunes. This soil association is found along Lake Michigan and the southwest portion of Portage Lake.

Acreage: 797 acres

Landform: Lake plains and dunes

Slope range: 0 to 70 percent

Fern-Spinks-Tekenink Association

Level to very steep, moderately well drained and well drained, sandy and loamy soils on moraines,

till plains, and outwash plains

Acreage: 436 acres

Landform: Moraines, till plains, and outwash plains

Slope range: 0 to 70 percent

Coloma-Spinks Association

Level to very steep, somewhat excessively drained and well drained, sandy soils on moraines, deltas, stream terraces, and outwash plains. This soil association comprises the largest area (36.6%) in the Onekama Community and is found south of Crescent Beach Road and M-22 on the south side of Portage Lake and in the central portion of the Township between the north side of Portage Lake and Lukens Road.

Acreage: 5,082 acres

Landform: Moraines, deltas, stream terraces, and outwash plains

Slope range: 0 to 70 percent

Plainfield-Udipsamments Association

Level to very steep, moderately well drained to excessively drained, sandy soils on outwash plains, moraines, and lake plains

Acreage: 5 acres

Landform: Outwash plains, moraines, and lake plains

Slope range: 0 to 70 percent

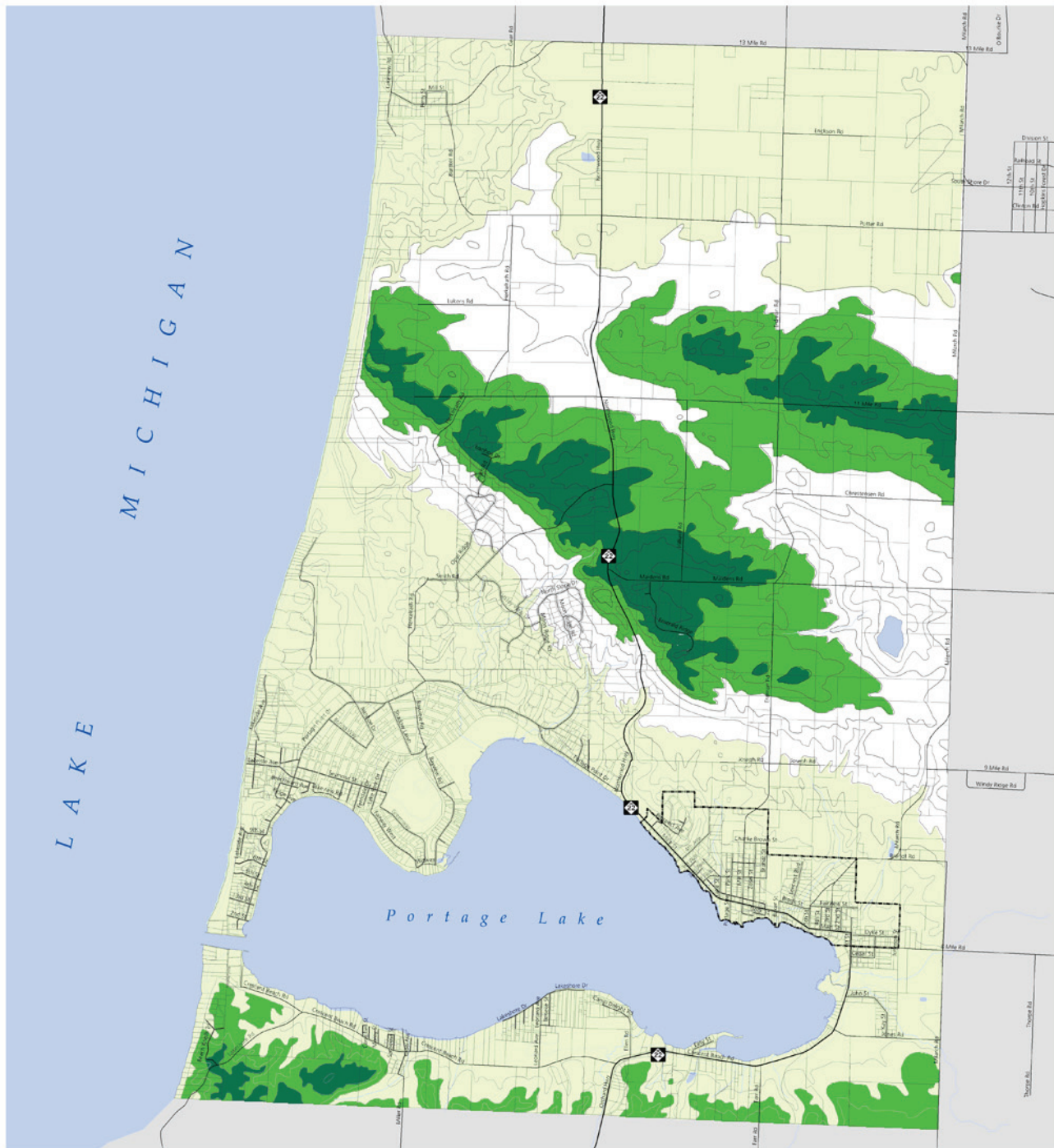
Of the 13,900 acres approximately 9.5% (1,315) are classified as hydric soils which are soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. Many of these hydric soils occur around the perimeter of Portage Lake.

Figure B18 indicates the general limitations of each soil association group relating to agricultural related activities. The Kaleva-Grattan and Coloma-Spinks soil groups, which comprise approximately 67% of the Onekama Community land area, are suitable for hardwood trees and have a moderate mortality rate for seedling growth.

Topography and Steep Slopes

The majority of rolling terrain exists in the Township. Two distinct ridgelines are located

Figure B19



THE ONEKAMA COMMUNITY

Ridgelines & Viewsheds

Data Source: Northwest Michigan Council of Governments

BASE MAP ELEMENTS

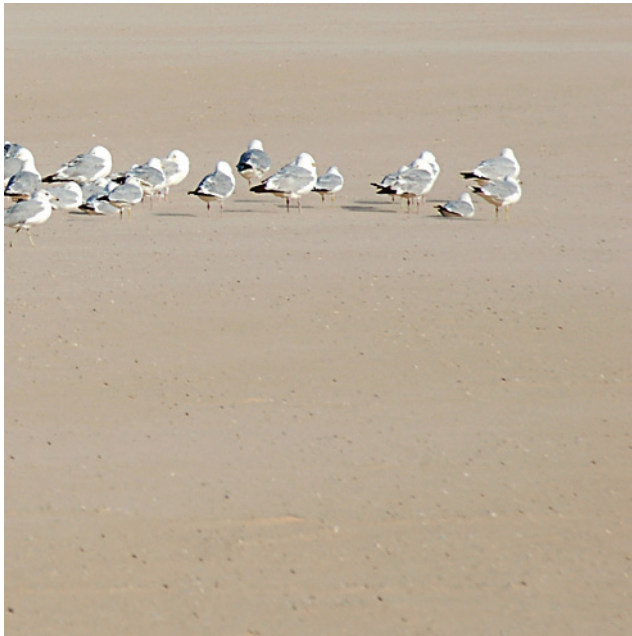
- Municipal Boundary
- Parcel Line
- Major Road

THEME ELEMENTS

Elevation in Feet

- 500 - 599 — 800 - 899
- 600 - 699 — 900 - 999
- 700 - 799 — 1000 or Greater

- Ridge Area
- Ridge Side Slope
- Viewshed Basin



in the central portion of the township running northwest to southeast. Area elevations within these ridgelines reach as high as 400 feet above Portage Lake and offer panoramic views of the Portage Lake basin and Lake Michigan. As such, these ridgelines offer prime residential development sites. Several subdivisions have been created within these areas, such as Emerald Ridge and Portage Ridge raising concerns that excessive clearing of trees on the top of the ridgelines have degraded the natural aesthetic of the area. Siting of future buildings should be located with an emphasis on maintaining high wooded ridgelines and placing buildings below these peak elevations within the ridge side or on the ridgeline with limited tree removal.

Another area of steep slopes exists to the south of Crescent Beach Road, running along the southern perimeter of Portage Lake. Several properties within this area have been developed for residential use. Tree removal or commercial log harvesting should balance the economic value of the logging operation with the prevention of excessive soil erosion and sedimentation, and drainage into Portage Lake.

Sand Dunes

State of Michigan Regulatory Acts in Michigan enacted for the protection of sensitive shoreline

Generally, slopes steeper than 25% comprised of poorly consolidated soil types are also prone to erosion and, when feasible, should be left undisturbed. Of special note for concern are slopes that exceed 35%, as these slopes, when subjected to heavy moisture or loss of vegetation, can quickly erode or slump. These slopes, which comprise 2% of the Township, should be protected to greatest extent possible.

Figure B20
Slope Classification

Slope Type	Acres	Percent
Water	3,392	23%
Nearly Level	344	2%
Gentle (<i>up to 6%</i>)	5,205	35%
Gradual (<i>7% -18%</i>)	3,991	27%
Moderate (<i>19% - 35%</i>)	1,727	12%
Steep (<i>greater than 35%</i>)	312	2%
Mining Pit	5	Less than 1%
Total	14,976	100%

Source: Benzie-Manistee Soil Survey 2008

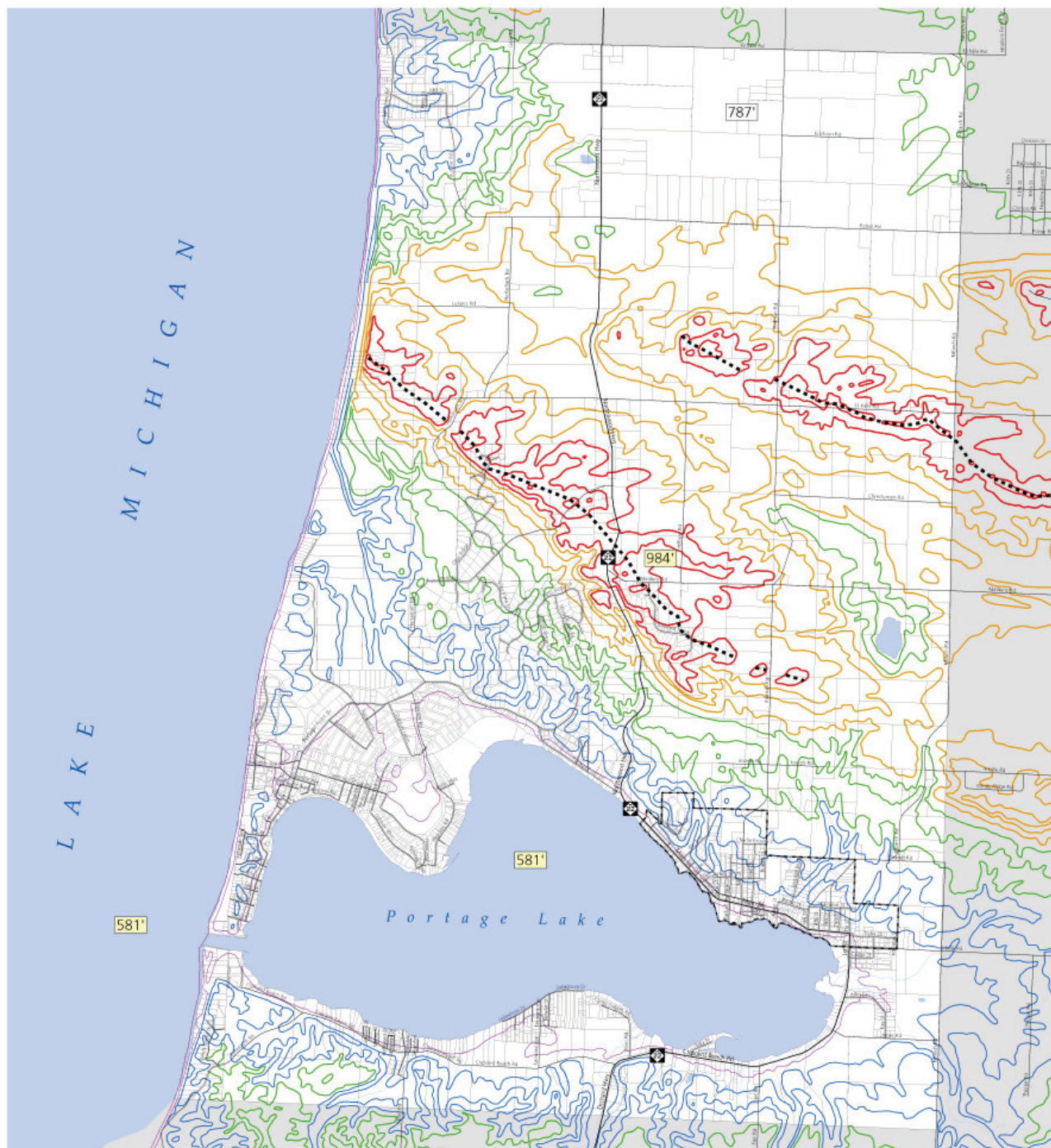
resources include:

Critical Dune Areas

The Sand Dune Regulations are found under Part 353, **Sand Dune Protection and Management**, of the Natural Resources and Environmental Protection Act, NREPA, 1994 PA 451 as amended.

Critical dune areas represent some of the most spectacular dunes extending along the Lake Michigan shoreline, with two of these areas located just north of the Portage Lake channel. Serving as natural barriers to Great Lake storm surges, these sand dunes are classified as "critical" due to their significant slope, over 35 percent in most cases. Given their highly erosive condition, the State of Michigan requires certain standards on construction and site design. The provisions under Part 353 require permits for new construction, additions to existing structures, sand removal, driveways and parking areas, changes to any contour areas, removal of vegetation and any industrial or commercial project. In most cases, projects that are designed with respect to the

Figure B21



THE ONEKAMA COMMUNITY

Topography

Data Sources: Northwest Michigan Council of Governments, Michigan Dept. of Environmental Quality

BASE MAP ELEMENTS

- Municipal Boundary
- Parcel Line
- Major Road

THEME ELEMENTS

Elevation in Feet

- 500 - 599
- 600 - 699
- 700 - 799
- 800 - 899
- 900 - 999

- Elevation at Specific Location
- Extrapolated Ridge Line

landscape and its area of concern can meet the critical dune requirement.

Site design and construction standards for sand dunes in Onekama Township should be addressed to prevent further deterioration of these fragile environments, such as standards to address vegetation, drainage and erosion protection.

High Risk Erosion Areas

Regulation of High Risk Erosion Areas are found under Part 353, ***Shorelands Protection and Management***, of the Natural Resources and Environmental Protection Act, NREPA, 1994 PA 451 as amended.

High Risk Erosion areas run along Lake Michigan to the north of Portage Lake. The determining factor on whether a shoreline area is “High Risk” is the rate at which erosion is occurring. Shoreline areas that are eroding at a rate greater than one foot per year for fifteen years are classified as High Risk Erosion areas. These areas can be extended inland from the ordinary high water mark as far as 1,000 feet. The MDEQ calculates recession rates and subsequently establishes required setback distances measured from the erosion hazard line to protect new structures from erosion for a period of 30 to 60 years, depending on size, number of living units and type of construction. The erosion hazard line is typically the line of stable vegetation. Setback distances are not measured from the present-day water’s edge. New structures must be located landward of the required setback distance.

Wetlands

“Wetland” is the collective term for marshes, swamps, bogs, and similar areas often found between open water and upland areas. Part 303 of the Natural Resources and Environmental Protection Act (NREPA) defines a wetland as:

“Land characterized by the presence of water at a frequency and duration sufficient to support, and that under



Portage Lake wetlands

photo: Dan Behring

normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh.”

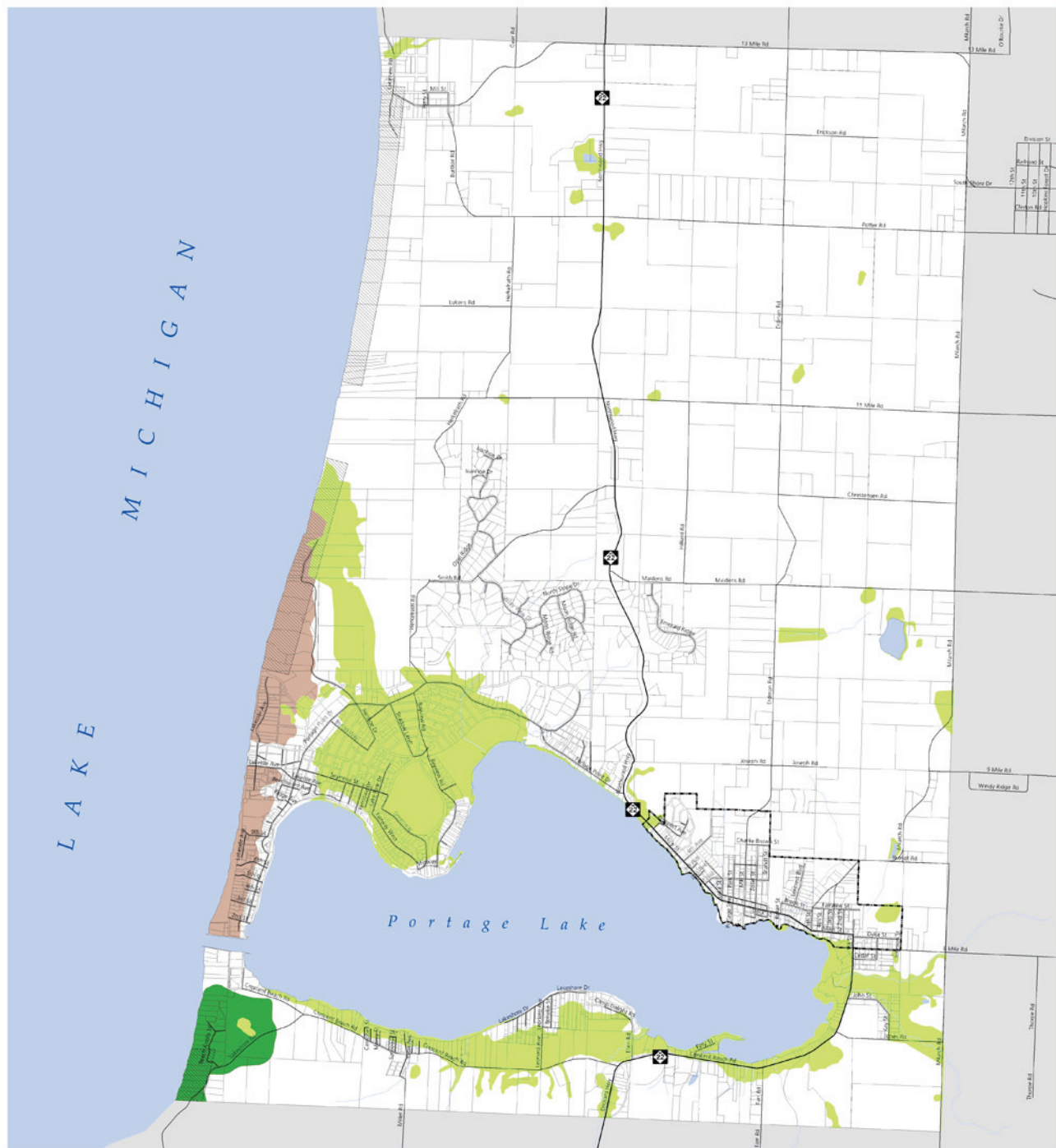
Wetland areas subject to regulation by the MDEQ include:

- Wetlands, regardless of size, which are contiguous to, or are within 500 feet of the ordinary high water mark of any lake, stream, or pond.
- Wetlands which are larger than five acres and not contiguous to any lake, stream, or pond.
- Wetlands which are not contiguous to any lake, stream or pond, but are essential to the preservation of natural resources.

Wetland Benefits

Wetlands are valuable natural resources providing many important benefits to residents and the

Figure B22



THE ONEKAMA COMMUNITY

Sensitive Landscapes

Data Sources: National Wetland Inventory, Michigan Dept. of Environmental Quality

BASE MAP ELEMENTS

- Municipal Boundary
- Parcel Line
- Major Road

THEME ELEMENTS

- Wetland
- Barrier Sand Dune
- Dune-Associated Plant Community Outside of Dune Formation
- High-Risk Erosion Area





natural environment. Wetlands help improve water quality, manage storm water runoff, provide important fish and wildlife habitat, and support hunting and fishing activities.

Wetlands contribute to the quality of other natural resources too, such as inland lakes, ground water, fisheries, and wildlife habitat. Wetlands store excess water and nutrients, control floods, and slow the filling of rivers, lakes and streams with sediment. In addition, acre for acre, wetlands produce more wildlife and plants than any other Michigan habitat.

More specifically, benefits of wetlands include:

- Reduce flooding by absorbing runoff from rain and melting snow and slowly releasing excess water into rivers and lakes. (One acre, flooded to a depth of one foot, contains 325,851 gallons of water.)
- Filter pollutants from surface runoff, trapping fertilizers, pesticides, sediments, and other potential contaminants and breaking them down into less harmful substances. This improves water clarity and quality.
- Recharge groundwater supplies when connected to underground aquifers.
- Contribute to natural nutrient and water cycles, produce vital atmospheric gases, including oxygen, and serve as nutrient traps when next to inland lakes or streams.
- Provide commercial and recreational values to the economy, by producing plants, game birds (ducks, geese) and fur-bearing mammals.

Survival of certain varieties of fish directly depends on wetlands, requiring shallow water areas for breeding, feeding and escape from predators.

Wetlands in the Onekama Area

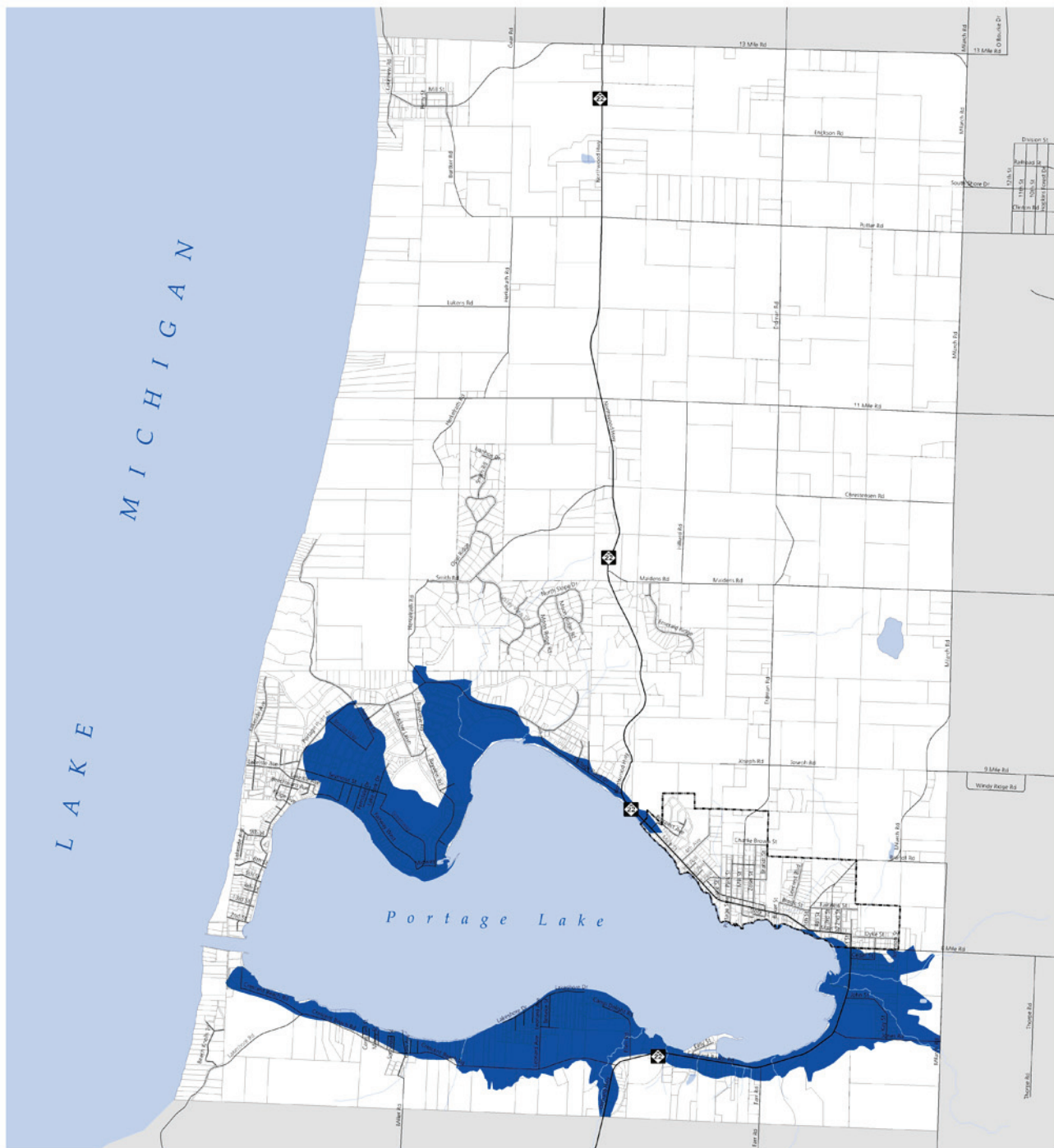
The majority of wetlands in Onekama are located along the perimeter of Portage Lake. Recent wetland inventory maps completed by the Michigan Department of Environmental Quality evaluate potential wetland sites and wetland soils. These are based on the overlay of wetlands as they are shown on the National Wetland Inventory Maps, produced by the U.S. Fish and Wildlife Service. There are four distinct wetland areas within the Onekama area. A segment of wetland that runs between Ellen Road and Miller Road, just north of Crescent Beach Road; a wetland area that runs between Bayview and Portage Point Roads along Portage Lake; a segment of wetland that is located northwest of Portage Lake at the end of Ivanhoe Road; and along the east side of Portage Lake. There are approximately 1,050 acres of wetlands in Onekama.

