

Pleasantview Township



Master Plan 2009

ADOPTED

Planning Commission: June 18, 2009

Township Board: July 27, 2009

With Planning Assistance Provided By:

M. C. Planning & Design

504 Liberty Street

Petoskey, MI 49770

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Pleasantview Township Master Plan – 2009

Emmet County
Michigan

Prepared by:
Pleasantview Township Planning Commission

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**PLEASANTVIEW TOWNSHIP
MASTER PLAN
2009**

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CHAPTER 1 Introduction

Purpose and Planning Process

The purpose of the Pleasantview Township Master Plan is to provide guidelines for future development, while protecting the natural resources and rural character of the Township. This plan presents extensive background information including socio-economic data on the Township; description and mapping of natural resources; and inventory of existing community facilities. The background information is analyzed to identify important characteristics, changes and trends occurring in Pleasantview Township. Community concerns were identified based on numerous outreach efforts. Goals and policies were developed to guide future development based on the background studies, key land use trends and community issues. These goals, plus a detailed map of existing land use, provided the basis for the Future Land Use Map. This map specifies where the various types of future development ideally will be located in the Township.

This plan also provides suggestions for carrying out the identified goals and policies. The guidance provided by this Master Plan will be utilized in updating the Pleasantview Township Zoning Ordinance, as appropriate and other measures the Township is authorized to take.

Location and Regional Setting

Pleasantview Township is located in the central portion of Emmet County, which is situated in the northwest region of Michigan's Lower Peninsula. Pleasantview Township comprises 35.7 square miles of the County's 468 square miles. Pleasantview Township is bounded on the north by the Center Township, on the east by Maple River Township, on the west by Friendship Township and on the south by Little Traverse Township. The City of Harbor Springs and Petoskey are approximately seven and ten miles south of the Township, respectively. Figure 1-1 illustrates the Township's proximity to a number of other communities in Michigan.

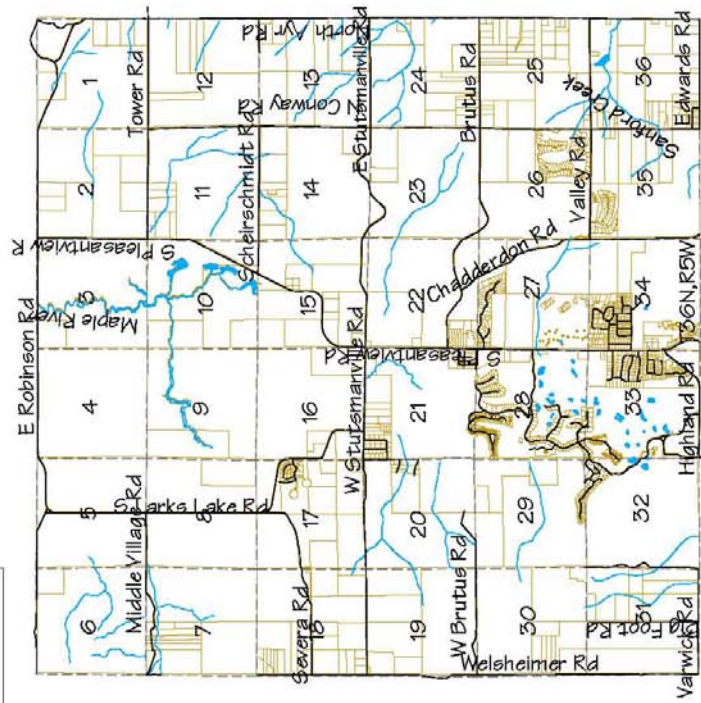
Pleasantview Township's location, just north of the Petoskey - Harbor Springs urban corridor, provides a major advantage in terms of the complexity of land uses needed in the community. Visitors to Boyne Highlands – Nub's Nob ski areas have excellent access to urban services without traversing the lower density areas of the township. There is little or no demand for higher density and commercial uses in the remainder of the township.

Pleasantview Road is the only road through the township with any significant regional impact. It serves lower density townships to the north. There are no other public regional facilities located in the township outside of those sections containing the Highlands, Nubs and Chestnut Valley resorts and related facilities. Local residents use shopping, health, transportation, and other services located outside of the township.

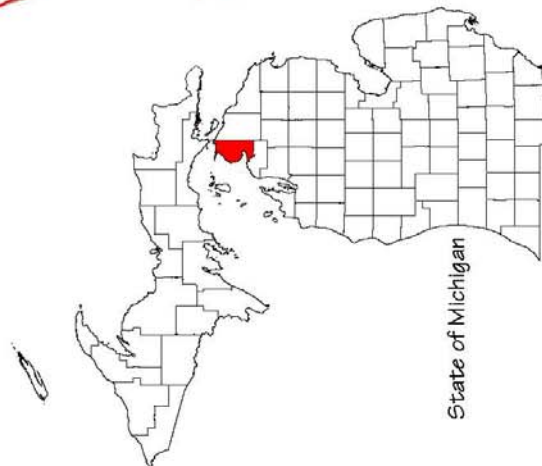
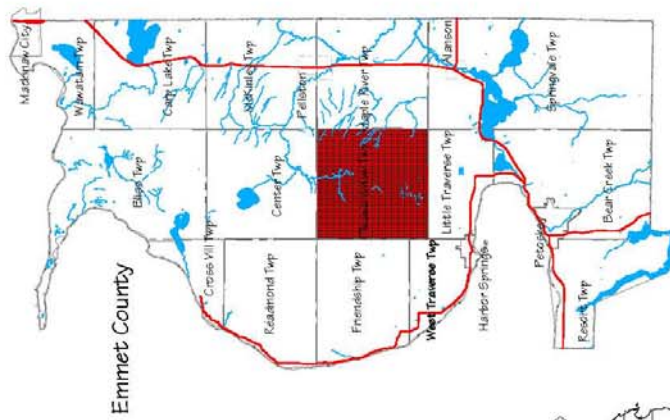
The natural slope, elevation, climate and orientation of the hills at the southern edge of the township have been key to continued development of major Midwest United States ski areas. Abundant water, trees and quality soils in the valley, adjacent to the ski hills, has provided an excellent setting for golf, tennis, housing, and other recreation facilities. As a result the Township is home to a growing four season resort complex unique in the Midwestern United States. These recreational facilities in Pleasantview Township are an essential part of the economy in all of Northwest, Lower Michigan. Given the existing limited local road system and land ownership patterns, including-nearly 15 square miles of state owned land. Future commercial developments appear to be limited.

Figure 1-1

Location Map, Pleasantview Township



Pleasantview Township



Commercial recreation activity in Pleasantview Township provides an employment hub for a service area including all of Emmet County.

Historical Context [provided for general planning reference, not intended as comprehensive history of the Township]

The settlement of the area now known as Pleasantview Township was delayed due to the 1855 Treaty of Detroit, which was an agreement between certain tribes in Michigan and the federal government. This treaty ended the forced removal of Native American people to Kansas by the federal government, by removing from sale certain lands within the public domain to allow for issuance of land allotments and fee patents to individual Native Americans. Most of the Native American settlements were located along the Lake Michigan shore.

Additionally, while the Homestead Act of 1862 allowed settlers to claim 100 acres of land, the land north of Harbor Springs was excluded and reserved for the Native Americans until the earlier treaty was revised in 1875.

While Emmet County was established in 1840 in its present shape and size, it was not until 1876 (after the treaty revision) that the Emmet County Board of Supervisors established Pleasantview Township, based on a petition from residents of the area. The Township population at that time was 418 people.

At the first township meeting, held on the 3rd of April 1876, Eli Culler was elected supervisor, Levi Dunham, clerk and Emos Warble, treasurer. All received 19 votes. In following years, the annual elections consisted of supervisor, clerk, treasurer, highways, school inspector, superintendent of schools and constable.

Once formed the township began moving forward with its governmental functions such as, planning (roads), taxes, elections (township officials), annual meetings, and education (schools). The first of three township cemeteries was purchased in 1876 and these cemeteries are still in use today. In 1899, the Township appointed a Weed Commissioner. The prevalent milkweed seedpods in Pleasantview Township were collected and the milkweed down was used in the making of military life vests worn in WWI and WWII.

By 1900 Michigan's first logging boom was coming to an end but many present day township residents can recount stories of their grandparents working in the logging camp in and around the township.

Following World War II, when Midwest skiing was just getting started, development pressure on Pleasantview Township was light because of its remoteness. Over the years, growth in area ski and resort facilities has followed transportation improvements, which provided easier access from metropolitan areas throughout the Midwest via air travel (commercial and private), as well as the improved highways in the State.

The township continued without much development or industry until the late 1950s. Harbor Highlands Ski Area (sometimes referred to as the Harbor Hills ski club) was founded by 12 Harbor Springs businessmen. Harbor Highlands became Boyne Highlands in 1963 when it was purchased by the Kircher family. Across the valley from Harbor Highlands, Norm (Nubby) and Doris Sarns opened Nub's Nob. Their ski area was later purchased by the Pleasantview Ski Corporation in 1977.

In 1954 Camp Pellston, a low security prison camp, was established on State-owned property

on the northern border of the Township. The camp actually was located partially in Pleasantview Township and partially in Center Township. The facility housed 639 prisoners and employed some 36 employees. Camp Pellston operated until December 31, 2001 when it was permanently closed.

Land uses today in Pleasantview Township are directly tied to natural resources; timber, hills and game animals, due in part to the many large tracts of State-owned land within the Township boundaries. A key has also been the inaccessibility of much of the township which has slowed development. No through state or federal highways and many seasonal local roads have limited township exposure to development pressure. At the same time continuing development of ski resorts and four season recreation facilities at the south edge of the Township have created a pocket of high density activity. Much of the growth and building density over the Township's history has centered primarily on seasonal uses, over the twenty years the Township has seen a significant increase in year round residents.

The land use pressures and land use issues for Pleasantview Township are less than those faced by many of the other Townships in the area. For Pleasantview Township the land use pressures are reduced due in part to quantity of State-owned land that remains today and the extensive wetland area in the north central portion of the Township. Over the years the Township has continued to upgrade its services, work cooperatively with the other Emmet County townships and build upon the Township's history.

The Status of Planning and Zoning in Pleasantview Township

Pleasantview Township first adopted an interim Zoning Ordinance in 1972 prior to Emmet County adopting a county-wide Zoning Ordinance, and thus was never covered by the Emmet County Zoning Ordinance. The interim Zoning Ordinance was replaced with another Zoning Ordinance in the early 1980s. The current Pleasantview Township Zoning Ordinance was adopted in 1995 and most recently amended in 2007. The Township has not had its own Township Master Plan until this time. Pleasantview Township established a Planning Commission in approximately 1984.

Updated zoning ordinances supported by up-to-date master plans are considered the main tool Michigan communities have at their command to control land use patterns and development pressures. To provide a strong legal foundation, a zoning ordinance should correspond to an up-to-date adopted Master Plan. Since the Township administers a Township Zoning Ordinance, it is advisable that the Township adopt a Township-specific Master Plan to guide future development and provide a stronger legal foundation for the Township Zoning Ordinance.

CHAPTER 2

Township Social and Economic Characteristics

Population

According to the U.S. Census Bureau, the population of Pleasantview Township in 2000 was 943 persons (549 male - 394 female), averaging 26.4 persons per square mile for the Township's 35.7 square miles of land area, an increase from 10.5 persons per square mile in 1990. This 2000 population density can be compared to 67.2 persons per square mile for Emmet County and 174.9 persons per square mile for the State of Michigan.

In discussing the population for Pleasantview Township, however, it is important to note that the figure presented by the 2000 Census does not reflect the actual number of persons residing in the Township during the summer months. This situation can be seen throughout much of northern Michigan. The Census tally, taken on April first, does not count residents who winter elsewhere. Respondents are asked to declare a permanent residence different from their April location, if more than six months are spent at the alternate address. However, many fail to do so for reasons of misunderstanding or for tax purposes.

In reviewing the social and economic information derived from Census data, the figures presented for housing characteristics show 377 units or 50.0 percent of the total 754 housing units as seasonal, recreational, or occasional use homes. With this in mind, it is reasonable to expect that the Township's resident population increases significantly during the summer months. If the seasonal dwelling units are occupied at a rate similar to the year-round units, the expected seasonal increase would be at least 972 persons, based on the average household size of 2.58 persons per household in Pleasantview Township. In addition, many summer visitors stay at private lodging places or at the homes of family or friends.

Table 2-1 provides population statistics for Pleasantview Township and Emmet County for the period from 1960 to 2000. As can be seen, the Township has experienced significant population growth between 1960 and 2000, with the most substantial growth occurring between 1990 and 2000, when the township population more than doubled. Emmet County, as a whole, has also experienced positive growth each decade since 1960, with the rate of growth ranging between approximately nine percent and 25 percent each decade.

Between 1990 and 2000 the Township experienced a numerical increase in all age groups. A significant percentage increase is seen in the empty nester age group (45-54), as well as in the 65 and older age group, between 1990 and 2000.

Table 2-1: Population Changes 1960-2000 Pleasantview Township & Emmet County									
	1960	Percent Change	1970	Percent Change	1980	Percent Change	1990	Percent Change	2000
Emmet County	15,904	15.2	18,331	25.4	22,992	8.9	25,040	25.5	31,437
Pleasantview Twp.	198	-37.4	124	71.0	212	76.9	375	151.5	943
Source: Bureau of Census.									

Age Distribution and Racial Make-up

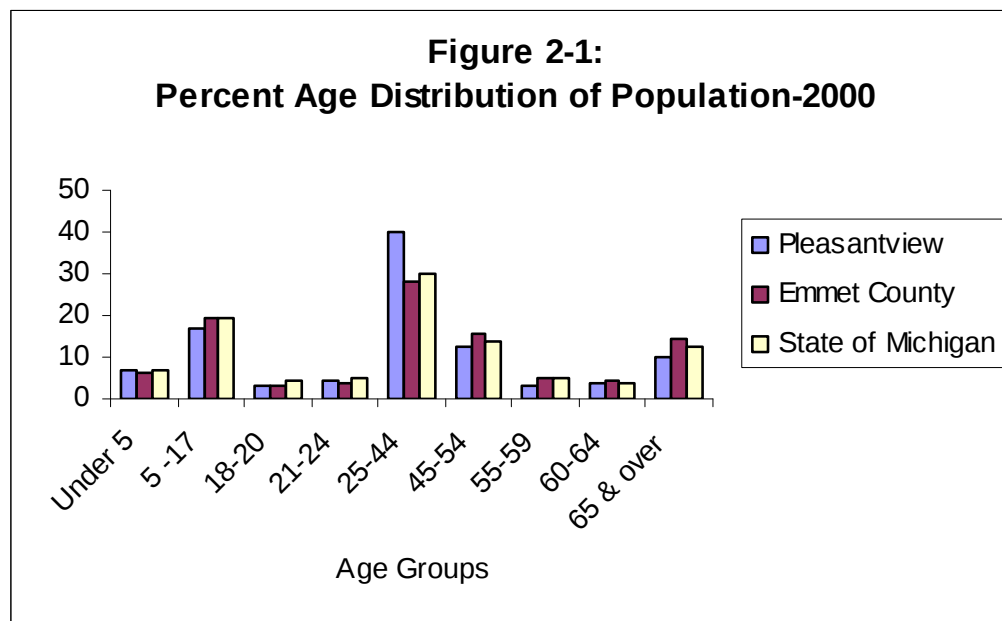
Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Age distribution for Pleasantview Township in 2000 reflects a population, which is somewhat younger than that of Emmet County and essentially the same as the State of Michigan, as illustrated in Table 2-2. The 25-44 age group comprises a greater percent of the Township population, than the percentage for this age group at the County or the Statewide levels. Table 2-2 provides the age distribution comparison for the Township, the County and the State, based on the 2000 Census.

