

WHITEWATER TOWNSHIP



Master Plan 2015

**5777 Vinton Road
PO Box 159
Williamsburg, Michigan 49690
Telephone 231-267-5141
Fax 231-267-9020
www.whitewatertownship.org**

Acknowledgements

Planning Commission

Mickey Dean, Chair
Kim Mangus, Vice-Chair
Matt Lyons, Secretary
Patrick Miller
Brad Link
Doug Bowerman
Lloyd Lawson, Township Trustee,
Township Board Representative

Township Board

Ron Popp, Supervisor
Cheryl Goss, Clerk
Ardella Benak, Treasurer
Paul Hubbell, Trustee
Lloyd Lawson, Trustee

Contributors

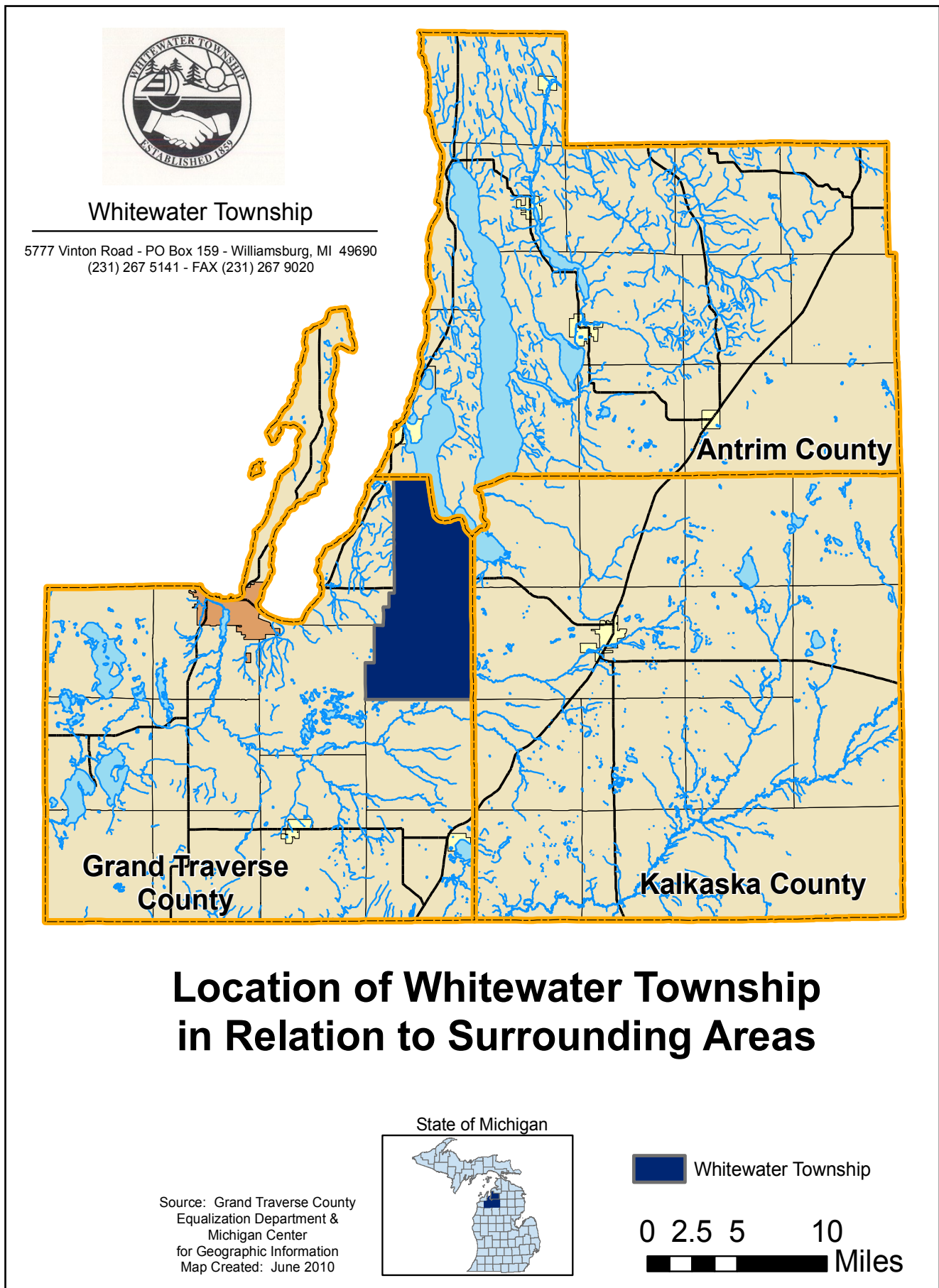
Leslie Meyers Planning/Zoning Administrator 2008 – 2012	Arnell Boyd Township Trustee, Township Board Rep 2007 – 2012
Dylan Sullivan Planning Intern 2011 – 2012	Ron Akers Planning Intern 2009 – 2011
Lois MacLean Deputy Treasurer and Recording Secretary	Dennis Habedank Zoning Administrator 2013 – 2015
Julie Courtade, PC 2007 – 2011	Ron Popp Interim Zoning Administrator 2012 – 2013
Glenn Savage, PC 2007 – 2010	Luann Snider Chairwoman, WWT Historical Society
Steve Zakrajsek, PC 2007 – 2012	

Contents

Introduction.....	1
What is the Master Plan?	1
How does the Township derive its authority?	1
How will Whitewater Township use this plan?	2
Part 2	
Goals and Policies	3
Master Plan Goals	3
Part 3	
Information and Background Studies Summary.....	5
Boards, Commissions, and Administration	5
Location	6
History	6
Demographics	8
Economic Base.....	10
Community Facilities and Services.....	11
Natural Features	14
Part 4	
Public Participation in the Development of the Master Plan	19
Part 5	
Future Land Use Plan	21
Part 6	
Transportation Plan.....	25
Transportation Plan Designations	25
Natural Areas Plan	28

Appendix

Figure 1. Location of Whitewater Township



PART 1

Introduction

Whitewater Township is located in the northeast corner of Grand Traverse County, Michigan. Since the adoption of the previous Master Plan in 1999, a number of changes have occurred within the Township, the surrounding area and in State Law. The Planning Commission determined that it was essential to Whitewater Township for the Master Plan to be rewritten in order to address these changes.

What is the Master Plan?

The Master Plan is a comprehensive long-range plan intended to guide growth and development of Whitewater Township. It is based on public input, the Whitewater Township Community Input Survey 2009, existing development, physical characteristics, and social and economic conditions. This plan pro-

vides an outline for: Township Officials, residents, developers, and business people interested in living, locating and/or working in the community.

The Whitewater Township Master Plan is not a zoning document; therefore the recommendations of the plan are only for guidance, not to regulate property. Whitewater Township Zoning Ordinance remains the authority in all Township zoning matters.

How does the Township derive its authority?

The Township derives its authority for the preparation of a Master Plan from the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. Section 33 of the Act requires:

Michigan Planning Enabling Act of 2008, Public Act 33

“(1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission’s recommendations for the physical development of the planning jurisdiction.

(2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

a) A land use plan that consists in part of a classification and allocation of land for agriculture,

residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.

b) The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and waterfront developments, sanitary sewers and water supply systems, facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels, and public utilities and structures.

c) Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and

the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.

d) A zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.

e) Recommendations for implementing any of the master plan’s proposals.”

How will Whitewater Township use this plan?

The Plan serves many functions and is to be used in a variety of ways:

1. The Plan is a general statement of the Township's goals and policies and provides a comprehensive view of Whitewater Township's desires for the future.
2. The Plan serves as an aid in decision-making. Goals and policies outlined in the Plan guide the Planning Commission and Township Board in their deliberations on zoning, subdivisions, capital improvements, and other matters relating to land use and development.
3. The Plan provides the basis upon which the zoning ordinance is written. The Michigan Zoning Enabling Act of 2006, Public Act 110 as amended, requires that the Zoning Ordinance be based upon a plan designed to promote the public

health, safety, and general welfare.

4. The Plan attempts to coordinate public improvements and private developments. An outcome of the Plan should be that public investments such as infrastructure improvements will be located in areas identified in the Plan as having the greatest benefit to the Township and its residents.
5. The Plan is an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the Township's direction for the future.

In summation, the Whitewater Township Master Plan is a document which sets forth a long-range statement of general goals and policies aimed at the unified and coordinated development of the Township.