State Regulation

Part 303 of Natural Resources and Environmental Protection Act is a consolidation of several laws into one act. It seeks to, among other things, protect wetland resources through regulating land which meets the statutory definition of a wetland, based on vegetation, water table, and soil type. Certain activities will require a permit from the Michigan Department of Environmental Quality (MDEQ) on a site which satisfies the wetland definition, including:

- Filling or placing of material in a wetland.
- Draining of water from a wetland.

Figure B23



THE ONEKAMA COMMUNITY

Floodplain's Area of Influence

Data Source: Northwest Michigan Council of Governments

BASE MAP ELEMENTS

- Municipal Boundary
- Parcel Line
- Major Road

THEME ELEMENTS

- Floodplain's Area of Influence

- Removal of vegetation, including trees, if such removal would adversely affect the wetland.
- Constructing or maintaining a use or development in a wetland.
- Dredging or removing soil from a wetland.

Generally, wetlands must be identified through individual property analysis, usually before a development will occur. Accordingly, the low-lying areas or wetlands shown on the wetland map should be considered only for planning purposes and are indicators of where wetlands may be located. Individual site determinations are still necessary prior to development approvals. In addition to the MDEQ having authority over the state's wetland resources, local units of government can take additional measures to augment state law through the enactment of a local wetland protection ordinance.

While most of the wetlands surrounding Portage Lake likely fall under some type of state regulation, not all wetlands and important drainage ways are covered by state regulations. Simple informational requirements during the site plan review process, like reflecting floodplain and wetland boundaries, can help the township visualize the character of the land and help property owners avoid disruption of these critical areas.

Floodplains

The floodplains associated with the Portage Lake watershed occupy the low lying, level terrain adjacent to the lake. The nearly alluvial plain encompasses nearly 1,008 acres of land. Within these floodplain areas, a large percentage of existing wetlands are also present, along with a substantial number of homes. Approximately 821 parcels are located within the designated floodplain.

Floodplain land receives some measure of protection under state and federal regulations. Areas designated as a flood hazard area include



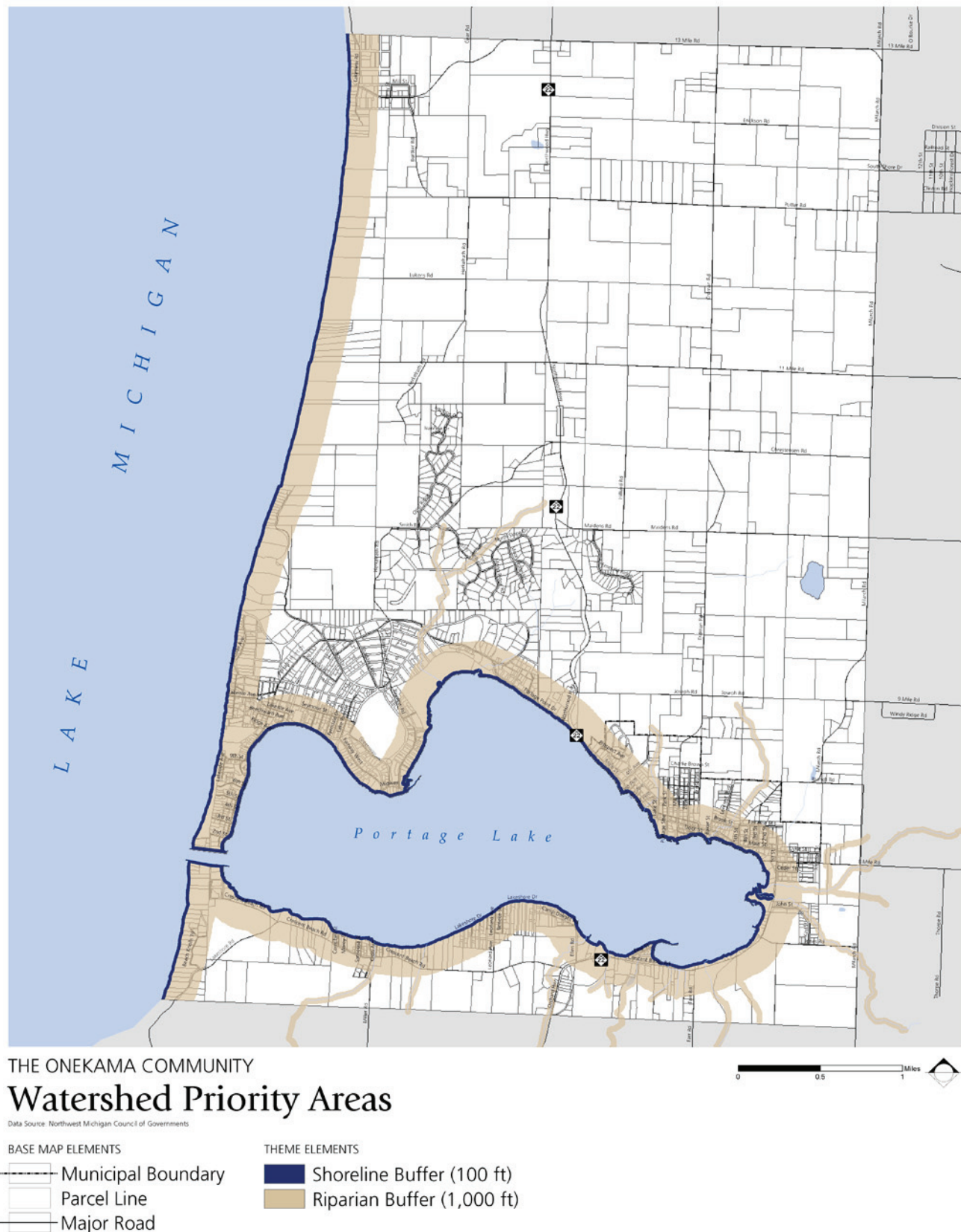
A ridgeline viewshed

land, which on the basis of available floodplain information is subject to a 1% or greater chance of flooding in any given year. Despite these existing regulations, Onekama still has a key role to play in maintaining the integrity of the floodplain. Loss of floodplain land or a change in its use can cause diminished water quality and increased flooding. Areas located within the 100-year floodplain are approximate and should be used for general planning purposes only. The Flood Insurance Rate Map (FIRM), published under the Federal Emergency Management Act (FEMA), is the official source and is used by a professional surveyor to determine specific elevation and grade for the floodplain boundary.

Water Features

The Onekama community, like much of Manistee County, includes a number of water features within and adjacent to its boundaries. The Township lies within three watersheds: Portage Lake, Big Bear Creek and Lake Michigan. As a result, residents of Onekama have a long history of taking proactive steps toward the long-term protection of their surface waters. For example, in 2007 the community of Onekama completed the Portage Lake Forever Watershed Plan, to ensure the wise use and enjoyment of Portage Lake for

Figure B24



future generations. The plan has been approved for 1) The State Clean Michigan Initiative (CMI) Nonpoint Source Pollution Control Program, and 2) the U.S. Environmental Protection Agency (EPA) Section 319 program of the Federal Clean Water Act.

Portage Lake

The largest inland lake in Onkama, as well as Manistee County, is Portage Lake. At 2,116 surface acres, Portage Lake reaches area depths of up to 60 feet with a mean depth of 19 feet. Portage Lake was connected to Lake Michigan through a manmade channel in 1871, which afforded a navigable access between the inland lake and Lake Michigan. The original "ditch" was dug in 1871 to lower Portage Lake. The turbulence of the water rushing to Lake Michigan was an unanticipated result that created a wider and deeper crevice that became the channel. According to the Portage Lake Watershed Forever Plan, over 20% of the shoreline has been altered by filling, dredging and sea wall construction. The primary land use surrounding Portage Lake is seasonal and permanent residential.

A recognized threat to Portage Lake's overall health, which has been documented in both the Portage Lake Watershed Forever Plan, as

well as public input sessions for the community plan, is the threat of pollutants from individual septic systems. The Village of Onkama has a local sewer system, however the majority of land surrounding Portage Lake is located in the Township that is without public sewer.

Gordon Lake

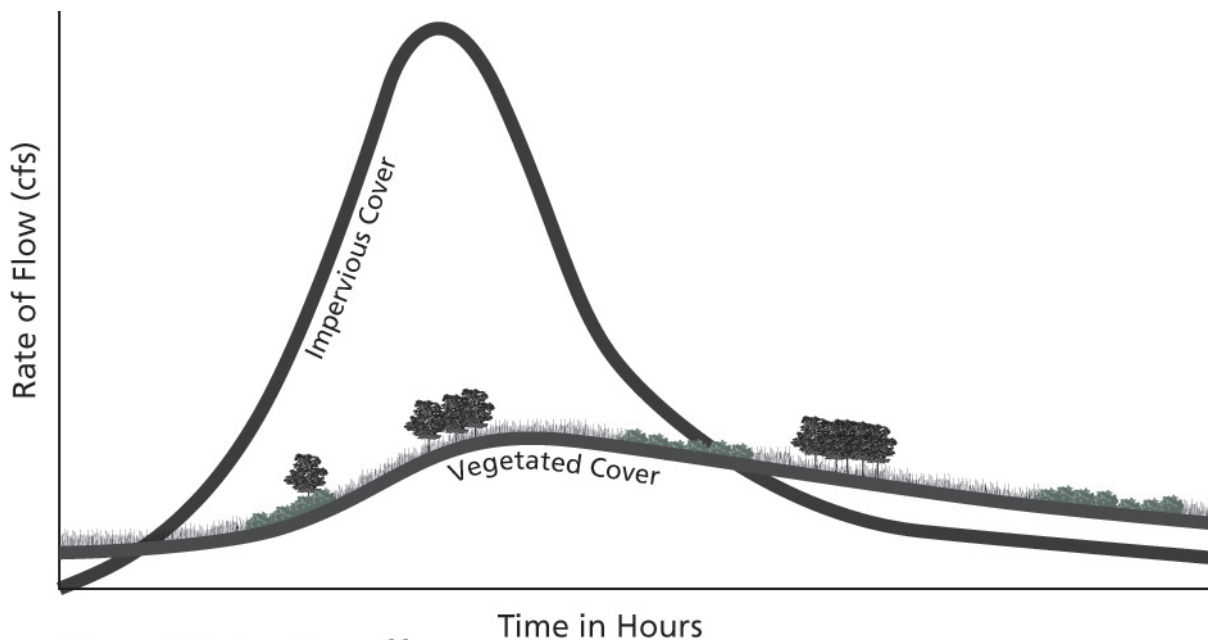
Located northeast of Portage Lake in the Township, Gordon Lake is a small inland lake located between two ridgelines. Gordon Lake has limited residential development.

Lake Michigan Coastline

With over 6 miles of shoreline, Lake Michigan forms the western boundary of Onkama Township. Residential development has concentrated in two core areas, Pierport and the Portage Lake channel. Portions of the shoreline between these two concentrations of development have maintained their natural land cover. Much of the existing development along Lake Michigan near the channel is located in designated Critical Dune territory, while lakeshore development near Pierport is located in High Risk Erosion areas.

Like many communities along Lake Michigan, the shoreline in Onkama Township is exposed to high winds and water erosion caused by frequent

Figure B25 - Storm Water Runoff Conceptual Illustration



storms and fluctuating lake levels producing consequent wave action. These natural processes can have detrimental effects on the stability of the dune and the lakefront residential homes that reside within the dune system.

Water quality is an essential planning consideration for Onekama since it is utilized for recreation, residential living and water consumption. The Portage Lake Watershed Forever Plan identifies the following sources of pollutants:

- **Impervious Surface in Watershed**

When development occurs on a property, the amount of site grading (soil disturbance) and the installation of impervious surfaces (driveways, parking lots, and buildings) has a direct impact on adjacent and receiving tributaries and lakes. Uncontrolled runoff can significantly degrade the ecologic character of these water bodies. The percentages below enumerate the degree of change to stream ecology based on the amount of the impervious surface.

- A. Less than 10%—Minimal, except to very sensitive trout streams.
- B. 10% to 25%—Significant and measurable changes to stream morphology and quality.
- C. Over 25%—Serious degradation to stream morphology and quality.

Source: "Urbanization Impacts on Aquatic Resources," Michigan Land Use Leadership Council background paper, 2003.

- **Nutrients** (such as phosphorus and nitrogen) from agricultural runoff that contains animal waste and lawn fertilizers, from leaking



Roads like M-22 and parking lots are examples of impervious surfaces

septic systems, and from storm water runoff. Nutrient loading can increase sediment levels and warm area waterways and stress aquatic species.

- **Excess Sedimentation** caused by soil erosion from stream banks, farm fields, and construction sites that degrades wildlife habitat.

An increase in the amount of impervious surfaces is a factor in polluting water resources. For example, going from less than 10% impervious cover to over 10% can have a significant impact on area water resources. Sources of impervious surfaces include roads, sidewalks, parking lots, roofs, and lawns. Without storm water protection measures, increased development will result in higher runoff rates within shorter time periods as depicted in Figure B25.



While lawns are considered 'green space' for many communities, in actuality, well-manicured lawns are almost as impervious as roads and parking lots, due to the compacting of sub-soils during construction and the shallow roots of turf grass.

Specific regulations, such as those pertaining to soil erosion and sedimentation control practices, protection of wetland areas, increased water body setbacks, the use of greenbelts or buffers, and density reductions are among the techniques that can assist in protecting water quality.

A natural storm water protection measure is to encourage planting native landscaping materials in place of cultivated lawns and fertilizer dependent plants in areas where substantial landscaping will occur, such as commercial sites. Also, rather than artificial looking detention or retention areas in the village, more numerous and smaller storm water management areas (e.g., rain gardens) are becoming a preferred means of storm water management.

Along with storm water runoff, pesticides and herbicides linked to lawn care and the clearing of natural vegetation for enhanced water views, can also contribute to degraded water quality. The negative impacts linked to storm water runoff and chemicals associated with lawn care can, however, be mitigated through the maintenance of lakeside natural areas, greenbelts, and vegetative strips.

Threats to Area Water Quality

Non-Point Source Pollution

Non-point source pollution poses one of the

greatest threats to surface water. Rather than occurring from one major source, like a sewage treatment plant or industrial use, non-point source pollution results from rainfall or snowmelt moving over and through the ground. As this runoff moves, it picks up and carries away natural and human-made pollutants. These are deposited into lakes, rivers, wetlands, ponds, and groundwater.

In Onekama, sources of non-point contamination include a combination of agricultural practices, lawn chemicals, soil erosion, septic leachants, and storm water runoff. Of these, control of impervious surfaces (such as roofs and roads) and providing adequate vegetated buffers along existing waterways are management practices that can protect area water resources.

Storm Water, Soil Erosion, and Sedimentation

Ideally, storm water can be managed in a fashion that will not substantially alter natural drainage flows, especially as it relates to the quantity of runoff (from rainfall) versus infiltration within a watershed. As more development takes place, either on large projects or on small home sites, the disturbed land loses its ability to hold soil in place. Rooftops, roadways, parking lots, and other impervious surfaces replace the natural vegetative cover. Any increase in impervious area will greatly increase the rate and volume of runoff and decrease water infiltration into the ground.

As a result of these newly developed impervious areas, rainfall can easily overcome the ability of soil to remain in place. As rainfall hits the disturbed soil it has two choices. If on flat ground some may percolate into the groundwater. The remainder will either pond on the site, or find the most direct route available to run off the site, taking soil and pollutants along with it in the form of storm water.

Existing storm water outfalls into Portage Lake and other local tributaries should be evaluated to ensure that they provide adequate filtration and sedimentation areas before direct discharge into these water bodies.

The Township and Village should ensure that post-development rates of runoff not exceed pre-development runoff rates. This is generally accomplished by detaining or retaining storm water to control the rate at which runoff is allowed to leave the development site. If storm water facilities are properly designed, significant water quality benefits can also be realized. Various storm water management alternatives can be employed to accomplish these objectives.

Improper drainage flows can create erosion and sedimentation problems, resulting in the loss of fertile topsoil, filling of lakes and streams, increased flooding, damage to aquatic habitat and animals, and structural damage to buildings and roads. Soil erosion and sedimentation controls are needed to ensure that development activities do not permit soil to be transported from the site to existing or planned drainage systems. A variety of methods exist to assist in achieving this objective, the most visible of which are silt fences which may be seen surrounding many development sites. Where the potential for erosion is high, it is critical not only that controls be in place prior to the start of development, but that such controls be maintained throughout the development process.

Septic Systems

Because septic systems are underground, they are often ignored, even by the people who use them. But with septic systems, "out of sight" should not mean "out of mind," particularly for residents along Portage Lake. In the watershed, contaminated groundwater has a potentially devastating effect. As a result, maintaining appropriate densities of development and proper disposal of sanitary sewer wastes are critical factors in ensuring the adequacy and quality of domestic water sources.



Property that was clearcut in 2008 along M-22

Not all sites are suitable for septic systems. Of primary concern is the soil at the site. Soils that are too coarse or too fine can limit the effectiveness of the treatment system. A shallow, seasonally high water table can also cause problems. Some of these problems can be overcome by altering the design of the septic system.

Where they are properly sited, such as in sparsely populated areas and in soils with good drainage above the water table, septic tanks generally pose little or no hazard. However, even where septic systems are well drained, they may eventually pollute the groundwater. An improperly sited, designed, installed, or operated septic system can pollute drinking and surface water. In such situations, sewage may contaminate wells in the area or move to the land surface, or both.

A problem of growing concern is the cumulative impact of contamination of a regional aquifer from nonpoint sources, including septic systems, among others. For example, the Environmental Protection Agency in 1980 found that about a third of all septic tank installations were not operating properly and that the consequent pollution both above and below ground is substantial. Their conclusion was that the

solution to groundwater contamination from septic systems, beyond better engineered on-site facilities or improved maintenance, may lie in better land-use control and in effective regulations for septic tank installation.

Accordingly, point of sale inspection ordinances, creating a sewer service district or requiring connections to a public sanitary sewer for higher density residential development may be the best land use controls available to moderate this potential problem.

Point Sources

Some sources of potential groundwater contamination are somewhat easier to identify. They include industrial operations which may use hazardous chemicals, landfills, gasoline filling stations, and other direct sources of contaminants. For the most part, these sources are regulated by the state or federal government.

Other, larger sites, may also be considered point sources. Where there are larger, contiguous areas having a combination of poor soils unsuitable for septic systems, a high water table, an increasing amount of rural development, and a large number of intensive livestock operations, these areas can threaten the quality of the groundwater supplies.

Other land use activities that may negatively impact groundwater supplies include:

- Existing sites identified by Act 307 or the Michigan Public Acts of 1982, as amended (The Michigan Environmental Response Act) and Michigan Department of Environmental Quality identified LUST (Leaking Underground Storage Tanks) sites.
- Existing licensed landfills (active or inactive).
- Industrially used or zoned sites.
- Existing residential development that equals or exceeds a gross density (total acres divided by number of dwelling units) of one unit for every one and one-half (1.5) acres.

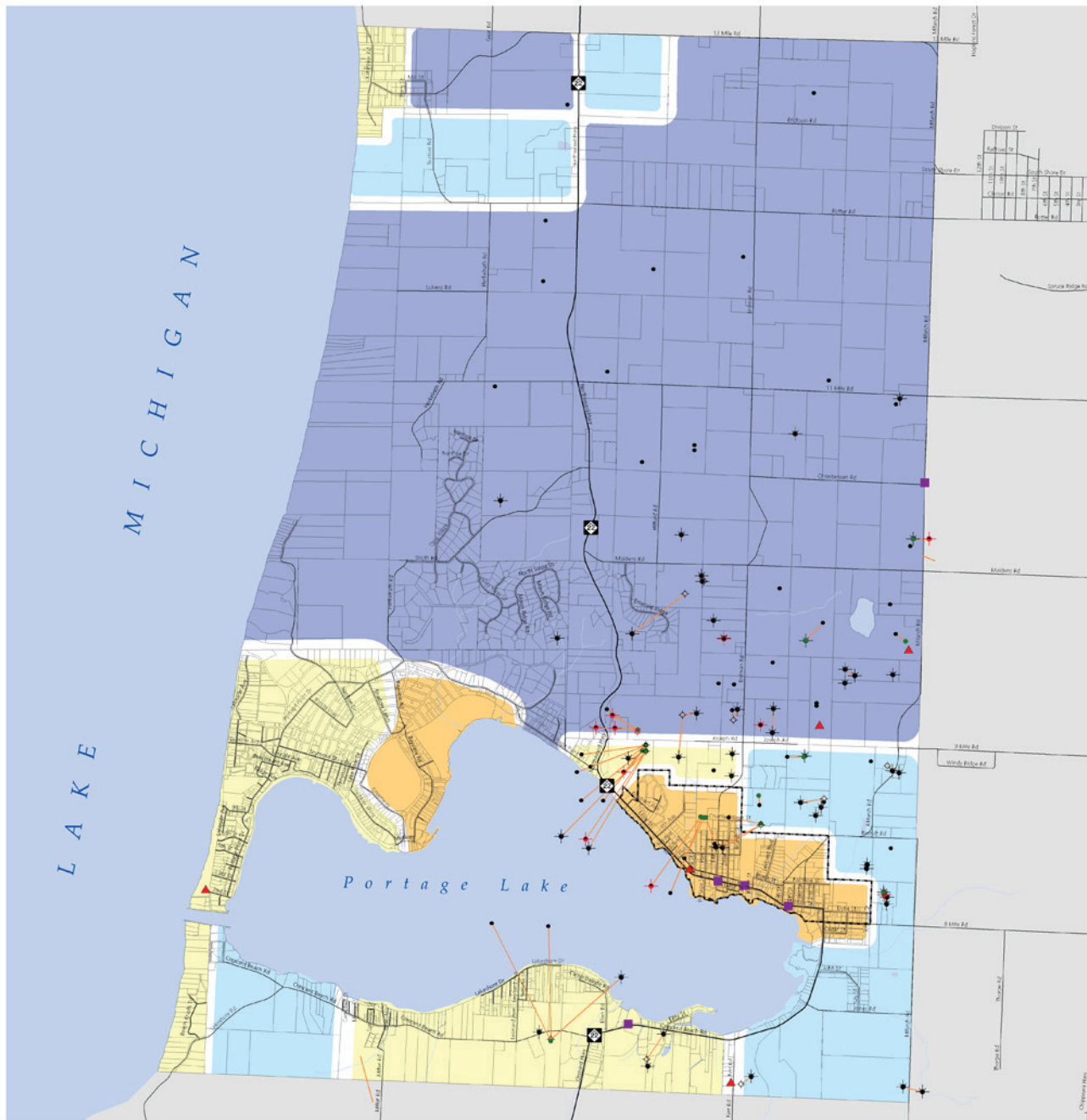
- Existing agricultural development totaling more than five hundred (500) acres.
- Gas and oil well exploration.

Manistee County has enacted a point of sale program, which would require inspection of the on-site septic system prior to sale and transfer.

The map entitled "Groundwater Recharge Areas," [Figure B26] shows the general zones for water recharge based on information prepared by the Michigan Department of Environmental Quality (MDEQ) and Michigan State University. The highest recharge area is north of Portage Lake in agricultural and wooded tracts with sandy soil profiles.

Properties around Portage Lake have muck soils and a higher percentage of impervious surface (roofs, paved drives, parking lots, and compacted gravel surfaces). As a result, stormwater management is a more critical concern in low recharge areas and groundwater recharge protection is of greater concern in high recharge zones.

Figure B26



THE ONEKAMA COMMUNITY

Groundwater Recharge Areas

Data Sources: Michigan Dept. of Environmental Quality, Michigan Dept. of Natural Resources, Grobbel Environmental & Planning Associates

ANNUAL GROUNDWATER RECHARGE RATE

- 6 Inches or Fewer
- 7 - 9 Inches
- 10 - 11 Inches
- 12 - 13 Inches
- 14 Inches or More

OIL & GAS MINING SITES

- Active Plugged
 - Oil Well
 - Gas Well
 - Dry Hole
- Permitted Well Location
- Well Bottom
- Surface-to-Bottom Directional

KNOWN POLLUTION SOURCES

- Underground Storage Tank Site
- Environmental Contamination Site

Open Space and Recreation

Hosting one of the largest inland lakes in Manistee County along with over 6 miles of Lake Michigan shoreline, the Onekama community surrounding Portage Lake is a natural fit for passive recreation and scenic view sheds. Recreational activities such as fishing, boating, hiking and a multitude of other outdoor activities attract visitors from urban areas of Michigan and from other states to the Onekama area every year. The area's natural beauty is one factor that convinces many long-time visitors to move to the area and retire. Because of the abundant outdoor recreation activities and scenic view sheds, the natural environment for recreational pursuits is a major economic base and income generator for the Onekama community.