At the time of the 2000 Census, the median age for Pleasantview Township was 35 years, which is an increase from a median age of 31.6 for the Township residents in 1990. The Township median age (2000 Census) is somewhat lower than that of Emmet County at 38.9 years, and nearly the same as the State, 35.5 years. Additionally, it is important to remember that these statistics do not include the seasonal resident population, which is likely to have a larger proportion of older persons.

According to the 2000 Census data the racial make-up of the Township is primarily white (829 persons or 88% of the population). African American are the primary minority population (70 persons), with a small number of Native American (17 persons), Hispanic (7 persons), Asians (4 persons) and other races (16 persons).

Table 2-2: Population Age Pleasantview Township, Emmet County, State of Michigan - 2000					
Age	Pleasantview Twp.	Township %	Emmet Co.	County %	State %
Under 5	65	6.9	1,944	6.2	6.8
5-17	160	17.0	6,025	19.2	19.3
18-20	29	3.1	1,055	3.3	4.3
21-24	40	4.2	1,169	3.7	5.1
25-44	375	39.8	8,830	28.1	29.8
45-54	117	12.4	4,926	15.7	13.8
55-59	27	2.9	1,590	5.1	4.9
60-64	33	3.5	1,403	4.5	3.8
65 & over	97	10.3	4,495	14.4	12.3
Total	943	100.1	31,437	100.2	100.1
Median age	35		38.9		35.5
Note: Due to rounding, percents may not equal 100 Source: Census of Population and Housing 2000.					



Income and Employment

Income statistics for the 2000 Census reflect information from the 1999 calendar year, because the Census was taken in April of 2000. Historically, income levels for the Northern Michigan fall behind those found in the State as a whole, as shown in Table 2-3. Table 2-3 compares income statistics for Pleasantview Township to Emmet County and the State.

Table 2-3: Income Statistics (in 1999 dollars) Pleasantview Township, Emmet County and State of Michigan				
	Median Household Income		Per Capita Income	
	2000	1990	2000	1990
Pleasantview Township	\$ 42,333	\$ 38,023	\$ 20,332	\$ 14,962
Emmet County	\$ 40,222	\$33,764	\$ 21,070	\$16,361
State of Michigan	\$ 44,667	\$40,260	\$ 22,168	\$18,370
Source: 2000 Census				

Employment data on the civilian labor force is compiled on a monthly and annual basis by the Michigan Department of Labor and Economic Growth, Office of Labor Market Information. Table 2-4 compares the civilian labor force statistics for the County and State from 2000 to 2006. This Employment data is no longer available at the Township level. As the statistics show, the unemployment rate for Emmet County has traditionally been higher than that of the State.

Table 2-4: Civilian Labor Force Comparisons and Unemployment Emmet County and State of Michigan –2000, 2002, 2004, 2006								
	County				State (in 1, 000's)			
	2000	2002	2004	2006	2000	2002	2004	2006
Labor Force	18,050	18,426	19,883	20,556	5,144	5,040	5,051	5,081
Employed	17,065	17,116	18,285	18,850	4,953	4,725	4,695	4,730
Unemployed	985	1,310	1,598	1,706	190	315	356	351
Unemployment Rate	5.5%	7.1%	8.0%	8.3%	3.7%	6.2%	7.0%	6.9%
Source: DLEG, OLMI, Annual Averages								

Another method of describing the economic characteristics of a community is to analyze the employment by occupations. A comparison of occupational employment for the Township, County and the State is presented in Table 2-5.

Table 2-5:
Employment (by Occupation)
Pleasantview Township, Emmet County and State of Michigan - 2000

Occupation	Pleasantview Twp		Emmet County		State
	#	%	#	%	%
Management, professional, and related occupations	122	37.3	4,661	30.7	31.5
Sales and office occupations	79	24.2	4,059	26.7	25.6
Service occupations	80	24.5	2,809	18.5	14.8
Construction, extraction, and maintenance occupations	46	14.1	1,828	12.0	9.2
Farming, fishing, and forestry occupations	0	0	70	0.5	0.5
Total	327	100.1	15,204	100.0	100.0

Note: Due to rounding, percents may not equal 100
Source: 2000 Census.

As shown by the data above, the majority of the jobs for the Township, County and State are classified as *management, professional and other related occupations*. In 2000, these jobs comprised approximately 37 percent of the total related jobs held by Township residents and compared with roughly 31 percent both for the County and the State. This slightly higher percent at the Township level is likely a contributing factor in the median household income being higher at the Township than County-wide (see Table 2-3).

Education

Of the 594 persons in Pleasantview Township over 25 years of age, 92.1 percent have attained an education of high school graduate or higher, while 22.6 percent of the total population have also attained a bachelor's degree or higher. This level of educational achievement is somewhat higher than the County, with 81.4 percent of the population having earned a high school diploma and 19.2 percent a bachelor's degree or higher. The Township educational levels for high school diplomas are above the State level of 83.3 percent and 21.7 percent for high school and bachelor's degree respectively.

Housing Stock and Property Values

An evaluation of housing stock and property values can be very beneficial in determining community characteristics or housing needs. For example, a large percentage of seasonal housing units are indicative of an increased seasonal population, as is the case of Pleasantview Township.

Statistics from the 2000 Census show a total of 729 housing units for Pleasantview Township: 523 single-family units, 164 units in multi-family structures, and 42 mobile homes. Multi-family housing represents approximately five percent of the housing stock, while mobile homes are less than two

percent of the housing stock in Pleasantview Township.

The lure of winter skiing, combined with the proximity to Lake Michigan, abundant forestland, and wildlife in the Township, has attracted many seasonal residents to Pleasantview Township. When compared to the State as a whole, seasonal housing in the Township and County is significant, as shown in Table 2-6. While the percent of housing units used seasonally decreased between 1990 and 2000 in Pleasantview Township, the actual number of seasonally used units increased.

Table 2-6: Seasonal Housing Characteristics Pleasantview Township, Emmet County and State of Michigan – 1990 and 2000							
	Total Units			Seasonal Units		% Seasonal	
	1990	2000	% Change	1990	2000	1990	2000
Pleasantview Township	509	754	48.1	333	377	65.4	50.0
Emmet County	14,731	18,554	25.9	4,382	5,039	28.7	27.2
State of Michigan	3,847,926	4,234,279	10.0	223,549	233,922	5.8	5.5
Source: 2000 Census							

Household Size

Census data from 2000 indicates Pleasantview Township has a household size of 2.58 persons per household, compared with 2.44 persons per household in Emmet County and 2.56 persons per household for the State of Michigan as a whole. In 1990 the household size for Pleasantview Township was 2.67 persons, compared to 2.58 for the County and 2.66 for the State, while household sizes have dropped at all three levels, the Township household size remains greater than the County as a whole, and slightly greater than the statewide household size.

Ownership

In Pleasantview Township, 84.7 percent of the permanently occupied housing units are owner-occupied, compared with 75.6 percent at the County level and 73.8 percent at the State level. The renter-occupied housing in Pleasantview Township accounts for 15.3 percent of the occupied housing units (median rent \$503), compared with State level of 26.2 percent and median rent of \$546.

Housing Value

Another comparative measure for housing is value, as shown in Table 2-7. According to 2000 census data, the median value of owner-occupied year-round housing units is \$144,400 for Pleasantview Township, almost double 1990's \$74,103. Emmet County's median value in 2000 is \$131,500 as compared to the value of \$64,700 in 1990, while Michigan's 2000 median value owner-occupied housing unit is \$115,600 (\$60,600 in 1990). This information, while collected by the Census Bureau is subjectively provided by the general population regarding what he or she thinks is the value of his or her house, therefore this information should be used with caution.

Table 2-7: Value of Specified Owner-Occupied Housing Units Pleasantview Township – 1990 and 2000		
Housing Values	Percent of Units	
	1990	2000
Less than \$50,000	25.0	0.0
\$50,000 - 99,000	65.6	28.0
\$100,000 - 149,000	0.0	24.4
\$150,000 - 199,000	9.4	17.3
\$200,000 - 299,000	0.0	19.0
\$300,000 or more	0.0	11.3
Source: 2000 Census		

Property Value

Property values can also be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties. The total SEV for Pleasantview Township increased by approximately 7.5 percent between 2005 and 2007, see Table 2-8. The largest valued nonresidential class of properties making up the Township's SEV is commercial land, which increased by 7.3 percent between 2005 and 2007, although percent of total SEV was unchanged.

The 2007 distribution of SEV values for Pleasantview Township and Emmet County is illustrated in Table 2-9. As shown in the table, the majority of the Pleasantview Township tax base continues to be derived from the Residential category.

Table 2-8: State Equalized Valuation by Property Class Pleasantview Township						
Property Class	2005 SEV		2006 SEV		2007 SEV	
	Value	% of Total	Value	% of Total	Value	% of Total
Agriculture	174,100	.1	0	-	0	-
Commercial	14,400,700	9.2	14,821,500	8.9	15,447,300	9.2
Industrial	0	0.0	0	-	0	-
Residential	135,976,700	87.2	145,544,000	87.8	145,923,500	87.1
Timber Cutover	0	-	0	-	0	-
Developmental	0	-	0	-	0	-
Total Real Property	150,551,500	96.6	160,365,500	96.7	161,370,800	96.3
Personal Property	5,333,650	3.4	5,408,250	3.3	6,186,750	3.7
Total SEV	155,885,150	100	165,773,750	100	167,557,550	100
Source: Emmet County Equalization Department						

Table 2-9: Distribution of the SEV Pleasantview Township and Emmet County - 2007				
Real Property:	Pleasantview Township		Emmet County	
	Amount	Percent	Amount	Percent
Agricultural	0	-	56,420,600	1.4
Commercial	15,447,300	9.2	412,635,200	10.6
Industrial	0	-	29,781,508	0.8
Residential	145,923,500	87.1	3,294,226,200	84.3
Timber Cutover	0	-	0	0
Developmental	0	-	5,074,900	0.1
Total Real Property	161,370,800	96.3	3,798,138,408	97.2
Personal Property	6,186,750	3.7	107,613,750	2.8
Total SEV	167,557,550	100	3,905,752,158	100
Source: Emmet County Equalization Department				

CHAPTER 3 Natural Resources

Climate

The climate is one factor which contributes to Pleasantview Township's appeal as a rural residential community. The Township's climatic conditions are similar to those across northern lower Michigan: long cold winters, and moderate warm summers. However, the proximity to Lake Michigan serves to moderate temperature extremes as compared to further inland communities of northwestern Michigan

Table 3-1 illustrates some important weather statistics for the area including Pleasantview Township, as available from the Natural Resources Conservation Service (formerly the Soil Conservation Service).

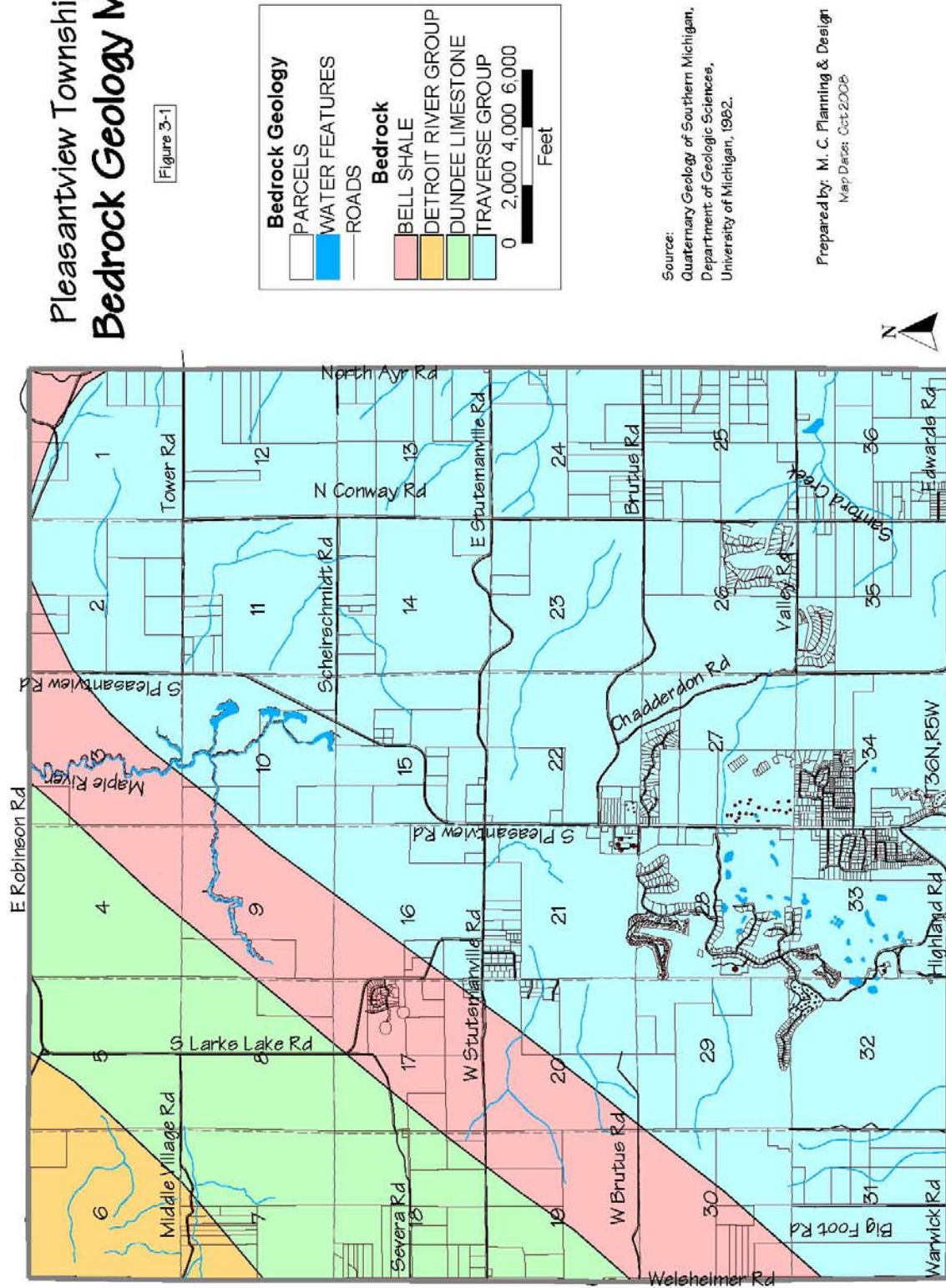
Table 3-1: Average Annual Weather Statistics Emmet County	
January average minimum temperature	13.6° F
January average maximum temperature	28° F
July average minimum temperature	57° F
July average maximum temperature	76.5° F
Days below 0 degrees F.	14
Days above 90 degrees F.	2
Average annual rainfall	27.99 inches
Average annual snowfall	66.3 inches
Source: Emmet County Soil Survey, U.S.D.A. Soil Conservation Service	

Geology

Bedrock underlying the County was formed from an ancient sea, which covered the area some 250-600 million years ago. The bedrock underlying Pleasantview Township was formed during the Middle Devonian ages of the Paleozoic Era. The bedrock in this Township consists of Bell shale, Detroit River Group, Dundee Limestone and Traverse Group, as mapped in Figure 3-1.