Figure 2. "The Corners" in Old Williamsburg at the corner of Church Street and Vinton Road. F.E. White's store (left) housed the Post Office. Circa 1910

PART 2

Goals and Policies

Master Plan Goals

1. Respect the Rights of the Township Residents and Property Owners
 - Respect private property rights as guaranteed by the State of Michigan and United States Constitutions.
 - Encourage new development in areas with infrastructure that is available or attainable.
 - Encourage land uses that are compatible with adjacent land uses.
 - Encourage the clean-up or containment of blighted and/or contaminated sites.
 - Increase awareness of land use issues and the techniques available to address land use issues.
2. Preserve Whitewater Township's Rural Character
 - Encourage development that retains or mimics natural features.
 - Encourage guidelines that preserve the environmental integrity of the Township floodplains, wetlands, watersheds and water bodies.
 - Encourage community sewer and water systems in areas of the greatest environmental need.
 - Encourage the continuation of hunting, fishing, trapping, and other outdoor recreational opportunities.
3. Build a Sense of Community
 - Encourage social and cultural activities for year-round and seasonal residents.
 - Recognize and preserve the scale and compact nature of the commercial district.



Figure 3. Birdseye of Williamsburg
Whitewater Township Master Plan

- Support and encourage the development and implementation of a recreation plan.
- Encourage preservation of historically significant features within the Township.

4. Encourage Economic Opportunities

- Support property owners who engage in home occupation activities which are in character with the area/neighborhood.

- Support business, agricultural production and agri-tourism.
- Streamline the application process for development.
- Encourage municipal infrastructure for the benefit of the Township and areas of the greatest need.



Figure 4. Williamsburg Depot with Western Union Telegraph and American Express Agency. Beehive Hotel is on the extreme left. Circa 1895



Figure 6. Power, Whitmore and Power Bank, Hobb's Store and White's Store in Upper Williamsburg. Water tower on Gardner-Wilkinson house (far right) supplied water to four daily trains. Circa 1923



Figure 5. Rob Clow's store in Williamsburg.

PART 3

Information and Background Studies Summary

This portion of the Master Plan inventories Whitewater Township's geography, history, past trends, current conditions and future projections, thereby illustrating the point from which planning begins. The following summarizes significant findings. A bibliography of Background Studies is included in the Appendix.

Boards, Commissions, and Administration

The Township has a number of official bodies associated with the planning and development of the Township. A description of each body and its function in relation to planning follows:

Township Board

The Township Board is the chief governing body of the Township and consists of the Supervisor, Clerk, Treasurer, and two Trustees. All Board members are elected for concurrent four year terms.

State statute, Public Act 33 of 2008, as amended, requires that the Board hears and decides rezoning

requests, zoning maps, text amendments, and subdivision plats.

Planning Commission

In accordance with planning and zoning enabling statutes, the Township has established a seven member Planning Commission. The Planning Commission's main responsibility is to develop the Master Plan and to draft zoning ordinance for adoption by the Township Board. The Township Board grants additional authority to the Planning Commission to approve special land uses, most site plans and general development based on the current Zoning Ordinance while protecting public health, safety, and welfare. The Master Plan may be considered when making such decisions.

Zoning Board of Appeals

The Zoning Board of Appeals (ZBA) is the quasi-judicial branch of zoning administration. The ZBA hears and decides on appeals involving zoning variances or conditional uses.



Figure 7. Williamsburg United Methodist Church 1881, Corner of Church Street and Williamsburg Road

The ZBA consists of five members appointed to three year staggered terms.

Zoning Administrator

The Zoning Administrator processes and reviews site plans, rezoning requests and special land uses, performs zoning inspections, issues land use permits, addresses code enforcement; and provides support to the Planning Commission and Zoning Board of Appeals as requested by the Township Board.

Location

Whitewater Township is located in Northwest Michigan in Grand Traverse County. The unincorporated village of Williamsburg is considered the Township's center and is bisected by M-72. The

Township Hall is located within this area, as are the commercial and industrial districts. The central area is situated 12 miles east of Traverse City, 13 miles west of the Village of Kalkaska and 10 miles south of the Village of Elk Rapids.

History

Archaeologists theorize that five or six different cultures of people have occupied the area of the Township around Skegemog Point beginning approximately 10,500 BC. Prior to the white settlers of the area, the Mascoutin (or "People of the Open Prairie"), a branch of the Algonquin Tribe, lived in the area until the 1630s, followed by the Chippewa and Ottawa Indian Tribes. The majority of Native



Figure 9. Samels Farm. The site is listed in the National Register of Historic Places.



Figure 8. Entering Torch River

Americans were moved north to a reservation after 1857.

Following Father Baraga's mapping of the area between 1830 - 1840, the Government Survey of 1850 was completed and the area received its first permanent white settlers. Amon Langworthy, George Brown and William H. Fife (who later became the Township's first supervisor) came in 1854, Joseph Sours in 1855, H. S. Beach in 1856, and J. M. Merrill in 1858. At "Hi" Pray Park, a stone memorializes the Williamsburg pioneers of 1856.

Prior to the construction of roads and railroads in the area, supplies came by boat from Elk Rapids on Elk and Round (today known as Skegemog Lake) Lakes and were transported cross-country to the Williamsburg area. Construction of the Grand Rapids and Indiana Railroad began in the area in 1867 and reached Lake Michigan in 1872.

The area of Williamsburg was originally part of a large county called Michilimackinac and was the largest settlement in the area. In 1859, Whitewater Township became the third township in the county, after Peninsula and Traverse. It covered the area from Elk Lake to Grand Traverse Bay. The current Township Hall was built in 1889 on land donated by David Vinton, Jr. and is still in use today.

In 1903, the population of Williamsburg was about 150. With agriculture on the rise, the town contained



Figure 10. Evening on the Torch River

a store, hotel, blacksmith shop, sawmills, gristmill, grange hall, Township Hall, a Methodist-Episcopal Church, and was home to seven schools.

By the 1930s the population was 460. Charles M. Greenway's estate "Weesh-Ko-Wong", now "Millbrook" was a notable fish hatchery. Famous for his brook and rainbow trout fingerlings, he also tried to repopulate the grayling, a native fish decimated by logging and non-native trout species. Williamsburg was expanding northward; growth included a bank, potato warehouse, barber shop, a new post office, and a new high school, complete with a gymnasium.

Like everywhere in America, the 1960s brought change to Williamsburg and her 630 residents. The State of Michigan relocated M-72, bisecting the town, and the last railroad steam engine had traveled the tracks. The Williamsburg Consolidated School became a part of the Elk Rapids School District. The gymnasium remained, hosting community events and well known dances attended by people from miles around well into the decade.

The new millennium brought new interests into Williamsburg. The Grand Traverse Band of Ottawa and Chippewa Indians constructed Turtle Creek Casino. Elk Rapids School District built Mill Creek



Figure 11. Whitewater Township Hall, by Jennifer Oakley

Elementary School. Grand Traverse Plastics, Inc. anchors the industrial section of town, shipping products worldwide, and small businesses populate the M-72 corridor. With more than 2,500 people calling Whitewater Township home in 2010, balancing growth with the desire to maintain a rural character is the community’s main focus.

Demographics

Population

Master plans attempt to accommodate population growth, the need for future land uses, and community services. Economic fluctuations influence regional growth as illustrated in the chart below. Chart 1 summarizes past population projections compared to actual population per the US Census as compiled by The Northwest Michigan Council of Governments (NWMCOG), now known as Networks Northwest.

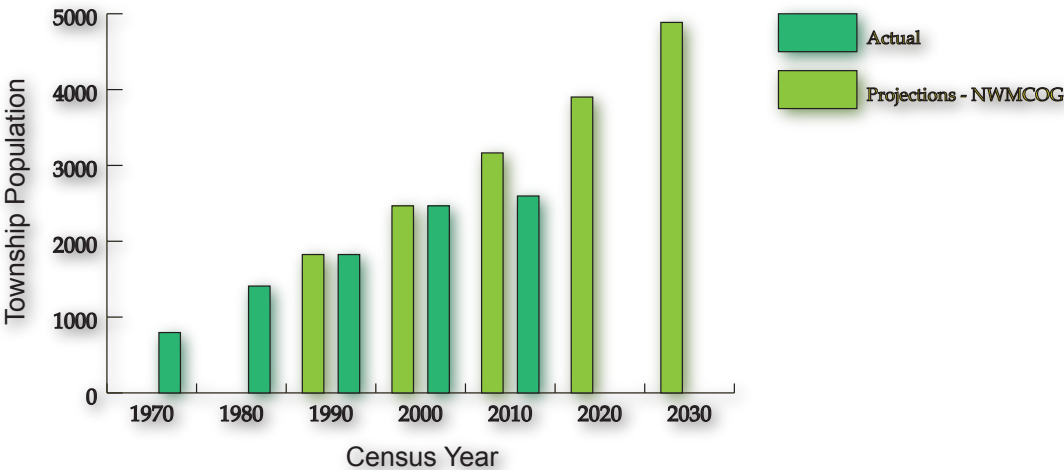


Chart 1. NWMCOG Population Projections and US Census Population Record

According to the 2010 Census the median age of a Whitewater Township resident was 46.1 years. The median age in 2000 was 39.5. years. Chart 2 shows the change in age distribution over the past 20 years.