Township parks are managed by the Onekama Township Board of Trustees with the assistance and advice of the Onekama Village and Township Community Parks and Recreation Committee. The Committee also has representation from the Village of Onekama Council, which manages the Village parks and has partnered with the Township on several community park improvements, and the Onekama Consolidated Schools, which offers community recreation programs. The Parks and Recreation Committee in 2009 completed its third The Portage Lake Community Five-Year Plan for Parks and Recreation in the Village of Onekama, Onekama Township, and the Onekama Consolidated Schools. This plan is kept current so that application can be made for grants administered by the Michigan Department of Natural Resources.

While the County of Manistee does not currently own or manage any developed parks of its own, they have inventoried all available public recreational assets in their first Parks and Recreation Plan as adopted in 2008. The County's Parks and Recreation plan has documented available resources to assist in Onekama's park improvements and future land acquisitions. A description of the current Onekama park facilities and public spaces is as follows.



North Point Park

The largest public natural resource area in Onekama Township at 60 acres, North Point Park, provides recreational and educational opportunities for the general public. The land was originally dedicated as a golf course in the 1917 plat for the Portage Park Addition subdivision and has since been improved to its current park status through the work of the Onekama Village and Township Community Parks and Recreation Committee. With several interior trail loops surfaced with paved asphalt, crushed stone or primitive sand and grass, the park is conveniently located within a high-density platted area along Portage Lake and is handicap accessible.

Glen Park (Mineral Springs)

The first bona fide resort location in Manistee County, Glen Park is a now a 12-acre wooded parkland. Opened in 1976 as a day-use park, nature trails and two foot bridges lead visitors to three sheltered mineral springs that showcase Onekama's natural spring-fed streams.

Manistee County Fairgrounds

Owned and operated by the Manistee County Fair Board, this 20-acre facility on M-22 includes concession stand shelters, 4-H display and livestock buildings, grandstands, a horse/auto race track, stables and parking facilities. In addition to hosting the Michigan Energy Fair and the annual County Fair, the facilities are also utilized by the Lions Chapter for weekly bingo games, meetings, parties and receptions. Local residents have expressed the need to improve these facilities and capitalize on its prime location in Onekama by seeking out new uses of this underutilized property for such things as a local farmers market, community-focused activities, or a development site. The fairgrounds has also been used for the Michigan Energy Fair which has brought publicity, people, and income to Onekama Village and Township.

Turnaround (Captain John Landland Park)

Located at the west end of Second Street, facilities include a paved parking area, access to Lake Michigan beach and a handicap accessible gazebo. The park provides access to swimming, sunset watching and beach walking, and access to the north pier. A large stone memorial honoring Captain John Langland is located at the turnaround to honor the first and only lighthouse keeper in Onekama.



Old Faceful

Old Faceful is located at the west end of Thirteen Mile Road in Pierport which serves as an access to Lake Michigan. A paved parking area and artesian well have led many visitors to this site to drink from the well and enjoy views of Lake Michigan.

Onekama Village Park

Located in the heart of Onekama, this community park is located on 3.914 acres along Portage Lake. Facilities include parking for 40 trailer boats and 32 cars, a boat ramp, a bath house with indoor toilets and sinks, a multi-purpose sports area, children's playground, a picnic shelter, and grills. Onekama's Concert in the Park are held weekly throughout the summer at the Village Park. Three historical markers are located in the park, the "Music" Propeller, the Memorial Fountain and the Portage Lake Region Marker. Public input received during the planning process noted that improvements to the beach and swimming areas are needed, as well as general building improvements.

Sunset House

The Sunset House is located at the west end of Lakeisle Avenue with access to Lake Michigan. The shelter house ("Sunset House") is available for public use.

Rotary Park

Identified by a granite marker at the west end of the Village at the corner of Main Street and First Avenue, this 0.30 acre park is on the main transportation corridor of M-22. The granite marker was originally placed at the Glenwood Resort to honor Paul P. Harris (1868-1947), founder of Rotary in 1905, who summered in Onekama for many years. The Manistee Rotary Club placed the bronze marker and the granite memorial in Rotary Park in 1991.

Feldhak Park

Identified by a large stone and plaque, Feldhak Park is a small 2.415 acre public space located at the east end of Portage Lake surrounded by wetlands. It's a readily accessible, barrier-free park with a mown area and views out over the lake.



Butterfly Garden

A living gift of the Portage Lake Garden Club on the grounds of the Farr Center, which has the Onekama Village Hall and the Onekama Branch of the Manistee County Library.

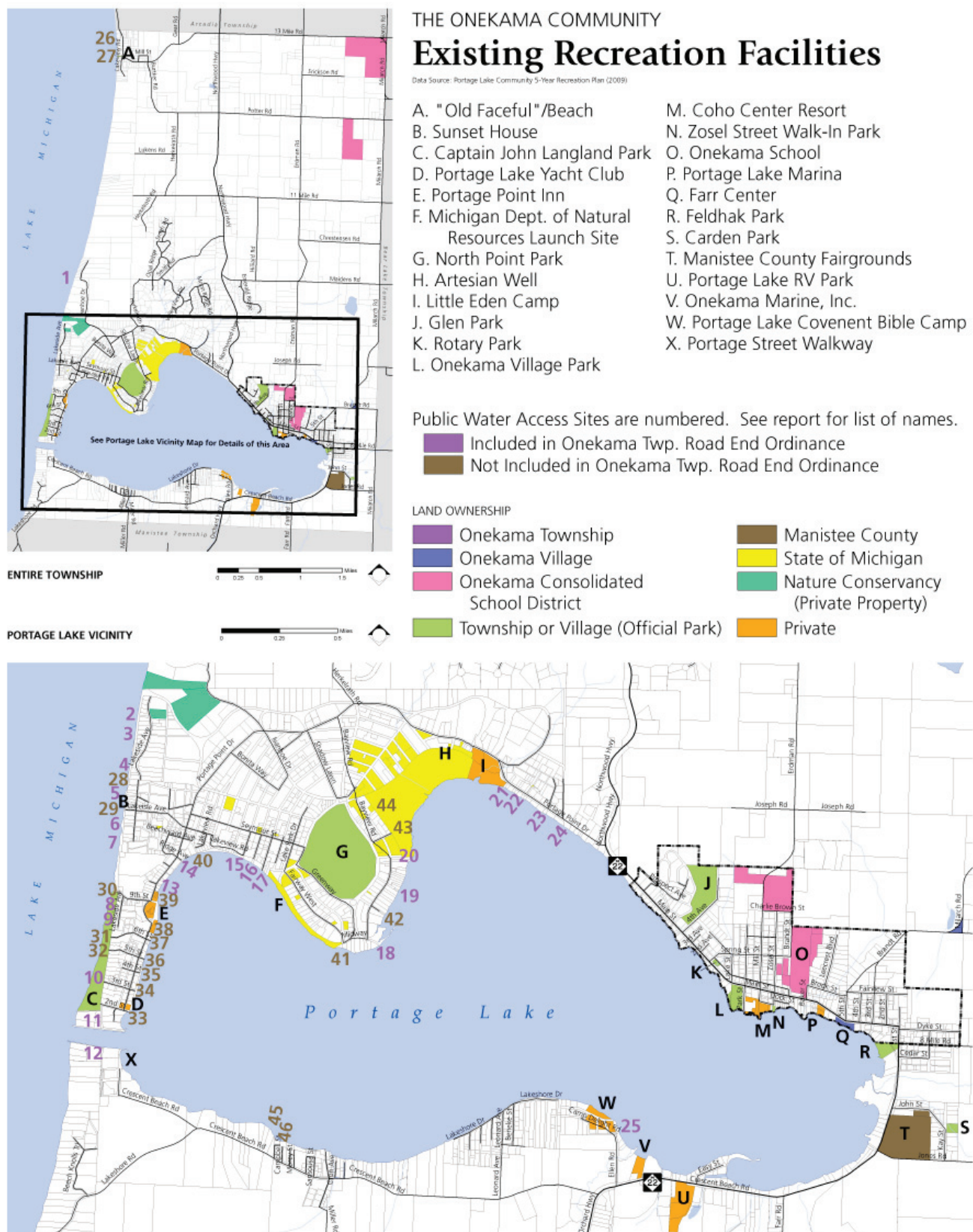
Zosel Street Walk-In Park

This is a small, 0.181 acre mini-park with views over Portage Lake. It's a prominent waterfowl area. It is barrier-free and accessible.

Onekama School Sports Facilities

Recreational facilities include a football field, six-lane asphalt track, baseball diamond, basketball court and playground equipment as well as tennis courts and a gymnasium. Located on 20 acres of property, some of the facilities have also been used by the Manistee Recreation Association for soccer and T-Ball programs. Local residents and the Onekama Consolidated Schools have expressed an interest in having the facilities, which are currently being upgraded and added to in a \$14.1 million dollar construction program, opened for use on a regular basis. The construction program includes a new gymnasium, with exercise equipment and an area for walking, and a cafetorium.

Figure B27



Recreation Needs and Use

With a year-round population of just over 1,500 people, the Onekama community has a solid base of recreational properties for the purpose of outdoor recreation. However, it may be beneficial to evaluate park capacity and use during the summer months when the area population doubles to 3,000 with the arrival of seasonal residents.

The majority of the existing park system is located along the perimeter of Portage Lake and is not connected by any type of trail or pathway for non-motorized access. Public input received during the planning process highlighted a few recreational priorities that include:

- Establishment of a public marina in the Village near downtown.
- Non-motorized pathways.
- Green space connections and pathways.
- Recreational outlets for kids, such as a skate park.
- Accessible and improved waterfront areas for public use.

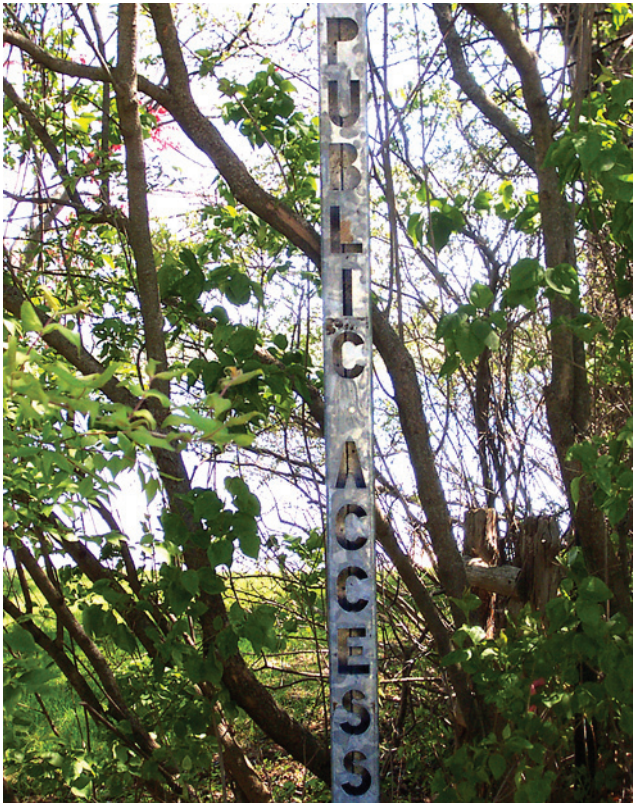
Figure B28
Road Ends

Roads, Road Ends, and Public Land by Jurisdiction					
Onekama Township			Manistee County Road Commission		
Lake Michigan		Portage Lake	Lake Michigan		Portage Lake
1	Ivanhoe Road	13 Twelfth Street	26	Burnham Street	33 Second Street
2	Alley H	14 Outlet Avenue	27	Thirteen Mile Road	34 Third Street
3	Alley G	15 Ardmore	28	Avenue F	35 Fourth Street
4	Lakeside Avenue	16 Arborvitae	29	Lakeisle Avenue	36 Fifth Street
5	Avenue E	17 Juniper	30	Ninth Street	37 Sixth Street
6	Avenue C	18 Midway	31	Sixth Street	38 Seventh Street
7	Avenue B	19 Batesmore Way	32	Fifth Street	39 Ninth Street
8	Eighth Street	20 Sylvan Way			40 Beachward Avenue
9	Seventh Street	21 "Twenty-Foot Access"			41 West Fairway Street
10	Third Street	22 "Eight-Foot Access"			42 Golfmore Street
Portage Lake - Lake Michigan Channel		23 Hilltop Road			43 Merlin Way
11	First Street	24 Clark Road			44 Willow Way
12	Portage Street	25 Eagle Street			45 Cedar Grove
					46 Campbell Street

Source: Onekama Township Ordinance No. 2005-01

Water Access Points

The Onekama community has improved public boat ramp facilities within the Township and Village and no public marina. Many local residents adjacent to Portage Lake utilize personal seasonal docks for launching their watercraft. However, residents residing off-the-water have expressed a need for the improved waterfront access areas despite having over 50 public road ends with access to either Lake Michigan or Portage Lake under the jurisdiction of Manistee County Road Commission or Onekama Township. These road ends have been an issue, as they are adjacent to residential development which has led to limited parking availability and occasional conflicts between day users and adjacent residents. Township ordinance 2005-01 denotes the location and jurisdictional management of the road ends.



Road End Marker in Onekama Township

Boat Ramps

Michigan Department of Natural Resources Boat Ramp

The MDNR operated boat ramp provides access to Portage Lake on the west side of Andy's (North) Point. Facilities include a boat ramp, bathroom facilities and parking.

Onekama Village Park

An accessible boat ramp on Portage Lake with 40 available parking spots for trailered vehicles.

Input received during the planning process indicates strong support for a public marina. Given the limited amount of improved public access facilities along the waterfront, a public marina could reduce the existing conflicts between waterfront residents and those utilizing public road ends for access to Portage Lake.

Funding opportunities exist for both Onekama Township and the Village through their designation as Coastal Zone communities. By having this designation, Onekama is eligible

for grants under Michigan's Department of Environmental Quality Coastal Management Program. The program is funded through The Coastal Zone Management Act (CZMA), originally passed in 1972, which enables coastal states, such as Michigan, to improve protection of sensitive shoreline resources, to identify coastal areas appropriate for development, to designate areas hazardous to development, and to improve public access to the coastline.

State of Michigan

The State of Michigan, through the Department of Natural Resources, owns 94 acres of land along the north portion of Portage Lake between Little Eden and North Point Park.

Other Private Recreation Facilities

Portage Lake Covenant Bible Camp

Located on Portage Lake in Onekama Township, the camp facilities provide summer activities for area children and for visitors throughout the state.

Portage Lake Yacht Club

Located northeast of Portage Point Drive and Second Street on Portage Point, this club hosts summer sailing regattas and races on Portage Lake.

Surrounding Natural Area Facilities

In addition to the existing park and recreational facilities within the Onekama community, several outstanding natural areas exist within a short distance from the Township border.

Arcadia Dunes

Located north of Arcadia in nearby Benzie County, this 3,000-acre preserve contains over 15 miles of trails that meander through sand dunes, woods and grasslands. Arcadia Dunes is owned and maintained by the Grand Traverse Regional Land Conservancy.

BIG M Trail

The Big M Cross Country Ski and Mountain Bike Trail is located between the communities of Manistee and Wellston. There are no fees for the use of the trail system, which has over 30 kilometers of well-marked trails and a 26-mile single-track mountain bike trail. The U.S. Forest



Service and volunteers maintain the trails in the summer months, and the Manistee Cross Country Ski Council maintains the trail in the winter.

Orchard Beach State Park

Orchard Beach State Park is situated on a bluff overlooking Lake Michigan in nearby Manistee Township. The park has 201 acres of recreation land with a modern campground and 2.5 miles of nature trails.

North Country Scenic Trail

Approximately 120 miles of the North Country Scenic Trail runs through the Huron-Manistee National Forest lands, with a 20-mile trail section located between Marilla and High Bridge Trailheads for local residents and visitors to hike and recreate.

Rockin R Ranch

A traditional cabin and ranch environment, the Rockin R Ranch is located in nearby Bear Lake and offers horse back riding, tubing and other outdoor recreational activities.

Open Space Protection

Hand in hand with having available recreational pursuits for area residents is the ability to link these activities to the visual experience of being outdoors with the natural scenery Onekama provides. Portage Lake, wetlands, woodlands and parks contribute to natural open space fabric of Onekama.

The ability to maintain and improve upon these natural open space areas will depend on the management of these features based on several factors that include:

- **Protection of Waterfront Views**
New development and redevelopment of property surrounding Portage Lake and Lake

Michigan have the potential to “wall off” public views of the water. Views of ‘open space’ along the water are very important to the natural feel of Onekama and the idea of “being close to the water.” The use and acquisition of waterfront property for public use and access can help preserve the waterfront as a common open space area for residents and visitors alike. Regulations that require new development to provide for either waterfront access or waterfront views can help maintain the water as a significant resource for the community.

- **Protection of Sensitive Natural Lands**
Area wetlands, dunes, farmland and floodplains all contribute to the total amount of natural open space. Protection of these lands through easement donations, purchase for parkland, or land regulation can assist in the long-term preservation of these open space assets.
- **Protection of Scenic Viewsheds**
The area’s most visible open spaces, found along roadways and on ridges, should be protected from development to prevent future losses of ridgeline views and natural areas. These areas can be protected through the assistance of design guidelines, regulation and purchase of scenic easements.

On the surface, it would appear that open space needs no specific definition. The term itself should be sufficiently descriptive. However, when determining the method of regulation of open space, the term can have several different definitions depending on its intended use. In addition, the quality of open space may suffer without providing additional background on what the community is seeking. Open space

of individual yards does not provide the same aesthetic appeal as a large open field. Discovering what purpose the open space is serving for a given area is an important factor in natural feature preservation.

Cultural Open Space

Cultural open spaces are those that are clearly man-made and are generally carefully maintained. These may range from large open spaces around institutional or other large land uses, down to well-manicured lawns in suburban housing developments. In addition, agricultural fields may generally be considered in this description. Cultural open spaces have many functions, such as improving aesthetics, highlighting or calling attention to specific uses, and defining area view sheds and sign locations.

Transitional Open Space

A transitional open space is one that occurs between cultural uses. For example, the front yard of a home acts as open space between the roadway and home. This is also an example of how open spaces can serve more than one function. In this case, a transitional open space can provide visual relief and improve safety by removing obstructions from the view of drivers.

Natural Open Space

Natural resources within open spaces can encompass many elements, including wetlands, areas of prairie lands, forests, and waterways. The wealth of natural features contained within open spaces in the Portage Lake watershed are valuable community resources for the role they play in maintaining the area's rural and natural character.





Natural features within open spaces also have positive environmental effects by helping to protect groundwater and surface waters through the reduction of soil erosion, flooding, and nutrient overloading in water bodies. Further environmental benefits of these open spaces come in the form of the preservation of wildlife habitat, improved air quality, and noise reduction.

An inventory of the existing natural resources and open spaces has been conducted to assess open space areas of significant size and quality that contribute to Onekama's quality of life. Though it is important to identify these areas individually, it is also important to look at these resources collectively. For instance, vegetation lining a creek or drain plays an important role in preserving water quality and provides wildlife habitat and scenic views. Linking these green spaces together through long-term planning efforts is an important element. It improves Portage Lake's overall water quality by expanding natural areas where water can naturally re-enter the groundwater supply prior to running off into nearby lakes and drains. Identifying gaps in the greenspace system can provide information to local officials and property owners regarding how to help connect green connections.

Some of these gaps include:

- 10 acres at Erdman Road and Eleven Mile Road.
- Carden Park located in the D. Hugh Kenny subdivision.
- 300 feet of Lake Michigan frontage on Lakeside, Portage Park addition.
- 300 feet of Lake Michigan frontage on west end of Ivanhoe, Portage Point.
- Cedar Park on block 146/147 Portage Park Resort.
- Blocks 56/57 of Portage Park Resort.
- Three Beach Park of Portage Park Resort subdivision.
- Outlet Avenue Park of Portage Park Resort.
- Village land adjacent to Farr Center.
- Onekama Consolidated Schools: 13 acres northwest of High School.
- School forest: 118 acres on Thirteen Mile Road and Milarch Road.
- School forest: 60 acres on Potter Road between Erdman and Milarch Road.
- DNR outlot 4, Portage Park addition.
- DNR outlot 6, Portage Park addition.



Viewshed as seen from Portage Ridge

Many of the current open space locations are small green spaces within existing subdivisions and will be difficult to connect to other larger green spaces in the Township. However, these parcels and paper-platted roadways within many of the historical subdivisions may serve as a starting point to assemble a non-motorized pathway system or greenway throughout the Onekama Community. Other open spaces of more significant size should be prioritized for possible long-term preservation via planned unit development or conservation easements.

Many communities are organizing open spaces, natural features and recreational facilities into a green infrastructure system that not only benefits users of outdoor recreational pursuits but also has many positive benefits for maintaining a healthy watershed.

“Green infrastructure is an interconnected network of conserved natural areas and features (including wetlands, woodlands, waterways, and wildlife habitat), public and private conservation lands (including nature preserves, landscape linkages, wildlife corridors, and wilderness areas), private working lands of conservation value (including forests and farms) and other protected open spaces (including parks). It is green space that serves multiple purposes and is strategically planned and managed at the local, regional and state levels.”

—Mark Benedict, The Conservation Fund

The Onekama community has an excellent regional resource for assistance with greenway and open space acquisitions through the presence of the Grand Traverse Regional Land Conservancy. The regional land conservancy has assisted more than a dozen local units of government in creating or expanding public natural areas and parks.

Community Facilities

Onekama Township

Onekama Township offers fire protection serves through its central fire facility located adjacent to Township Hall. Law enforcement is provided through the Manistee County Sheriff Department and the Michigan State Police. There are no publicly-owned water or sanitary treatment facilities in the Township.

According to the Manistee County Road Commission the Township has 47.7 miles of primary and local roads. Of this total mileage, 45.1 miles are plowed and 2.6 are considered seasonal.



Figure B29
Onekama Township Roads

	Primary	Local	Total	Seasonal	Plowed	Total
Onekama Township	7.83	30.99	38.82	2.6	36.22	38.82
Portage Point	0	6.21	6.21	0	6.21	6.21
Red Park	0	0.83	0.83	0	0.83	0.83
Wick-a-te-wah	0	1.84	1.84	0	1.84	1.84
Total Miles	7.83	39.87	47.70	2.60	45.10	47.70

Source: Manistee County Road Commission

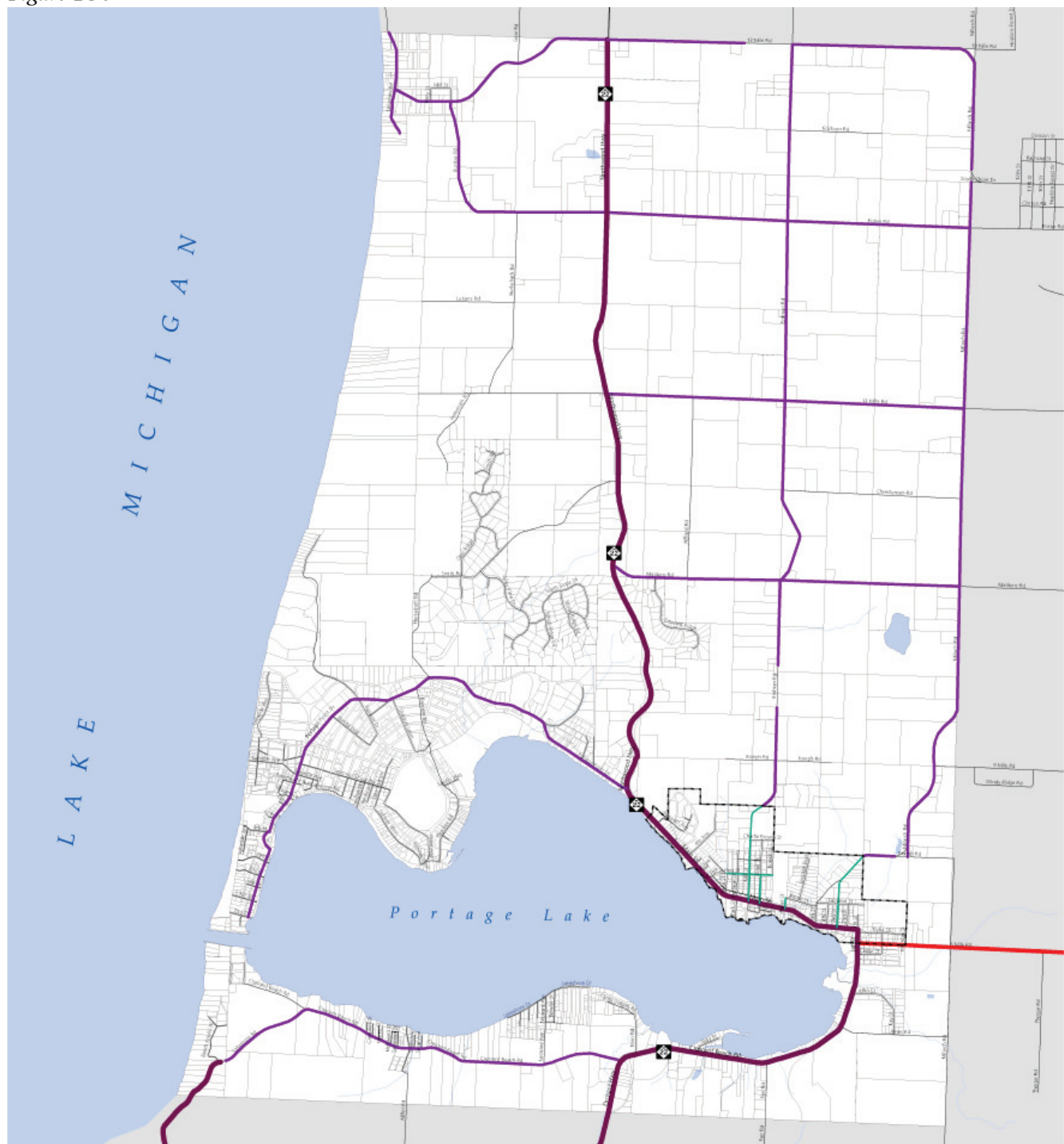
Village of Onekama

The Village of Onekama does not have a municipal water system but does operate and maintain a sanitary sewer system for 288 residential and 66 commercial users. The wastewater collection and treatment facility was operational in 1974 and consists of three primary lift stations that pump wastewater to a treatment facility on 11 Mile Road in Bear Lake Township. After a digestion period the water is pumped 1 ½ miles to a surface irrigation site. The system is experiencing problems; and in March, 2009, the Village conducted a review of the system to isolate areas for improvement and determined that \$2.2 million was needed to remove and replace Lift Station No. 1 and 2, upgrade Pump Station No. 3, construct a new irrigation system, remediate infiltration and

inflow problems, and update their groundwater discharge permits. The Village is presently seeking funds through the U.S. Department of Agriculture, Rural Development Administration to complete the project.