Pleasantview Township Bedrock Geology Map

Figure 3-1



The primary surface geologic features in Pleasantview Township are course textured glacial till, glacial outwash sand and gravel, and peat and muck. Till is composed of unsorted sands and gravels left by the glacier. The glacial outwash extends through the central portion of the Township from the northern border to the southern border. The peat and muck area is located at the north central portion of the Township surrounding the Maple River. The surface geology of Pleasantview Township is shown in Figure 3-2.

Topography

Slope is an important development consideration associated with topographic features. The topographic features of Pleasantview Township have been the significant in the development and success of the local downhill ski resorts. Steep roadway grades, septic field failures, soil erosion and excavation costs are some of the challenges often associated with severe grades. Figure 3-3 shows a topographic map of the Township. Areas of steep slopes (18 percent and greater) are considered a potential constraint for development. Areas of steep slope are scattered throughout Pleasantview Township, and are shown in Figures 3-4 and 3-5. The remainder of the Township is primarily rolling terrain.

Development in areas with steep (over 18%) slopes and ravines should be restricted. If development is permitted, sensitive site planning should be required along these steep slopes to prevent soil erosion.

Soils

One important determinant of land use is the soil's suitability for development. Land uses must correspond to the capacity of the soils on which they occur, and soil suitability for each use should be determined before development occurs.

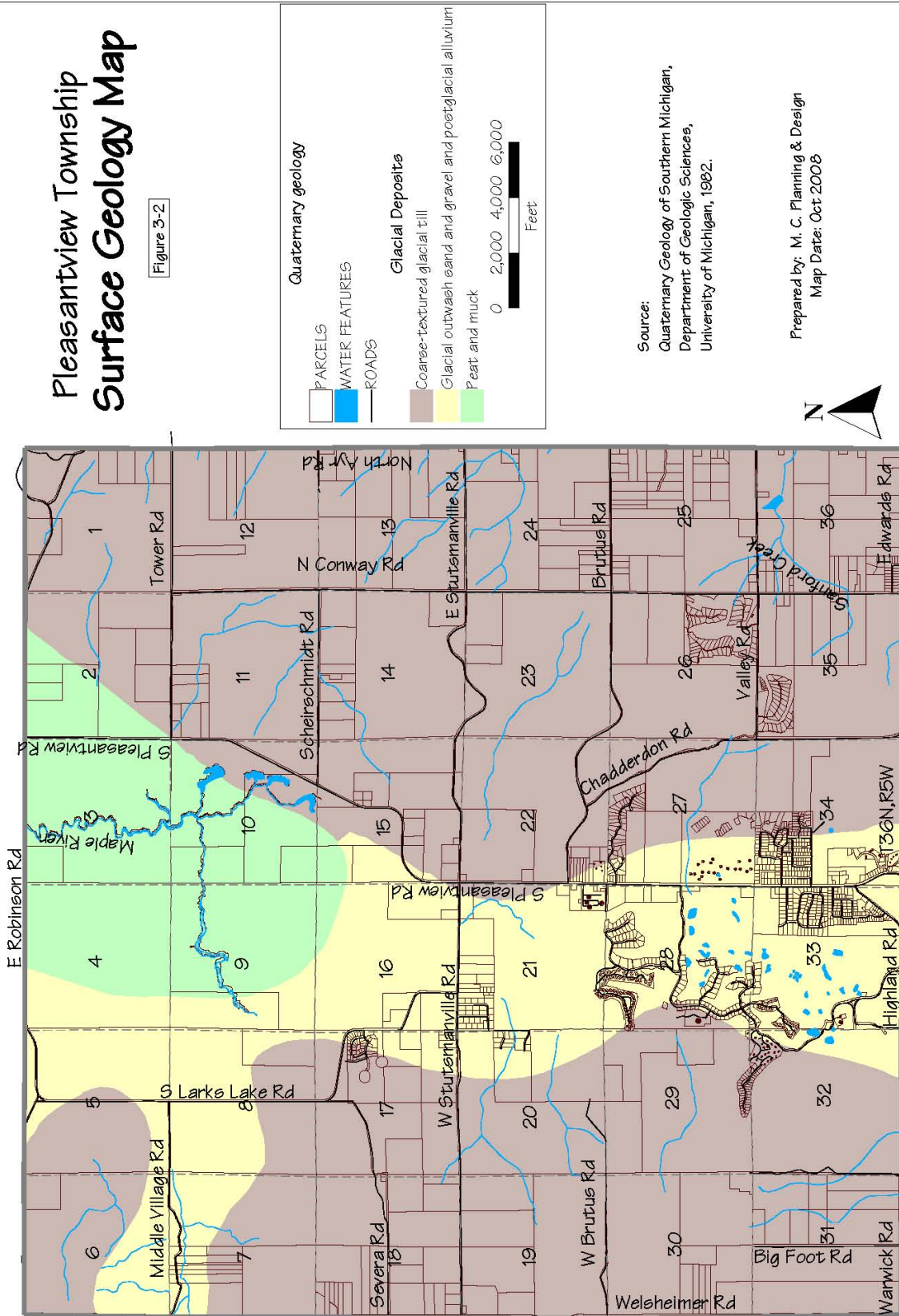
Approximately 14 percent of Pleasantview Township is wetland area, comprised of soils which are hydric (wetland) soils or have hydric inclusions (see figure 3-4 and 3-5). Soils identified as having hydric inclusions are soil types which may have some wetland areas, but can not be determined by the soil type alone. Soils identified as having hydric inclusions must be field checked to verify whether or not wetland areas exist.

Soils and topography also determine which areas are classified as prime and locally important for farmland and forestland. The prime farmland classification indicates soils which are ideally suited for agricultural or timber production. Unique farmland is land other than prime that is used for the production of specific high value food and fiber crops. Locally important farmland includes soils which are nearly prime, but are located on slightly steeper grades. These soils can produce high yields when treated and managed according to modern farming and forestry methods. Areas currently being used for agricultural or forestry purposes are shown in Figure 4-1).

Figure 3-4 generally identifies areas with soil constraints, and Figure 3-5 generally identifies areas with potential septic limitations. The limitations identified are either related to slope, hydric soils or both. These limitations do not preclude the development of specific sites. The developer should realize, however, that construction on some soils may be more costly in time and money. A more detailed analysis of the soils by the District Health Department will determine suitability for siting a septic system. Health Department approval is required by State law.

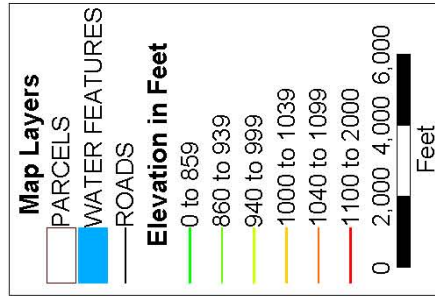
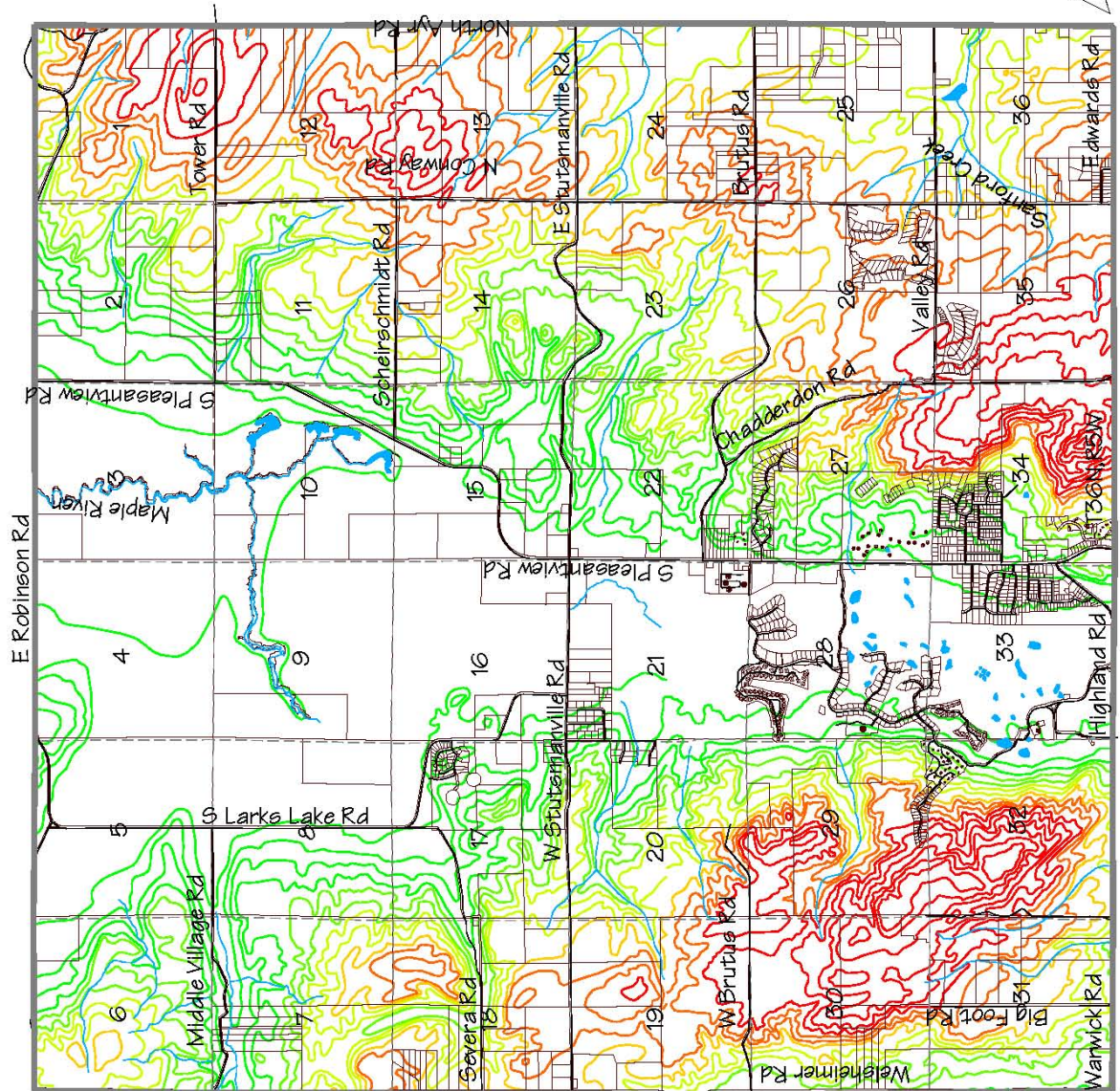
Pleasantview Township Surface Geology Map

Figure 3-2



Pleasantview Township Topographic Map

Figure 3-3



Sources:
Michigan Dept. of Natural Resources,
and US Geological Survey

Prepared by: M. C. Planning & Design
Map Date: Oct 2008

Figure 3-4

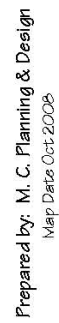
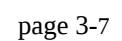


Figure 3-5



Water Resources

Both groundwater and surface water are important resources within Pleasantview Township. Because there is no central water distribution system, residents must rely upon individual wells for drinking water. The vulnerability of drinking water aquifers to surface contamination is high in the Township due to the highly permeable soils. Surface waters in lakes and creeks of the Township are an important resource for scenic, recreational and groundwater recharge amenities. It is therefore important that water resources be protected and managed in a manner which would ensure their quality.

Important factors in the evaluation of groundwater are the quantity and quality of the water. The geologic and hydrologic features of the Township provide residents with sufficient water quantities. Water availability will not likely be a factor in limiting growth. In Pleasantview Township, water quality is more of a limiting factor than water supply. A more significant concern is the potential contamination of wells by septic fields. Although the Health Department record has no documented occurrences of contamination to date, the possibility for such pollution exists.

The major surface water resource in Pleasantview Township is the Maple River and associated tributaries. Lakes, creeks, and wetlands are important for surface drainage, groundwater recharge and wildlife habitat. Alterations to the water features can contribute to flooding, poor water quality, insufficient water supply and loss of valuable wildlife habitat.

Wetlands and Woodlands

In addition to the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion, and act as a buffer from noise on heavily traveled highways. Figures 4-1 shows the distribution of forested land within the Township. The forested and wetland areas which occur throughout much of Pleasantview Township, much of which is under public, or quasi-public ownership, such as the property owned by the State of Michigan and property owned by the Harbor Springs Public Schools. Other areas are protected in land trusts or with conservation easements.

The dominant forest associations in Pleasantview Township are northern hardwoods (maple and beech) as well as basswood, aspen and pine in the upland areas. In the lowland or wetland areas, common hardwood species include ash, elm and red maple. The common coniferous associations are cedar and tamarack in the wetlands.

Fish and Wildlife

Brook and brown trout are the primary species found in the Maple River, creating good recreational fishing opportunities. The fishery management strategy includes stocking and periodic surveying to assess the survival and growth of stocked species and status of fish populations. The most recently, 60 brook trout were planted in the river in May 2007.

Habitat for populations of songbirds, wild turkeys, muskrat, mink, and raccoon are also supplied by wetlands within the Township. Predominant mammal species found throughout Pleasantview Township are fox, squirrel, rabbit, raccoons, porcupines, coyotes and deer. Bear are occasionally spotted in the Township.

Sites of Environmental Contamination

The Michigan Department of Environmental Quality provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State, under part 201 of PA 451 of 1995. The Environmental Response Division (ERD) of the Michigan Department of Environmental Quality (DEQ) is charged with administering this law. A site of environmental contamination, as defined by the ERD, is "a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices."

The agency publishes an annual list of environmentally contaminated sites by county, showing the sites by name, Site Assessment Model score, pollutant(s) and site status. As of February 2008, eighteen sites had been identified within Emmet County, none of which are located in Pleasantview Township.

Surface Water Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the Michigan Water Resources Commission upon recommendation by MDNR (now DEQ), Surface Water Quality Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. Currently no point source permit holders are listed in Pleasantview Township.

Air Quality

Air Quality is monitored by the Air Quality Division of the Michigan Department of Environmental Quality. Standards have been established as acceptable levels of discharge for any of the following air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, lead, and trace metals. These pollutants are monitored on a continuing basis at selected locations around the state. Monitoring in recent years has shown the level of pollutants in the region to be within the established acceptable standards.