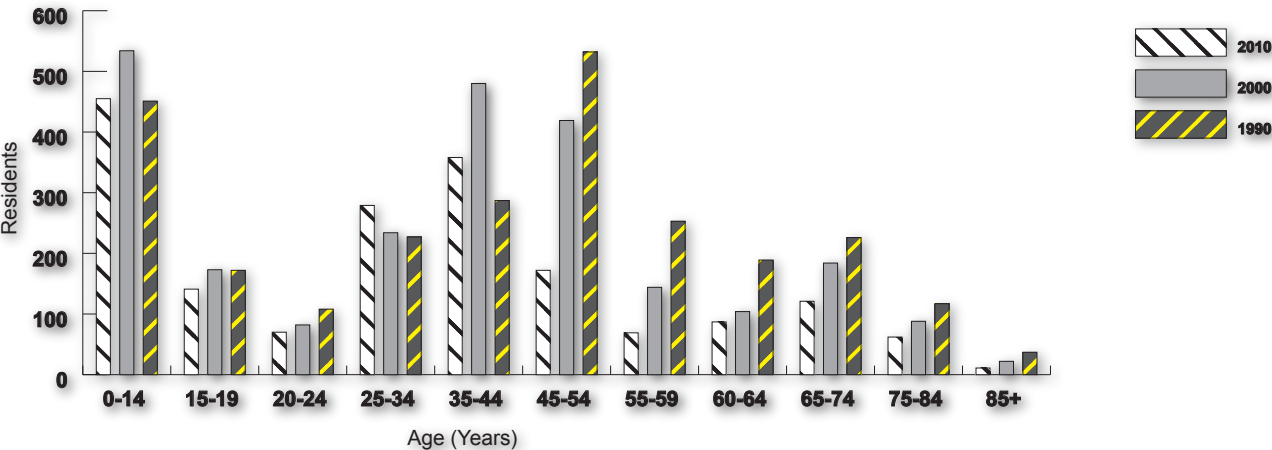
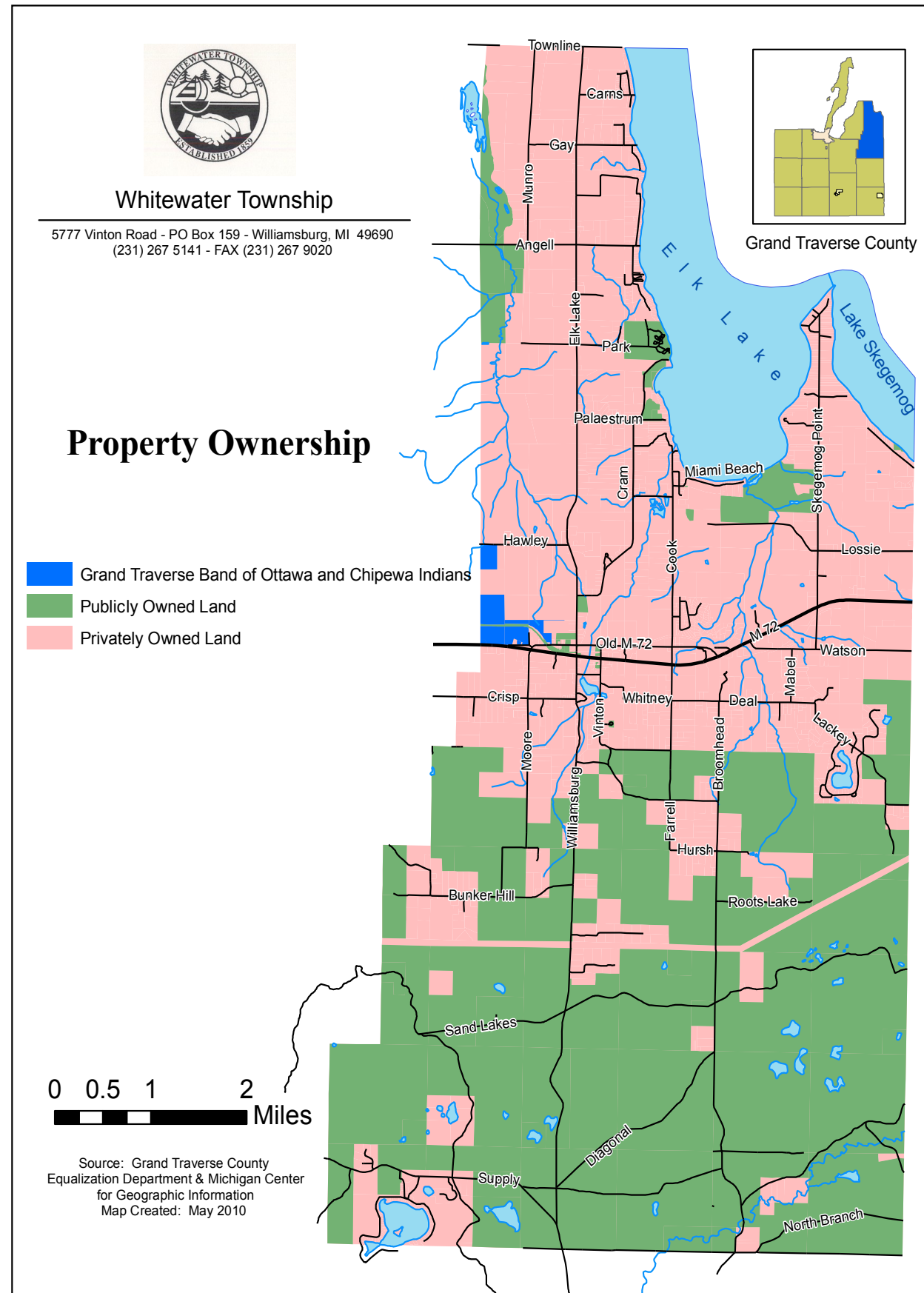


Chart 2. Age Distribution based on Data Driven Detroit report 8-11-2011



Housing and Households

According to the 2010 Census, permanent households total 1,012. Approximately 93% are single family homes, 278 of these are seasonal. Table 1 provides data on household trends.

	1990	2000	2010
Permanent Households	634	896	1012
Seasonal Housing Units	243	240	278
Households w/individuals 65 years or over	132	196	264
Households w/children under 18 years	270	362	306
Average Household Size	2.88	2.72	2.57

Table 1. Household Trends

Economic Base

Major employment industries in the area include tourism, agriculture, healthcare, and manufacturing. Most of our residents are employed outside the Township.