Figure B30



THE ONEKAMA COMMUNITY

Road Network

Data Source: Northwest Michigan Council of Governments

BASE MAP ELEMENTS

- Municipal Boundary
- Parcel Line

THEME ELEMENTS

- State Highway (M-22)
- County Primary
- County Secondary
- Major Street (Act 51)
- Local Street

Economic Development

Community Profile

The Village and Township of Onkama are located in Manistee County, Michigan, and are sub-markets within the county and the greater Northwest Michigan region. From 2002 to 2005 the total employment of Manistee County increased from 11,941 to 11,957, a very insignificant number. The largest employers identified by the Michigan Economic Development Corporation (MEDC) for Manistee County are referenced in the table below. (Figure B31)

The Little River Casino resort located just north of the city of Manistee employs approximately 600 people and the next largest employer is Packaging Corp of America in Filer City employing 350 individuals.

An estimated 666 firms located throughout the county employed the county workforce of 11,957 residents. The number one employment establishment by type was retail trade which had 120 establishments within the county. The next largest employment group was construction establishments constituting 91 separate businesses.

Figure B31 - Company Profile

COMPANY NAME	LOCATION	EMPLOYEES	PRODUCT DESCRIPTION
Little River Casino Resort	Manistee	600	Gambling casino resort with full service restaurants and lounges, indoor heated swimming pool and fitness center
Packaging Corp of America	Filer City	350	Manufactures corrugated and corrugating medium paper
West Shore Medical Center	Manistee	320	General hospital
Oaks Correctional Facility	Manistee	300	Correctional facility
Morton International	Manistee	180	Wholesale industrial salt; manufactures inorganic chemicals
Little River Band of Ottawa Indians	Manistee	150	General government
County of Manistee	Manistee	142	General government
Community Treatment Services	Manistee	120	Residential care services
Lutheran Camp Association	Arcadia	100	Sport/recreation camp
Fab-Lite	Manistee	85	Manufactures sheet metal specialties
Blarney Castle	Bear Lake	50	Petroleum products and distribution
Guys Groovy Limited Inc	Onkama	30	Food and beverage services

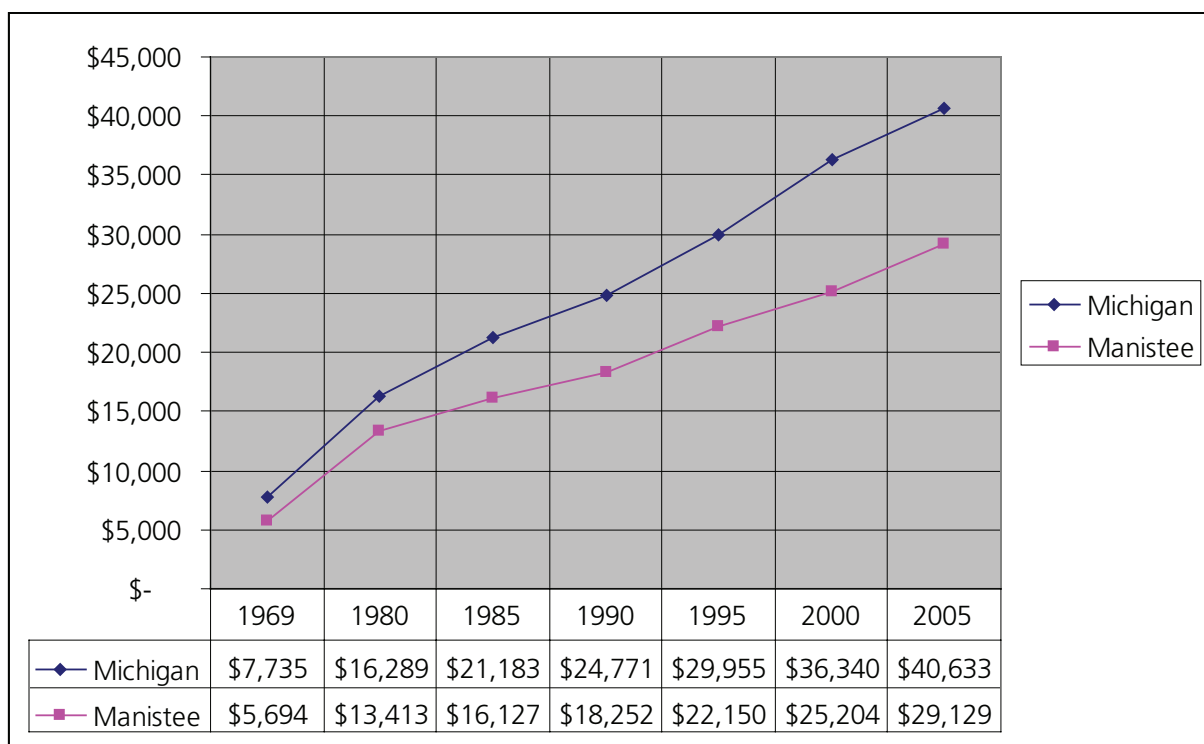
Source: MEDC, July, 2009

The total personal income of residents in Manistee County in 2005 was approximately \$625 million or \$24,853 per capita. The per capita income was lower than the average wage per job estimated by the Bureau of Economic Analysis. In 2005, the average wage per job in Manistee County was estimated at \$29,129, which was below the Michigan average for the same time period. In the year 1969, the average

wage per job for the state of Michigan and Manistee County were established as an index in order to develop a trend analysis. From 1969 to 2005 the state index was 525 compared to 512 for Manistee County. During the 1990s, the average increase in wage per job for a Manistee County resident was at par with the state of Michigan. Since 1995 the average increase wage per job in Manistee County has not kept pace with the rest of the state as reflected in the chart below. [Figure B32] This trend analysis reflects

Figure B32 - Average Wage per Job

Average Wage Per Job	1969	1980	1985	1990	1995	2000	2005
Michigan	\$7,735	\$16,289	\$21,183	\$24,771	\$29,955	\$36,340	\$40,633
Manistee	\$5,694	\$13,413	\$16,127	\$18,252	\$22,150	\$25,204	\$29,129
	1969	1980	1985	1990	1995	2000	2005
Index (State)	100	211	274	320	387	470	525
Index (Manistee)	100	236	283	321	389	443	512



Source: Bureau of Economic Analysis: Regional Economic Information System: 12/2007

Manistee County's change from a manufacturing to a service-oriented economy. The loss of higher paying manufacturing jobs has resulted in lower annual wages and reduced discretionary income available within the Manistee and Onkama markets.

Of the total personal income estimated at \$625 million, \$357 million was classified as nonfarm earnings. Although retail trade accounted for the highest number of business establishments (120 establishments) it only accounted for \$25 million of total personal income. The largest component of personal income, government and government-related enterprises, accounted for \$134 million in personal income. Government

establishments would include the City of Manistee and County of Manistee municipal operations, as well as, the Oaks Correctional Facility, owned by the State of Michigan. Since the Packaging Corp of America was the second largest employer in the county it is assumed that a significant portion of the personal income was generated by this facility. And, although there are 315 farms in Manistee County they contributed \$2.6 million in personal income, or less than 1% of the county's total personal income and 435 jobs. [Figure B34]

Community level data is not available from U.S. Department of Agriculture and Bureau of Economic Statistics so it is difficult to isolate specific local community trends.

Figure B33 - Components by Industry (\$1,000)

Components by Industry	2002	2003	2004	2005
Farm earnings	-656	1,835	2,391	2,653
Nonfarm earnings	322,554	333,722	342,099	357,238
Private earnings	208,882	215,964	215,562	222,351
Forestry, fishing, related activities, and other	2,218	2,334	2,268	2,509
Mining	1,581	1,720	1,764	1,829
Utilities	0	0	0	0
Construction	15,312	14,800	16,443	17,247
Manufacturing	67,028	71,422	67,553	67,623
Durable goods manufacturing	20,984	22,250	22,796	22,406
Wholesale trade	4,658	5,871	6,531	7,509
Retail Trade	24,939	25,305	24,412	25,125
Transportation and warehousing	0	0	0	0
Information	4,125	4,062	3,714	3,765
Finance and insurance	7,096	7,653	7,315	7,048
Real estate and rental and leasing	4,958	4,446	6,176	6,782
Professional and technical services	7,609	7,003	6,343	6,941
Government and government enterprises	113,672	117,758	126,537	134,887
Federal, civilian	5,926	6,308	6,452	6,698
Military	2,099	2,686	2,736	3,080
State and local	105,647	108,764	117,349	125,109

Source: Bureau of Economic Analysis, US Department of Commerce, Issued May, 2007

The 315 farms in Manistee County comprise 46,000 acres of land. The average-size farm is approximately 147 acres and the mean acreage per farm is 110 acres. Of the seven counties in Northwest Michigan, Manistee County has the largest mean acreage per farm but ranks seventh in the same region in the value per acre. Orchards comprise 38 of the 315 agricultural operations in Manistee County, which ranks fifth in the region out of northwest Michigan's seven counties. Farming in the Onekama Community is primarily orchards due to the micro-climate and proximity associated with Lake Michigan. Orchard and farm operations are an integral and important component of the Onekama Community economy.

When the number of employees was compared against the total personal income by category the manufacturing sector jobs generated an average of \$60,400 per job compared with \$19,260 for a retail related job. Government-related employment averaged \$44,000 per job.

The Village and Township of Onekama account for 7% of the total workforce of Manistee County. According to MapInfo-Pitney Bowes, a proprietary demographic company, the village has 245 working residents and the Township has 593 working residents. In both the Village and Township approximately 40% of workers are employed within management and professional occupations and another 35% of workers are employed within service and sales / office occupations. [Figure B34] The only notable industrial operation in the Onekama Community is Portage Wire Systems.

Figure B34 - Employment by Occupation

2007 Employment by Occupation				
	Village		Township	
	#	%	#	%
EMPLOYMENT BY OCCUPATION				
White Collar	142	58%	330	56%
Blue Collar	103	42%	263	44%
	245		593	
OCCUPATION				
Management / Professional	98	40%	217	37%
Service	41	17%	105	18%
Sales / Office	44	18%	113	19%
Farming / Fishing / Forestry	15	6%	28	5%
Construction / Extraction	21	9%	60	10%
Production / Transportation	26	11%	70	12%
	245		593	

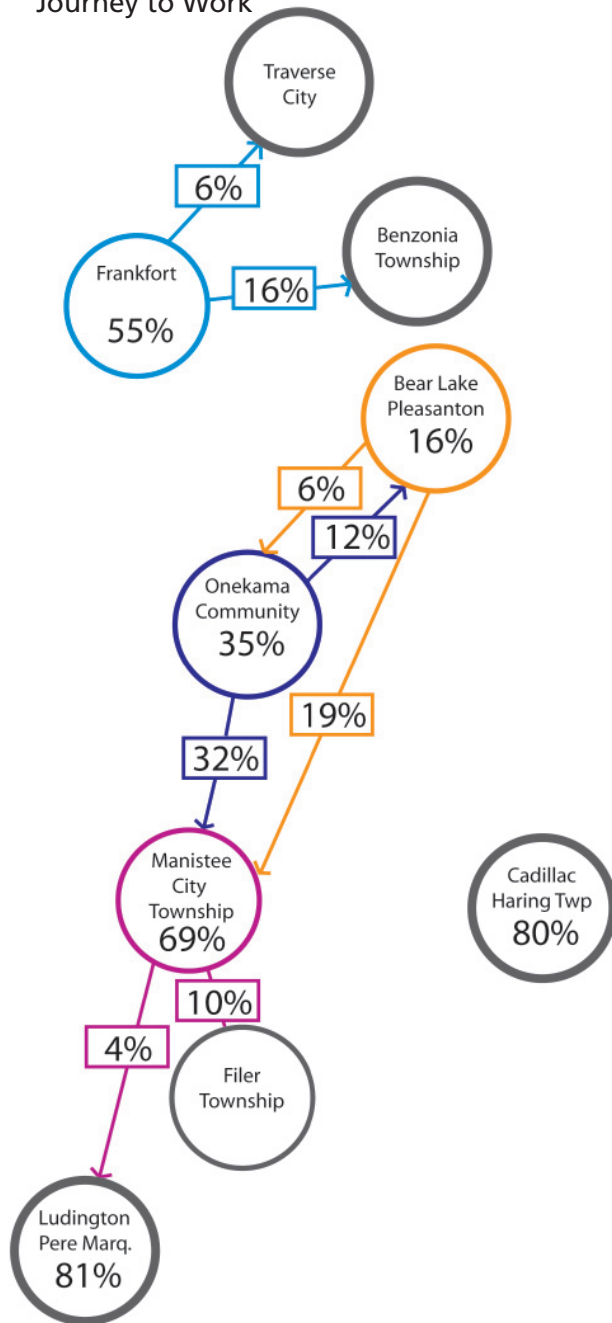
Source: MapInfo AnySite Demographics 2008

Figure B35 - Journey to Work Table

Place of Work	Residence of Worker						
	Onkama Township.	Bear Lake Township	Cadillac	Frankfort	Ludington	Manistee	Total
Amber Twp., Mason Co.					153		153
Bear Lake Twp., Manistee Co.	33	85					118
Benzonia Twp., Benzie Co.		17		91			108
Brown Twp., Manistee Co.	9						9
Cadillac City, Wexford Co.			3,140				3,140
Clam Lake Twp., Wexford Co.			187				187
Crystal Lake Twp., Benzie Co.				27			27
Filer Charter Twp., Manistee Co.	23	23				306	352
Frankfort City, Benzie Co.		17		322			339
Garfield Twp., Grand Traverse Co.		8		14			22
Haring Twp., Wexford Co.			394				394
Homestead Twp., Benzie Co.				16			16
Ludington City, Mason Co.					2,317	126	2,443
Manistee City, Manistee Co.	89	49				1,709	1,847
Manistee Twp., Manistee Co.	102	76				328	506
Maple Grove Twp., Manistee Co.	8	16					24
Onkama Twp., Manistee Co.	208	37					245
Pere Marquette, Charter Twp. Mason Co.					647		647
Pleasanton Twp., Manistee Co.	36	19					55
Scottville City, Mason Co.					123		123
Stronach Twp., Manistee Co.						66	66
Traverse City, Grand Traverse Co.			70	37			107
Weldon Twp., Benzie Co.		14					14
Other Communities	88	295	617	78	441	417	1,936
Total Workers Residing in Community	596	656	4,408	585	3,681	2,952	12,878
Live and Work in Same Community	35%	13%	71%	55%	63%	58%	

Source: Bureau of Transportation Analysis; USDOT, U.S. Census 2000

Figure B36
Journey to Work



Information from the Bureau of Transportation Statistics indicates that only 35% of Onekama residents with a job work in the Onekama community. This is compared to Manistee and Cadillac where 58% and 71% of their respective working populations work within the same community. The graphic entitled *Journey to Work* illustrates that 32% of those employed in the Onekama community traveled to Manistee for their work and that 6% travel to the Bear Lake / Pleasanton area for employment. In contrast, the communities of Cadillac, Ludington, Manistee, and Frankfort provide a significant employment base within their respective communities, which has a beneficial impact when considering the "multiplier effect" associated with payroll dollars. It was interesting to note that residents in Ludington and Cadillac did not commute in any great numbers to the Manistee area for employment opportunities. Similarly, Frankfort residents traveled to Benzie County or Grand Traverse County for employment and did not venture south into Manistee County for their jobs. [Figures B35 and B36]

Job Forecast

The regional job forecast for Northwest Michigan prepared by the Bureau of Labor Management Information and Strategic Initiatives, a division of the Department of Labor and Economic Growth (DLEG), has quantified which jobs will be the fastest growing occupations through 2012 and those jobs which will have the largest number of job openings in the same time period. Based on the data, the fastest growing occupations will require some form of college and graduate education. These include medical records, medical assistants, computer software engineers, home care aides, dental assistants, computer systems analysts, pharmacists, registered nurses, and health service managers. The occupations with the largest annual job openings will be lower paying positions and these will include retail sales persons, cashiers, waiters and waitresses, food preparation workers, carpenters, janitors, housekeeping cleaners, stock clerks, and first-line supervisors. A strong educational system will be the critical factor to maximize opportunities within

the fastest growing occupations. This will require linking the employees with the correct skill sets for the job opportunity. Because the forecast period covers 2008 through 2012 it is conceivable that students graduating from high school in 2008 and 2009 with an associate's degree from a regional community college could capture some of these employment opportunities.

Other employment opportunities outside of the DLEG forecast deal with emerging alternative energy markets in Michigan. The east shore of Lake Michigan and in particular northwest Michigan has some of the higher mean wind speed for off-shore and on-shore locations. With a national movement coupled with a state initiative to assist and promote alternative energy production, it is envisioned that future job creation will be in the manufacturing, construction and maintenance of these facilities. Michigan's Renewable Portfolio Standard (RPS) requires energy producers to increase their percentage of renewable energy to a minimum of 10% of their total electrical capacity by year 2015. This requirement may be increased to 20% by the end of year 2025.

Another emerging market is the desire from consumers to purchase produce and other agricultural products from local and regional farms. Recent outbreaks of food contamination have fueled this trend and consumers have shown greater interest in buying locally even if it comes with a premium.

Lastly, another agricultural-related trend is the development of vineyards for the domestic and international wine market. The emergence of the northwest Michigan wine industry and its developing reputation for quality white varieties will position other communities along Lake Michigan for similar opportunities. In 1973, the State of Michigan had 209 acres planted for wine production; and in 2003, this increased to 1,300 acres. Currently, there are over 45 wineries in production in the State of Michigan which produce in excess of 3,000,000 liters of wine per year. White wine production consists of Riesling, Chardonnay, and Vidal Blanc. Red

wine production consists of Pinot Noir, Foch, and Cabernet Franc. The Michigan Grape and Wine Industry Council has a goal of establishing 10,000 acres in wine production by the year 2024. This goal was given a boost when the United States Supreme Court ruled that the Michigan law, which restricted Michigan wine direct sales shipments only within Michigan, was unconstitutional. Today, Michigan wines can be directly shipped to other states opening further marketing opportunities for Michigan wines.

Regional Partnership and Promotion

The Onkama Community is the southern gateway to the M-22 corridor, which traverses four counties (Manistee, Benzie, Leelanau, and Grand Traverse), and spans 114.5 miles connecting the communities of Onkama, Arcadia, Elberta, Frankfort, Empire, Leland, Glen Arbor, Northport, Suttons Bay, and Traverse City. The portion of M-22 between the Village of Empire and the M-72 junction in Traverse City is classified as a Scenic Heritage Route by the Michigan Department of Transportation.

The National Scenic Byways describes the Scenic Heritage Route portion of M-22 in this way:

"The highway has evolved during this Twentieth century from a wagon track to a major transportation link between the coastal villages of Leelanau and Benzie Counties, which sit at about the little finger of Michigan's famous "mitt." The 60-mile-long stretch of State highway is never more than 2 miles from the shore of Lake Michigan and often offers vistas of the lake. The road accommodates local traffic and more than 1.5 million visitors a year to the Sleeping Bear National Lakeshore.

Along the M-22 corridor, many homes are set back and separated from the highway right-of-way by undeveloped farmland, woodland, wetland, or other natural features. This strip of "greenbelt" land provides residents with a buffer from traffic noise while adding to the scenic attraction for visitors. "

Various communities and organization groups along M-22 have adopted or utilized the M-22 highway logo as their "branding" image in an effort to promote the region's unique assets into

a common experience. Orchards, vineyards, the Sleeping Bear Lakeshore National Park, small eclectic downtowns, art galleries, fisheries, festivals, hiking and riding trails, inland lakes, charter and recreation boating, and historic sites and resort venues combine to create an experience for visitors and residents. Onekama is the “southern gateway” to this experience; and it should be used to draw tourist and seasonal residents to the community, and utilized for economic development.

Organizational Structure

In order to be a successful regional marketing effort, an organization comprised of M-22 communities and businesses should be established to effectively promote the area’s assets. A review of available published materials and web sites indicates that such an organization does not exist.

Downtown Onekama

Downtown Onekama has a variety of retail businesses loosely strung along M-22 (Main Street) between 8 Mile Road and 4th Ave. Businesses within the district include MacBeth & Co., Nature’s Elegance, Onekama Building

Supply, Onekama Family Market (IGA), the Fish Tale Café, Lineback’s Wine Tasting, The Glenwood Restaurant, Shay’s Chop House, the Blue Slipper Bistro, the Blue Slipper Bakery, the Tailgate Lounge, the Portage Lake Marina, Callaway Construction, and the Village and Township municipal offices, to name a few. Several other area businesses such as the Portage Point Inn, Miller’s Fruit Market and other roadside fruit stands are located outside of the business district. Of the ten retail stores in the business district, four are seasonal or have very limited hours in the winter, if opened at all. During the winter, retail sales are limited to the grocery store, gas stations, and hardware store. As a result, year-round residents shop outside of the Onekama Community.