Air discharge permits are required for businesses discharging more than the acceptable level of any of the regulated air pollutants. Within Emmet County there are currently no known permits, and thus none are currently listed in Pleasantview Township.

On-going air quality monitoring and research is being conducted at the University of Michigan Biological Station in Cheboygan County. This research includes acid rain deposition research, mercury deposition research, and in depth research in the areas of carbon monoxide and ozone.

Summary

The review of the natural resources in Pleasantview Township indicates the natural features and resources are currently relatively unimpaired; however, these resources are extremely vulnerable to change. Residents highly value the natural resources and scenic features of the Township. The environmental features of Township are an important asset to the community, and need continued protection.

CHAPTER 4

Existing Land Use

Pattern of Land Divisions

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Land division patterns for Pleasantview Township are discussed below.

By far the largest land owner in the Township is the State of Michigan with (over 9,900 acres). Other large land owners in the Township include Boyne USA, Bologna Properties, Nubs Nob, Jack Sommerville and John Bosma each owning at least 300 acres in Pleasantview Township. Privately held tracts ranging in size up to approximately 150 acres or greater are scattered throughout the Township.

Subdivisions and small tracts are primarily located in the vicinity of the ski resorts. Other small tract land divisions are occurring as small parcels along the roads are split from larger parcels. In terms of land division patterns, it is worth noting that some of the newer residential developments in Pleasantview Township are being created as site condominiums rather than traditional subdivisions. A site condominium does not actually create lots by land division. Therefore, a site condominium project may continue to appear as a large, undivided tract when it has already been converted to relatively dense residential use.

Existing Land Use Statistics and Characteristics

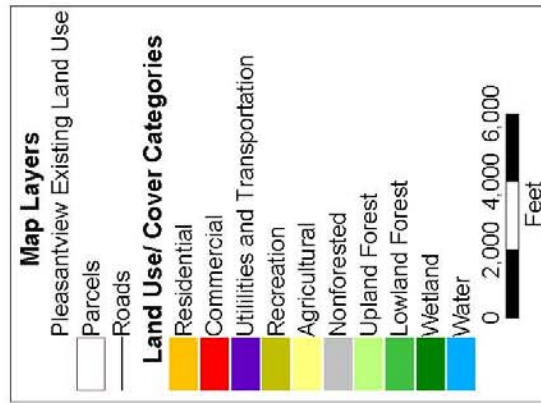
According to the Census Bureau, Pleasantview Township's land area is 35.7 square miles.

The map of existing land use/ land cover, shown as Figure 4-1, illustrates the distribution of land uses for developed areas and cover types for non-developed areas within the Township. The land uses are mapped based on the area actually being used for particular use and associated facilities, not necessarily the parcel size. For example where a single residence is located on a residential parcel, the house, garage, driveway and maintained yard were mapped as residential, with the remainder of the parcel mapped based on the cover type, such as upland forest.

The Michigan Resource Information System (MIRIS) land cover/use classification categories were used to map the existing land uses (such as residential or commercial) and cover types (such as wetlands, upland forest or nonforested areas). Figure 4-1 graphically represents the percent of the township in each land use category. The existing land use map is a compilation of data provided by Emmet County GIS Department, land use data from earlier state-wide land cover/use mapping and aerial photography available from the State of Michigan, then updated based on input from the Pleasantview Township Planning Commission and additional field checking.

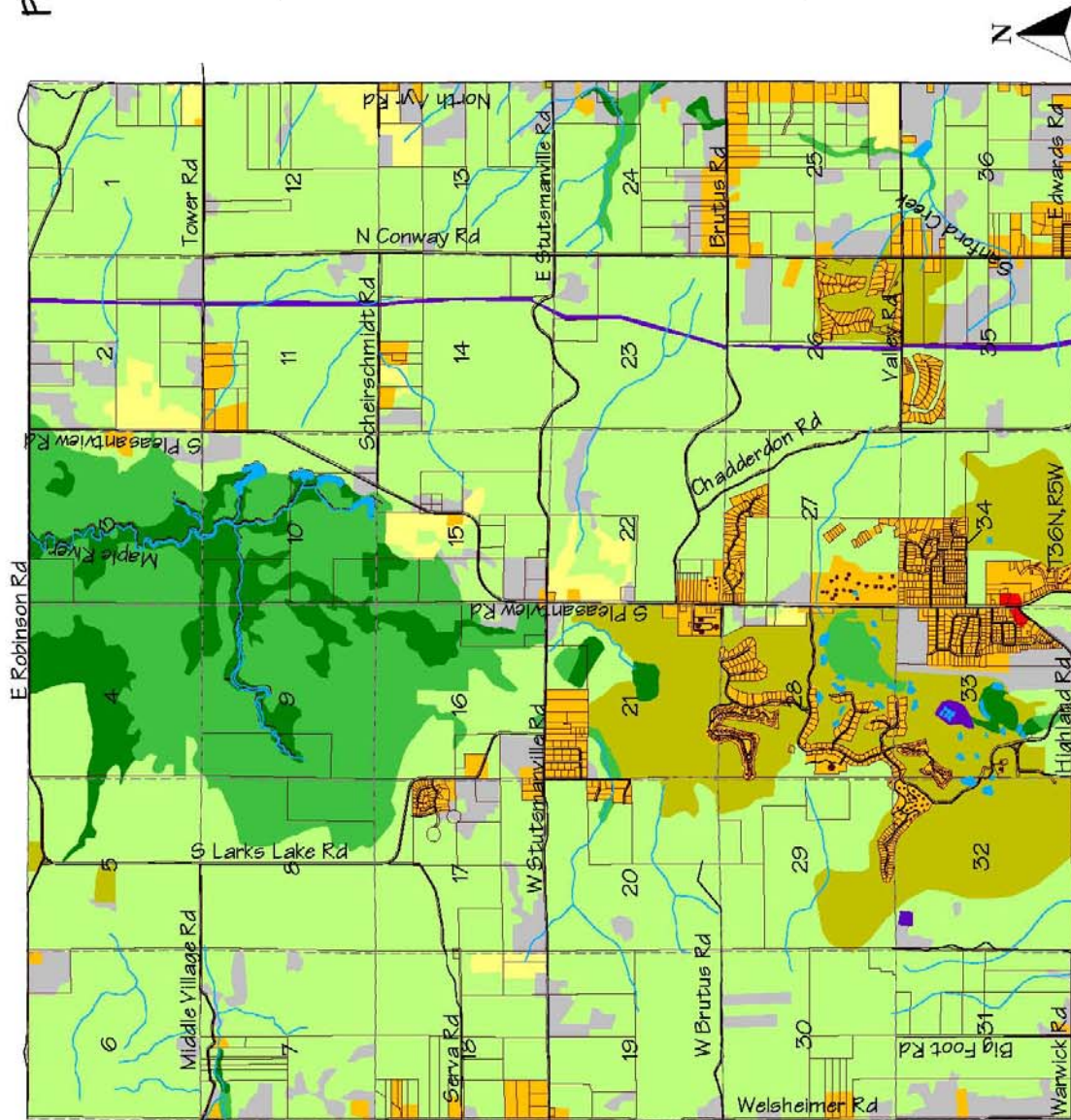
Pleasantview Township Existing Land Use/ Land Cover Map

Figure 4-1



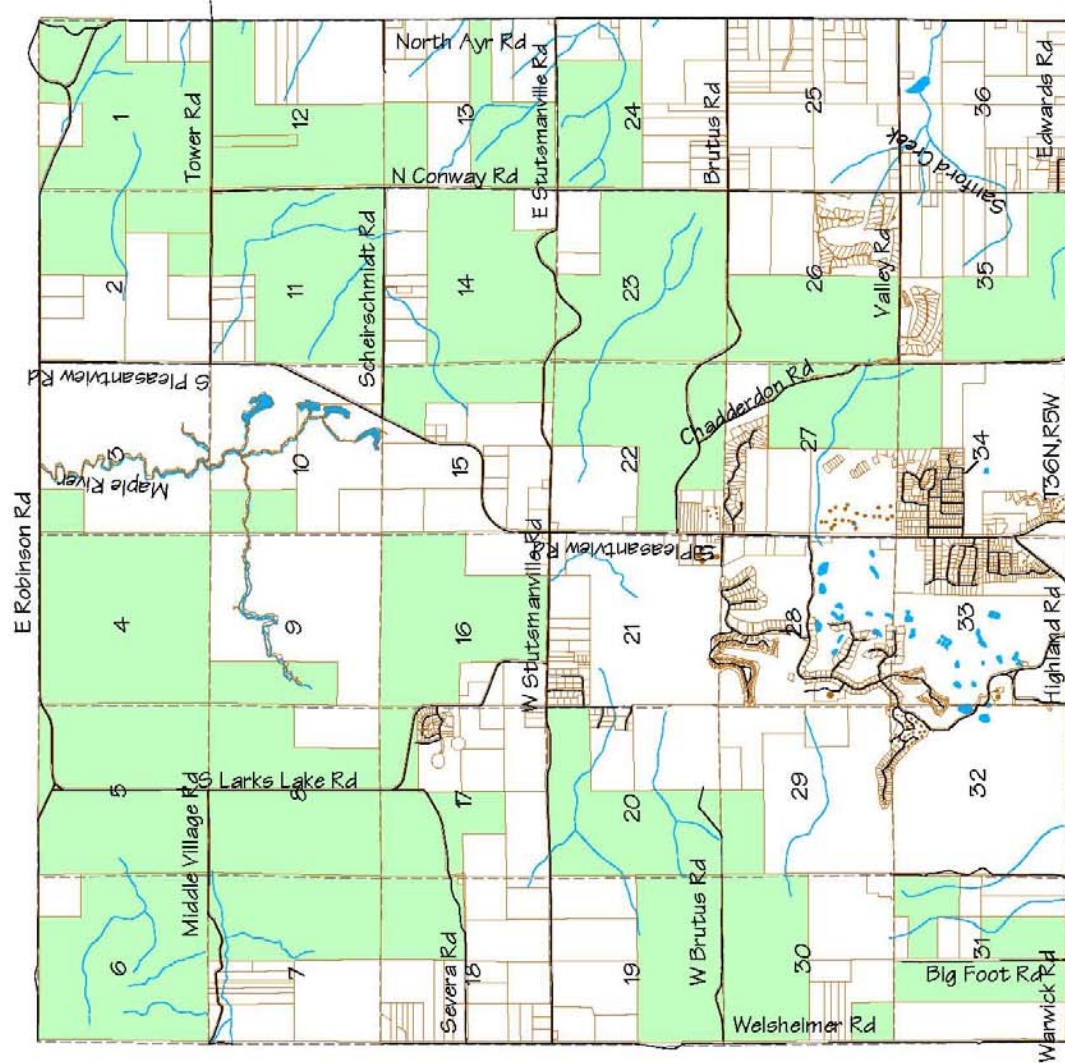
Sources:
Michigan Dept. of Natural Resources,
Emmet County GIS and Field verification

Prepared by: M. C. Planning & Design
DRAFT: November 2008



Pleasantview Township State-Owned Land Map

Figure 4-2



Sources:
Michigan Dept. of Natural Resources and
Emmet County GIS Department.

Prepared by: M. C. Planning & Design
DRAFT: Oct 2008

Table 4-1: Existing Land Use/Land Cover- 2008 Pleasantview Township	
Land Use Category	Percent of Township
Upland Forest	60.9
Recreation/ Institutional	10.0
Lowland Forest	8.9
Residential	7.9
Nonforested	6.3
Wetlands	3.5
Agricultural	1.8
Industrial/Extractive/Util.	0.6
Commercial	0.4
Water	0.0*
TOTAL	100.3
Note: Due to rounding, the total percentages of land uses do not equal 100 percent. * Less than one tenth of one percent Source: Michigan Resource Information System and MCP&D Field Verification and Map Updating.	

Forests and Wetlands

Forests, which include upland hardwoods and conifers, account for more than 60 percent of Township land area in 2008. Lowland forested areas comprise nearly nine percent of the Township. Heavily wooded areas are found throughout the Township, as can be seen in Figure 4-1, which depicts both upland and lowland forests. Figure 4-2, shows the state owned land in Pleasantview Township. A comparison of Figures 4-1 and 4-2, reveals that much of this forested land is stated owned. Of the forested land, approximately 2000 acres are privately protected through conservation easements.

Wetlands include land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes, or bogs. Wetland areas may also include land which supports lowland hardwoods and conifers. Wetland information was not verified by field inspection when these maps were compiled. Thus, the areas shown as wetlands by MIRIS may not actually meet State and Federal criteria for legally regulated wetlands.

Wetland areas comprise approximately 3.5 percent of the Township in 2008. As illustrated in Figure 4-1, a significant portion of the wetlands in the Township are located in the north central portion of the Township. Limited wetlands also occur in scattered in other locations throughout the Township which have not been developed.

Recreation and Institutional

Recreation and institutional lands currently comprise about 10 percent of Pleasantview Township. The recreation lands in Pleasantview Township primarily consist of the ski resort properties of Boyne Highlands and Nubs Nob, as well as the golf course at Chestnut Valley. The portion of the former Camp Pellston facilities which are located in Pleasantview Township is mapped as institutional. Cemeteries and municipal facilities are included in the institutional portion of this category. While the extensive state-owned property in the Township is available for some recreational use, it is mapped based on the cover type, primarily upland forest.

Residential

As can be seen from Table 4-1 and Figure 4-1, the amount of land being used for residential purposes was 7.9 percent of the township in 2008.

The pattern of residential development within the Township is shown in Figure 4-1. The denser residential development is located near the ski resorts. Additionally, small tract land divisions continue to occur along many of the Township roads.

Nonforested

The nonforested land category consists of herbaceous open and shrub land. As shown in Table 4-1, the percent of nonforested land in the Township is 6.3 in 2008. Nonforested lands are scattered throughout the Township, as shown in Figure 4-1.

Agricultural

As shown in Table 4-1, agricultural lands occupy only 1.8 percent of Township land area in 2008. The Existing Land Use/Land Cover Map, Figure 4-1, depicts the limited acreage of active agricultural lands are dispersed across the Township.

Industrial/Transportation/Extractive

A major component of this land use category is electric transmission line which runs north/south through the eastern portion of the Township, and the corresponding easement. While the Boyne Highland electrical substation is located just over the Township border in Little Traverse Township, the Boyne Highlands transfer station is located within Pleasantview Township and is categorized as industrial property. Some past extractive sites are also classified as Industrial, as shown in Figure 4-1. Table 4-1 shows a combined percent for industrial and extractive uses. As of 2008 this land category makes up less than 1 percent of the Township. Also included in this category are transportation and utilities, such as utility line corridors.

Commercial

Table 4-1 shows that the amount of land developed as commercial in Pleasantview Township is approximately four tenths of one percent and is comprised of the gas station/store and Teddy Griffins restaurant/bar located on Pleasantview Road.