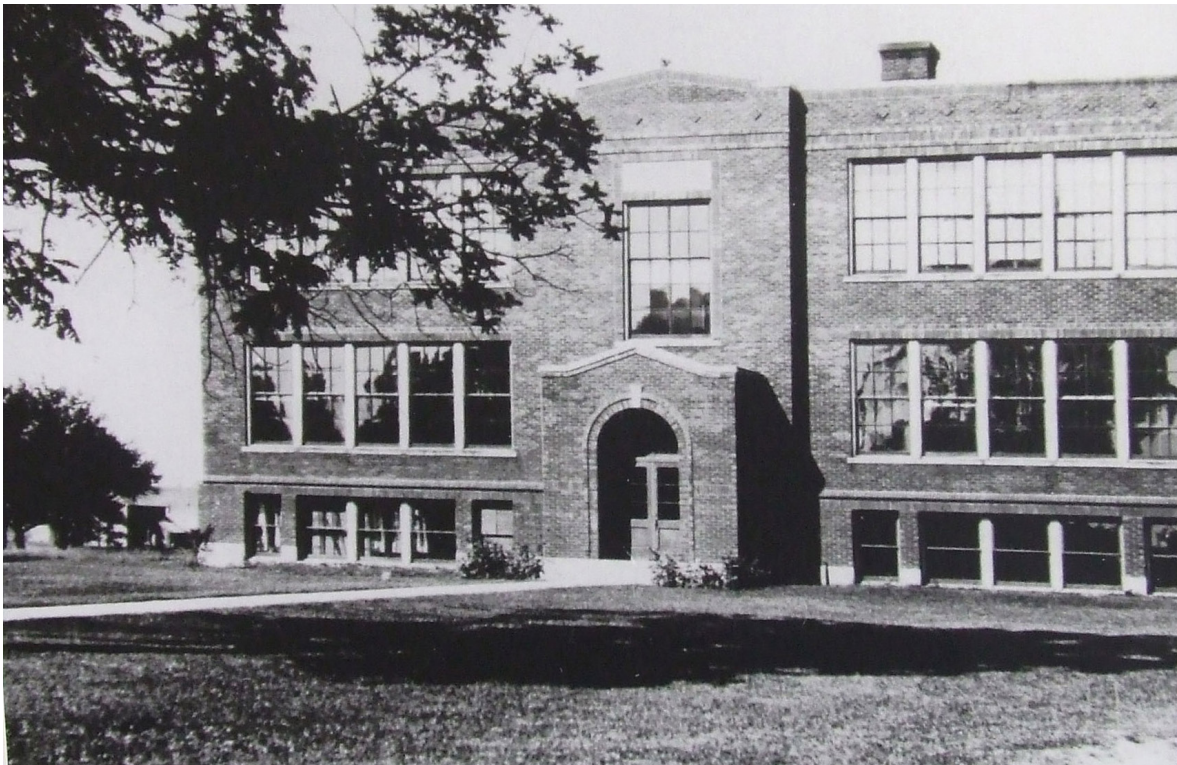


Figure 13. Williamsburg High School, Mid 1920s to mid 1960s, Elk Lake Road

The state equalized value (SEV) for real property by percentage in Whitewater Township is presented in Chart 3.

Existing Land Use

Existing land use patterns are illustrated in Chart 4. Whitewater Township remains a relatively low density residential community.

Township expenditures, by percentage, are categorized by Chart 5.

Community Facilities and Services

The Township Hall has been located at 5777 Vinton Road since 1889. The building was enlarged in the late 1960s with a major renovation taking place in 1999. The hall serves as offices for the Supervisor, Clerk, Treasurer, Zoning Administrator, Assessor, Historical Society, and neighborhood association meetings.

Emergency Services

Whitewater Township is a member of the Grand Traverse Rural Fire Department.

Emergency Medical Services (EMS) are provided by township staff, many of whom are cross-trained in fire and rescue.

Police protection is provided via the Michigan State Police and the Grand Traverse County Sheriff’s Department.

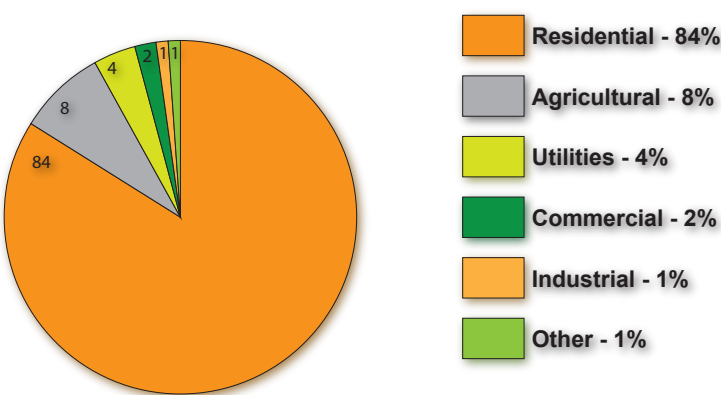


Chart 3. State Equalized Value for real property by percentage

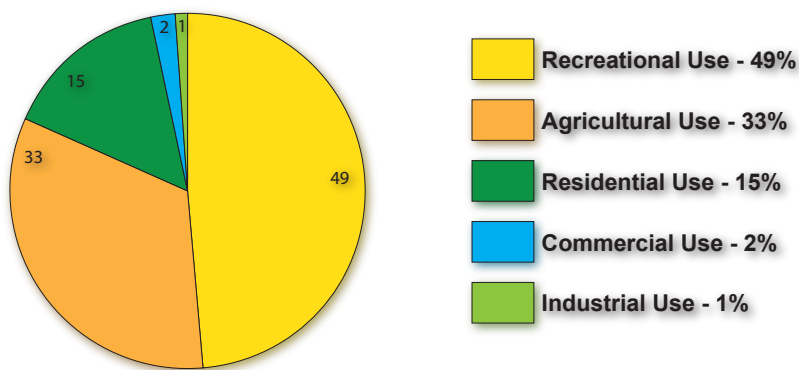


Chart 4. Existing land use

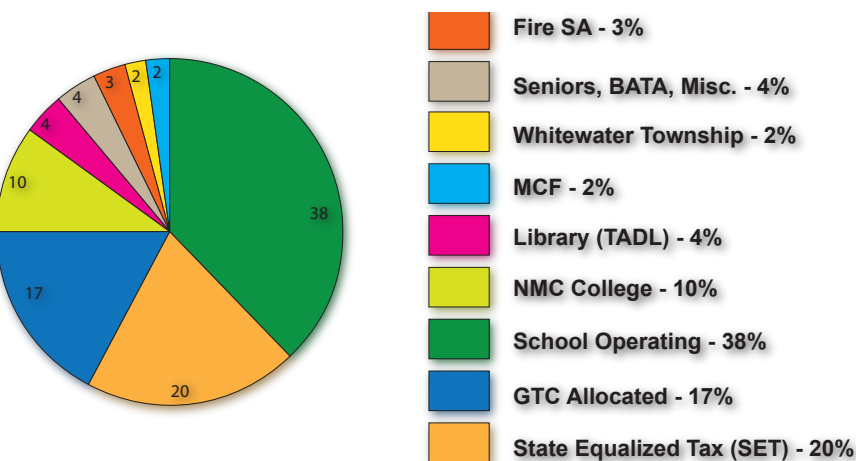
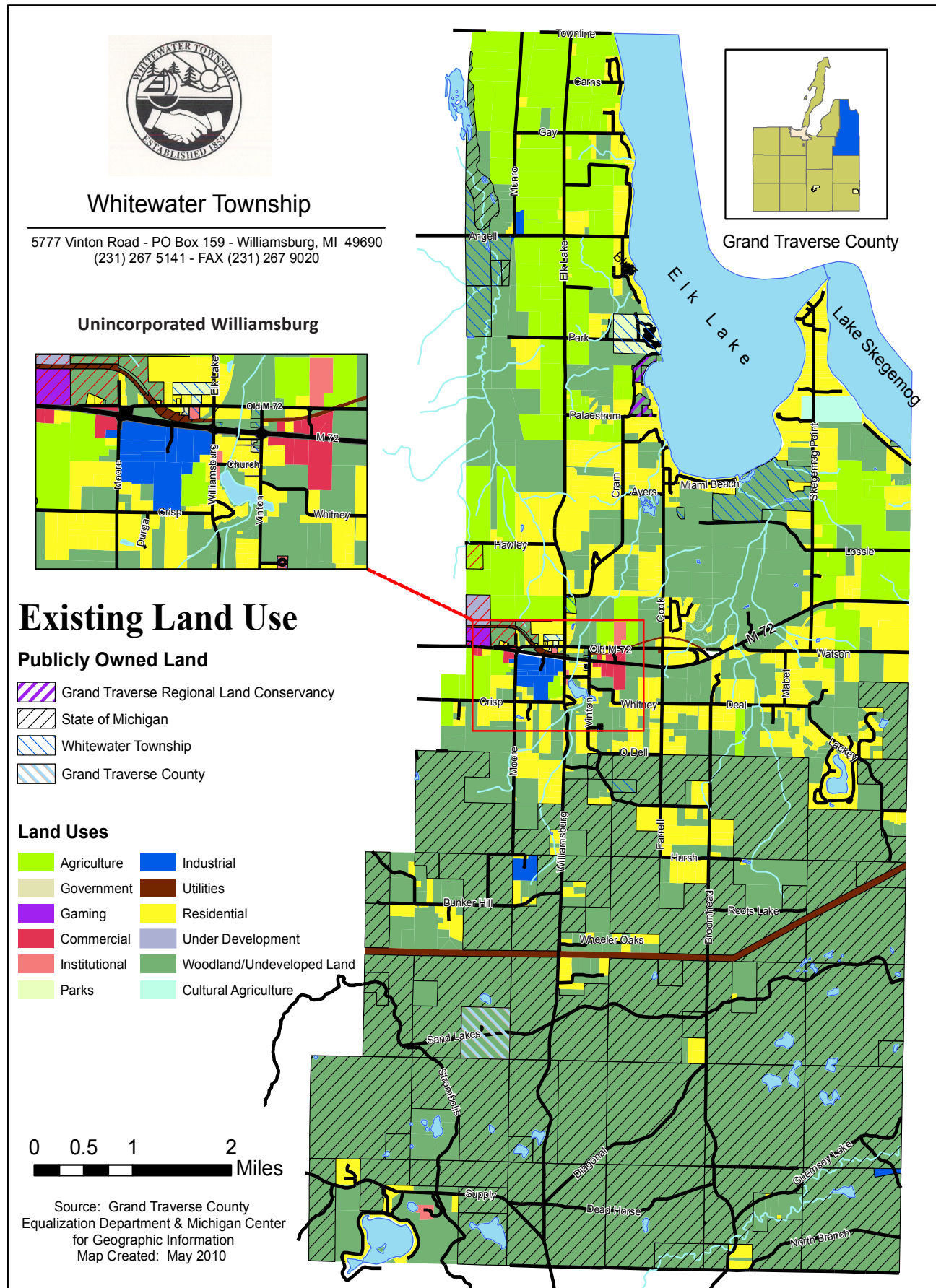


Chart 5. Categorization of Whitewater Township tax revenue

Figure 14. Existing Land Use in Whitewater Township



Water

The Grand Traverse Band of Ottawa and Chippewa Indians provide municipal water along the west end of Old M-72, through the village, out to Mill Creek School.