Although the business district is located on the state trunk line it lacks a firm identity and physical continuity. In addition, because many of the residents leave the community to work during the day some of the retail expenditures, which would normally stay within the community, are spent outside in the communities where they work. A Retail Expenditure Report from MapInfo

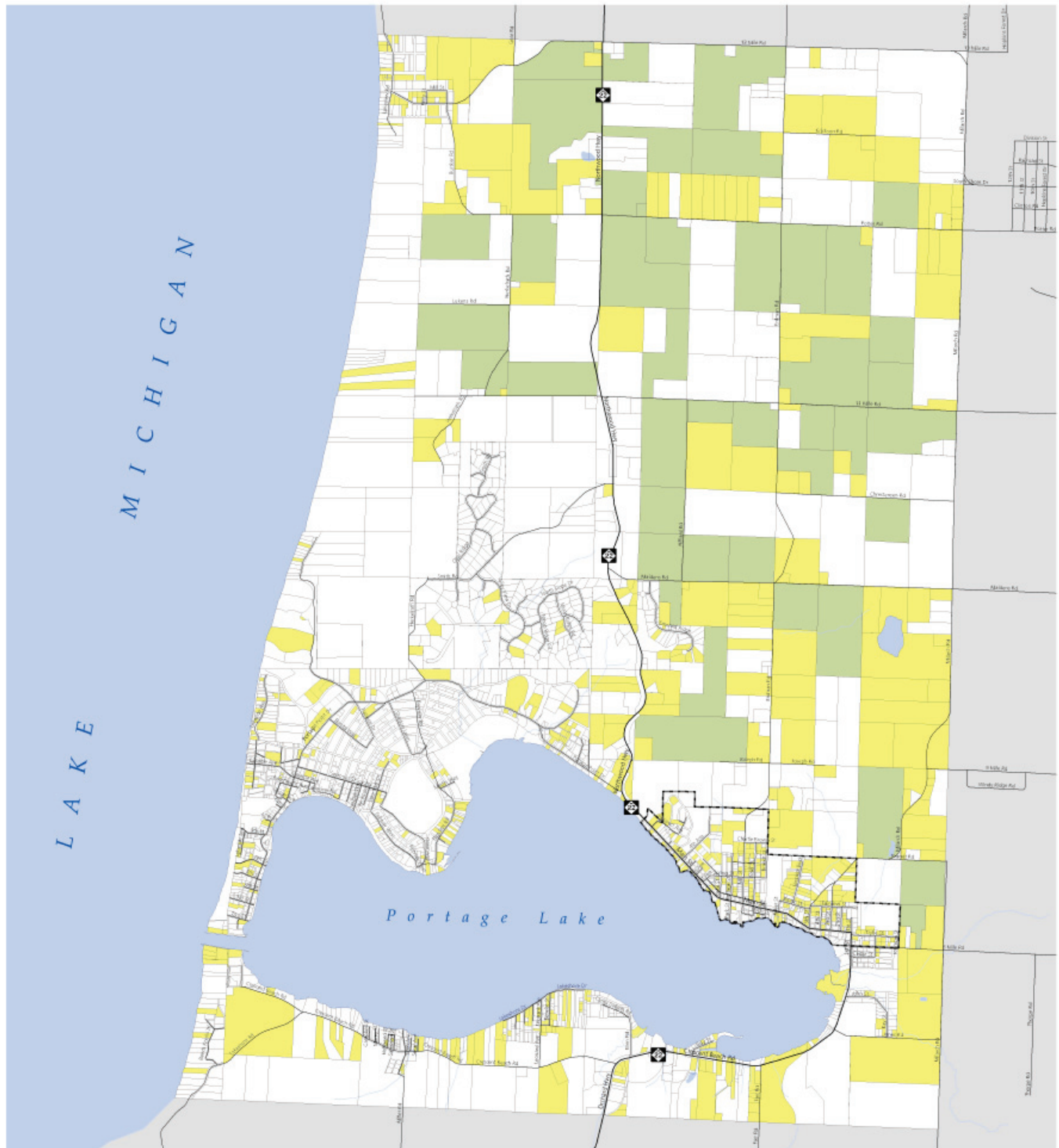
Figure B37

Supportable Retail Analysis

	10-Mile Radius	Sales per Sq. Ft.	Supportable Sq. Ft.	Local Capture (20%)
Apparel	\$1,284,710	\$233	5,521	1,104
Building Materials	\$850,990	\$389	2,190	438
Drug Stores	\$1,554,405	\$429	3,623	724
Electronics	\$716,460	\$302	2,371	474
Furniture and Appliance	\$4,692,616	\$209	22,423	4,485
General Merchandise	\$7,914,339	\$104	76,099	15,220
Jewelry	\$182,686	\$303	602	120
Personal Care	\$317,932	\$177	1,798	360
Restaurants	\$5,269,613	\$314	16,776	3,355
Shoes	\$343,212	\$193	1,781	356
Sports and Hobby	\$446,760	\$220	2,032	406
Supermarkets	\$4,898,052	\$412	11,882	2,376
	\$28,471,775	\$3,285	147,097	29,419

Source: MapInfo Pitney Bowes; Beckett & Raeder, Inc.

Figure B38



THE ONEKAMA COMMUNITY

Year-Round Residential Properties

Data Source: Onekama Township Tax Assessor, 2008



BASE MAP ELEMENTS

- Municipal Boundary
- Parcel Line
- Major Road

THEME ELEMENTS

- Non-Agricultural
- Agricultural

Pitney Bowes estimated a 10-mile population of 2,626 people with potential retail expenditures of \$28,000,500. The retail expenditures were divided among 12 retail categories as referenced in Figure B37. The sales per square foot was derived from the publication entitled, "The Dollars and Cents of Shopping Centers," published by the Urban Land Institute (ULI) and the International Council of Shopping Centers (ICSC). Applying the sales per square foot against the retail expenditures the supportable square footage within each retail category was determined. Assuming that only 20% of these expenditures were captured within the local Onekama market the downtown could support approximately 29,419 ft.² of retail building space. [Figure B37]

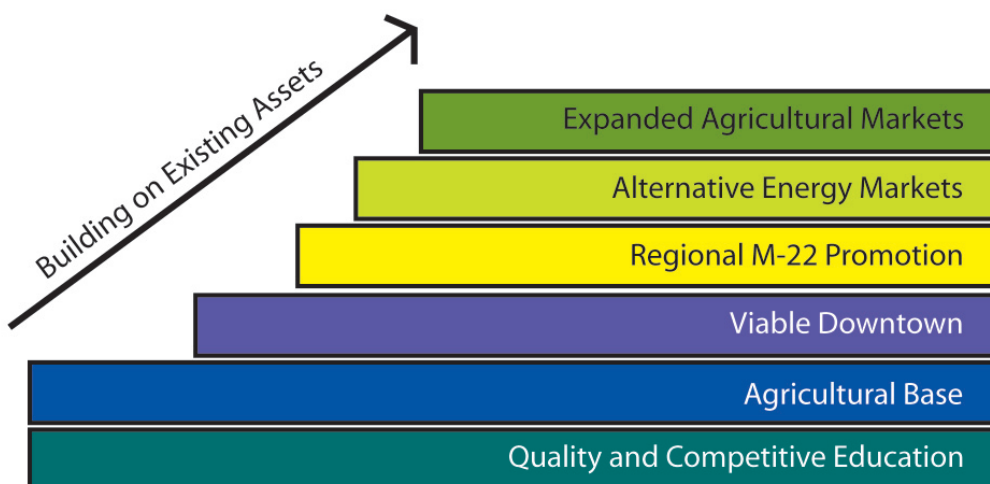
The issues confronting downtown Onekama include the lack of an identity as a business district, lack of uniform and aesthetic treatment along M-22, small year-round population base, shorter summer season (late June through August) and the absence of an organization which focuses on the promotion and revitalization of the business district. Many of the elements of a successful downtown are present in the community. These include higher quality eating establishments, unique retail businesses, daily errand-oriented businesses such as the building supply store and gas stations, municipal parks, library, and municipal offices.

Economic Strategy

The economic development strategy for the Onekama Community is one that uses educational competitiveness and the existing agricultural base as a foundation for growth. Creating and maintaining a quality and cutting-edge local educational system will bring children and families into the Onekama Community and help support the local real estate market and business community. The educational system will also provide the training needed for 21st Century careers identified in regional employment forecasts. The agricultural community will provide the experience needed to encourage growth in organic farming, regional fresh food initiatives, and orchard and vineyard development. This strategy is a stepped approach relying on local investment and community commitment to harness economic development opportunities. [Figure B39]

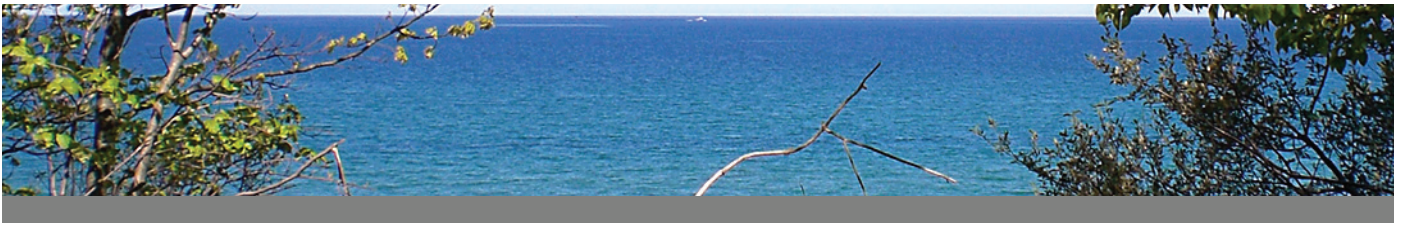
Lastly, local economic development efforts need to build on existing assets including the entrepreneurial and professional experiences of retired Onekama Community residents. Retirees often come from diverse backgrounds in management, manufacturing, sales, education, and local government; and their experience and contacts can often result in business retention and new business recruitment. In rural communities it is the "inside" and "grassroots" approach that creates measurable results.

Figure B39 - Existing Assets



Summary - "From the Numbers"

Trend - Observations	Reason(s)	Outcomes
The Child Dependency Ratio, which is a ratio determined by dividing the population under 19 years by the population ages 19-64, is 47.6 for the Onekama Community compared to 64.6 for the State of Michigan. Similarly, the Retiree Age Ratio is 44.3 compared to 27.3 for the State of Michigan.	Aging in place population; in-migration of young retirees; lack of quality affordable family housing; lack of community facilities to attract families; and declining business district.	Future decline in school enrollment; possible school district consolidation; increased pressure on current retailers to make annual revenues during seasonal months; potential for conversion from owner-occupied to rental occupied property.
Median household income lower in Village than Township	In-migration of higher income retirees or pre-retirement households into the Township; greater opportunity for waterfront property, large lot development, and development in higher elevations of Township.	Future decline in school enrollment; possible disinvestment in Village neighborhoods; and erosion of community image.
Population is aging and a high percentage (55%-58%) of households have no children.	Aging in place population; lack of in-migration of younger households with children; lack of affordable housing.	Future decline in school enrollment; out-migration of elderly population seeking other forms of housing; increased need for medical services; and higher amount of fixed-income households.
Seasonal housing stock accounts for 40% of total housing units	Preference for seasonal homes to be located on or near water; and the natural beauty of the Onekama Community.	Higher percent of non-homestead properties contributing to tax base; lower demand for municipal services due to seasonal use; no or minimal demand for local school facilities; and reduction of year-round disposable income to support local businesses.
The Onekama Community population is older but it is more educated with higher incomes.	In-migration of higher income retirees or pre-retirement households into the Township; greater opportunity for waterfront property, large lot development, and development in higher elevations of Township.	Good resource for volunteer organizations and local government commissions; resource for business development and mentoring.
Single family detached homes comprise 94% of the Onekama Community housing stock.	Traditional development patterns and demand for seasonal homes on waterfront	Opportunities within current housing stock for affordable housing in combination with home improvements; lack of transitional housing for older residents seeking to move out of single family home; potential need for ECHO (Elderly Cottage Housing Option) in zoning ordinance; and opportunity to improve housing stock and neighborhoods within the Village.
Agricultural land accounts for 18% of land area in the Onekama Community and 46% of the agricultural land is fallow.	Orchards and farming have historically been an anchor of the local economy; the micro-climate associated with Lake Michigan is favorable to orchards and vineyards; and approximately 50% of soils are suitable for orchard and vineyard operations.	Opportunity for the expansion of current farming operations and development of vineyards.
35% of the Onekama Community workforce lives and works in Onekama.	Many workers commute to professional and managerial jobs outside of community; medical, manufacturing, and higher education institutions are located outside of Onekama; local farming and orchard operations employ 6% of workers; and there is a lack of zoned property and market demand for industrial operations.	Commuting to work will continue; opportunity to improve Internet infrastructure for remote / virtual business operations; and position the Onekama Community as a community of choice for families and retirees.





Preferred Future

Community Visioning and Expectations

Onekama Community Master Plan Vision Session

May 27 and July 17, 2008, Summary

Approximately eighty residents, business owners, community members, Village and Township officials all interested in voicing their ideas about the Onekama community participated in the visioning process on May 27, 2008. Another fifty-eight met on July 17, 2008. This second session was scheduled specifically to give seasonal residents an opportunity to engage in the process. The sessions consisted of a series of brainstorming exercises in which small groups of participants worked together to formulate ideas about the future of the community.

During the workshops, participants outlined some of the issues concerning the Village and Township. They focused on particular areas of concern, then recorded their ideas and established priorities by voting for those most important to them. Finally, they shared their results with the entire audience. The ideas that came out of each small group were diverse, but they also had many commonalities.

These common interests are found in Figure C1. These delineate the Assets and Challenges (Prouds and Sorries) facing the Community. Many of these concerns tie in with the Community's relationship to the adjoining lakes, the surrounding beauty and the natural resources, along with a need to keep the area vital in terms of business opportunities.



Figure C1

ASSETS - Understanding the Present

MAY 27, 2008	AGREEMENT from BOTH MEETINGS	JULY 17, 2008
Small Town Atmosphere	Portage Lake	Easy Access to the Lake
Parks	Lake Michigan Access and Beaches	Schools
Natural Resources & Wildlife	Certified Watershed Plan	Community Spirit and support of new residents
Increased Awareness of Environment	Friendliness of the People in the Area	Master Plan
	Beauty of the Area	Great Biking
	Water Quality	Creativity / Abundance of Artists
		New Small Businesses
		Village Park / North Point Park
		Good Restaurants

CHALLENGES - Understanding the Present

MAY 27, 2008	AGREEMENT from BOTH MEETINGS	JULY 17, 2008
Losing Views of Lake	No Walking or Bike Paths	Village Park
No Continuity or Theme in Village	Lack of a Sewer System Outside of Village	Downtown Development
No Groundwater Protections	Invasive Species and Water Quality in Lakes	Condition of Beaches
Lake Area Development	Poor Streetscape and Curb Appeal	Lack of Lake Access
Condos	Poor Building Conditions and Lack of Blight Ordinance	Lack of Public Lands or Acquisition Strategies
Waste Water Treatment	Zoning Inequities	Lack of Communication among Local Officials
	Lack of Businesses and Job Opportunities	Appearance of Fairgrounds
		Recycling
		No Public Marina
		No Good Swimming Area in Village

Preferred Future

This is the vision of the Onekama Community in the year 2018. Again, there were common themes that appeared between the May and the July meetings. These encompassed a strong, focused downtown with a thriving business community, healthy lakes with good public access, watershed protection measures, hike/bike paths, controlled growth, and a consolidated form of local government. [See Figure C1.]

Vibrant Downtown

Residents in the Onekama area want a focused and active downtown. This includes enhancing the business area by cleaning things up and upgrading the infrastructure. This can be accomplished by burying overhead wires and improving the streetscape. The residents would like to identify development trends, to attract more businesses that supply basic needs, and to increase the number of restaurants.

The Lakes

There's a strong interest in using the lakes as a major draw for recreation. Because of this, residents would like to see a number of safeguards and aesthetic principles in place.

Water Quality

There's interest in installing a sewer system around Portage Lake in order to protect the water quality. Along with this, there's concern about chemical fertilizer runoff from farms and from lawn maintenance, and the influx of invasive plant and aquatic species.

Watershed Protection

The preservation and protection of wetlands and floodplains are a concern of the community. The Onekama community recently participated in the Portage Lake Watershed Forever Plan, which has very specific recommendations regarding water quality, wetlands, and riparian area land use.

Aesthetics

The key concern is that more development could block open views over the water. The community discussed aspects of public/private acquisition and preservation of public waterfront land.

Public Access

There's an increased demand for public access to the water. This includes an interest in a public marina.

Hike and Bike Trail / Bike Paths

Residents expressed an interest in increased hike and bike pathways and trails. These will help improve recreational opportunities for both residents and visitors alike, as well as offer broader fitness opportunities in the area.

Controlled Growth

The residents would like to see more clarification about development requirements in the area and an emphasis on protecting the environmental and aesthetic quality around the lakes. The population in the area is aging and there are concerns about what this means for the economy as a whole.

Consolidated Local Government

The government entities are currently split among local and township jurisdictions, which makes it hard to procure grant funding and to focus on unifying goals.



Figure C2
Preferred Future - Collective Priorities
from May 27 Meeting

PROJECT / PROGRAM	
Improved, attractive, alive downtown with shops and streetscape*	38
Sanitary sewer around the lake	30
Future watershed protection	21
Hike and Bike Trail	12
Consolidate Local Government	12
Retain small town character	12
Unobstructed views of the lake	11
Controlled growth with preservation of character	11
Village public marina	10
Underground utilities	6
Weekend Farmers Market	5
Fairgrounds Beautified	5
Natural Resource Protection	5
Strong agricultural community	5
Healthy lake	4
Sidewalks	3
Lots of open space around lake	2
Keep infrastructure up to date	2
Cohesive business area	1
*Agreements with July 17 meeting are in bold	

Figure C2 enumerates the results of each session. The bold text highlights the similarities between each session and shows the high level of consistency in priorities between permanent and seasonal residents.

Preferred Future - Collective Priorities
from July 17 Meeting

PROJECT / PROGRAM	
Maintain Water Quality*	26
Vibrant Downtown	25
Better Zoning & Blight Regulations	8
Consolidated Government	10
Controlled Development	10
Sewer System Around the Lake	9
Bike Paths	9
Greater Use of Schools	8
Better Downtown Streetscape	7
Lake Views Preserved	6
Public Marina	6
Museum	3
Accessible Waterfront	1

*Agreements with May 27 meeting are in bold

The aftermath of each vision session involved the consolidation of each table's preferred future priority into one voting list. Each participant had an opportunity to vote on all of the collective priorities as a means to focus attention on the top community priorities.



Student Visioning Session

There was a separate visioning session with Onekama Community School students on May 28. There were fifty-eight total participants from the seventh through eleventh grade. Students gathered in the cafeteria for one hour in a round table format to discuss issues of planning and development.

The students described the kind of place they would like to see Onekama become in twenty years. Just as the adults, there was a lot of attention put on the surrounding lakes, as well as a desire to see a stronger business community. They'd like to have good clean lakes, new businesses with more shopping opportunities, a mall, a bookstore, a theater, and more outdoor activities such as a skate park.



Student Summary

Students were most favorable to Onekama's community character and aesthetics, housing, and natural resources and least favorable to Onekama's recreational and outdoor facilities, economic development and local transportation system.

Overall, students in every grade expressed a desire to have more recreational and outdoor facilities in the form of parks, beach access, pathways and skate parks. Students ranked issues related to the natural environment as a top concern, addressing such topics as clean water, farmland preservation and renewable energy.



Figure C3
Student Preferred Future - Collective Priorities

PROJECT / PROGRAM

Recreational Facilities

Parks, Beaches, Pathways, and Skate Parks

Stronger Business Community

Mall, Bookstore and Theater

Healthy Natural Environment

Clean Water, Farmland Preservation and Renewable Energy

Future Expectations

The Leadership Committee gathered in September 2008 to review and discuss the findings resulting from the two community-wide vision sessions and a middle school focus session to identify community expectations and priorities. The result of this meeting culminated with identifying future expectations for the Onekama Community and a direction for the community master plan. These community-driven expectations, in no order of priority, include:

A. Portage Lake Water Quality

Improve the water quality of Portage Lake through implementation of the Portage Lake Watershed Forever Plan and the application of land use best management practices.

B. Vibrant Downtown

Strengthen the Onekama business district along Main Street (M-22) by improving the public streetscape and adjacent commercial buildings, and creating an environment conducive to new business and entrepreneurial development.

C. Competitive Schools

Continue to leverage community-support for the Onekama Public Schools to prepare children for the 21st Century workforce and create an environment of educational excellence needed to draw new families into the district and the Onekama Community.

D. Managed (Smart) Growth

Use the natural features of the community and expansion of public utilities to direct development and encourage redevelopment.

E. Consolidate Governments

Develop a strategy to consolidate Village and Township governments together to reduce costs and, more importantly, to manage the revitalization and growth of the community through uniform codes and regulations.



F. Planned Infrastructure

Develop a long-range plan to install sanitary sewer infrastructure to direct planned growth and improve the water quality of Portage Lake and Lake Michigan.

G. Viewshed Protection

Preserve the viewsheds of Portage Lake and Lake Michigan by minimizing encroachment into ridgelines and vegetated steep slope areas within the Onekama Community.

H. Preservation of Character

"Peaceful," "clean," "beautiful," "scenic," "small town," "lake views," "farmland," "quiet," and "relaxing" are some of the keywords used by visioning session participants to describe the Onekama Community. These are the elements, which define the area's character, and are the elements that need to be preserved in the future.

I. Sustainable ("Green") Economic Development

A need to move away from a dependency on manufacturing to an economy based on "green" economic development strategies, such as alternative energy, food-related specialization (such as, apples, wine, maple syrup, honey, herbs), internet-based business, retiree recruitment, recreation-based business (trail use and water-related sports), and forestry stewardship.



Future Expectations were derived through a public participation process in the Onekama Community, and they integrate well with the *Quality of Life* categories explained in the *Envision Manistee* program.

In addition, the future expectations compare favorably with initiatives outlined in the Envision Manistee program, especially in governmental collaboration on planning and infrastructure issues, expansion of agricultural industries, and improving water quality.

Figure C4

Local Priorities and Expectations	Envision Manistee Quality of Life Category
Portage Lake Water Quality	Natural Resources and Recreation
Vibrant Downtown	Economy and Employment
Competitive Schools	Youth and Education
Smart Growth	Government and Infrastructure
Consolidate Governments	Government and Infrastructure
Planned Infrastructure	Government and Infrastructure
Viewshed Protection	Natural Resources and Recreation
Preservation of Character	Arts and Culture
Sustainable Economic Development	Economy and Employment

Organizations in and Around the Onekama Community Represented at Community Vision Sessions

First Congregational United Church of Christ
 Alliance for Economic Success
 American Red Cross
 Brookside Study Club
 Crystal Lake Art Center
 I Love Onekama Club
 Junior Clio Club
 Kaleva Historical Society
 Manchester College Board of Trustees
 Manistee Area Chamber of Commerce
 Manistee Benzie Area Children's Chorus
 Manistee County Audubon Society
 Manistee County Arts and Cultural Alliance
 Manistee County Community Foundation
 Manistee County Resort Fishing Association
 Manistee County Historical Museum
 Manistee Recreation Association
 Onekama Church of the Brethren
 Onekama Lions Club
 Onekama Consolidated Schools Board
 Onekama Township Board of Review
 Onekama Township Fire Department
 Onekama Township Planning Commission
 Onekama Township Board of Trustees
 Onekama Village and Township Community
 Parks and Recreation Committee
 Onekama Village Council
 Onekama Village Planning Commission



Blue Slipper Cafe and Bistro - a local Onekama business

Portage Lake Association (PLA)
 Portage Lake Environmental Association (PLEA)
 Portage Lake Garden Club
 Portage Lake Harbor Commission
 Portage Lake Watershed Forever Plan
 Portage Lake Yacht Club
 Portage Point Summer Resort Corporation
 Romeos
 St. Joseph Food Pantry
 Sunrise Rotary of Manistee
 West Shore Community College Foundation
 West Shore Medical Center Board



Portage Lake from Onekama Village Park

Issues Worth Resolving

During the course of the master plan process several issues were discussed which are worth special review and resolution. The public involvement process and the establishment of a Leadership Team to oversee the master plan encourage the identification of community issues, concerns, and priorities, some of which

are typically outside the scope of a traditional community master plan. However, master plans are becoming more than policy statements of how to plan for future land use. They are evolving into community strategic plans, which include future land use programming, as well as, the identification and resolution of community concerns. Discussed below are several issues that are worth resolving outside the master plan process that will result in addressing the concerns and expectation of the community.

Improving Portage Lake Water Quality

Storm water runoff has been identified as a non-point source of water pollution. Unfiltered or untreated runoff can carry a variety of pollutants (pesticides, fertilizers, and petrochemicals, etc.) into the ecosystem. In addition, summer runoff from paved parking surfaces and rooftops can increase the temperature of runoff water causing thermal variations significant enough to affect

Figure C5 - Issues Worth Resolving

Issues Worth Resolving		
	Future Land Use and Zoning	Community Issue
Improving Portage Lake water quality	X	X
Having a vibrant downtown	X	X
Having quality, cutting edge schools		X
Controlling and directing growth	X	
Consolidating governments		X
Planned infrastructure	X	
Protecting viewsheds	X	
Preservation of local character	X	
Promoting a "Green" economic development strategy		X

fish habitat. These impacts can be addressed with a riparian buffer ordinance, which requires innovative storm water treatment, vegetative buffers, and soil and erosion sedimentation standards.

A sanitary sewer master plan should be prepared to control infiltration of effluent into Portage Lake. The first phase would be to provide sanitary sewers to properties within or adjacent to the riparian buffer, and a second phase would be to extend the facilities into higher density areas outside of the riparian buffer area. [Figure B24]

Promoting a “Green” Economic Development Strategy

The Onekama community is nicely positioned to capture the benefits associated with alternative energy and agriculture. The success of Manistee County to foster a partnership between Mariah Power of Nevada and Manistee to mass produce Windspire, an alternative energy business, is a sign that this economic development model can work in Northwest Michigan. Access to a skilled and educated work force with experience in manufacturing is a key factor in continued growth and prosperity.

Another cornerstone of a “green” economy is the expansion of the Onekama Community agricultural base. Programs promoting regionally produced food products, organic farming, orchards, and the establishment of vineyards will add to this base providing jobs, tax base and preserving “open space.”

An example of linking local farmers with residents and businesses is the web site www.localharvest.org. A search of the site has 10 farm and orchards operations listed for the greater Onekama area. Several Onekama Township farms are on the site.