CHAPTER 5

Community Services, Facilities and Transportation

Water and Sewage Disposal Systems

Portions of Pleasantview Township are served by community water systems. Currently there are nine such systems serving the following developments or areas: Boyne Aire, Boyne Highlands, Chestnut Valley, Five Seasons, Hidden Hamlet, Hamlet West, Hamlet Village Condominiums, Trout Creek and Evergreen Lane. Boyne Highlands, Five Seasons and Trout Creek also each operate separate community septic systems. However, the Township residents in the more rural portions of the Township have on-site private wells for domestic drinking water and individual septic systems. Septic systems and wells are regulated by the local Health Department.

Two important determinants for siting a septic system are soil suitability and depth to bedrock. Chapter Three – Natural Resources discusses the geology and soils of the Township.

Solid Waste

Residents of Pleasantview Township have several options for the disposal of solid waste. The Township is served by the Emmet County Recycling Center and Transfer Station on Pleasantview Road outside the Township. Currently the following private waste haulers offer residential weekly curbside trash pick-up in the Township: Waste Management, Little Traverse Disposal, and American Waste.

Pleasantview Township sponsors an annual township-wide spring clean up day, allowing Township residents to bring “items” to the Township Hall for disposal. It is anticipated that such a clean-up day will continue to be an annual event.

Currently no curbside recycling is occurring at the Township, but residents can drop off a variety of materials for recycling at the Emmet County Recycling Center and Transfer Station.

Other Public Utilities

Pleasantview Township residents receive electric service from Great Lakes Energy. Natural gas is available in the Township along M-119 to Brutus Road. Residents choose from several providers of local and long distance phone service. Cable service, where available, is provided by Charter Communications. High speed internet service is currently only available in portions of the Township. More wide spread high speed internet coverage is being explored by Township representatives in combination with other local jurisdictions.

Police, Fire, Ambulance

The Charlevoix, Cheboygan, Emmet (CCE) Central Dispatch Authority communications agency provides emergency call receipt and dispatch service for Emmet, Charlevoix and Cheboygan Counties. Enhanced-911 telephone service, computer-aided dispatch and a multi-channel radio system are in place. The CCE Central Dispatch Authority is working with the telecommunication

companies in the area to be able to identify which tower is transmitting a call made on a cellular phone, thus providing a generalized location from which a call was placed. Ultimately CCE Central Dispatch Authority will be implementing a system which will identify the actual location from which a cellular phone call is made.

The Emmet County Sheriff and Michigan State Police provide law enforcement services to Pleasantview Township. Fire protection is provided under contract by the Harbor Springs Area Fire Department, Alanson-Littlefield Fire Department and Pellston Fire Department depending on where service is needed. The Harbor Spring Area Fire Authority is the governing body overseeing the Harbor Springs Area Fire Department which serves the City of Harbor Springs, Little Traverse Township, West Traverse Township and much of Pleasantview Township. A number of fire hydrants and dry hydrants have been installed in the Township, including hydrants located in the Trout Creek development, at Boyne Highlands and in the Hidden Hamlet development, to improve the fire fighting abilities.

Advanced life support (ALS) ambulance service is primarily provided by Allied EMS from a station located in Harbor Springs. Township residents have access to Northern Michigan Hospital in Petoskey. There are no medical facilities located in the Township,

Recreation

The extensive amount of State-owned land in Pleasantview Township, as well as the trail networks for hiking, cross-country skiing and snowmobiling provides tremendous recreational opportunities for the public. Additionally, the Township hosts three private resorts which provide public access; these include Boyne Highlands, Nubs Nob Ski Resort and Chestnut Valley Golf Course. Figure 5-1, provides a map of the recreational facilities within Pleasantview Township as mapped as part of Recreation Plan prepared by H.A.R.B.O.R., Inc, in 2005.

A portion of the North Country Trail, a 4,600 mile hiking trail from New York State to North Dakota, traverses Pleasantview Township entering the Township at the Northwest corner and runs primarily southeast to exit the Township just east of Nubs Nob, see Figure 5-1.

Other “Protected” Lands

The State of Michigan owns considerable land in the Pleasantview Township (see Figure 5-1) which is open for public use, but as with other state-owned land it is not necessarily permanently protected.

There are a growing number of parcels which have been donated to or purchased by the Little Traverse Conservancy throughout the region. Currently, the Little Traverse Conservancy does not have any preserves located in Pleasantview Township, but does hold conservation easements or similar instrument on two private properties, (totally approximately 2,000 acres) in the Township. These privately-owned properties are not mapped in this plan, but are protected due to specific development restrictions associated with their respective conservation easement to limit future development on the particular property.

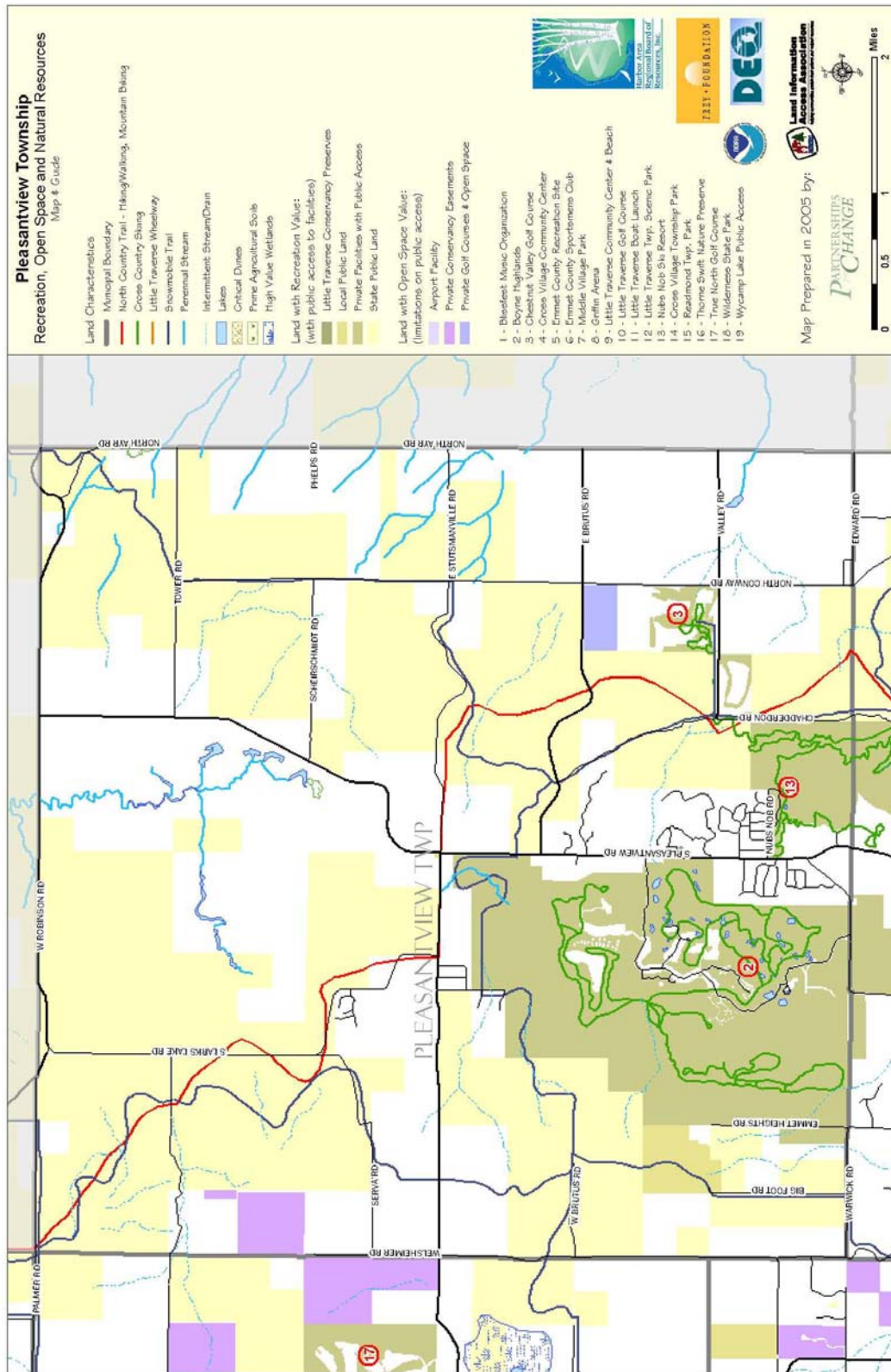


Figure 5-1: Recreation, Open Space and Natural Resources Map, H.A.R.B.O.R., Inc.
[Used with Permission]

Municipal Facilities

The original Pleasantview Township Hall, built in 1882, was located on property at SE corner of the intersection of Pleasantview and Stutsmanville Road. The Township Hall has been in its present location (NW corner of the intersection of Pleasantview and Stutsmanville Road) since 1902 and has been remodeled twice. This facility accommodates the Township public meetings and Township office space. The Township Hall is staffed part-time five days a week. The facility, located on a parcel approximately one acre in size, meets the current Township needs and is expected to do so for the foreseeable future.

Schools and Libraries

Pleasantview Township residents are served by the three school districts: Harbor Springs Public Schools, Littlefield Public Schools and Pellston Public Schools.

Post high school education is available locally at North Central Michigan College (NCMC) in Petoskey and with some classes available in Cheboygan. NCMC offers two-year associate's degrees and some one-year certificate programs. Additionally, some bachelor's and master's degree programs are offered through agreements with other Michigan universities.

Pleasantview Township does not have a library located within the Township. However, residents have access to the Alanson Public Library and the Petoskey Public Library.

Private, Civic and Fraternal Organizations

While Pleasantview Township residents are active in many civic and fraternal organizations, none are actually located in the Township. Many organizations are typically regional having a larger membership and service area than the Township. A listing of such organizations is available from the Regional Chamber of Commerce. Many Township residents participate in the organizations available in Harbor Springs or throughout the region.

Churches and Cemeteries

No churches are located in Pleasantview Township.

There are three cemeteries in the Township - North Ayr, Pleasantview and Star.

Transportation and Road Maintenance

Public roads within the Township are categorized as follows:

State Route	approximately 0.0 miles in length
County Primary Hardtop	approximately 18.94 miles in length
Local Hardtop	approximately 13.37 miles in length
Local Gravel	approximately 6.12 miles in length
Seasonal Roads	approximately 18.34 miles in length

No State routes pass through Pleasantview Township.

The county primary routes are hardtop roads, covering 18.94 miles in length. Pleasantview Road (6.58 miles), Larks Lake Road (4.10 miles), Brutus Road (3.25 miles), Stutsmanville Road

(3.01 miles), and North Conway Road (2.00 miles), are classified as county primary roads by the Emmet County Road Commission.

The other roads in the Township are classified as local roads, including approximately 13.37 paved miles and approximately 6.12 miles of gravel roads. Additionally, there are approximately 18.34 miles of seasonal roads in the Pleasantview Township, as well as some private roads primarily located in the existing planned unit developments.

According to the Emmet County Road Commission, Pleasantview Road from the southern township line to Stutsmanville Road is designated as the only Class A road within Pleasantview Township.

The Emmet County Road Commission provides road maintenance and snow removal services on all public non-seasonal roads within the Township. Additionally, there are a number of private roads, as well as seasonal roads serving residential developments. The maintenance and repair of private roads is typically handled through private associations.

The Straits Area Regional Ride provides an on-call dial-a-ride bus service within a multi-county area including the counties of Cheboygan, Emmet, Presque Isle, and Otsego.

Commercial passenger air service, as well as air cargo service is available at the Pellston Regional Airport. General aviation services and facilities are provided at the Harbor Springs Municipal Airport by the Harbor-Petoskey Area Airport Authority. This airport authority was incorporated by cities of Harbor Springs and Petoskey in combination with the following townships: Bear Creek, Little Traverse, Pleasantview and West Traverse.

CHAPTER 6

Community Goals and Objectives

In developing community goals and policies, it is important to analyze existing community characteristics, such as: social and economic features, environmental resources, available services and facilities, and existing land use. In addition to examining existing characteristics, another important tool in the development of community goals and policies is to identify community assets, problems and other issues to be addressed.

In preparation for writing this Master Plan, the Pleasantview Township Planning Commission actively sought input from the Township residents, through a written resident attitude survey.

Community Survey

A Township citizen survey was conducted in 2008. A summary of the 2008 survey results are presented below. The survey and findings are provided in Appendix A.

Pleasantview Township mailed out 1,220 survey questionnaires to Township property owners. A total of 247 surveys were completed and returned, for a return rate of 20.2 percent. This is considered a reasonable response rate for mailed surveys.

Response Demographics: Forty-eight percent of the survey respondents are year-round Pleasantview Township residents. Approximately 30% of all respondents indicated they have lived in the Township for five to 10 years, and another 28% for 11 to 20 years.

The majority of the survey respondents (65.0%) indicated preference for “planned and limited growth”. Regarding housing, 70.2% consider the mix of housing adequate to meet the diverse needs of the residents. Generally, the survey respondents are satisfied with the services being provided. Over 71% of the respondents consider the annual Township spring clean-up day worthwhile and adequate, while 62% of the respondents consider the road maintenance to be adequate and over 60% consider the park facilities to be adequate. The survey respondents were divided regarding the need to explore Township or community sewer options (27.6% in support, 35.1 % neutral, and 37.4% disagree).

The survey respondents answered some open-ended questions and identified likes, dislikes and concerns. Respondents generally agree the township should work to preserve scenic views, limit ridgeline and steep slope development, and encourage clustering of houses to preserve open space.

When asked which best describes open space, the following terms were selected in order of importance, (1) Forest, (2) Scenic view, (3) Pastures/Meadows, (4) Wetland, (5) Farmland, (6) Parks/Sports fields.

The survey also collected responses to questions covering a number of different topic areas. The general topics included natural resources, recreation, transportation, housing and economics. The response information is summarized by topic area and included as Appendix A to this Plan.

Goals and Objectives

<i>Land Use Goal</i>
<i>Maintain a sound balance between human activities and the environment to retain the Township's scenic and rural character.</i>
OBJECTIVES: • Review Zoning Ordinance and Master Plan for consistency. • Manage the location of new development by designating appropriate areas for new residential, commercial, and industrial land uses. • Encourage road access management, open space and landscape standards for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, and roadside landscaping; and encourage the retention of open space and scenic vistas with PUD's, clustering, and conservation easements.

<i>Residential Goal</i>
<i>Retain the Township's rural and scenic character, while providing for suitable housing opportunities for the varied economic and lifestyle needs of the residents.</i>
OBJECTIVES: • Designate areas appropriate for all types of residential development. • Encourage participation in local nonprofit programs and state programs to rehabilitate substandard housing and to provide needed moderately priced housing in the Township, such as those available through Northern Homes Community Development Corporation and Michigan State Housing Development Authority (MSHDA). • Preserve the integrity of existing residential neighborhoods by protecting from intrusion of incompatible uses. • Encourage placement of buffers between Residential uses and other more intensive uses, where appropriate.