Sewer

There are currently no public wastewater treatment facilities serving Whitewater Township. In the event municipal sewer can be made available to Township Residents, the Village District Area is our highest priority.

Utilities

Electricity, traditional and cellular telephone, internet services are available within the township.

Community growth, changes in technology, and obsolescence affect all utilities. Great care should be exercised to protect the township's rural character when designing and implementing these changes.

Education

Two school districts serve the residents of Whitewater Township: Elk Rapids (which serves the

majority of residents) and Traverse City Area Public Schools. Elk Rapids Schools' Mill Creek Elementary is centrally located within the Township. The southwest corner of the Township contains a Charter School, the Woodland School.



Figure 16. The Fish Pond, Williamsburg, Michigan

Parks and Recreation

The Township enjoys two public park systems offering recreational facilities. The Whitewater Township park system includes Petobego Natural Area, Battle Creek Natural Area, Hi Pray Park, Lossie Road Nature Trail and Whitewater Township Park. The State of Michigan maintains the Sand Lakes Quiet Area and public access to numerous lakes and forest trails including the VASA trail system.

Cemeteries

Whitewater Township owns and maintains Circle Hill Cemetery and Williamsburg Cedar Rapids Cemetery.

Transportation/Traffic

Both private and public roads exist within the Township. Private landowners are responsible for maintenance of over 25 miles of private roads in the community.



Figure 15. Main Street in Old Williamsburg, a view to the east down Church Street. Circa 1912

The Michigan Department of Transportation and the Grand Traverse County Road Commission share the responsibility for operating and maintaining all public roads in Whitewater Township. The Township may request additional road maintenance at Township expense.

Natural Features

Geology

The surface geology, like much of Northern Michigan, is characterized by upland areas, moraines, coastal areas, lake beds, outwash and glacial channels.

Topography

The surface topography in Whitewater Township ranges from flat marshy areas to very steep and rolling hills. The highest point in the Township is approximately 1,007 feet above sea level, which is located near Broomhead and Roots Lake Roads. The lowest surface elevation is the surface of Elk and Skegemog (Round) Lakes averaging 590 feet above sea level.

Soils

Soils in the south portion of the Township are characterized as Kalkaska-Montcalm soils, which are well-drained. The northern areas are a mixture of well-drained soils that provide for prime fruit farming (Emmet-Leelanau) and very poorly drained soils along streams and lakes (Lupton-Roscommon).

Wetlands, Lakes and Streams

Whitewater has more than 3700 acres of inland water area (lakes and streams) and more than 1200 acres of wetlands. It is estimated that lakes and wetlands make up 15% of the Township.

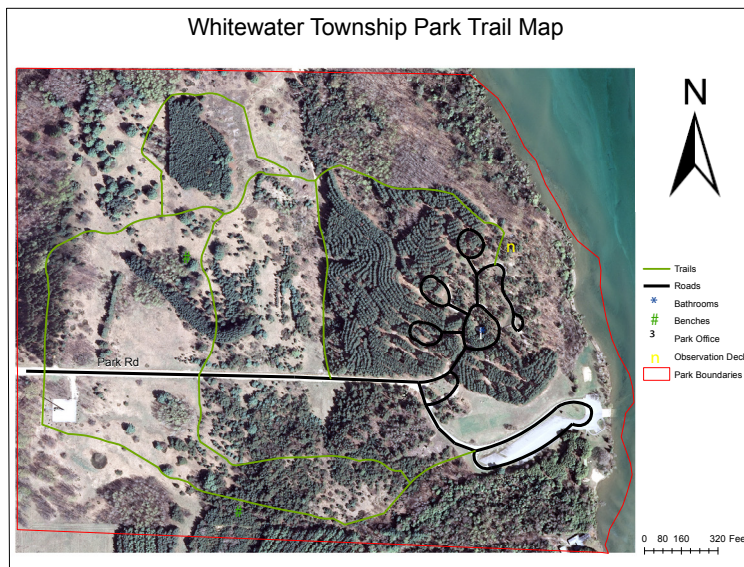
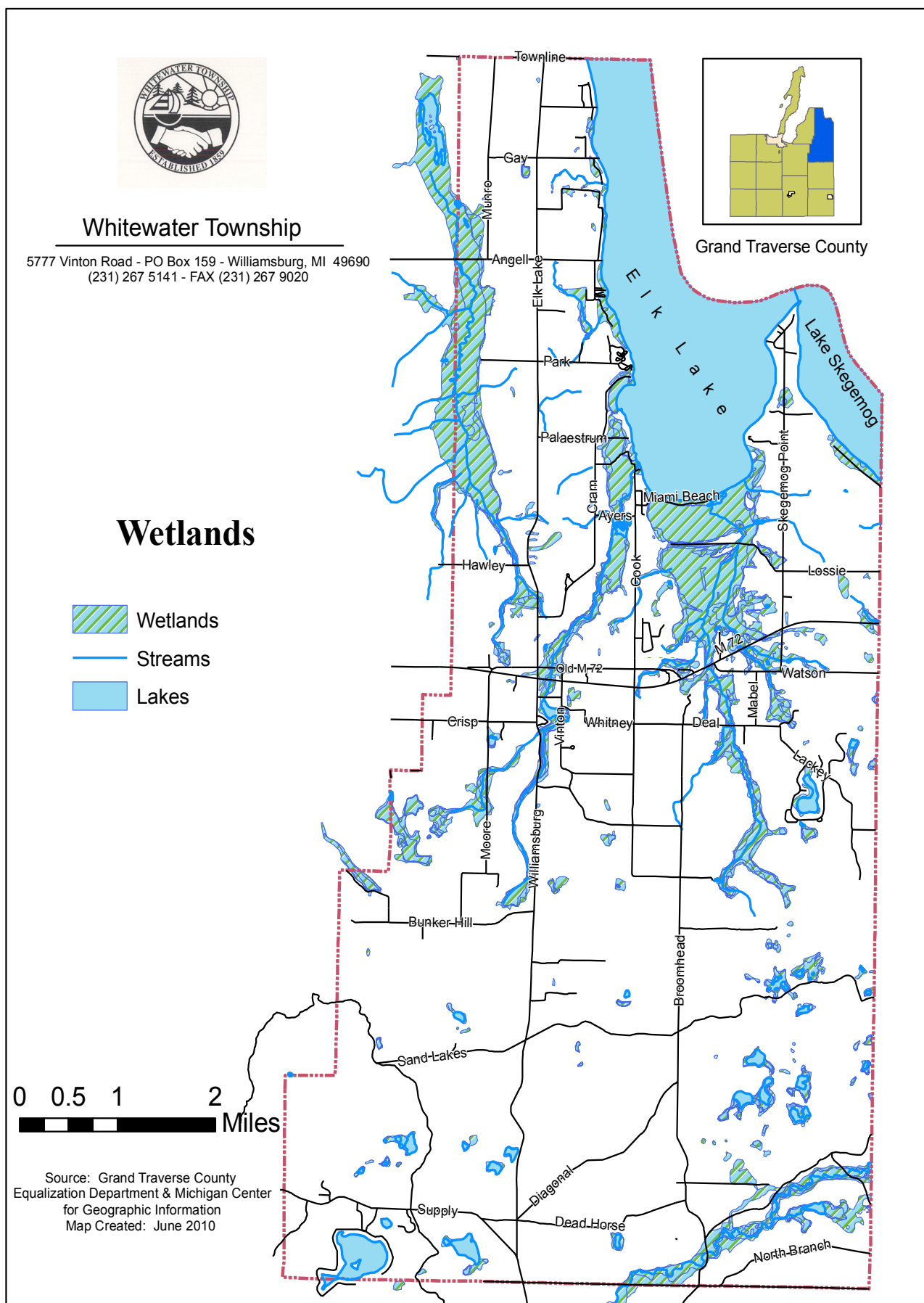


Figure 17. Trail map overlayed on satellite image of Whitewater Township Park.