A Vibrant Downtown

The Onekama business district requires attention and focus. As the southern “gateway” to the M-22 scenic heritage route the Onekama business district has the first opportunity to capture seasonal (“import trade”) traffic entering this region. The business district needs an infusion of physical improvements (streetscape, defined parking, and public areas) and in-fill development. The establishment of a Downtown Development Authority pursuant to Public Act 197 of 1975 can provide the organizational structure and long-term financing to address these issues.

Consolidating Governments

Recent changes in the Michigan and national economy coupled with declining tax revenues has induced greater cooperation between municipalities as a way to manage costs and provide quality services. A recent study issued by the Citizens Research Council of Michigan

entitled, “Approaches to Consolidating Local Governmental Services¹,” discusses a variety of venues to achieve these cost saving measures. Shared services between cities, villages, and townships are referred to in the study as horizontal collaboration.

In Onekama the shared zoning administrator is an example of a horizontal collaboration effort. Due to the involvement of village and township residents in the Master Plan process and the desire of both units of government to prepare a joint Master Plan, a joint planning commission, known as the Onekama Community Planning Commission (OCPC), was formed in December 2008. This planning commission was formed under Public Act 226 of 2003, the Joint Planning Commission Act.

¹ Approaches to Consolidating Local Government Services, November, 2008, Citizens Research Council of Michigan,



Dexter Michigan - example of a small compact downtown that serves a rural and summer (seasonal) trade area



Northville, Michigan - example of a traditional downtown business district



Camp Tosebo - Artwork in the woods



Strategies and Future Land Use

Sustainability and Strategies

Throughout the planning process, defining a sustainable future for the Onekama Community was a primary focus of the Master Plan Leadership Team and community residents. Sustainability is clearly intended as a means of configuring human activity so that society, its members and its economies are able to meet their needs, as well as express their greatest potential in the present, while preserving biodiversity and natural ecosystems, and planning and acting for the ability to maintain these ideals in a very long term. Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Ten Tenets

The Onekama Community Master Plan is structured around the ten tenets (principles) for “Smart Growth” as a means to achieve community sustainability where the needs of today’s residents are met without compromising the quality of life and the environment for future generations. The bi-partisan Michigan Land Use Leadership Council chaired by former Governor William G. Milliken and former Attorney General Frank Kelley accepted these principles, encouraging their use in state and local land use policy. When consistently applied through planning and zoning techniques, the tenets balance property rights, environmental protection, and preservation of open space, and create a unique sense of place.

The ten tenets of the Smart Growth initiative include these points:

1. Create a range of housing opportunities.
2. Create walkable neighborhoods.
3. Community and Stakeholder collaboration.
4. Create a strong sense of place.
5. Make the development process fair and predictable.
6. Allow for a mix of land uses.
7. Preserve open space and protect farmland.
8. Have a variety of transportation choices.
9. Direct development to existing communities (developed areas).
10. Allow for compact development design.

Six Pillars

Supplementing the Smart Growth tenets are the Six Pillars for Michigan’s Prosperity advanced by the organization *People and Land*, a non-profit organization focused on restructuring Michigan’s economy and entrepreneurial environment. The six pillars, which focus on long-term economic development strategies, identify six key ingredients needed to retain and attract new jobs and business to Michigan. These pillars include:

1. Attractive cities and neighborhoods.
2. Competitive schools and lifelong learning opportunities.
3. Knowledge-based technologies.
4. Thriving agriculture to grow Michigan’s economy.
5. Natural resources for recreation and job creation.
6. An inclusive and entrepreneurial culture.

Combined, the Smart Growth Tenets and the Six Pillars for Michigan’s Prosperity address land use, community, and economic development issues.

Community Expectations

Lastly, the Master Plan is also aware of the community's future expectations and needs that form the public policy of the plan. These were derived from public participation and refined by the Leadership Team during the preparation of the Master Plan. These future expectations, which include sustainability objectives, are:

1. Improving Portage Lake water quality.
2. Having a vibrant downtown.
3. Having quality and cutting-edge schools.
4. Controlling and directing growth.
5. Consolidating governments.
6. Planning for infrastructure.
7. Protecting viewsheds.
8. Preservation of local character.
9. Promoting a "green" economic development economy.

In concert, the Smart Growth tenets, the Six Pillars for Prosperity, and the community's expectations can create a sustainable future for the Onekama Community. The outcome depends on the adherence to sound planning, the application of reasonable and uniform regulations, and the implementation of capital improvement projects. For the Onekama Community, when the nine community expectations are referenced against the Smart Growth Tenets and the Six Pillars, six sustainable focus areas are identified from the priorities advanced by the Leadership Team. These focus areas include:

- Portage Lake Watershed
- Economic Development
- Land Use
- Water Quality Management
- Biodiversity and Natural Ecosystems
- Human Infrastructure



Camp Tosebo - Artwork in the woods

To explore each of these focus areas an overarching goal is stated, followed by strategies, which can be employed to achieve the goal. Some of the strategies will require inclusion in the master plan as land use policies. Others will require revisions to local regulations to achieve the intended results. Still others will require collaboration with other agencies and organizations to successfully meet the goals and implement the strategies.

Portage Lake Watershed

Goal

Strategies

To further the recommendations of the Portage Lake Watershed Forever Plan and enhance the water quality and fisheries habitat of Portage Lake.	P1	Incorporate into the zoning ordinance stormwater best management practices (BMP's) regulating the collection, treatment, and discharge of stormwater runoff.
	P2	Establish a riparian area overlay district which contains site design criteria addressing the development within this management zone. Criteria would include setbacks, vegetation clearance, controlling impervious surface runoff and abating the use of inappropriate fertilizers and pesticides.
	P3	Inventory regulated and unregulated wetlands within the riparian area overlay district, and develop review standards for local (MDEQ unregulated) wetlands.

Economic Development

Goal

Strategies

Provide conditions which create opportunities for family-wage jobs and business development.	E1	Procure high-speed broadband Internet service throughout the Township.
	E2	Ensure that the Onekama Public Schools remain educationally competitive, cutting edge, and a school of choice within the region.
	E3	Establish a Downtown Development Authority for the Village/Township M-22 business district.
	E4	Encourage the development of agri-business and promote farm-to-home, and farm-to-school distribution opportunities.
	E5	Increase the acreage used for farming, commercial logging and, orchards, and encourage the establishment of vineyards.
	E6	Initiate a conversation with the County Fair Board to perform a detailed assessment of reuse options for the county fairgrounds. This property is strategically located along M-22 with impressive views of Portage Lake and is too central within the Onekama Community to be underutilized.
	E7	Encourage the expansion of artist shops and galleries in the business district.
	E8	Conduct a reconnaissance level assessment of historic properties within the Village and Township. Use this information to garner eligibility as a National Register of Historic Places designation which affords commercial and income-producing property owners access to historic tax investment credits. Designation of broader areas of the Village and the Township into the National Register of Historic Places would compliment those properties currently on the State and National Register of Historic Places.

Land Use

Goal	Strategies	
Consolidate development within public service boundaries and balance development with unique environments in the Onekama Community.	L1	Prepare a sanitary sewer master plan identifying service areas, costs, phasing, and funding sources.
	L2	Encourage redevelopment and new growth within the sanitary sewer service area by allowing smaller lots and higher densities.
	L3	Revise the zoning ordinance to favor higher densities within settlement areas of the Onekama Community.
	L4	Incorporate site design regulations in residential districts.
	L5	Concentrate commercial development within the Downtown Development Authority district.
	L6	Provide affordable housing opportunities for younger families and the elderly.
	L7	Limit development in or adjacent to wetlands and flood-prone areas.
	L8	Incorporate into the zoning ordinance special provisions to protect groundwater recharge areas; especially on properties with natural gas and oil exploration.
	L9	Make the Onekama Village settlement walkable.
	L10	Allow only low-density, low-scale, and low-impact development within the Riparian Area.
	L11	Utilize conservation subdivisions, cluster housing, and agricultural planned unit developments to encourage retention of agricultural land while providing agricultural property owners the ability to responsibly develop their property for residential uses.

Water Quality Management

Goal	Strategies	
Ensure that the Portage Lake Watershed has higher water quality than today.	W1	Treat all stormwater prior to discharge in Portage Lake
	W2	Define high quality water recharge area and protect these areas with appropriate zoning and site development regulations.
	W3	Manage soil erosion and sedimentation
	W4	Revise ordinance and codes to require low-impact storm water runoff techniques for existing and new development
	W5	As an initial phase install public sanitary sewers around Portage Lake.

Biodiversity and Natural Ecosystems

Goal	Strategies	
Preserve the wetlands along Portage Lake and the wooded hills within the watershed	B1	Conduct a Natural Features Inventory for the Township.
	B2	Develop zoning ordinance provisions to control development on or adjacent to wetland areas.
	B3	Encourage through public education forest stewardship practices

Community Connectivity

Goal	Strategies	
Provide non-motorized connections between community facilities, parks, neighborhoods, and subdivisions.	C1	Encourage sidewalks in residential areas with densities in excess of four (4) dwellings per acre.
	C2	Prepare a trail and pathway master plan as an addendum to the Parks and Recreation Master Plan.
	C3	Incorporate provisions in the Zoning Ordinance which require pathway connections between adjacent developments.
	C4	Develop in conjunction with the Manistee County Road Commission a standard roadway profile which incorporates demarcated bike lanes.

Human Infrastructure

Goal	Strategies	
Consolidate separate community initiatives into a common vision which results in sound community building, promotes leadership, engages volunteers, and involves students.	H1	Annually convene a community forum where all organizations (village council, township board, school board, watershed council, etc.) present their upcoming plans and initiatives, and determine areas of overlapping interest and where consolidated community support is needed.
	H2	Create an organization that can coordinate, promote and implement community initiatives. (Many organizations figure out what they need to do but don't have the ability to get it done.
	H3	Create an organization which is jointly appointed by the Village of Onekama and Onekama Township to follow-up with initiatives identified in this Plan which are outside the authority and role of the Onekama Community Planning Commission.
	H4	Ensure that as the population ages they have access to medical care and emergency services.

Future Land Use Plan and Map

The Future Land Use Plan and Map define the future land development vision for the Onekama Community based on sound planning principles, overlaid with the community's expectations for the future. It builds on the historic development patterns of the community, factoring the unique environmental setting of the Onekama Community and its desire to protect its unique northern Michigan character along with the intrinsic value associated with Portage Lake. The future land use plan and map will assist the Onekama Community to promote the harmonious, efficient, and economical use of land, and promote the public health, safety and general welfare of the community.

Planning objectives used to create this Master Plan and Future Land Use Map include:

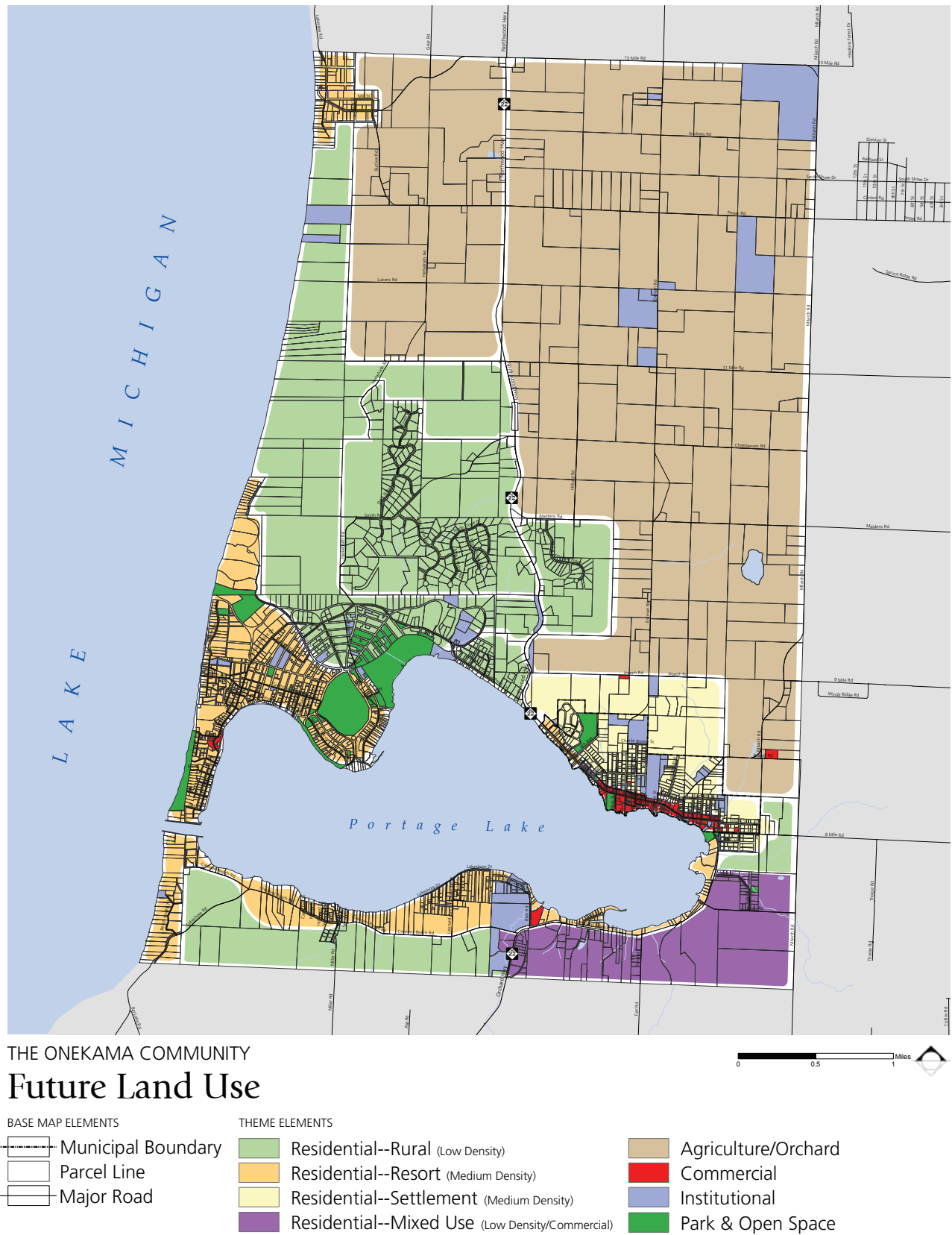
- Creation of a defined and planned commercial area along M-22 (Main Street).
- A long-range opportunity to create walkable neighborhoods called "Settlements," where the design and land development regulations will create traditional neighborhoods, specifically north of and adjacent to the Village.
- Accommodation of expected growth through a deliberate and planned process.
- Advancing sustainable design through the application of Smart Growth tenets.
- Efficient use of existing infrastructure, development, and transportation patterns.
- Preservation of agricultural lands east of M-22 and north of Joseph Road, and west of M-22 and north of 11 Mile Road.
- Classification of residential areas by type rather than density recognizing their character, qualities, and opportunities for innovative development.
- Integration of the Portage Lake Watershed Forever Plan recommendations, and
- Protection of existing natural features.

Reasons behind the Master Plan and Future Land Use Map

The development of the future land use plan and map incorporated an active community participation process including visioning sessions and a Leadership Team with broad-based representation. This highly engaged public process rendered some interesting findings:

- Involvement from the Village of Onekama and Onekama Township to create one joint master plan for the "Onekama Community" as a means to uniformly and efficiently address problems and exercise opportunities.
- Strong expression by the community to protect Portage Lake and improve its water quality and fisheries.
- Manage runoff to Portage Lake and infiltration to groundwater recharge areas.
- Recognition by the community that proactive planning is preferred over reactive planning.
- The need to create a walkable and integrated network of pathways and trails.
- Create a "green" sustainable economy involving agriculture, alternative energy, biodiversity and ecosystem enhancements.
- Recognition that future residents need a variety of housing, including smaller lots, which encourage affordable family housing.
- Focusing redevelopment and new development in areas already served with public infrastructure within the Village.
- Identifying quality education and student achievement as the key for future economic development.
- Create a sense of place and community for the overall Onekama Community, and
- Respecting the needs of year-round and seasonal residents.

Figure D1



Residential Land Uses

Plentiful water and woods provided the opportunity for lumbering, power, and transportation for the Onekama Community as it began to utilize its natural resource base. In time, the lure of northern Michigan's climate and access to fishing, hunting, and recreation transformed the Onekama Community into a seasonal resort anchored by a strong farming community. Today, many former seasonal residents have relocated to Onekama permanently. The agricultural base is still the strongest economic influence in the community and the Village business district serves the convenience needs of local and seasonal residents, as well as tourists; but it is the residential sector which provides the bulk of the developed land and highest proportion of taxable value.

There are four residential classifications proposed for the Onekama Community reflecting the location and functional characteristics of their respective areas. These residential classifications include:

Residential – Rural (2,561 acres)

Development Intensity: Low Density

These are scattered-site residential properties located within wooded and forested areas, and in some instances located on ridgelines. Land development consists of low-density (1 unit per 5 or more acres) on sites served with private well and septic systems. Some of these properties are located on topography where special attention should be given to reduce site disturbance, soil erosion and sedimentation, runoff and excessive site clearance. Within this land use classification are properties with varied topography, steep slopes, wetlands, and large intact forests located along Lake Michigan between Pierport south to Smith Road, and south of Crescent Beach Road to the south Township jurisdictional line. Some of the properties along Lake Michigan are within "high-risk erosion" areas as determined by the State of Michigan. Due to the sensitive landscape conditions and topography of these properties lower density development through scattered site placement, and in some instances conservation / open space subdivisions, and open space cluster development is encouraged.

Desired Future Development Patterns

- Large lot residential development.
- Utilization of conservation / open space subdivisions to protect sensitive landscapes.
- Setback from high-risk erosion zone, if applicable.
- Building pad site selection based on minimal disturbance to woods.
- Viewsheds selectively cleared to minimize disturbance to slopes and limit soil erosion.
- Minimal and shielded exterior site lighting to maintain night sky.

Residential – Resort (973 acres)

Development Intensity: Moderate to Medium Density

This type of residential development is primarily located on lots with water frontage to Portage Lake or Lake Michigan. The lots vary in size from 19.4 acres to less than 1,000 square feet with the average lot size of approximately 17,800 square feet. Many of these properties were developed as seasonal homes with some being converted to year-round residences. Properties located in the Township are served by private well and septic systems, and due to their proximity to the water there is concern about defective septic systems and the need to control pesticides and fertilizers.

Development should be curtailed within wetlands and flood-prone areas.

Desired Future Development Patterns

- Low-scale development limited to two stories in height.
- Developments with multiple units should be designed and situated on the property to maximize views of Portage Lake and Lake Michigan.
- Minimal disturbance within the riparian zone. Incorporation of a sufficient natural buffer between the structure and the water's edge.
- No direct runoff from impervious surfaces to Portage Lake.
- Residential areas to be connected with trails and walkways, and
- Minimal exterior lighting along water frontage.

Residential – Settlement (491 acres)*Development Intensity: Medium Density*

These residential properties are located within the Village of Onekama. This form of residential development is characterized by a traditional “grid-street” network with small lot residential neighborhoods, in close proximity to churches, the Onekama Consolidated Schools, Village and Township offices, and public parks. It is referred to as “settlement” because it provides a higher concentration of residential development within a walkable distance to institutional uses and commercial establishments. New in-fill residential development should be encouraged within the Village of Onekama and, if needed, expansion should occur immediately north and adjacent to the Village. New development should complement the character and scale of existing residential properties. Properties along the north side of M-22 should be considered candidates for attached residential and when in proximity to the business district first-floor commercial with upper story residential.

Desired Future Development Patterns

- Continuation of the grid-street network when expansion occurs into adjacent undeveloped areas.
- Sidewalks and trails throughout.
- Traditional neighborhood architecture (one to two story in height).
- Occasional higher density residential development (attached condominiums, townhomes) on the north side of M-22 complementing the character and scale of existing residential properties.

Residential Mixed-Use (820 Acres)*Development Intensity: Low Density Residential and Commercial*

This classification is used in the Village and Township where commercial properties coexist with single-family residential dwellings. These areas include the south side of M-22 corridor from John Street to the south Township jurisdictional limits and along M-22 between First and Third Avenues in the Village. These areas have been zoned a combination of residential and/or commercial for many years with the majority of the properties

utilized as residential. This type of designation comes with an inherent responsibility to balance the site impacts (lighting, hours of operation, etc.) often associated with commercial properties with the qualities of living in a home.

Desired Future Development Patterns

- Residential uses on larger lots similar in size to the Residential-Rural classification.
- Use of well planned multiple family complexes.
- Vehicular-oriented commercial businesses (restaurants, offices, etc.)
- Placement of commercial businesses along M-22.
- Utilization of access management principles.
- Minimal and shielded exterior site lighting to maintain night sky.

Agriculture - Orchard (5,825 acres)*Development Intensity: Very Low Density*

The Agriculture – Orchard land use is the largest land use category in the Onekama Community. This zone extends east of M-22 from Joseph Road (9 Mile Road) north to 13 Mile Road and west of M-22 from 11 Mile Road to 13 Mile Road. Many year-round residents either have their residence on operable farms and orchards or live on large lots within this area. In addition, some of the properties are on the eastern slopes of the ridgeline and have the same land development limitations as properties on the lakeside of the ridge. Lastly, there are existing and dormant gas and oil exploration wells in this area. There need to be adequate protections for adjacent properties.

Desired Future Development Patterns

- Continuation of farms and orchards.
- Residential uses located in open space subdivisions, cluster housing developments or residential uses within agricultural planned unit developments (PUD's).
- Utilization of Purchase of Development Rights (PDR's) as permitted in the Michigan Zoning Enabling Act.
- Vineyards.
- Minimize soil erosion and soil sedimentation.
- Minimize impacts associated with gas and oil exploration through zoning regulations.

Commercial (45 acres)*Development Intensity: Compact*

The commercial land use is relegated along M-22 in the Village of Onekama with the exception of some limited commercial on the south side of Portage Lake. The long-term vision for the M-22 business district is to utilize in-fill development to create a walkable and compact business district to serve the immediate Onekama Community and seasonal tourists.

Long term the commercial district should encourage building development on the north side of M-22 along the front lot line with parking in the rear. Businesses requiring large amounts of off-street parking should also be located on the north side of M-22. Businesses along Portage Lake should provide opportunities for lakefront pedestrian access.

Desired Future Development Patterns

- Compact development with zero front yard setbacks.
- Minimize vehicular-dependent business within the core of the business district in order to create a more pedestrian environment.
- Three-story and mixed use development on the north side of M-22.
- Uniform streetscape improvements and sidewalks within the business district.

Institutional (450 acres)*Development Intensity: Site Specific*

This classification is reserved for Village and Township offices, schools, churches, cemeteries and other governmental uses.

Desired Future Development Patterns

- Building architecture should complement surrounding area.
- When practical these uses should have access to walks and trails.

Park / Open Space (213 acres)*Development Intensity: Site Specific*

This classification is reserved for Village and Township owned parks and open spaces and properties owned by the State and the Nature Conservancy. It is the intent of the plan that these areas will remain as park and open space for the enjoyment of the Onekama Community. As the “southern gateway” to the M-22 corridor and to position itself for permanent and second home residential growth, the Portage Lake waterfront should be more intensively utilized. Waterfront parks should be developed adjacent to the Farr Center and at the current Onekama Village Park. These facilities should be viewed as magnet park facilities with walkways, playgrounds, boating access, and festival staging areas for cultural and musical events. Although a specific property is not identified, an inland winter sports park should be developed for sledding, ice skating, and outdoor hockey.

Desired Future Development Patterns

- When practical these uses should have access and connections to walks and trails.

Industrial (Light and Warehousing)*Development Intensity: Site Specific*

This classification is reserved for light industrial, warehousing and natural resource-related processing facilities. The land use classification does not appear on the Future Land Use map as a primary land use classification and the accommodation of this land use will be regulated by an overlay zoning district in the Onekama Community Zoning Ordinance. The general area for future industrial uses will likely include all or a portion of Section 1, 2, 11 and 12 in the northeasterly corner of the Township.

Desired Future Development Patterns

- Low scale buildings with enclosed storage facilities, paved parking lots with on-site and low-impact stormwater management facilities.

Figure D2

Future Land Use Allocation (acres)			
Residential			4,845
	<i>Residential - Rural</i>	2,561	
	<i>Residential - Resort</i>	973	
	<i>Residential - Settlement</i>	491	
	<i>Residential - Mixed</i>	820	
Agricultural and Orchard			5,825
Commercial			45
Institutional			450
Park and Open Space			213
	<i>Parks</i>	18	
	<i>Nature Conservancy</i>	23	
	<i>Open Space</i>	172	
Rights of Ways			4,169
	<i>Rights of Way</i>	777	
	<i>Water Surface</i>	2,821	
Total			14,976

Source: Beckett & Raeder, Inc. GIS

Resource Management Zones

Supplementing the land use categories are resource management zones which focus on natural resource items or address land development options. These zones would eventually be converted into zoning overlay districts which include site specific requirements.

The resource management zones also reinforce certain community expectations regarding preservation of local character, improving water quality of Portage Lake, and protecting the natural resource base of the area. [See Figure D3.]