<i>Natural Resource Goal</i>
<i>Protect and preserve groundwater, surface water, woodlands, wetlands, air quality, open space wildlife habitat and steep slopes.</i>
OBJECTIVES: • Encourage a land use pattern that is oriented to the natural features and water resources of the area. • Work to manage the density and type of development adjacent to streams, and wetlands. • Encourage the maintenance of greenbelt areas adjacent to streams, and wetlands. • Support groundwater protection and stormwater management regulations while encouraging the continued natural use of wetlands as groundwater recharge, stormwater filtering and stormwater holding areas. • Pursue local water resource regulations to govern the commercial withdrawal of groundwater. • Manage developments on steeply sloped areas and require erosion control measures where construction is permitted. Require slope stabilization and re-vegetation on disturbed slopes or in extraction areas. • Encourage planting of native tree and shrub species when properties are developed. • Encourage the use of good management practices of existing forest lands. • Manage growth and development to protect the air quality of the area.

<i>Forestry & Agriculture Goal</i>
<i>Encourage the continuation of forestry management and agricultural activities.</i>
OBJECTIVES: • Recognize that the presence of forested and agricultural lands add to the scenic and rural character of the Township. • Allow for and encourage forestland and farmland protection. • Participate in efforts to educate the community regarding agricultural and open space preservation. • Encourage management of existing forestland. • Promote re-forestation and sound forestry management practices for areas with productive forest soils.

Recreation Goal

Encourage access to, and maintenance of, recreation lands and facilities for safe use and enjoyment by residents and visitors.

OBJECTIVES:

- Work cooperatively with various units of government and agencies to meet the recreational needs.
- Promote the establishment legal agreements for recreational connections to publicly owned, semi-public and conservation areas within the Township.
- Encourage the development of bicycle trails and designated bike routes to recreation areas in the Township.

Infrastructure & Public Service Goal

Maintain and improve the Township facilities, programs and transportation systems consistent with the community needs, and the ability to finance the improvements.

OBJECTIVES:

- Continue to support the local emergency services.
- Participate in efforts to establish a county-wide comprehensive waste management approach, with emphasis on recycling.
- Continue the annual spring clean up day.
- Monitor and explore the needs for water, sewer, and natural gas services as more development occurs.
- Pursue expansion of high-speed internet services within Township.
- Explore the needs for public transportation.

Community and Economic Development Goal

Encourage a diversified economy, which supports a variety of local business and commercial retail industries to strengthen the local tax base, while striving to preserve the natural environment and rural character of the Township.

OBJECTIVES:

- Promote a varied business environment.
- Encourage the retention and expansion of local businesses to strengthen the local economy and the community.
- Concentrate commercial development in designated areas.
- Recognize the importance of the tourist industry to the local economy.
- Develop innovative planning and zoning techniques, such as clustering and/or shared parking.
- Encourage shared access along main roads.
- Reduce the visual impact of signs and billboards, and reduced traffic risks by controlling the size, number, illumination, and configuration of signs.
- Encourage the re-use of existing facilities where appropriate and consistent with future land use plan.
- Allow home occupations compatible with existing residential areas.
- Ensure that industrial developments take place in an environmentally sensitive manner and are harmonious with the surrounding area.
- Encourage light industries, which do not pollute the air, soil or water nor offend because of noise, odor, or visual impact, to locate in designated areas.
- Encourage alternative energy production and use within the Township.

CHAPTER 7

Future Land Use Recommendations

Overview

While limited growth is occurring in Pleasantview Township, according to the 2008 land use inventory (see Chapter 4), approximately 81 percent of the land area was classified as forest, farmland, or open space including forests, non-forest open space, wetlands, agriculture, and water. Approximately 19 percent of the Township's land is developed, including property used for commercial, industrial, institutional/recreational, and residential purposes. Through land use planning and land use controls, Pleasantview Township intends to ensure that existing forest, open space, and recreational land uses can continue; that irreplaceable natural resources such as water, wetlands, and forestlands will be protected; and that reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts.

Future land use recommendations for Pleasantview Township were developed by the Planning Commission with assistance from the planning consultant. Recommendations are based on an analysis of several factors including: the pattern of existing land use, social and economic characteristics, environmental conditions, available community services and facilities, the existing patterns of land divisions, and community goals and policies.

Although there is often confusion on the subject, future land use categories and associated zoning districts for particular areas may not be the same as the tax class for the specific area. A change in the future land use category or zoning district does not impact the tax classification.

Land Use Planning Areas

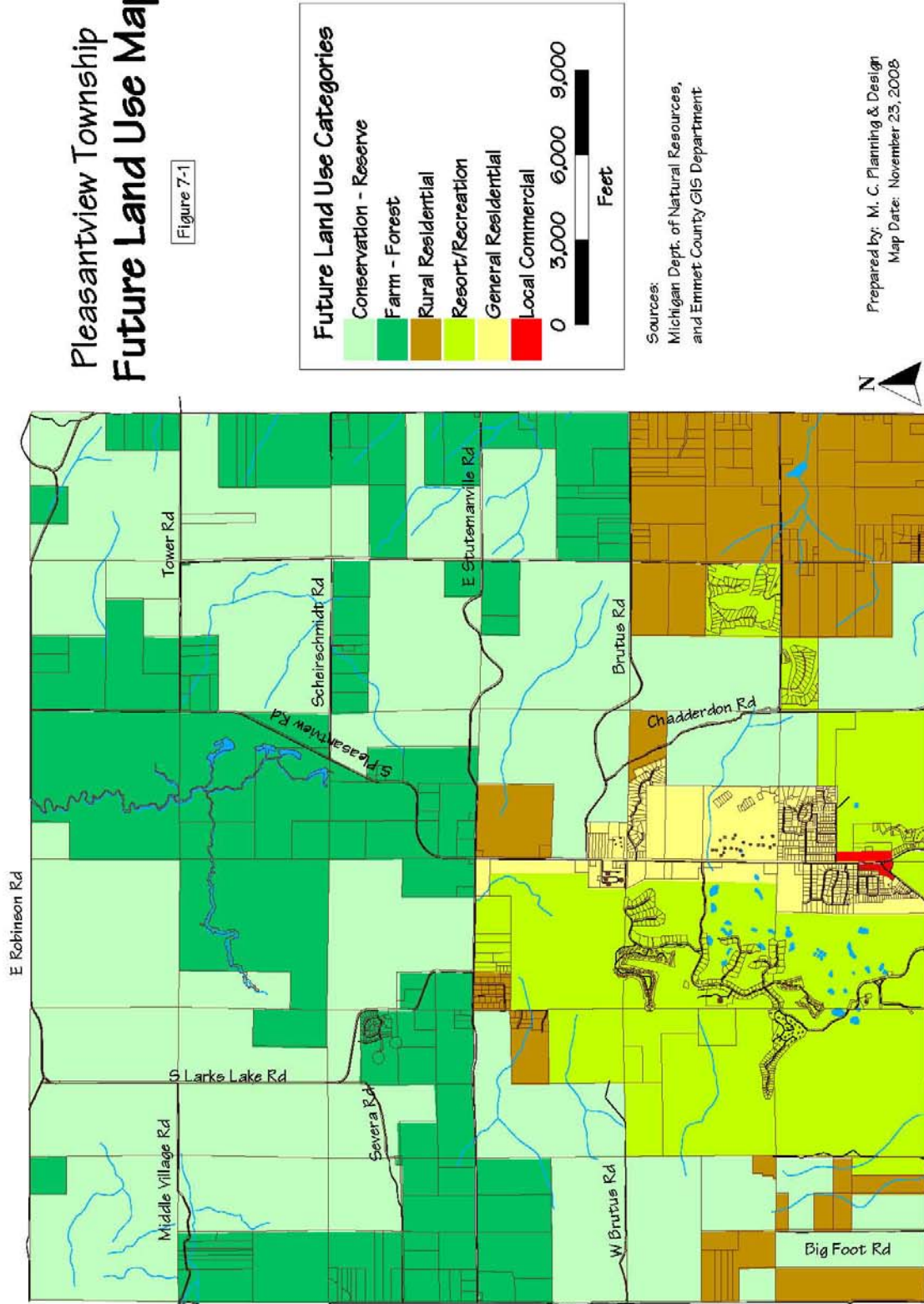
Listed below are the six different land use planning areas used to develop the future land use recommendations. Detailed explanations of each land use planning area will follow. **Figure 7-1** is the Future Land Use Map of Pleasantview Township which depicts the general locations of land use planning areas. The boundaries of the future land use areas as shown on Figure 7-1 are not intended to be parcel-specific, exact boundaries but rather are intended to depict general areas. Due to the land use development history in the Township, the large quantity of state-owned land and the lack of municipal services this future land use plan provides for limited growth in the Township. Thus the future land use map and the existing zoning map are very closely aligned.

Future land use categories	Related zoning districts
Conservation - Reserve	Forest Recreation Preserve
Farm - Forest	Farm-Forest Residential (FFR-2 & FFR-3)
Rural Residential	Rural Residential
Resort/Recreation	Recreation Resort
General Residential	Residential
Local Commercial	Local Business

Conservation - Reserve: The Conservation-Reserve category is the most extensive land use category recommended for the Township. All state owned lands within the township are shown within the Conservation-Reserve category. Primary uses to be encouraged in the Conservation-Reserve areas include research/education, recreation (such as hunting, fishing, skiing, hiking, biking, snowmobiling and snowshoeing), and forest management.

Pleasantview Township Future Land Use Map

Figure 7-1



This plan encourages the maintenance/protection of contiguous reserve areas, river setbacks, wetlands, quiet areas, scenic areas, and wildlife habitat.

The Conservation-Reserve category is further designed to provide protection to existing recreation property, areas planned for future recreation use, or other environmentally sensitive areas and natural resources, while allowing for very limited and low intensity development to occur. This development would be consistent with recreational and conservation uses. A minimum lot size of 40 acres is anticipated for the category. Very low density residential development (one single-family house or dwelling unit for every 40 acres) would be allowed. To protect sensitive areas and maintain larger tracts available for other uses, clustering based on density equivalents of not more than one single-family house or dwelling unit per 40 acres should be required in these areas.

Farm-Forest: The Farm-Forest land use category has been designated consistent with the Township's objective to "recognize that the presence of forested and agricultural lands adds to the scenic and rural character of the Township." This future land use category has been designated consistent with the Township's general goal to "maintain a sound balance between human activities and the environment to retain the Townships scenic and rural character", as well as the residential goal to "retain the Township's rural character, while providing suitable housing opportunities for the varied economic and lifestyle needs of the residents." The Township will encourage methods of preserving open space, natural resources, farmlands, and rural character of the Township, including innovative zoning provisions that allow for the preservation or conservation of essential natural resources, farmland, open space and allowing for forest management. Some methods which other communities have employed to help protect and preserve agricultural and forest land while protecting a landowner's economic investment include the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), clustering requirements for non-agricultural uses, and tax breaks or incentives for continuing agricultural use. It is recommended that these alternatives be investigated for possible application in Pleasantview Township, as a way to balance economic rights with the forestry and agricultural goals. This future land use category is supportive of the Farm-Forest Residential zoning districts. The density range for this area is between one unit per five acres and one unit per ten acres.

Rural Residential: The Rural Residential land use category has been designated consistent with the Township's goals to "maintain a sound balance between human activities and the environment to retain the Township's scenic and rural character" and to "retain the township's rural and scenic character, while providing for suitable housing opportunities..." . While the designation of Rural Residential land use category will not prevent the conversion of forestland or farmland to other uses, it will help to control the scale and rate of conversion and direct attention to areas where farmland conversion may be an issue. The rural residential category is intended to have a maximum density of one unit per two acres.

Resort/Recreation: The Resort Recreation land use category is primarily designed to accommodate ski-related and/or golf-related resort and surrounding residential uses. It is recognized that this development provides for recreational open space as part of the development. The residential uses in this area are intended to have a density of no greater than of one unit per 14,500 square feet.

General Residential: The General Residential development category is designed to accommodate primarily single family dwellings at a maximum density of 14,500 square feet. Due to the density allowed in this area, the General Residential area is located within access to county primary road. No municipal water or sewer service is currently available. Buffers or physical separation from potentially incompatible uses (industrial and agriculture) may be

necessary when located adjacent to this type of development. Provisions are recommended to be considered for incorporation into the Zoning Ordinance to allow for a cluster development pattern to avoid or minimize development impacts on environmentally sensitive areas, forests or farmland. This Residential land use category is consistent with the Township's resource goal to "Maintain a sound balance between human activities and the environment to retain the Township's scenic and rural character."

Local Commercial: The Local Commercial future land use category is designated to accommodate local commercial uses compatible with the limited services and environmental sensitivity of the Township. The Local Commercial future land use area is designed to provide sites for a variety of small scale retail and service establishments. Due to the limited services extensive amount of State-owned land and the sensitive environmental features of Pleasantview Township, no additional areas are planned for industrial use within the Township. It is anticipated that industrial operations will be more attracted to nearby cities of Harbor Springs or Petoskey where increased services are available. This land use category is compatible with limited commercial uses.

CHAPTER 8

Plan Adoption and Implementation

Draft Plan Circulated for Comments

The draft Pleasantview Township Master Plan was transmitted to the Township Board for review and comment in November 2008. The Township Board approved the draft plan for distribution in December 2008. Following the Board's approval for distribution the proposed plan was distributed to the adjacent Townships, as well as to Emmet County Planning Commission on January 12, 2009 for review and comment. No comments were received from of the adjacent townships or from the county.

Public Hearing

A public hearing on the proposed Master Plan for Pleasantview Township as required by the Michigan Planning Enabling Act, Act 33 of 2008 as amended, was held on June 18, 2009. Section 43 of the Act requires that notice of the public hearing be given, not less than 15 days prior to the public hearing. Notice of the public hearing was published in the Petoskey News-Review on May 29, 2009. A copy of the public hearing notice is reproduced at the end of this chapter. During the review period, the draft plan was available for review on the Township's portion of the H.A.R.B.O.R., Inc website, at the Petoskey, Harbor Springs and Alanson Public Libraries or by contacting the Township office.

The purpose of the public hearing was to present the proposed Master Plan to accept comments from the public. In addition to the Planning Commission members, two residents of the township attended the public hearing.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission workshop meetings, and input from the Township Board. During the hearing, maps of existing land use, color coded resource, and proposed future land use recommendations were presented.

Plan Adoption

Following the public hearing on June 18, 2009, the Planning Commission formally adopted the Pleasantview Township Master Plan on June 18, 2009, including all the associated maps by resolution. A copy of the Planning Commission minutes and the resolution of adoption are included at the end of this chapter.

Per the Michigan Planning Enabling Act (PA 33 of 2008, as amended), the Township Board asserted the right to approve or reject the plan. The Township Board formally adopted the plan on July 27, 2009.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board, as well as to the adjacent Townships and the County Planning Commission. Copies of these transmittal letters appear at the end of this chapter.

Plan Implementation

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Michigan Zoning Enabling Act, Master planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: "The zoning ordinance shall be based upon a plan designed to promote the public health, safety and general welfare; to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber, and other natural resources, places to residence, recreation, industry, trade, service, and other uses of land; to insure that uses of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. A zoning ordinance regulating land use activities has been in effect in Pleasantview Township since the mid 1970s. The Ordinance has since been revised numerous times. For over three decades the Ordinance has provided guidance in regulating the location, density and standards for local development. The Zoning Ordinance should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use Plan presented in this Master Plan.