Figure 18. Boat launch at Whitewater Township Park.

Figure 19. Whitewater Township Wetlands Map



Wetlands are a part of floodwater control, ground-water recharge and discharge, water quality, sediment entrapment, shoreline stabilization, fish and wildlife habitat, and recreation. These environments can be impacted by draining and filling practices. Since wetlands are often associated with lake and stream shorelines, they receive considerable attention due to the pressure to develop these highly desirable areas.

Flood Plains

The Township joined the National Flood Insurance Program (NFIP) in 1988. The program is underwritten by the Federal Government.

Watersheds

Whitewater Township contains five different watersheds. The majority of Whitewater is within the lowest part of the Elk River, Chain of Lakes, followed by the Boardman River, Petobego, Acme Creek and Yuba Creek systems.



Figure 20. Boat launch off Baggs Road



Figure 21. Looking north from Skegemog Point: Elk Lake to the left, Lake Skegemog on the right





Figure 23. Elk Lake Road near the corner of Angell Road



Figure 24. M-72 at Turtle Creek Casino

PART 4

Public Participation in the Development of the Master Plan

Realizing that community input is an essential element in the creation of a Master Plan, it is the goal of the Planning Commission to involve and inform all residents in the planning and development of Whitewater Township. This can be accomplished by attending meetings, registering for monthly e-newsletters, or direct contact with Township Representatives.

The Planning Commission began a complete rewrite of the Master Plan with two Open Houses, one

in March and again in May of 2009. The structure of the Open Houses consisted of 7 stations, each manned by a Planning Commissioner. The purpose of the Open Houses was to provide a casual venue in which Planning Commissioners could learn the attitudes and opinions of township residents and landowners regarding the direction of Whitewater Township.

Following the Open Houses, the Planning Commission established a Survey Design



Figure 25. Aerial view of Williamsburg, looking south along Elk Lake Road (bottom). 1955.



Figure 26. Looking east along Old M-72 with the Williamsburg depot near the center of the photograph

Team. The Team consisted of two Township trustees, two Planning Commissioners and a Citizen at Large. The Team hired a Consultant, McKenna Associates Inc. to assist with the survey's preparation, dissemination and result compilation. The Whitewater Township Community Input Survey of 2009 was sent to all property owners resulting in the mailing of 1425 surveys, with an excellent return of 560 (39%). (See appendix)

Subsequent to the presentation of the Survey results in November of 2009, the Planning Commission created six committees corresponding with the Open House topic stations. Many additional meetings were held with interested citizens, property owners and proprietors to discuss issues relevant to their specific interests.

Over recent years, Whitewater Township has compiled an e-mail list of over 400 Township residents. Residents on the e-mail list receive a newsletter each month from township officials regarding

current issues and events going on throughout the Township. This has proven to be a great asset to the community, keeping residents informed and up to date on the current status of the Township.



Figure 27. Scofield School, later called the Williamsburg School. SW corner of M-72 and Williamsburg Roads. 1888

PART 5

Future Land Use Plan

The Future Land Use Plan serves as a general guide to the Township's future development. The Future Land Use Plan is based on and is in strong alignment with our existing land use, development patterns, and the goals and policies defined in this Master Plan. The Future Land Use Plan is expected to be made up of the following Districts and Overlay Zones. Periodic review and revision is necessary and should be expected.

A-1 – Agriculture: Districts are intended to encompass those areas of the Township where the principal activity is farming. While residential uses are allowed, deference is given to Agricultural uses.

RC:

- **Public Recreation/Conservation Districts** are intended to protect and preserve publicly held land that provides parks, recreation and helps maintain the rural character of our Township.
- **Low Density Residential Districts** are intended for private developments within areas where public recreation/conservation is the predominate use.

R-1 - High Density Residential: Districts are intended for areas compatible with high density development. This land use is planned for areas with adequate roads and where environmental conditions are capable of supporting development.

R-2 - Medium Density Residential: Districts are intended for areas compatible with medium density development. This land use is planned for areas with adequate roads and where environmental conditions are capable of supporting development.

R-3 – Multiple Family Residential: Districts are intended for areas compatible with multiple family dwelling units. This land use is planned for areas with adequate roads and where environmental conditions are capable of supporting development.



Figure 28. The New Stores, Williamsburg

MHP - Manufactured Home Park: Districts are intended to provide for manufactured home parks. This land use is planned for areas with adequate roads and where environmental conditions are capable of supporting development.

V – Village District Mixed-Use/Village: Districts are intended to include a mixture of