Groundwater Recharge

Groundwater is the primary source of water for drinking, agriculture, recreation, and stream and lake replenishment. Special attention should be given to areas that serve as principle water recharge areas for underlying aquifers and Portage Lake. [See Figure B26.] Zoning regulations can be enacted to manage the type and intensity of land uses within high-quality recharge zones, regulate site disturbance, control excessive tree removal, and mitigate site and soil impacts associated with gas and oil exploration.

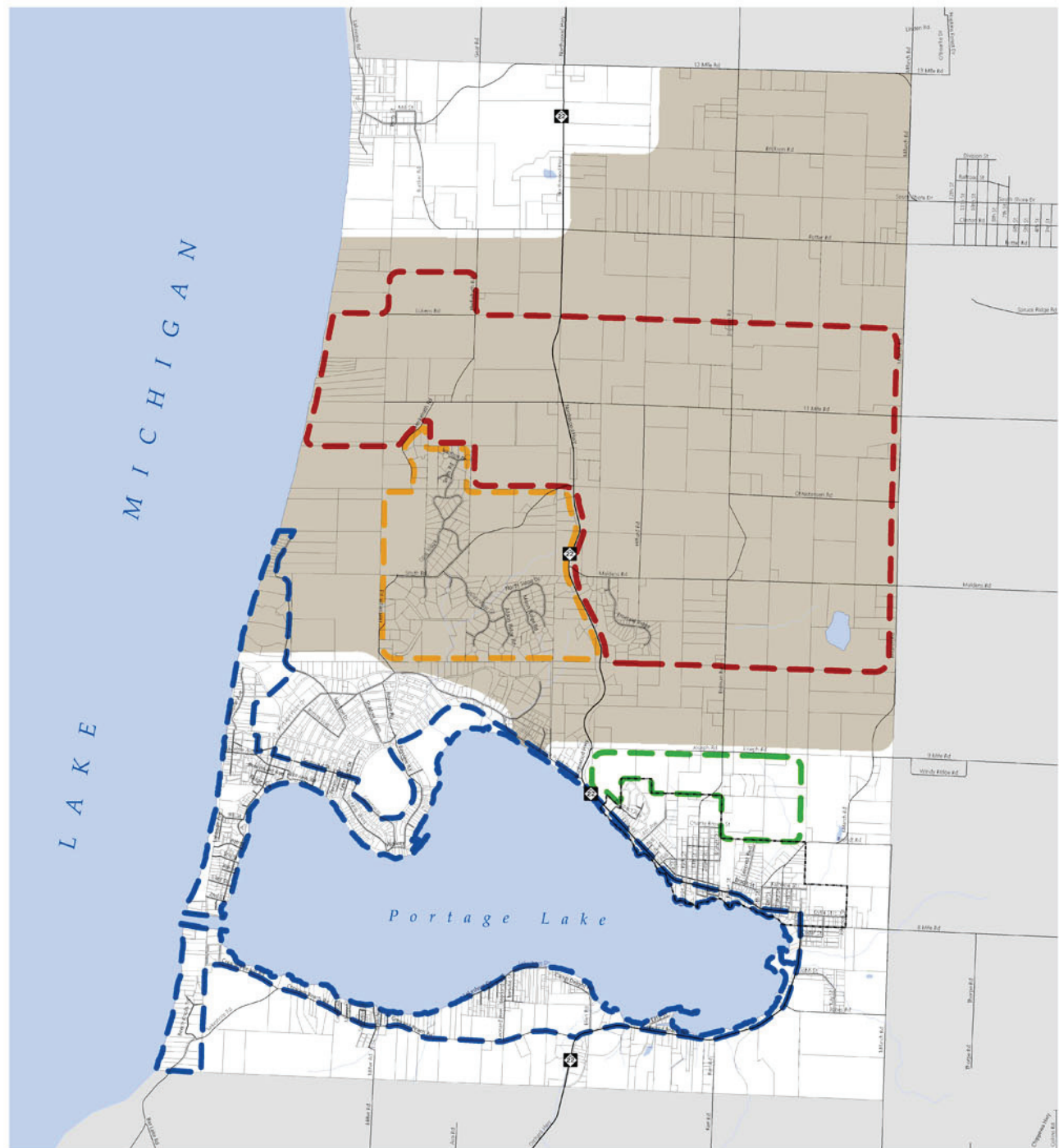
Some of these land uses may include:

- Automobile body/repair shop
- Gas station
- Fleet/trucking/bus terminal
- Dry cleaner
- Electrical/electronic manufacturing facility
- Machine shop
- Metal plating/finishing/fabricating facility
- Chemical processing/storage facility
- Wood preserving/treating facility
- Junk/scrap/salvage yard
- Mines/gravel pit
- Confined animal feeding operations
- Land divisions resulting in high density (>1 unit/acre) septic systems
- Equipment maintenance/fueling areas
- Injection wells/dry wells/sumps
- Underground storage tanks for certain corrosive chemicals

Neighborhood Formation

This management zone covers the property owned and developed by the McKeough Land Development Company known as Portage Ridge. This development is approximately 330 acres consisting of 1 to 3 acre lots many with views of Lake Michigan and Portage Lake. The development has covenants in place and requires that homes must be 1,500 square feet on one level or a minimum of 1,600 square feet above ground (1 ½ story) with 850 square feet on the first floor. The size of the lots and required minimum building size targets the development to a seasonal / second home market.

Figure D3



THE ONEKAMA COMMUNITY

Resource Management Zones

BASE MAP ELEMENTS

- Municipal Boundary
- Parcel Line
- Major Road

THEME ELEMENTS

- Neighborhood Formation Zone
- Settlement Expansion Zone
- Riparian Management Zone
- Steep Slope Management Zone

Groundwater Recharge Zone

Because the development is within the Onekama Consolidated School district the reconfiguration of some lots to smaller parcels could open the development to year-round residents with families. The vision is to create an opportunity for a “new urbanism” neighborhood within a core area of the development without detracting from the architectural quality of the overall project. This modification would require review and approval of the Township.



Examples of Preferred Small-Lot Housing

Settlement Expansion

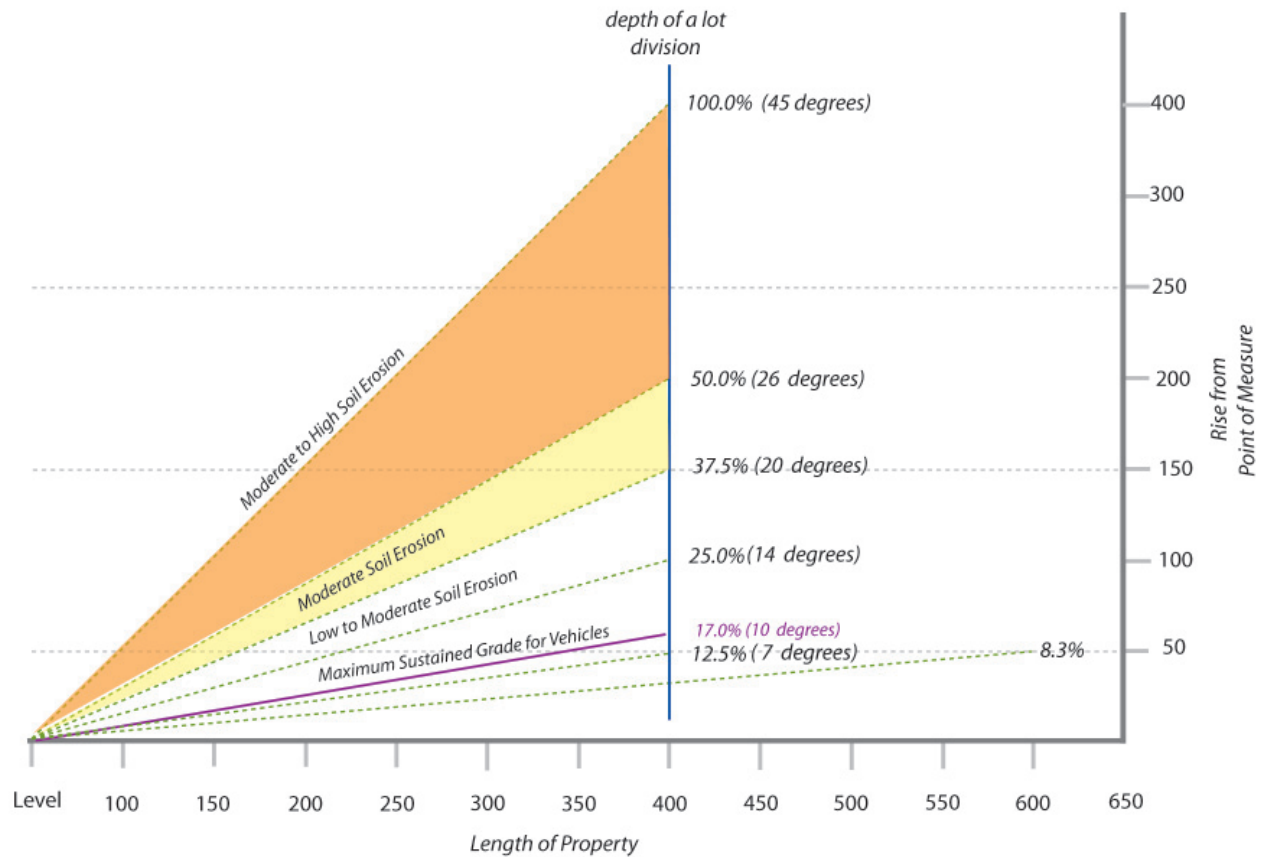
The master plan envisions the eventual expansion of the Village of Onekama north into the township terminating at Joseph Road (Nine Mile Road). Expansion would concentrate housing within a traditional neighborhood very walkable to the business district, Portage Lake, and Onekama Consolidated Schools facilities. The neighborhood should consist of smaller lots (50 – 60 feet wide) located on a grid-street system similar to the Village. New streets should connect with existing streets, and sidewalks should be installed to ensure that children can walk to school. All properties should be connected to a public sanitary system.

Riparian Management

This management zone comprises properties adjacent to Portage Lake and portions of Lake Michigan. The goal of this management zone is to protect and enhance the water quality of Portage Lake and Lake Michigan through the application of storm water collection and treatment techniques, building restrictions on non-regulated wetlands, and limitations on site clearance and site grading. These innovative and low-impact stormwater techniques are recommended in the Portage Lake Watershed Forever Plan. The riparian management zone differs from the riparian buffer referenced in the Watershed Priority Map. [Figure B24.] The riparian buffer in the Portage Lake Forever Watershed Plan extends landward 1,000 feet from the water’s edge. The riparian management zone includes either properties adjacent to Portage Lake or Lake Michigan or properties extending landward to the first major road.

The water quality of Portage Lake is intrinsically linked to the long-term real estate value of adjacent lakefront properties. For this reason, it is important that legislative and engineering remedies be aggressively employed.

Figure D4 - Relationship Between Slope and Soil Erosion and Sedimentation



Steep Slopes

Managing how development or site grading occurs on slopes prevents soil erosion and sedimentation, protects water quality and habitat (specifically fisheries), helps stabilize property values, promotes quality development and forest stewardship, and preserves viewsheds. Depending on the soil type and degree of site clearance the severity of soil erosion and sedimentation will vary. The illustration [Figure D4] above highlights the general standards often associated with hillside development provisions or site grading standards. Many of these provisions allow residential development on hillsides when combined with limited site disturbance and clearance.

For properties adjacent to riparian areas the building setbacks are often increased commensurate with slope percent to help mitigate erosion, soil sedimentation, and reduce water turbidity impacts.

Zoning Plan

In order to implement the recommendations of the Onekama Community Master Plan the current zoning districts for the Village and Township will need to be consolidated and revised. Section 125.3881(1) of Act 33 of 2008 requires a disclosure in the master plan on how the proposed future land use map and plan relate to existing zoning districts and classifications, and where potential revisions are needed. The Village of Onekama and Onekama Township zoning ordinances are entirely different in scope and complexity. The Village of Onekama has two (2) zoning districts; residential and commercial / residential and one (1) overlay district. The Township has eight (8) zoning districts which have "residential-related" titles that allow for a variety of commercial, warehousing, and light industrial operations within many of the districts, including defined commercial zones.

The suggested zoning classifications mirror the future land use plan calling for the establishment of nine (9) zoning districts and five (5) overlay districts. The zoning districts reflect land use: residential, commercial, warehousing / light industrial, and park and open space. The overlay districts contain site development regulations. The suggested zoning districts include:

- **Agricultural**
Farms, orchards, vineyards, and rural estate housing.
- **Residential Rural**
Larger lot (1 acre) residential lots located within the interior portions of the Township.
- **Residential Resort**
Residential development and accessory buildings around Portage Lake and along Lake Michigan.
- **Residential Settlement**
Residential neighborhoods in the Village of Onekama.
- **Commercial Downtown**
Retail and offices in the defined downtown area of the Village of Onekama with upper story residential. Uses in this district favor pedestrian activity.
- **Commercial Corridor**
Commercial establishments along M-22 outside of the downtown area. Uses in this district favor vehicular-dependent uses.
- **Commercial Corridor Residential**
Areas along M-22 in the southeast portion of the Village and Township where businesses and residential properties can be located together with appropriate site development requirements.
- **Warehousing / Light Industrial**
Very small and sporadically located parcels which conduct more intensive commercial operations such as engine repair, automotive repair, marina and boat servicing, and outdoor recreational vehicle and boat storage.
- **Parks and Open Space**
Public and quasi-public park and open space properties.

Figure D5 - Existing and Suggested Zoning Ordinance Structure

EXISTING ORDINANCE REQUIREMENTS

	<i>Minimum</i>		<i>Setbacks</i>			<i>Minimum</i>
	Parcel	Parcel	Front	Side	Rear	Floor
	Size	Width	Yard	Yard	Yard	Area
Village of Onekama Zoning Ordinance						
Residential	12000	75	25	10	15	900
Commercial / Residential	12000	75	0	10	15	900
Shoreline Overlay	15000	100	40			

Onekama Township Zoning Ordinance

Agricultural-Residential (AG-1)	1 Acre	200	50	20	25	800
Agricultural-Residential (AG-2)	1 Acre	200	50	20	25	800
Special and Unique Residential (SUR)	2 Acres	300	25	50	25	800
Resort Residential (RR-1)	1 Acre	100	25	10	25	1000
Resort Residential (RR-2)	15000	100	25	10	25	800
Resort Residential (RR-3)	15000	100	25	10	25	800
Resort Residential (RR-4)	15000	100	25	10	25	800
Commercial / Residential (CR-1)	15000	100	25	10	25	800

SUGGESTED ZONING REQUIREMENTS*Overlay Districts*

Riparian Traditional Sensitive Industrial
Zone Neighborhood Landscapes Facilities

Onekama Community Zoning Ordinance

Agricultural and Orchard	1 Acre	200	50	20	25	800					X
Residential - Rural	1 Acre	100	25	10	25	1000				X	
Residential - Resort	15000	100	25	10	25	800	X	X	X		
Residential - Settlement	9000	70	25	10	15	900	X	X			
Commercial - Downtown	-	-	0	0	15	700	X				
Commercial - Corridor	12000	75	0	10	15	-	X				
Commercial Corridor / Residential	12000	75	0	10	15	900	X				
Parks and Open Space	-	-	-	-	-	-	X			X	



The new "Welcome to Onekama" sign along M-22



Implementation Program

The overall success of the Onekama Community Master Plan will be determined by how many of the recommendations have been implemented. This linkage between master plan acceptance and its eventual implementation is often the weakest link in the planning and community building process. All too often we hear that familiar phrase - "the plan was adopted and then sat on the shelf." The plan is then cited as the failure. However, the real culprit was the failure to execute or implement the plan.

Implementation of the Onekama Community Master Plan is predicated on the formation of two distinct organizations: a joint planning commission and a community-based development council. The joint planning commission--the Onekama Community Planning Commission (OCPC)--has already been structured under Public Act 226 of 2003 and is comprised of four representatives from the Village of Onekama and four members from Onekama Township, and one member is alternately appointed by the Village and Township. The Onekama Community Development Council (OCDC) will consist of a group of residents, business owners, and other interested persons, some of which could reside outside the jurisdictional limits of the Township. The Village and Township will jointly appoint this eleven-member group.

The Onekama Community Planning Commission would handle planning and zoning related matters, such as revisions to the zoning ordinance, plan reviews, and capital improvement programming. The Onekama Community Development Council would handle public education, promotion of non-planning programs, such as state and federal grant procurement, promotion of the M-22 Corridor brand, establishment of a downtown development authority, the sanitary sewer master plan, and investigation into the use of a water resource improvement authority.

The implementation schedule below identifies, by group, respective projects and programs. Several of the items have project implementation sheets (Tab 2) which contain more specific information, procedures, and eligible activities.

In order to ensure progress, an annual meeting for each group is recommended. The following schedule is suggested based on budget submission to the Township and Village, respectively. The work year is to be based on the Township fiscal year in order to coordinate local budgeting and fund raising with state and federal grant cycles.

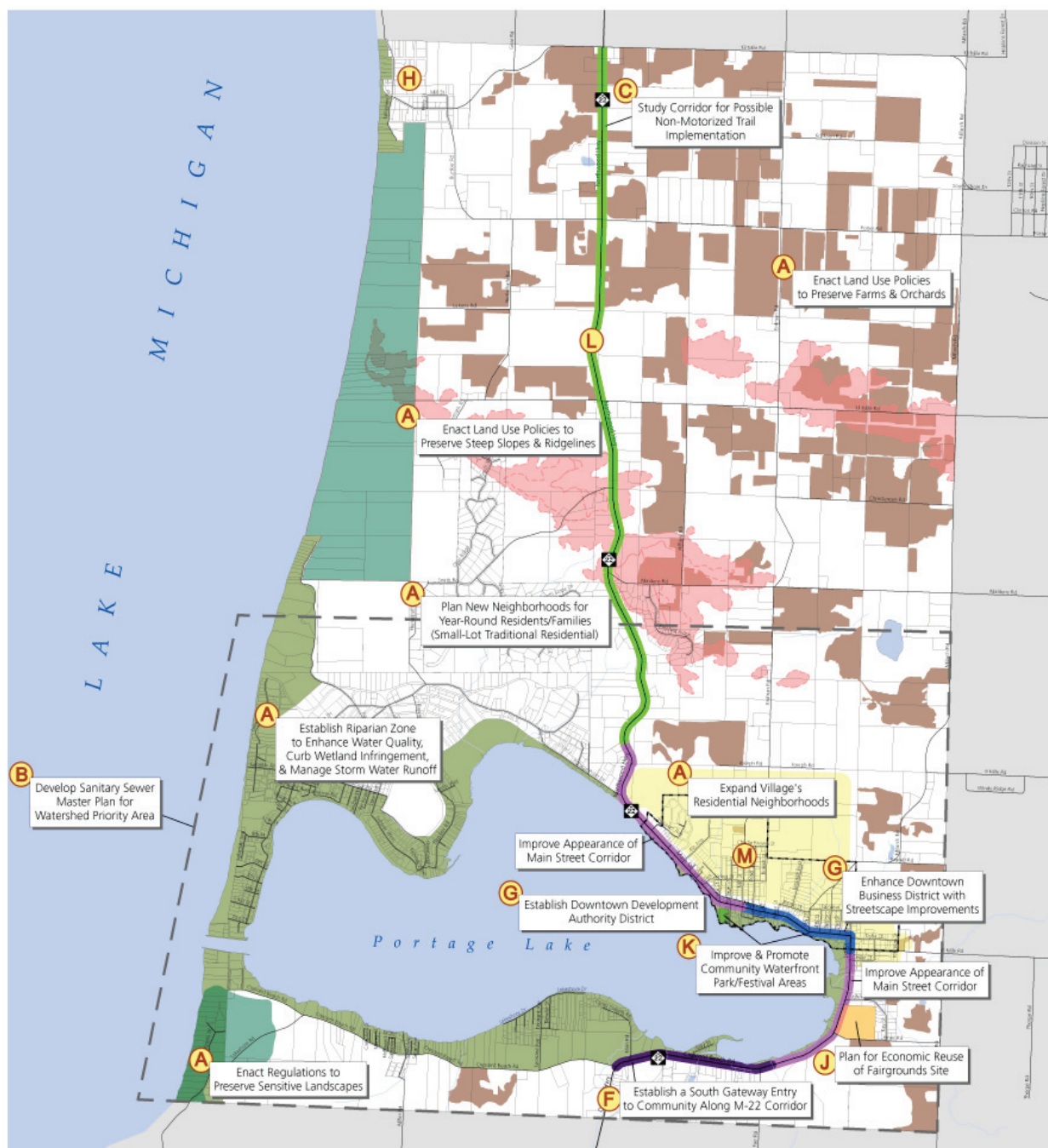
- The Onekama Community Planning Commission would submit its budget for the upcoming fiscal year to the Village and Township by the last business day of December. During the month of January the Onekama Community Planning Commission, Village and Township will convene a joint meeting to review the work plan and budget of the Onekama Community Planning Commission.
- The Onekama Community Development Council would convene its annual meeting in February to review progress on projects and programs, and prepare a work plan for the next fiscal year.

Figure E1

RECOMMENDED IMPLEMENTATION STRATEGY (2009-2014)

1	Establish the Onkama Joint Planning Commission
A	Zoning Ordinance Rewrite
B	Sanitary Sewer Master Plan <ul style="list-style-type: none"> - Evaluate the creation of a Water Resource Improvement Authority
C	Onkama Community Trail and Pathway Plan
D	Mandatory Planning Commission Review of Onkama Community Master Plan
2	Onkama Community Development Council (OCDC)
E	Establish the Onkama Community Development Council (OCDC) through Village and Township Appointment
F	M-22 "Southern Gateway:" Branding Image
G	Create a Downtown Development Authority <ul style="list-style-type: none"> - Prepare a downtown development plan and tax-increment plan - Streetscape for M-22 - Incorporate within the business district an M-22 Visitor Center
H	Procure High-Speed Internet Infrastructure
I	Safe Route to Schools Program
J	Fair Grounds Site Redevelopment
K	Renovation, Expansion and Development of Waterfront Parks
L	Petition and Lobby for M-22 in Onkama and Arcadia Townships for Heritage and Scenic Route designation through the Michigan Department of Transportation.
M	Procure funding to undertake a Consolidated Housing Strategy focusing on Affordable Housing and Neighborhood Stabilization.

Figure E2



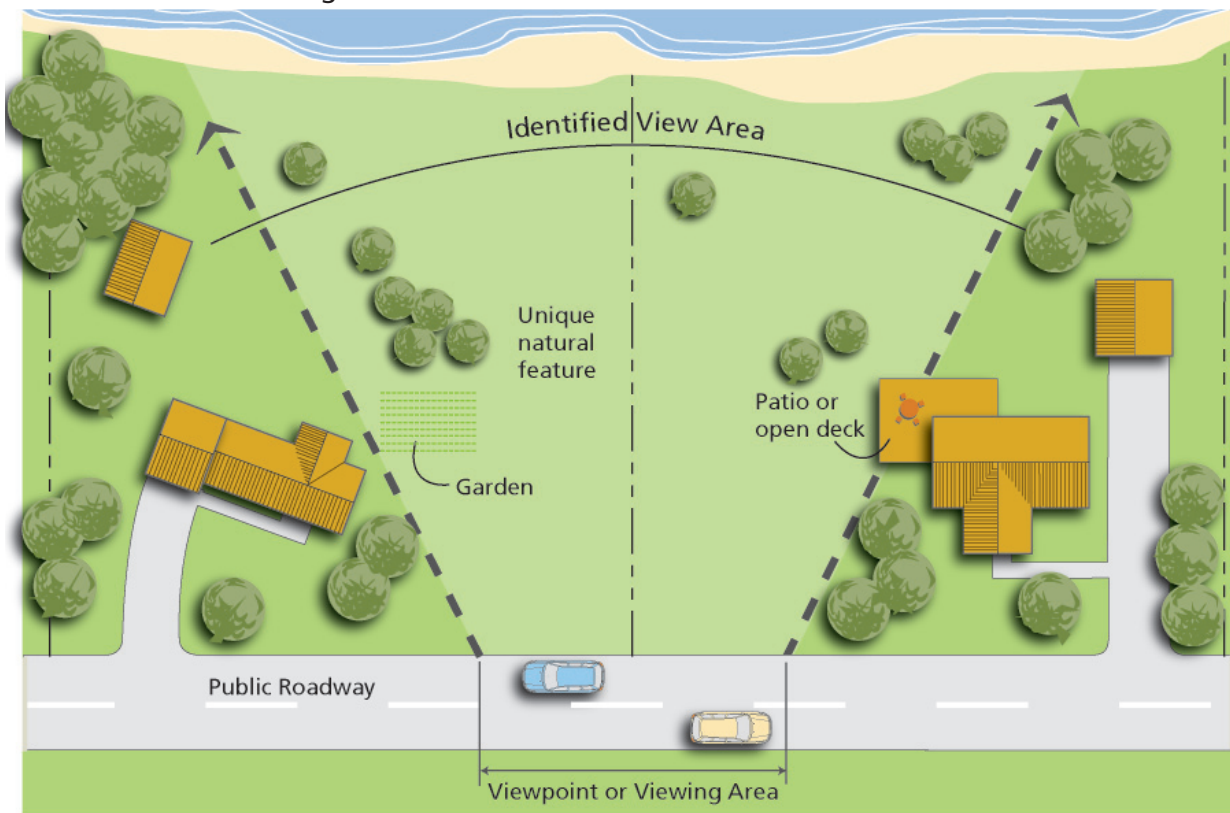
Implementation Project Descriptions

A. Zoning Ordinance Rewrite *Strategies P1, P2, P3, E5, L3, L4, L7, L8, L10, W2, W3, B2, and C3*

One of the first tasks to be undertaken by the Onekama Community Planning Commission is the preparation of a new zoning ordinance and map. The goal of the new zoning ordinance would be to reflect the public policies outlined in the master plan. The ordinance should be organized to provide uniform zoning districts and procedures focusing on how land is used, and incorporate the use of overlay districts to address how land is developed. The Zoning Plan better describes the relationship and intent of each zoning district and suggests the creation of eight (8) zoning districts and five (5) overlay districts. The overlay districts would address:

1. Riparian area development and how wetlands and storm water would be managed.
2. Allowing the placement of structures within the ridgeline and riparian zones. [See Figures E3 & E4.]
3. Protecting high recharge groundwater areas in the township.
4. Providing opportunities for traditional neighborhood regulations, which promote more compact and affordable housing.
5. Ensuring that sensitive landscapes within the Portage Lake watershed are preserved and development within these areas are appropriately managed.
6. Creating zoning districts that accurately reflect and support the future land use map and public policy.