Grants and Capital Improvement Plan

A Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

Public Hearing notice

Pleasantview Township Master Plan - Public Hearing

The Pleasantview Township Planning Commission will hold a public hearing on the proposed Pleasantview Township Master Plan at **7:30 pm on Thursday, June 18, 2009** in the Pleasantview Township Hall at 2982 S. Pleasantview Road, Harbor Springs.

All interested parties are invited to attend the hearing and comment on the proposed Master Plan. The proposed Master Plan Update is available on-line at <http://www.harborinc.org/pvtwp.asp>. Additionally, hard copies can be viewed at the Alanson, Harbor Springs or Petoskey Library or Pleasantview Township office. Written comments may be submitted in advance of the public hearing to: Planning Commission Chair, Rich Rule, Pleasantview Township 2982 S. Pleasantview Road, Harbor Springs, MI 49740 or may be e-mailed to: plview@hughes.net.

Minutes from Public Hearing

Pleasantview Township Planning and Zoning

Regular Meeting
Planning Commission
June 18, 2009

Call to Order: The meeting was called to order by Rule at 7:30 p.m.

Roll Call Members:

Present: Rule, Raisanen, Wurst, Shorter, Ross and Curnow

Absent: Johnston

Guest: Jack Sommerville, Pleasantview Township Zoning Administrator and Mary Campbell of M.C. Planning

Set Amend Agenda: Motion was made by Ross to approve the Agenda, seconded by Raisanen, motion carried voice vote.

Approval of Minutes: Raisanen motioned to approve minutes of May 21, 2009, Ross seconded motion carried voice vote.

Correspondence: None

Call to the Public: Master Plan Public Hearing

Agenda Items:

Commission held a Master Plan Public Hearing with two people from the public in attendance, being Mary L. Kazmierski and Douglas W. Beauchamp of 5293 Snow Mass, Harbor Springs, MI 49740. A discussion was held regarding the master plan.

Public Hearing was closed and Commission held a discussion regarding adopting the master plan by Resolution and the Township Board would then adopt the Resolution.

Ross motioned to overturn by-law section 3G8 to take action on adopting the Master Plan at this meeting (June 18, 2009) seconded by Raisanen motion carried by voice vote.

Wurst motioned to adopt Resolution I-2009, Ross seconded, motion carried by voice vote.

Commission held a discussion regarding the Zoning Ordinance update. At the next Planning Commission meeting, July 16, 2009 the Commission will review the articles provided by Mary of M.C. Planning.

Reports: Commission held a discussion regarding the zoning for a motor coach resort. No reports were given to the Commission from the Zoning Board of Appeals and the Township Board.

Call to the Public: None

Adjournment: Shorter motioned to adjourn meeting seconded by Wurst motion carried voice vote

Minutes approved on: July 16, 2009



Rob Curnow
Pleasantview Township Planning Commission



Rich Rule
Pleasantview Township Planning

Resolution from Planning Commission

Pleasantview Township Planning Commission

Resolution No. 1-2009

WHEREAS, the Pleasantview Township Planning Commission desires to adopt a master plan and has made the necessary inquiries, investigations and surveys of the appropriate resources of the township; and

WHEREAS, the master plan will promote the public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and consider the character of the township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Pleasantview Township Planning Commission has noticed and conducted a public hearing in accordance with the requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), said hearing was held on June 18, 2009, following distribution of the draft plan to the planning commissions of the adjacent townships January 12, 2009 and Emmet County Planning Commission on January 12, 2009.

NOW, THEREFORE, BE IT RESOLVED, that the Pleasantview Township Planning Commission hereby adopts the Pleasantview Township Master Plan.

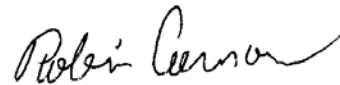
YEAS: 6

NAYS: 0

ABSENT: /

RESOLUTION DECLARED ADOPTED ~~NOT ADOPTED~~.

I certify that the foregoing resolution was adopted by the Pleasantview Township Planning Commission at its meeting on JUNE 18, 2009.



Robin Curnow, Secretary
Pleasantview Township Planning Commission

6-18-2009
Date

PLEASANTVIEW TOWNSHIP MINUTES

Regular Meeting July 27, 2009

Meeting called to order by B. Wiechmann at 7:00 p.m.

Roll Call: B. Wiechmann, D. Bosma, M. Barkley, L. Bosma, B. Wurst,

Absent:

Guest: Bridget Melching, Matt Holtcamp and Dave Shuell of MMR-Ambulance and Ernest Spierling of Spierling Trucking and Excavating (7:55 p.m.)

Items Added to Agenda: Roads, Boyne USA, Parking Lot, Township Board Meeting Dates, Master Plan Resolution and Board Procedures

Public Comment on Agenda: None

Public Comment not on Agenda: None

Correspondence/Appointments: Matt Holtcamp and Dave Shuell of MMR-Ambulance presented Board with their operating procedures and the areas in Michigan that they cover.

B. Wiechmann informed Board of a Meeting on July 28, 2009 at Little Traverse Township Hall at 7:00 p.m. for Emmet County Township Officials in regards to ORV's. A discussion was held regarding the legality of ORV riding in Pleasantview Township and the Board will vote at a later date regarding ORV riding in Pleasantview Township.

Consent Agenda:

Minutes: D. Bosma motioned to accept the minutes of June 22, 2009, M. Barkley seconded **Passed**

Bills: M. Barkley motioned to pay bills, D. Bosma seconded **Passed**

Items Removed from Consent Agenda: None

Committee Reports:

Planning Commission: B. Wurst reported to the Board the Planning Commission meeting of August 16, 2009 is cancelled.

B. Wurst motion to approve the master plan as presented by the Planning Commission by roll call vote. L. Bosma seconded, **Passed** – D. Bosma Yes, B. Wurst Yes, B. Wiechmann Yes, L. Bosma Yes, M. Barkley Yes

Zoning Administrator: B. Wiechmann reported to the Board one permit issued and turned in \$25.00.

Treasurer Report: Received

Zoning Board of Appeals: L. Bosma reported to the Board that a meeting was held on July 14, 2009. Nothing was on the Agenda.

Board of Review: B. Wiechmann reported to the Board that the Board of Review met on July 21, 2009. Boyne USA protested their taxes. No agreement was made therefore Boyne USA will go to the Michigan Tax Tribunal.

Assessor:

Unfinished Business: On Hold

Page Two
July 27, 2009

New Business: Ernie Spierling of Spierling Trucking and Excavating attended the meeting to go over his bid for the Township Parking lot. B. Wiechmann will contact Tri-County Excavating for another bid. The Board will go over bids at the next meeting in August.

The Board held a discussion on the snowmobile and bicycle parking lot

B. Wiechmann reported to the Board he received an estimate from the Emmet County Road Commission for resurfacing Meadow Wood Drive in the amount of \$31,800.00.

B. Wurst motioned to put Meadow Wood Drive in ^{Hamlet West Bm} ~~Hamlet~~ out for bid not to exceed \$31,800.00 by roll call vote. D. Bosma seconded. **Passed** – D. Bosma Yes, B. Wurst Yes, B. Wiechmann Yes, L. Bosma Yes, M. Barkley Yes

D. Bosma motioned to post the Township Board's meeting dates for 2009 and 2010 and put them in the paper. All meetings will be held the fourth Monday of each month at the Township Hall at 7:00 p.m. L. Bosma seconded, **Passed**

The Board held a discussion on Township Board procedures.

Adjournment: Meeting adjourned at 9:30 p.m.

I, the undersigned, Debra Bosma, the duly qualified and elected Clerk for the Township of Pleasantview, Emmet County, Michigan do hereby certify that the forgoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a regular board meeting held on the 27th Day of July.

Debra Bosma

Minutes approved on 8-24-09



Pleasantview Township Clerk



Bill Wiechmann, Supervisor

Board Right to Approve or Reject Resolution

RESOLUTION 1P-2009

Right to Approve or Reject the Pleasantview Township Master Plan

At a regular meeting of the Township Board of Pleasantview Township, Emmet County, Michigan, held at the Pleasantview Township Hall on the 27 day of July [month & year] at 8:30p[time].

Present:

Absent:

The following resolution was offered by Bob Wurst and supported by Les Bosma.

WHEREAS, the Michigan Planning Enabling Act (PA 33 of 2008, as amended) provides for the Township Board to assert its right to approve or reject the plan;

NOW, THEREFORE, BE IT RESOLVED, that the Pleasantview Township Board hereby asserts its right to exercise final approval or rejection of the Pleasantview Township Master Plan.

ADOPTED by roll-call vote as follows:

AYES: Debbie Bosma, Bob Wurst, Bill Wiechmann, Les Bosma, Maureen Barkley

NAYS: None

ABSENT: None

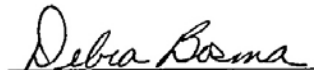
RESOLUTION DECLARED Adopted [adopted or rejected]

STATE OF MICHIGAN)

)

COUNTY OF EMMET)

I, Debra Bosma Clerk of Pleasantview Township, Emmet County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Pleasantview Township Board at a meeting held on the 27 day of July09 [month & year], the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan 1976, as amended.



Debra Bosma, Pleasantview Township Clerk

Adopted plan – transmittal to adjacent Townships and Counties

M. C. Planning & Design

Community Planning Site Planning Landscape Architecture

Letter of Transmittal

If transmitted items are not as noted, notify writer immediately.

To: Adjacent Townships and Counties

Date: January 25, 2010

Transmitted By: ☒ Regular Mail ☐ Overnight Delivery

Attn: Clerks and Planning Commission Chairs

☐ Hand Delivered

☐ Picked Up By:

RE: Pleasantview Township Adopted Master Plan

☐ Other:

We are transmitting 1 copy(s) of the following:

☐ Certification for Payment No.	☐ Discs	☐ Prints	☐ Specs.
☐ Change Order No.	☐ Drawings	☐ Product Literature	☐ Tracings
☐ Construction Change Req. No.	☐ Field Measure Plans	☐ Samples	☐ Work Orders No.
☐ Copy of Letter	☐ Plans	☐ Shop Drawings	☐

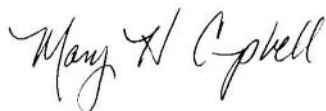
☒ Other: Adopted Master Plan for Pleasantview Township

For your: ☐ Action ☐ As Requested ☐ Information ☐ Review/Comment ☐ Use
☐ Approval ☐ Distribution ☒ Records /Files ☐ Signature

Remarks: As per the state planning statutes, I am transmitting the adopted Master Plan to you on behalf of Pleasantview Township Planning Commission. If you have any questions please call me at (231) 487-0745.

Thank you for your attention to this matter.

Job No. PVT



By: Mary H. Campbell, ASLA, AICP

504 Liberty Street Petoskey, MI 49770
Phone: (231) 487-0745 Fax (231) 487-0746 E-mail: mcampbell@mcplanningdesign.com

Appendix A

Citizen Survey Summary (July 2008)

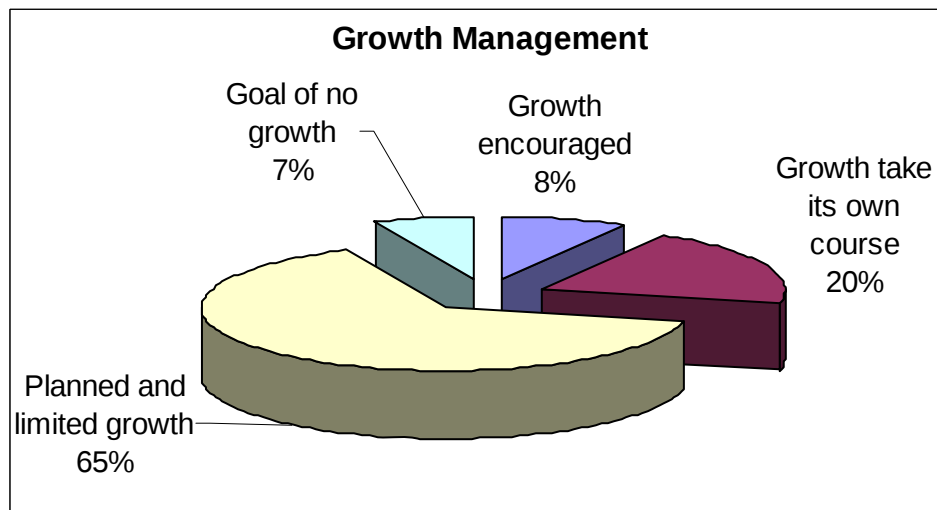
Pleasantview Township

Citizen Survey Findings

The Pleasantview Township Planning Commission, in association with M.C. Planning & Design, conducted a citizen survey during spring 2008. The survey was conducted as part of the Township-wide master planning process. The survey was mailed to 1220 households or property owner households. A total of 247 surveys were completed and returned, for a return rate of 20.2 percent. This is considered to be a reasonable response rate for a mail survey.

The summary of the findings is presented on the following pages. A number of demographic questions were asked. Approximately 31% of the respondents have resided in Pleasantview Township for between five and ten years, and another 28% for between 11 and 20 years. Approximately 39% of respondents indicated they are registered to vote in Pleasantview Township.

A. Growth Management



- **65.0%** of all Township Survey respondents **would prefer planned and limited growth in this area.**
- **20.0%** of respondents **would prefer to let growth take its own course in this area.**

B. Housing

Survey Question/Statement	Strongly Agree		Agree		Neutral/ Uncertain		Disagree		Strongly Disagree	
	#	%	#	%	#	%	#	%	#	%
The mix of housing in the Township meets the diverse needs of residents. (N=235)	34	14.3	133	56.1	52	21.9	15	6.3	3	1.3
Adequate affordable housing is available in Pleasantview Township. (N=231)	20	8.6	101	43.3	77	33.0	29	12.4	6	2.6
Accessory apartments should be allowed wherever residences are allowed. (N=228)	6	2.6	28	12.2	48	20.9	92	40.0	56	24.3

N=number of respondents answering the individual question, with percentages based on number of respondents for the specific question. Note percentages greater than 50% are bolded for ease of interpretation.

Other Housing related concerns the Township should consider?