Figure 29. Whitewater Township Current Zoning Map

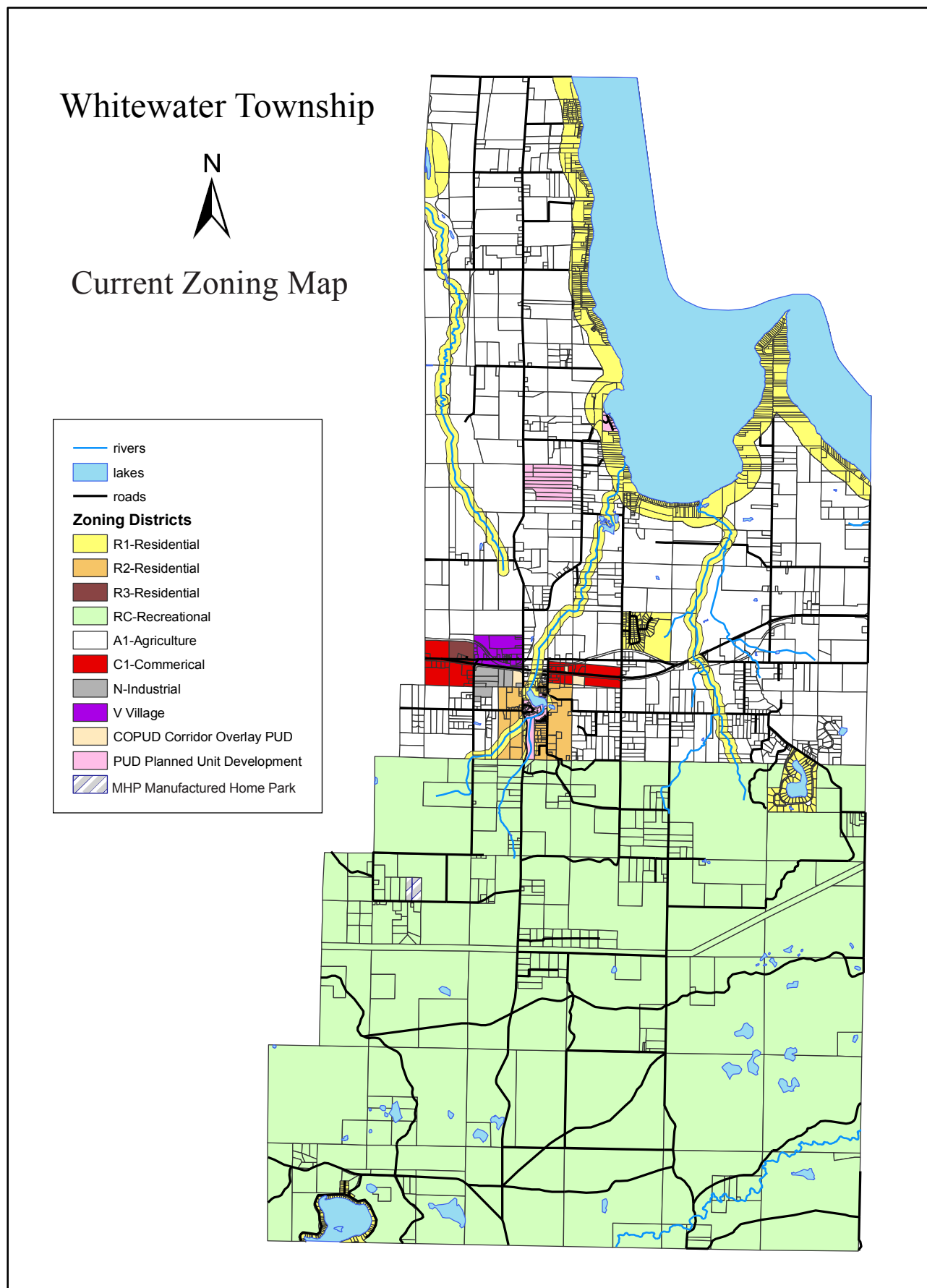
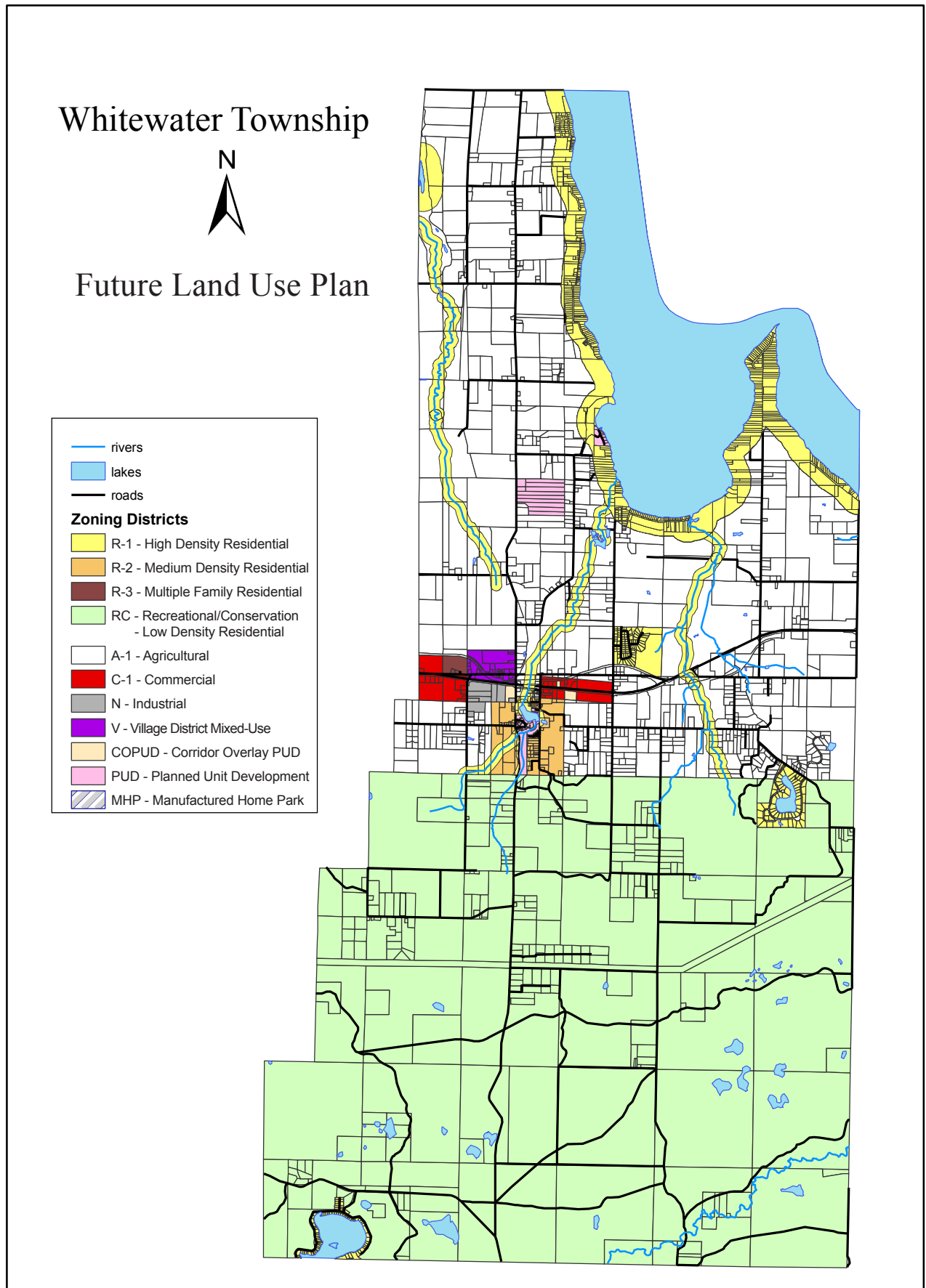


Figure 30. Whitewater Township Land Use Plan



commercial, office, service, apartment, townhouse and single family residential and may contain small lots, and shallow building setbacks.

C-1 – Commercial: Districts are intended to accommodate the sale of goods and services that may generate higher traffic volumes.

N – Industrial: Districts are intended to accommodate warehouse, research, laboratory, and light industrial uses. This land use is planned for areas with adequate roads and where environmental conditions are capable of supporting development.



Figure 31. Elk Lake Inn, “The Charm of The Wilds with the Comforts of The City.”

Overlay Zones (General)

Overlay zones superimpose additional regulatory standards on existing zoning districts. An overlay zone can establish additional regulation, or reduce or extend existing uses to address issues that are unique to a particular area.

PUD – Planned Unit Development: Residential setbacks and lot size restrictions are relaxed when offset by a required area of land set aside in a restricted manner. Commercial use is intended to allow higher density mixed use that is compatible with the existing features and development. Both forms are subject to state and township regulations. This land use is planned for areas with adequate roads and where environmental conditions are capable of supporting development.

COPUD – Corridor Overlay Planned Unit Development: These are intended to provide additional zoning tools and guidelines to create consistency and shared access along the major transportation corridors that run through our Township.

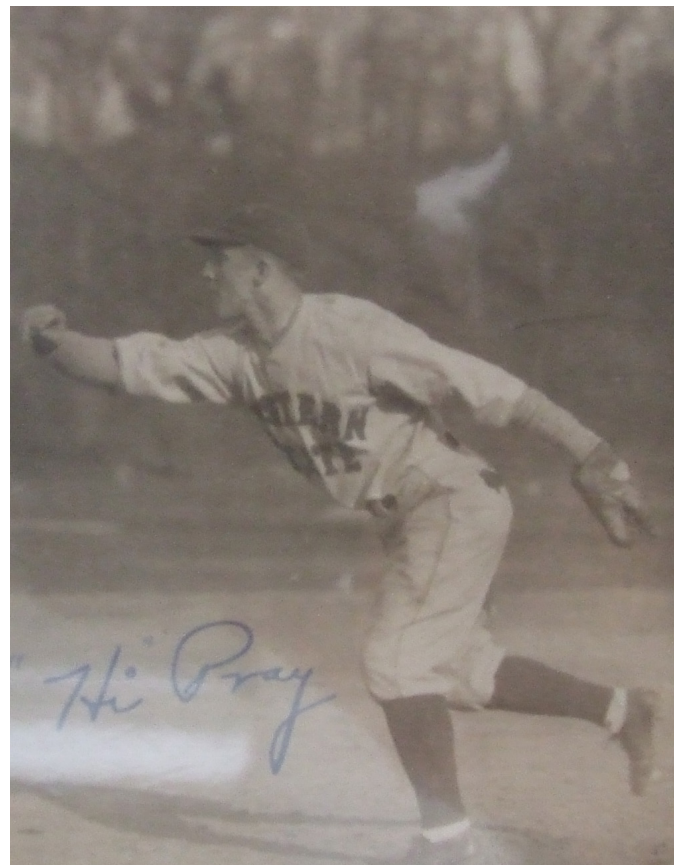


Figure 32. Hi Pray pitching for Western State, (Western Michigan University)

PART 6

Transportation Plan

The purpose of the Township road system is to provide safe and efficient movement of people and goods within and through the Township. The Michigan Department of Transportation (MDOT) and the Grand Traverse County Road Commission share the responsibility for upgrades and maintenance of all the public roads within Whitewater Township.

Transportation Plan Designations

Regional Arterials

Regional arterials are designed to carry heavy volumes of traffic. Some examples are freeways, multi-lane highways and other heavily traveled roadways that supplement the interstate system. M-72 is the main roadway that connects Traverse City to I-75 and is the only Regional Arterial Road in the township.

Major Arterials

Major arterials include roads that accommodate moderate to heavy traffic volumes. Whitewater Township's major arterials are Elk Lake Road, Williamsburg Road, and Supply Road.

Principal Collectors

Principal collectors provide access to residential, commercial, industrial and/or farm uses; these connect local roads to arterials. These carry lower volumes of traffic than major arterials. Only Angell Road is classified as a principal collector.

Secondary Collectors

Secondary collectors deliver access to land uses, but traffic volumes are significantly lower than Regional/Major Arterial and Principal Collectors. Deal, Skegemog Point, Cook, Broomhead, Ayers, Cram, Palaestrum and Hawley Roads are classified as secondary collector roads.