Figure E3 - Viewsheds to Portage Lake



Buildings are located outside of the identified view area. Within the view area, low structures, vegetation and other low-height land uses are permitted.

Figure E4 - Ridgeline Development



Jon worden Architects:
Internet Image

Examples of hillside and ridgeline development where trees are selectively cut to create space for the building footprint and open views while retaining the natural setting. Note that the house height is less than the height of the surrounding trees.



B. Sanitary Sewer Master Plan
Strategies L1, L2, and W5

Revisit and update the sanitary sewer master plan. In light of a national discussion to reinvest in America's infrastructure the opportunity may present itself to obtain federal funding for a majority of the project. The Onekama Community Planning Commission should seriously evaluate the feasibility to establish a water resource improvement authority to help finance this needed water quality improvement project.

C. Onekama Community Trail and Pathway Plan
Strategies C1, C2, and W5

Prepare a Township-wide non-motorized plan for walkers, bikers, hikers, and persons with disabilities that ties in with other county and regional pathway systems. Use the M-22 corridor as the backbone for the local network.



D. Establish the Onekama Community Development Committee (OCDC)
Strategies P3, E1, E2, E3, E4, E8, L1, L6, W4, B1, and C2

Establish through Village and Township appointment the Onekama Community Development Committee comprised of 9 to 11 residents. The mission of this Committee will be to assist with the implementation of programs and projects outside the realm of

Planning Commission responsibilities and to act as a conduit between local government and residents sharing information and procuring input.

E. M-22 "Southern Gateway" Branding Image
Strategies C1, C2, and C4

Promote Onekama Community as the "southern gateway" to the M-22 corridor. This effort not only involves physical improvements along M-22 such as signage and landscaping but a regional marketing effort in partnership with other M-22 communities. Eventually, a non-profit organization, which acts as the regional coordinator of marketing and promotion events, should be established.

Figure E5 - Cross Section along M-22 (Proposed Streetscape)

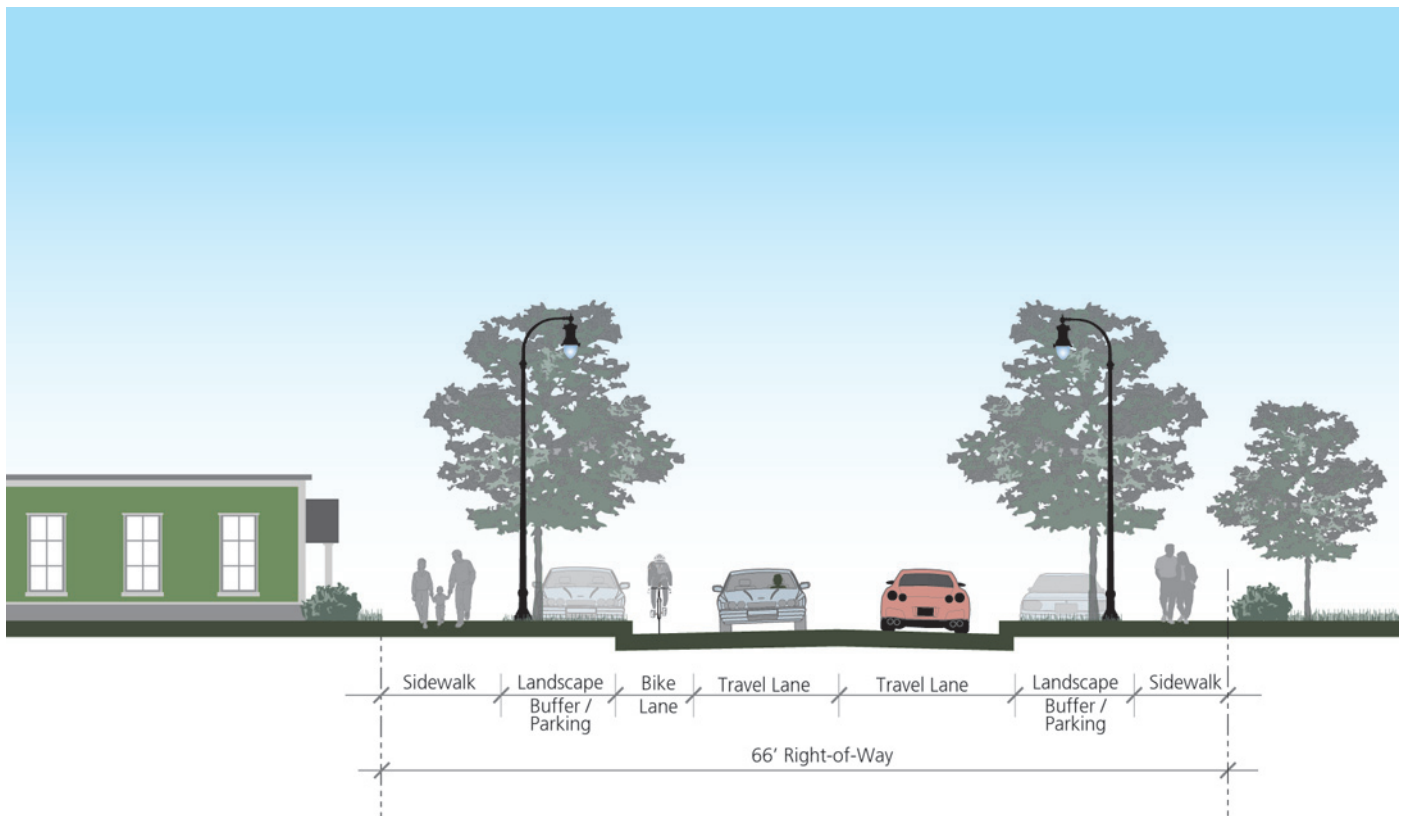
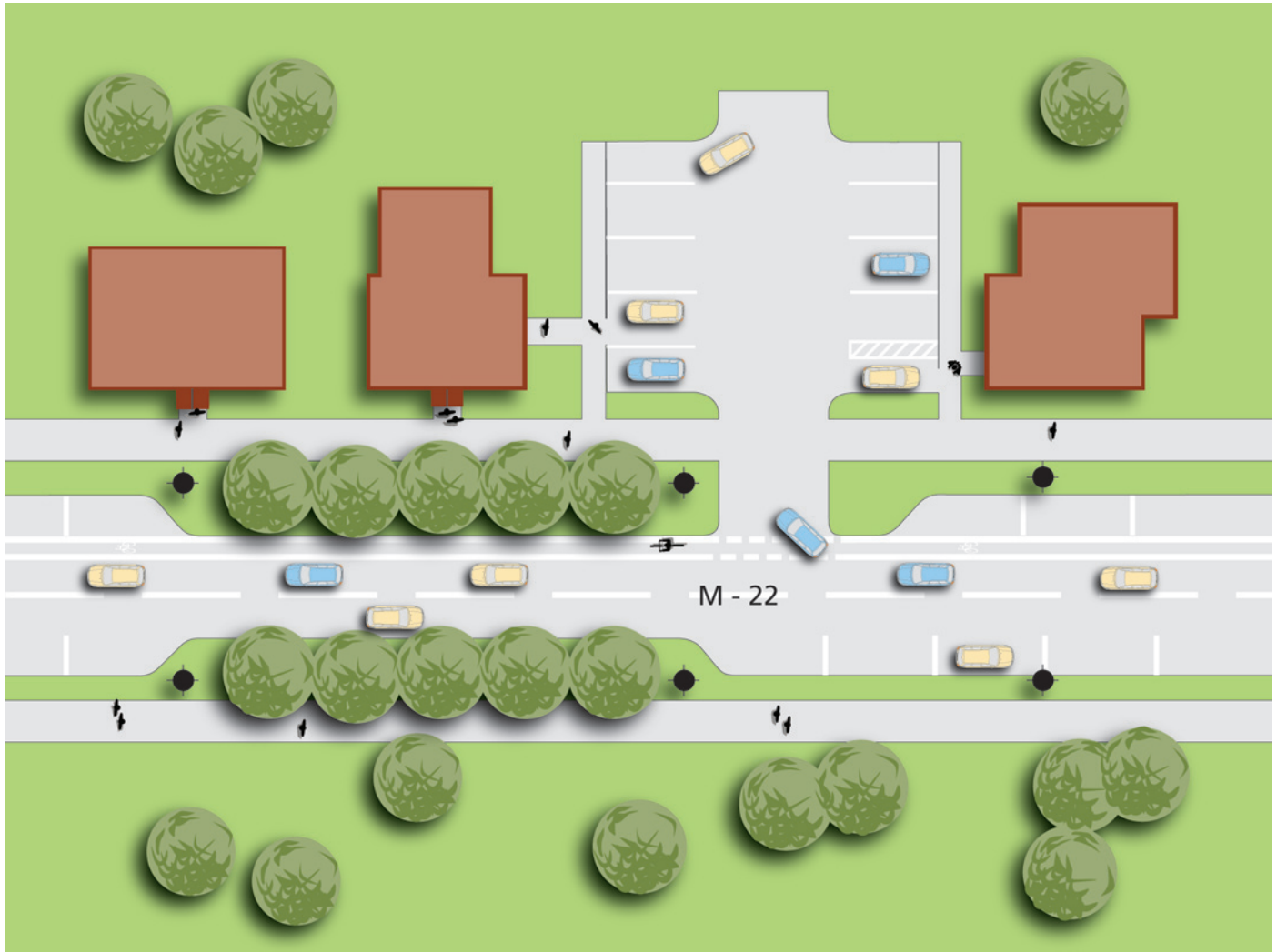


Figure E6 - Plan View - M-22 (Main Street)



**F. Create a Downtown Development Authority
Strategies E3**

The business district within the Village of Onekama is in need of attention and improvement. The establishment of a Downtown Development Authority pursuant to Public Act 179 of 1975 is warranted. The creation of this authority and the subsequent preparation of a development plan and tax increment-financing plan would provide the long-term financing for needed infrastructure and enhancements. A potential and needed project is the installation of pedestrian-scale lights, uniform width sidewalks, protected parking bays, and pedestrian crossings. [See Figures E5 and E6]

**G. Procure High-Speed Internet
Strategies E1 and E7**

The emerging knowledge-based economy and the creation of cottage industries will require access to the Internet. Procuring high-speed broadband access may be a county economic initiative that requires local support and warrants special attention.

H. Safe Route to School Program *Strategies C1, C2, C3 and C4*

A program that nicely dovetails with the Township's trail and bike network is the Safe Route to School program administered through the Michigan Department of Transportation (MDOT). The program provides participating communities with training, logistical, administrative, and technical support from the Governor's Council on Physical Fitness, Health and Sports. A state coalition and steering committee provides leadership for all aspects of the program. The purposes of Safe Routes to School programs are:

1. To enable and encourage children, including those with disabilities, to walk and bicycle to school;
2. To make bicycling and walking to school a safer and more appealing transportation alternative, thereby encouraging a healthy and active lifestyle from an early age;
3. To facilitate the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of elementary schools.

Michigan now has dedicated dollars to help with infrastructure improvements (e.g. new sidewalks and traffic-calming projects) and non-infrastructure activities to encourage and enable students to walk and bicycle to school.

I. Fairgrounds Site Redevelopment *Strategies E4, E6, and L2*

Explore with the Manistee County Fair Board the preparation of a redevelopment plan for the county fairgrounds which explores and evaluates a variety of public and private reuse scenarios.



Photo: Dan Burden

J. Renovation, Expansion and Development of Waterfront Parks *Strategies W1, L7, L9, and C2*

Use of public property adjacent to the Village Office, Farr Center, and Library, and the Onekama Public Park as waterfront parks. These signature park facilities would provide water access, interpretive areas, playgrounds, walkways and boardwalks, and outdoor event staging areas.

K. M-22 Scenic Heritage Route *Strategies L3, L4, L5, L6, and L7*

Pursue through the Michigan Department of Transportation designation of M-22 in Onekama and Arcadia Townships as a Scenic Heritage Route similar to the M-22 segment in Leelanau County.

L. Consolidated Housing Strategy *Strategies L2, L3, L6, L9, and C1*

Conduct a detailed review of the existing and potential affordable housing markets focusing on year-round family and elderly housing needs. Preparation of the study would include:

1. Family types (extremely low, low-moderate, and middle income) that should be identified are:

- Renter/owner
- Elderly
- Single persons
- Large families
- Persons with disabilities

2. Types of housing needs should be determined with an analysis of:

- Severe cost and cost burden
- Overcrowding (especially for large families)
- Substandard

M. Mandatory Review by Onekama Community Planning Commission of the Onekama Community Master Plan.

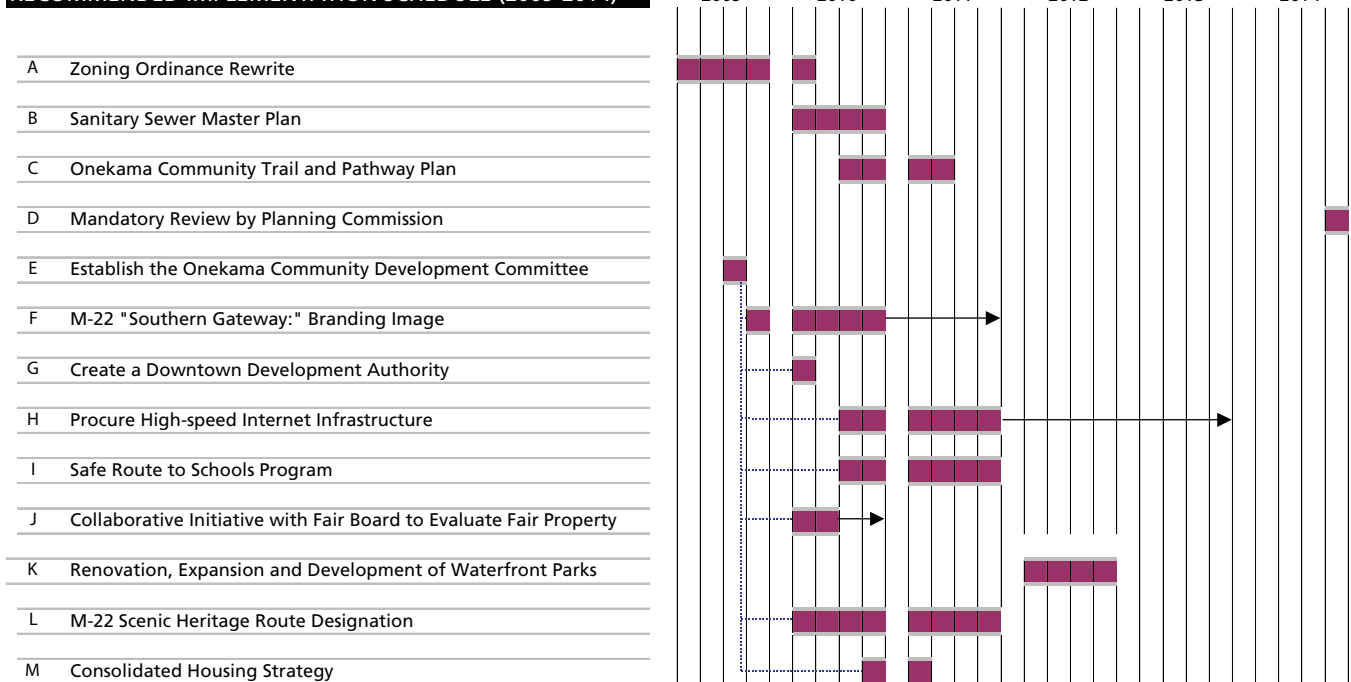
Review pursuant to the Michigan Planning Enabling Act of the master plan after five-years from date of adoption.

Milestones and Metrics

The Recommended Implementation Strategy is based on a five-year time horizon to coincide with the Michigan Planning Enabling Act (PA 33 of 2008) mandatory review period and focuses on program and project execution. The strategy is based on an underlining assumption that the Community Master Plan reflects resident expectations for the future of Onekama grounded in viable community planning practices and initiatives. In order to maintain and preserve the character of Onekama, create a place for families and business, and protect the natural resource base of the area, institutional changes, as well as, land use changes will be needed. As a result, the Community Master Plan is more than a future land use program for the community; it is a strategic master plan.

Figure E7

RECOMMENDED IMPLEMENTATION SCHEDULE (2009-2014)



The key components of the Implementation Strategy are the formation of the Joint Planning Commission and creation of a local government appointed Onekama Community Development Committee. These two groups will assist in the implementation of key initiatives and serve as an advocacy group and conduit between

local government and residents. The Onekama Community Planning Commission (OCPC) will focus on land use, zoning, and capital improvement programming; and the Onekama Community Development Committee (OCDC) will focus on institutional, community, and economic development programs and projects. The metrics table (Figure E8) outlines by initiative the metric for evaluation and respective results.

Figure E8

IMPLEMENTATION STRATEGY METRIC				
		Priority	Milestone	Metric
A	Zoning Ordinance Rewrite	High	12 months	Adoption by Village and Township Boards
B	Sanitary Sewer Master Plan	Moderate	12 months	Update of previous study or preparation of new sanitary sewer master plan; evaluation of joint sewer authority; and identification of funding sources
C	Onekama Community Trail and Pathway Plan	Low	12 months	Completion of Trail and Pathway Plan; incorporation as an amendment into Community Master Plan and Parks and Recreation Master Plan.
D	Establish the Onekama Community Development Committee	High	3 months	Establishment of Committee
E	M-22 "Southern Gateway:" Branding Image	High	3 years	Identification of other community partners; establish non-profit entity; preparation of marketing program
F	Create a Downtown Development Authority	High	6 months	Establishment of Authority; appointment of directors; approval of by-laws; and preparation of Development Plan and Tax Increment Financing Plan
G	Procure High-speed Internet Infrastructure	High	2 years	Identification of provider(s); review cost of service; and procurement of vendor
H	Safe Route to Schools Program	Low	24 months	Formation of plan group; identification of deficiencies and solutions; and application for funding to MDOT
I	Collaborative Initiative with Fair Board To Evaluate Fair Property	Moderate	6 months	Select local group to lead discussions; meet with Fair Board; and develop a long-term strategy for property utilization
J	Renovation, Expansion and Development of Waterfront Parks	Low	24 months	Secure Coastal Zone Management funds to prepare conceptual design plans for park facilities and cost estimates; incorporate designs into Park and Recreation Master Plan; and solicit funding through MDNR
K	M-22 Scenic Heritage Route Designation	High	2 years	Select OCDC members to lead discussions with MDOT; prepare with MDOT application for designation; procure designation.
L	Consolidated Housing Strategy	High	6 months	Identify source of funds for the study (strategy); procure consultant to complete plan per HUD guidelines; provide data to local developers and use information to procure MSHDA developers.
M	Mandatory Review by Planning Commission	NA	3 months	Discussion and revisions as appropriate by the Onekama Community Planning Commission.
		Priority	Projects and programs will require funding assistance and volunteer time which are both limited. The level of priority is an indicator of where volunteer effort should be applied.	
		Milestone	Duration of how long the major effort should take.	
		Metric	Intended results which determine the degree of success and accomplishment of the initiative.	

Plan Approval and Adoption

On January 21, 2010 the Onekama Community Planning Commission held a public hearing pursuant to the requirements of Public Act 33 of 2008. As a result of the public hearing several other sessions were held with the community to resolve and clarify issues. At the February 26, 2010 Onekama Community Planning Commission the Planning Commission approved the Onekama Community Master Plan and requested Village of Onekama and Onekama Township adoption of same.

The Onekama Community Master Plan was officially adopted on March 2, 2010 by the Village of Onekama and on March 17, 2010 by Onekama Township.

Village of Onekama Adoption Resolution

VILLAGE OF ONEKAMA
5283 Main Street – Onekama, Michigan 49675

ORIGINAL

RESOLUTION 2010 – 02
Resolution Supporting Adoption of the
Onekama Community Master Plan

DECLARING VILLAGE OF ONEKAMA COUNCIL STATEMENT OF COMPLIANCE
WITH MICHIGAN PLANNING ENABLING ACT 33 §43(3) and §43(4) CONCERNING
THE ADOPTION OF THE ONEKAMA COMMUNITY MASTER PLAN

WHEREAS the Onekama Village Council passed Village Resolution 2010-01
declaring its right to approve or reject the Community Master Plan; and

WHEREAS the Onekama Community Planning Commission approved the
Community Master Plan at a Special Planning Commission Meeting February
26, 2010 and recommended its adoption by the Village of Onekama and
Onekama Township;

THEREFORE, in accordance with Public Act 33 § 43 (3), the Onekama Village
Council approves this statement as a record of the legislative body's approval
of the Master Plan as signed by the Village Clerk, which shall be included on
the inside of the front or back cover of the Community Master Plan.

The foregoing resolution offered by Bob Blackmore, and supported
by Ralph Drumm. A roll call vote was taken.

THOSE VOTING IN FAVOR: D. Combs, B. Blackmore, R. Drumm, A. Hendricks
THOSE VOTING AGAINST: K. Lagerquist

ABSENT: Ken Bauer Donald Schwing

ABSTAINING:

THE PRESIDENT DECLARED THE RESOLUTION passed
Ruth M. Hudson

Ruth Hudson, Clerk, Village of Onekama

CERTIFICATION

I, Ruth Hudson, Clerk of the Village of Onekama do hereby certify that the foregoing is a true
and correct copy of Resolution No. 2010-02 adopted by the Village of Onekama Council at its
Regular meeting duly called and held on the 17th day of March, 2010.

Onekama Township Adoption Resolution

**ONEKAMA TOWNSHIP BOARD REGULAR MEETING
TUESDAY, MARCH 2, 2010**

The meeting was called to order by 9:02 a.m. by Supervisor David Meister.

The Pledge of Allegiance was said.

Members present: Trustee James Wisniski, Trustee Roland Clement, Treasurer LaVonne Schafer-Beebe, Clerk Helen Mathieu.

MINUTES: Motion by Wisniski, second by Clement to accept the minutes of the February 2, 2010 regular meeting as presented. Motion carried. Motion by Wisniski, second by Beebe to accept the minutes of the February 22, 2010 special meeting as presented. Motion carried.

TREASURER'S REPORT: Received and placed on file.

AMEND AGENDA: Add ICS Classes under new business.

PUBLIC COMMENT: None.

COMMISSIONER ED HAIK: Absent.

COMMISSIONER KEN HILLIARD: No report.

RECYCLE: Beebe reported the Recycling Committee is looking into reimbursing the township for its January bill.

FIRE/RESCUE: Randy Baker reported a police report has been filed for the missing positive pressure fan; new applicant Alex Block should be interviewed; Rob Johnson was promoted for equipment and maintenance lieutenant; 4 fire runs, 1 meeting; 10 medical runs, 1 ice water rescue training session for the month of February. Consensus of board to permit Baker to attend a High Angle Rescue Ropes Course; donation to the department of \$100 received from the Gentz family.

ONEKAMA COMMUNITY PLANNING COMMISSION: Meister reported the Community Master Plan has been forwarded to the township board from the planning commission. Plan was discussed by the board. Motion by Mathieu, second by Clement to accept the plan as presented.

Roll call:

Yeas: James Wisniski, Roland Clement, Helen Mathieu, David Meister.

Nays: LaVonne Schafer-Beebe.

Absent: None.

Not Voting: None.

Motion carried 4-1.

Helen Mathieu 3-2-2010

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