- ✓ Mobile Home/Manufactured Housing (7)
- ✓ Affordable Housing Issues (6)
- ✓ Property Clutter (6)
- ✓ Road Issues (3)
- ✓ Tax Issues (2)
- ✓ Other comments (13)

C. Land Use and the Environment

Survey Question/Statement			Support		Support Somewhat		Do Not Support		Not Sure			
			#	%	#	%	#	%	#	%		
In rural areas of Pleasantview Township, do you support the clustering of several homes close together on smaller lots, in order to protect the majority of site as open space?			70	29.3	69	28.9	78	32.6	22	9.2		
In rural areas of Pleasantview Township, do you support clustered housing, even if the general public had no access to the development's open space?			50	21.6	53	22.8	108	46.6	21	9.1		
Survey Question/Statement			Strongly Agree		Agree		Neutral/ Uncertain		Disagree		Strongly Disagree	
			#	%	#	%	#	%	#	%	#	%
Ridgeline and steep slope development in the Township should be limited.			73	30.7	108	45.4	38	16.0	19	8.0	0	0
Pleasantview Township should work to preserve scenic views.			137	56.1	93	38.1	8	3.3	6	2.5	0	0

Views to Preserve

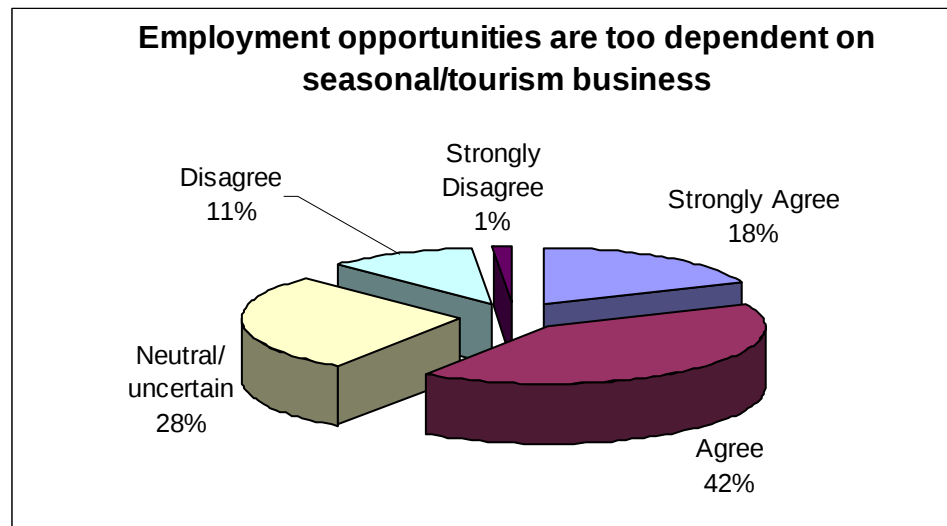
- Water (29)
- Trees and Forests (11)
- Ski Slopes (8)
- Fields and Meadows (7)
- All (6)
- Others, specified (8)

Which of the following best describes what “Open Space” means to you? (Rank in order 1-6, with **1 being BEST**)

Note: The numbers below indicate the number of respondents which rated each open space 1 through 6 – all respondents did not follow the instructions to rank 1-6, so the total number of “1” responses is greater than the number of responses (247).

	Forests	Scenic views	Pasture/meadow	Wetlands	Farmland	Parks/Sports fields
1	106	106	50	37	35	27
2	51	34	40	39	20	15
3	30	31	49	51	21	15
4	24	28	43	30	32	29
5	7	19	30	33	62	27
6	9	7	5	28	43	99
Total	227	225	217	218	213	212

D. Economy

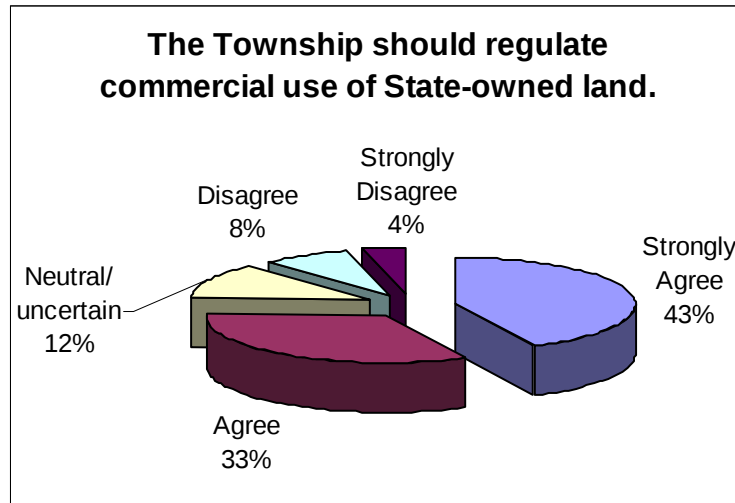


- **66.5%** of survey respondents consider the current mix and quantity of business in the Township and the surrounding area to be adequate.
- **69.7%** of survey respondents do NOT consider there are adequate full-time employment opportunities in the area for Pleasantview Township residents, while 70.5% do consider the part-time employment opportunities in the area to be adequate.

Where do you work. . .

Pleasantview Township	2.5%
Northern Michigan	22.8%
Outside Northern Michigan	32.8%
Retired	36.9%
Not Working	5.0%

- **76%** of the survey respondents indicated agreement (Strongly agree and Agree combined) that the Township should regulate commercial use of State-owned land.



What types of businesses are needed in Pleasantview Township?

- ✓ Restaurants (14)
- ✓ Industry (14)
- ✓ Stores (13)
- ✓ Any/All (5)
- ✓ None (5)
- ✓ Medical/Pharmacy (4)
- ✓ Other specific businesses listed (17)

How much new business would you like to see in Pleasantview Township and where?

- ✓ None, very little, limited (45)
- ✓ Many, as much as possible (17)

Locations listed included:

- “Confined to designated areas”
- In a business park
- Pleasantview Rd
- Stutsmanville Rd/State Rd and/or Stutsmanville Rd/Pleasantview Rd
- Many locations outside of Pleasantview Township—Harbor Springs, US-31 north of Petoskey, M-119/Conway Rd, at or near Airport

E. Services

Are these services adequate...

(Strongly agree and Agree combined, where level of agreement is greater than 50%)

Police services	74.5%
Annual Spring clean-up day	71.9%
Library facilities	70.2%
Township office hours	68.1%
Emergency Medical Services	66.2%
Support the Township facilitating the provisions of High-speed internet	66.1%
Road maintenance	62.9%
Fire protection	51.1%

Services that did not receive greater than 50% level of combined agreement are detailed below.

- **37.5%** of respondents disagree with the Township exploring Community or Township sewers, with another 35.2% being neutral/uncertain and only 27.3% being supportive.
- **50%** of respondents were neutral/uncertain regarding the adequacy of the cemetery facilities, 48.7% feel they are adequate and approximately 3% disagreeing.

What specific road(s) would you want improved?

- ✓ Brutus Road (27)
- ✓ Larks Lake Road (15)
- ✓ N Conway Road (6)
- ✓ Valley Road (6)
- ✓ Hidden Hamlet Roads (5)
- ✓ Welsheimer Rd (3)
- ✓ All (3)
- ✓ None (3)
- ✓ Other Roads or road segments specified, some outside Township

Other services identified for improvement or expansion

- ✓ Cable (7)
- ✓ Cell Phone Service (6)
- ✓ High Speed Internet (4)
- ✓ Police patrol
- ✓ Curbside recycling

F. Community Image

How do you feel about these policies or statements...

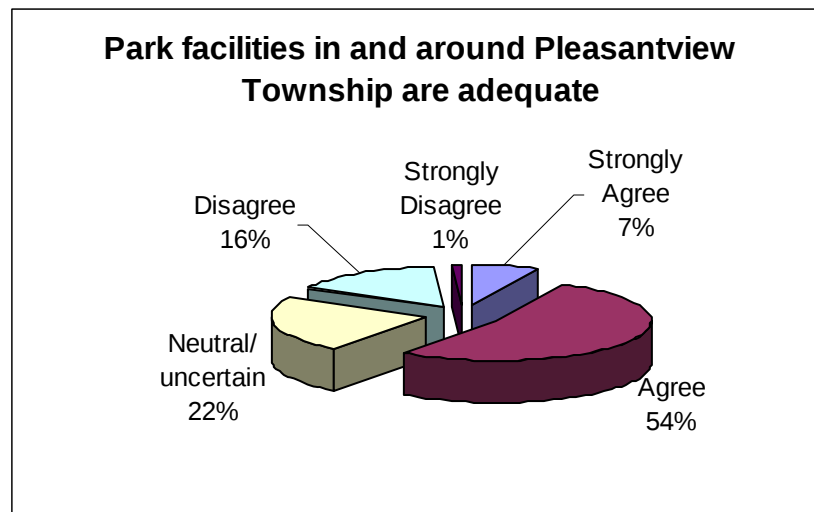
(Strongly agree or Agree responses combined where level of agreement is greater than 50%)

Utility lines should be buried in new developments	91.8%
Preservation of scenic rural roads	90.2%
Preservation of historic buildings	79.5%
Lighting standards are needed to protect the night sky	72.6%
Commercial Wind Turbine Generators should be allowed in the Township	61.6%
Additional cellular towers should be allowed in the Township	59.3%
Stricter sign regulations should be established in the Township	51.7%

Statements or policies that did not receive greater than 50% level of agreement are detailed below.

- Need for **noise regulations** were agreed with by 46.7%, while 40.4% were neutral or uncertain with the balance of respondents disagreeing.

G. Recreation



Very Important and Important responses combined

Hiking and Cross Country Skiing Trails	83.5%
Bike Trails	81.4%
Parks	77.7%
Snowmobile Trails	55.6%

- 61.2% **would not** support a millage for recreation.
- 56.7% **would not** support a millage for a paved pathway within the road right of way.

Other Recreational activities/facilities consider important:

- ✓ *Trails- ATV, ORV (11)*
- ✓ *Skiing*
- ✓ *Golf*
- ✓ *Beaches and Water access*
- ✓ *Miscellaneous others*

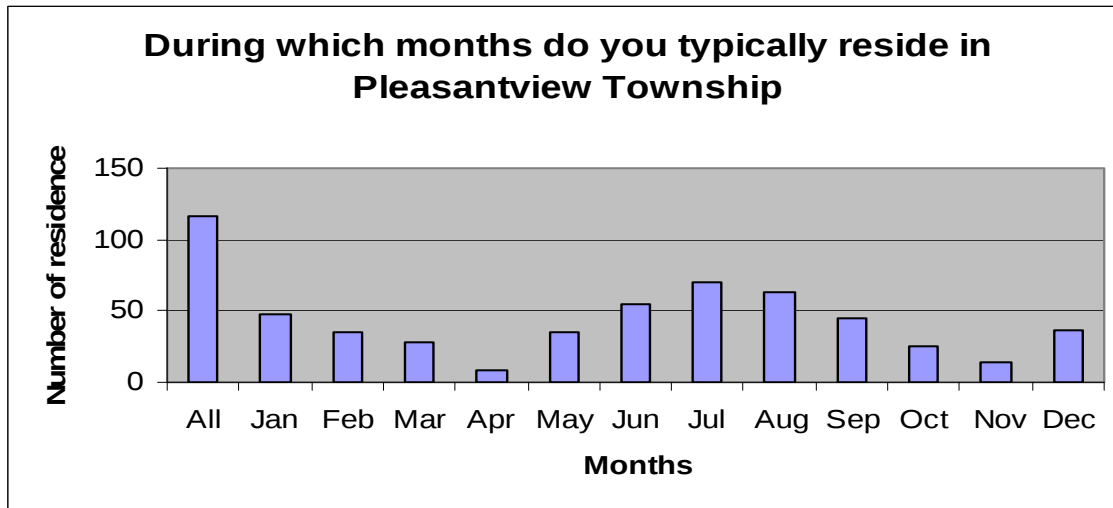
H. Demographics

How long have you lived in Pleasantview Township, part-time or full time and/or owned property?

Length of Time	Lived in Pleasantview Township	Owned Property in Pleasantview Township
Do not live/own property here	9.3%	0.4%
0-4 years	10.6%	12.7%
5-10 years	30.5%	30.3%
11-20 years	28.0%	34.8%
21-30 years	10.6%	13.1%
Longer than 30 years	11.0%	8.6%

Note: Due to rounding, percentages may not sum to exactly 100%

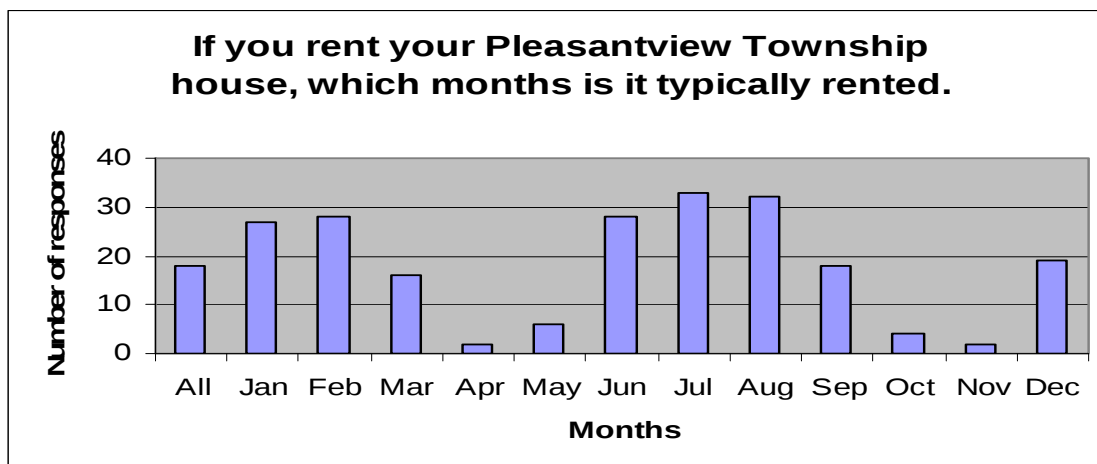
- 48% of survey respondents are year-round residents of Pleasantview Township.
- 38.9% of the survey respondents are registered voters.

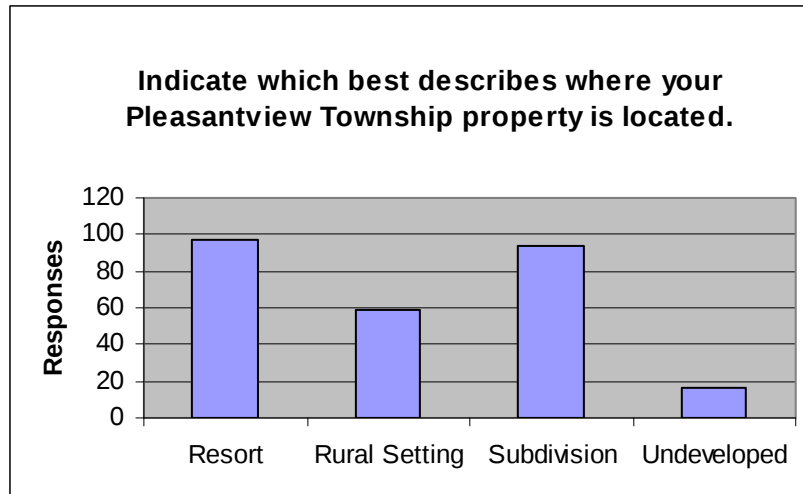


Do you lease/rent a Pleasantview Township home to others? If so, what is a typical rental period?

Do not lease/rent	Weekly or by the day	Monthly	Annually
164 responses (66.4%)	48 responses (19.4%)	9 responses (3.6%)	5 responses (2.0%)

Note: 10.2% did not respond to this question





Note: Property location question requested respondents to indicate all that apply, so the sum of the categories exceeds the total number of respondents.

How much property do you own in Pleasantview Township?

1 acre or less	More than 1 acre, but less than 5 acres	Between 5 and 10 acres	More than 10 ac, but less than 20 ac	More than 20 acres
145 (61.4%)	41 (17.4%)	22 (9.3%)	2 (.8%)	26 (11.0%)