Figure 33. P.M. Wreck, Mable [sic], Mich., July 19, 1910



Figure 34. P.M. Wreck, Mable [sic], Mich., July 19, 1910

Local Roads

Local roads support access to individual properties and typically have moderate to low speeds and traffic. Gay Road, Hursh Road, and Vinton are considered local roads.

Tourist Roads

Tourist roads are the backbone of our area's tourism industry. Providing access to all that Whitewater Township has to offer, these roads need to be in the best possible condition to provide safe and efficient flow of traffic. These roads include:

- Baggs Road, an access to Skegemog (Round) Lake. It also provides access to the south side of the lake and a public access.
- Park Road, providing access to Whitewater Township Park (it is the only boat launch ramp on the west side of the lake).
- Broomhead Road, allowing access to the Sand Lakes Quiet Area and parts of the Boardman River.

Seasonal Roads

Seasonal roads receive no winter maintenance and limited maintenance throughout the year. All seasonal roads are posted as such. These include: Roots Lake, Samels, Guernsey Lake, Sand Lakes, and numerous others.

Private Roads

Private roads are privately owned and maintained for access to private property.

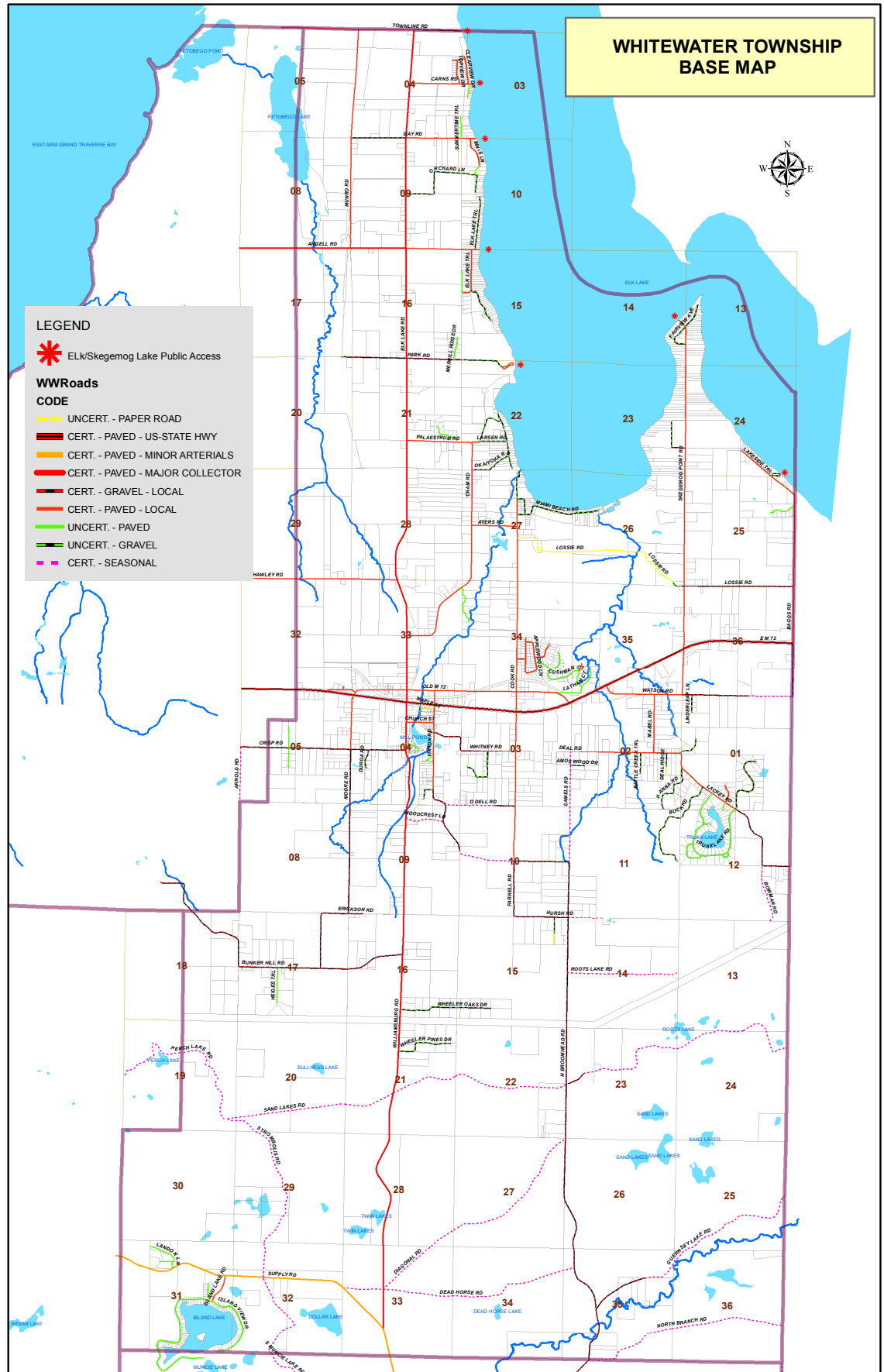
Pedestrian and Bike Path

Non-motorized transportation and recreation is gaining popularity. With support from landowners and residents, the Whitewater Township Planning Commission will monitor and assist the various collaborative groups of the area in developing a non-roadway focused network of trails throughout Northwest Michigan.



Figure 35. Railroad hand cars at the Williamsburg depot

Figure 36. Whitewater Township Base Map



PART 7

Natural Areas Plan

The citizens of Whitewater Township have always held a special appreciation for the tremendous wealth of our wild natural areas. This township contains numerous lakes and streams, as well as substantial state forest and local township park lands. It is our intent to work towards protecting these valuable public resources by encouraging preservation of the publicly held land, improving perimeter and parking signage where needed, to reduce or prevent conflict with neighboring properties, and to improve and maintain public access ensuring that these areas will be enjoyed for generations.



Figure 37. Twin Lake shoreline (along Williamsburg Road)

APPENDIX

IMAGE CREDITS

All historical photographs courtesy of Whitewater Township Historical Society.

Ink Rendering: Figure 11, page 7 drawn by Jennifer Oakley, and used with permission.

Cover photo and figures 9, 18, 20, 21, 24 and 37 courtesy of Tom Johnson.

CHART DATA CREDITS

NWMCOG Population Projections and U.S. Census Population Record

Chart 1: Data compiled by Northwest Michigan Council of Governments using Bureau of the Census, Decennial Census.

Chart 2: Age Distribution Data Driven Detroit analysis of Census 2000 and Census 2010, data from the U.S. Census Bureau, further compiled by Northwest Michigan Council of Governments.

Table 1: Household Trends Source Data Driven Detroit analysis of Census 2000 and Census 2010 data from the U.S. Census Bureau and further compiled by Northwest Michigan Council of Governments.

Chart 3: State Equalized Value for Real Property by percentage. Data provided by Whitewater Township Assessor, Dawn Plude-Kuhns.

Chart 4: Existing Land Use: data provided by Grand Traverse County GIS Department.

Chart 5: Data from Whitewater Township Treasurer for the 2013/2014 Fiscal year ending 3-31-2014.

MAP CREDITS

Location map of Whitewater Township: Generated using Grand Traverse County GIS information.

WWT Property Ownership: Generated using Grand Traverse County GIS information.

Existing Land Use in Whitewater Township: Generated using Grand Traverse County GIS information.

WWT Wetlands Map: Generated using Grand Traverse County GIS information.

WWT Major Watersheds Map: Generated using Grand Traverse County GIS information.

WWT Current Zoning Map: Generated using Grand Traverse County GIS information.

WWT Future Land Use Plan: Generated using Grand Traverse County GIS information.

WWT Base Map: Supplied by Grand Traverse County GIS Department.

OTHER SOURCES OF INFORMATION

Historical Information: Provided by Luann Snider, and compiled by the Whitewater Township Planning Commission.

Michigan Planning Act: [http://www.legislature.mi.gov/\(S\(xj3g1jall1er4tq45ve4x5vuz\)\)/documents/mcl/pdf/mcl-act-33-of-2008.pdf](http://www.legislature.mi.gov/(S(xj3g1jall1er4tq45ve4x5vuz))/documents/mcl/pdf/mcl-act-33-of-2008.pdf)

Michigan Zoning Act: [http://www.legislature.mi.gov/\(x3eqqx2ix0ez34nsk1zysl45\)/documents/mcl/pdf/mcl-Act-110-of-2006.pdf](http://www.legislature.mi.gov/(x3eqqx2ix0ez34nsk1zysl45)/documents/mcl/pdf/mcl-Act-110-of-2006.pdf)

WWT 2009 Community Input Survey: Conducted by McKenna Associates, Inc.

